

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, GREGORY P. GARRISON, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B62.3C.1 (303.1) to permit a front yard setback of 7.5 feet instead of the required average of 12 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

existing building is 19' from property line and proposed second floor will overhang 18 inches and the new distance to front property line will be 17.5'

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser _____
Legal Owner _____
Address 3007 Edwards Ave
Baltimore, MD 21234
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of January, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2th day of April, 1979 at 10:00 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Graef, Director Date: March 29, 1979
FROM: Office of Planning and Zoning

SUBJECT: Petition #79-226-A, Item # 150
South side of Edwards Avenue, 275 feet East of Harford Road
Petition for Variance to permit a front yard setback of 7.5' instead of the required average of 12'
Petitioner - Gregory P. Garrison

11th District

HEARING: Monday, April 9, 1979 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Graef
Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JCH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Edwards Ave., 275' :
E of Harford Rd., 11th District : OF BALTIMORE COUNTY
GREGORY P. GARRISON, Petitioner : Case No. 79-226-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of March, 1979, a copy of the foregoing Order was mailed to Mr. Gregory P. Garrison, 3007 Edwards Avenue, Baltimore, Maryland 21234, Petitioner.

John W. Hession, III
John W. Hession, III

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3383
S. ERIC DINENNA
ZONING COMMISSIONER

April 9, 1979

Mr. Gregory P. Garrison
3007 Edwards Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Edwards Avenue, 275'
E of Harford Road - 11th
Election District
Gregory P. Garrison -
Petitioner
NO. 79-226-A (Item No. 150)

Dear Mr. Garrison:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ooo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Gregory P. Garrison
3007 Edwards Avenue
Baltimore, Maryland 21234

RE: Item No. 150
Petitioner - Garrison
Variance Petition

Dear Mr. Garrison:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to add a second floor addition to the existing dwelling, and project closer to Edwards Avenue than the average front setback of the houses to either side, this Variance is required. Please note that the Variance forms have been changed to reflect a 7.5' setback in lieu of the required 12'. This is due to the proposer's right-of-way of Edwards Avenue. This should be taken into account at the time of the hearing.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:slf

JUN 12 1979

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.

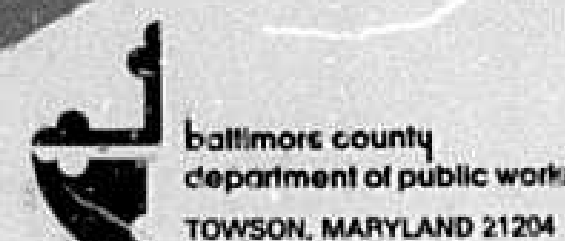
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1979, that the herein Petition for Variance to permit a front yard setback of 7.5 feet in lieu of the required average of 12 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

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 19th day of April, 1979, 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 #150 (1978-1979)
Property Owner: Gregory P. Garrison
S/S Edwards Ave. 275' E. Harford Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a front setback of 17.5' in lieu of the required 25'.
Acres: 0.1797 District: 11th

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 is Lot 7 of the W. L. Edward's plat, W.P.C. 8, Folio 33.

Highways:

Edwards Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section road on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

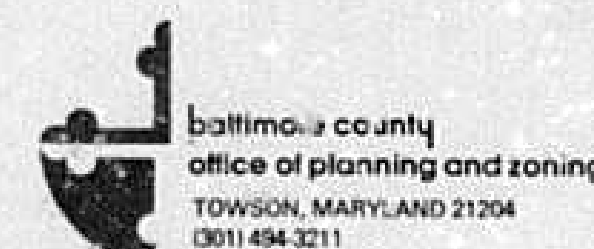
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Jennifer Branch traverses in close proximity to the southeast corner of this property.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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.



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 #150, Zoning Advisory Committee Meeting, January 16, 1979, are as follows:

Property Owner: Gregory P. Garrison
Location: S/S Edwards Avenue 275' E. Harford Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 17.5' in lieu of the required 25'
Acres: 0.1797
District: 11th

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,

John L. Wimbley
Planner III
Current Planning and Development

Item #150 (1978-1979)
Property Owner: Gregory P. Garrison
Page 2
February 22, 1979

Water and Sanitary Sewer:

There is a public 6-inch water main and public 8-inch sanitary sewerage in Edwards Avenue.

