

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted.

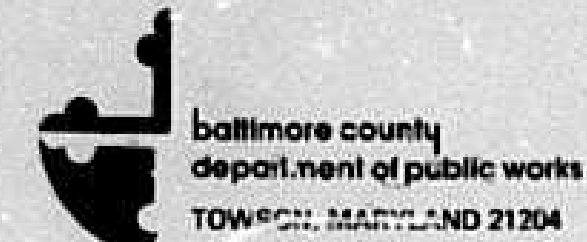
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of April, 1972, that the herein Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet, for Lot Nos. 98 and 99, and side yard setbacks of 8 feet in lieu of the required 10 feet, for both the proposed house on Lot Nos. 98 and 99 and the existing house on Lot Nos. 95, 96, and 97, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #155 (1978-1979)
Property Owner: Ralph Moseley & Debbie Nesbitt
S/ES Howard Ave. 1030' NE Back River Neck Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' (lots 98, 99) and to permit a side setback of 8' in lieu of the required 10' for the proposed house (lots 95, 96, 97) and the existing house (lots 95, 96, 97).
Acres: 0.5739 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 95 through 99, inclusive, Block B of French's Park, recorded W.P.C. No. 6, Folio 138.

Baltimore County highway and utility improvements exist and are not directly involved.

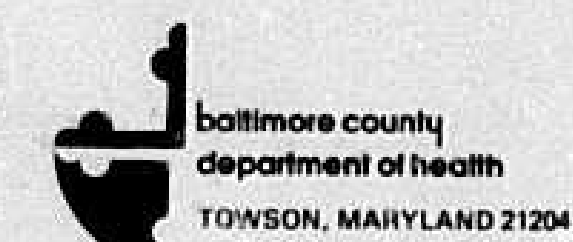
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #155 (1978-1979).

Very truly yours,
[Signature]
SILVERMATH N. DIVAN, P.E.
Chief, Bureau of Engineering

END:EAM:PMR:iss



DONALD J. REOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 5, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #155, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Ralph Moseley & Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
D.R. 5.5
Existing Zoning: Variance to permit a lot width of 50' in lieu of the required 55' (lots 98, 99) and to permit a side setback of 8' in lieu of the required 10' for the proposed house (lots 98, 99) and the existing house (lots 95, 96, 97).
Acres: 0.5739
District: 15th

The existing house (lots 95, 96, 97) is presently served by metropolitan water and sewer. Both metropolitan water and sewer are available for the proposed house (lots 98, 99).

Very truly yours,
[Signature]
Ian J. Forst, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/lth



LESLIE H. GRAEF
DIRECTOR

March 14, 1979

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #155, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

Property Owner: Ralph Moseley and Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' (lots 98, 99) and to permit a side setback of 8' in lieu of the required 10' for the proposed house (lots 98, 99) and the existing house (lots 95, 96, 97).
Acres: 0.5739
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: January 25, 1979
FROM: Ted Burman
SUBJECT: Zoning Advisory Meeting - January 16, 1979

- #118 Comments attached
- #119 Standard comments only
- #120 Standard comment only
- #121 Standard commercial comments only
- #122 Standard comment only
- #123 See comments attached
- #124 See comments attached
- ✓ #125 Standard comments only

[Signature]
Ted Burman, Chief
Plans Review

TB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari, Chairman
Zoning Plans Advisory Committee Date: January 24, 1979
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of January 16, 1979

- ITEM # 148 Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
No Comments
- ITEM # 149 Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Dr. & Sweetbriar La.
No Comments
- ITEM # 150 Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Ed.
No Comments
- ITEM # 152 Property Owner: James V. & Helen T. Goaleis
Location: W/S Loganview Dr. 25' N Yardley Rd.
No Comments
- ITEM # 153 Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
No Comments
- ✓ ITEM # 155 Property Owner: Ralph Moseley & Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
No Comments

March 12, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: ZAC - January 16, 1979

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on the following items: 149, 150, 152, 153, and 155.

Very truly yours,
[Signature]
Michael S. Flanagan
Engineer Associate II

KCT/ham

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 18, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 155
Property Owner: Ralph Moseley & Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' (lots 98, 99) and to permit a side setback of 8' in lieu of the required 10' for the proposed house (lots 98, 99) and the existing house (lots 95, 96, 97)

District: 15th
No. Acres: 0.5739

Dear Mr. DiNenna:

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. CAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCOU M. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUO
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, C.Z.M.

ROBERT T. DUBEL, SUPERINTENDENT