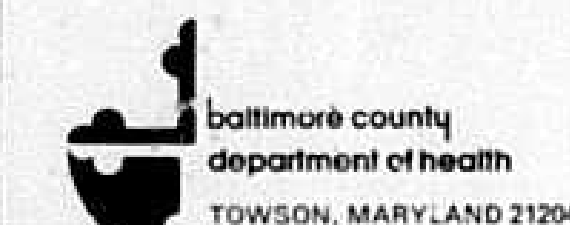
Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers
D. Grise

N-NE Key Sheet
38 NS 19 Pos. Sheet
NE 10 E Topo
71 Tax Map



DONALD J. ROOP, 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 #150, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 17.5' in lieu of the required 25'.
Acres: 0.1797
District: 11th

Metropolitan water and sewer exist.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJJ/JRP/fth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: January 24, 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 Hawthood Dr. & Sweetbriar La.
No Comments

ITEM # 150 Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Rd.
No Comments

ITEM # 152 Property Owner: James V. & Helen T. Geslois
Location: W/S Loganview Dr. 25' N Yardley Rd.
No Comments

ITEM # 153 Property Owner: Teresa Zankine
Location: NW/C Gough St. & 52nd St.
No Comments

ITEM # 155 Property Owner: Ralph Moseler & Debbie Nesbitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
No Comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Ted Burnham
SUBJECT: Zoning Advisory Meeting - January 16, 1979

Date: January 25, 1979

#148 Comments attached
#149 Standard comments only
#150 Standard comment only
#151 Standard commercial comments only
#152 Standard comment only
#153 See comments attached
#154 See comments attached
#155 Standard comments only

Ted Burnham, Chief
Plans Review

TS:rrj

March 13, 1979

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

Re: EAC - 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,

Michael S. Franigan
Engineer Associate II

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: 150
Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E. Harford Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 17.5' in lieu of the required 25'.

District: 11th
No. Acres: 0.1797

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

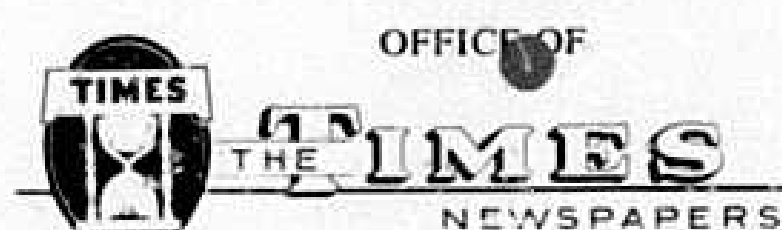
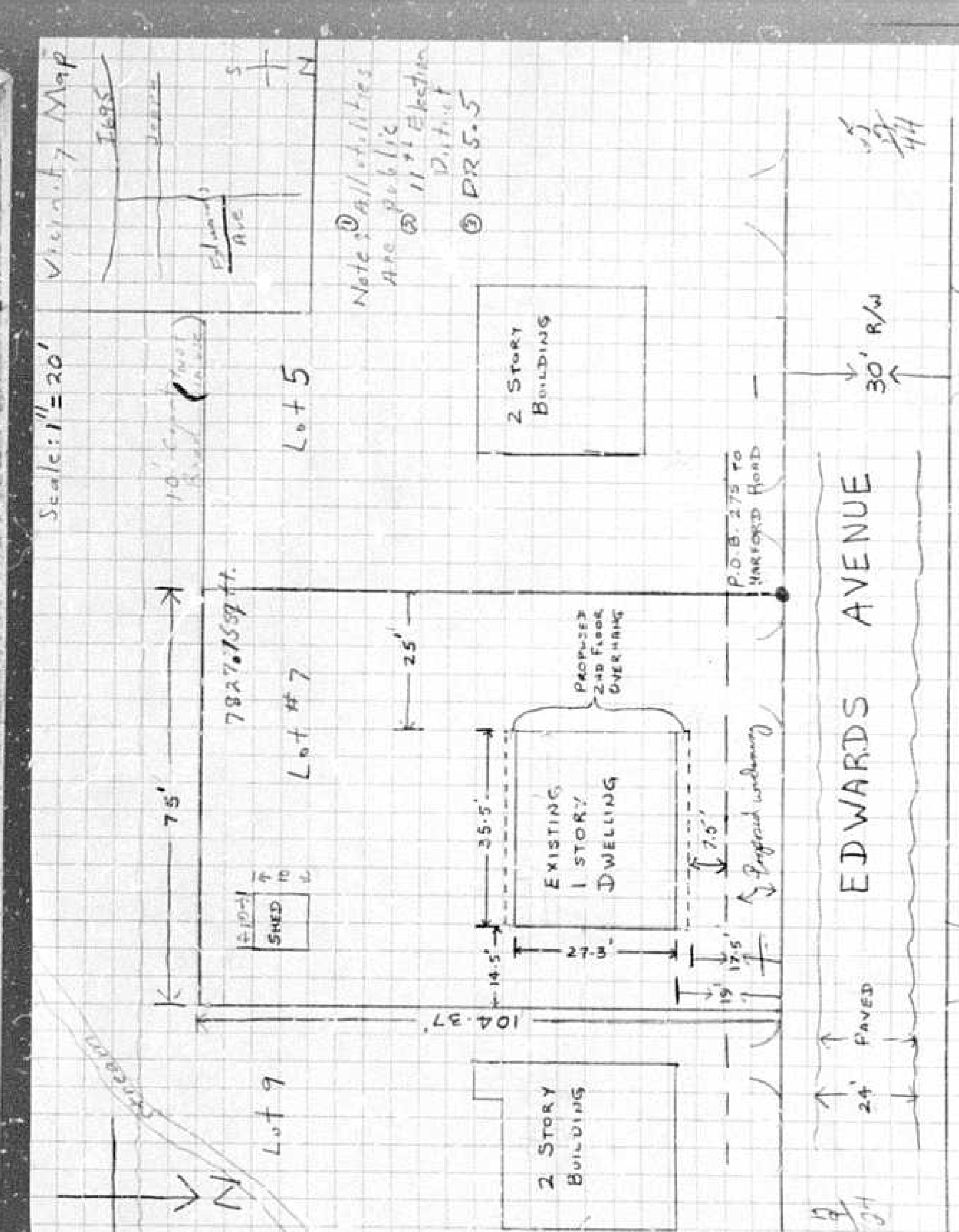
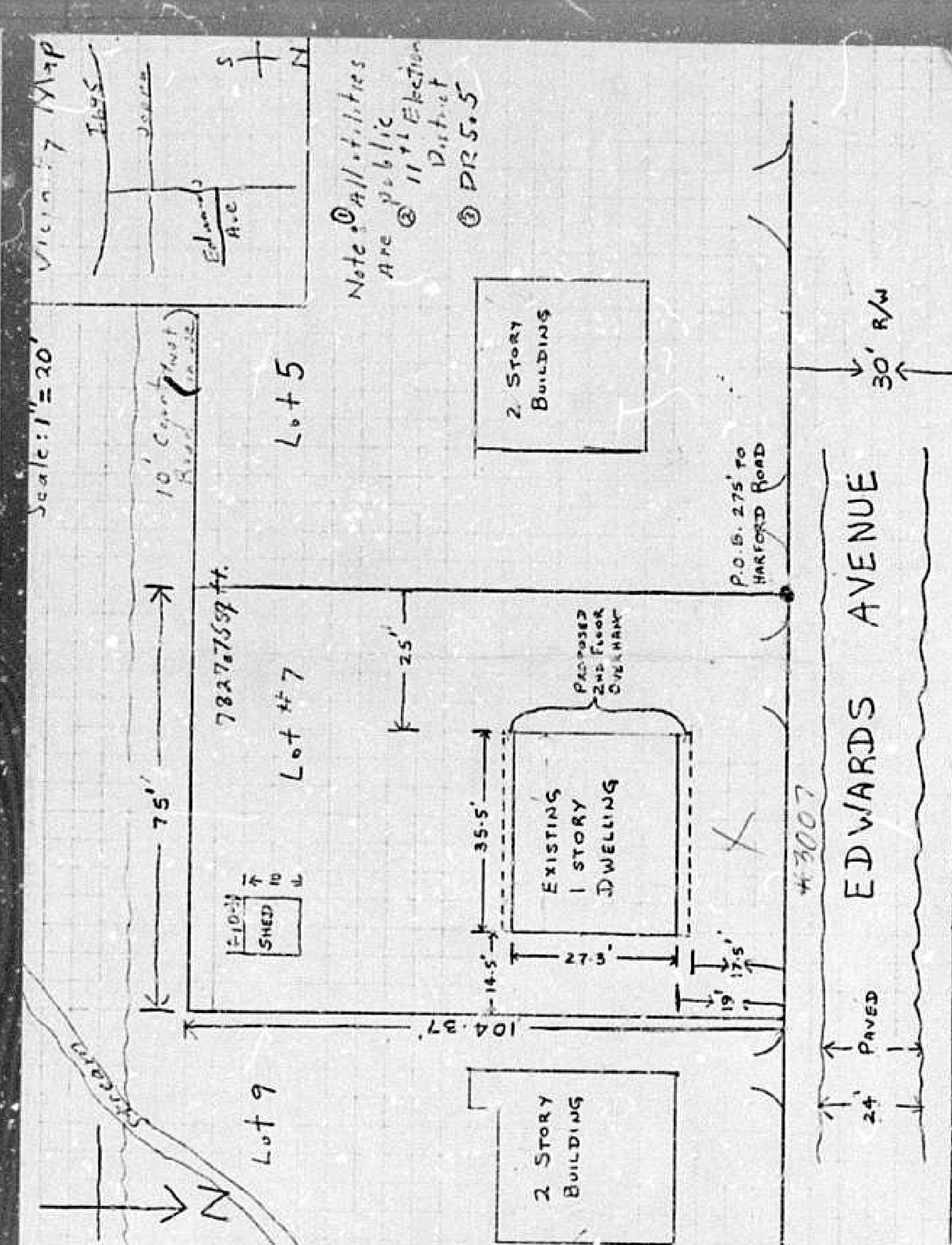
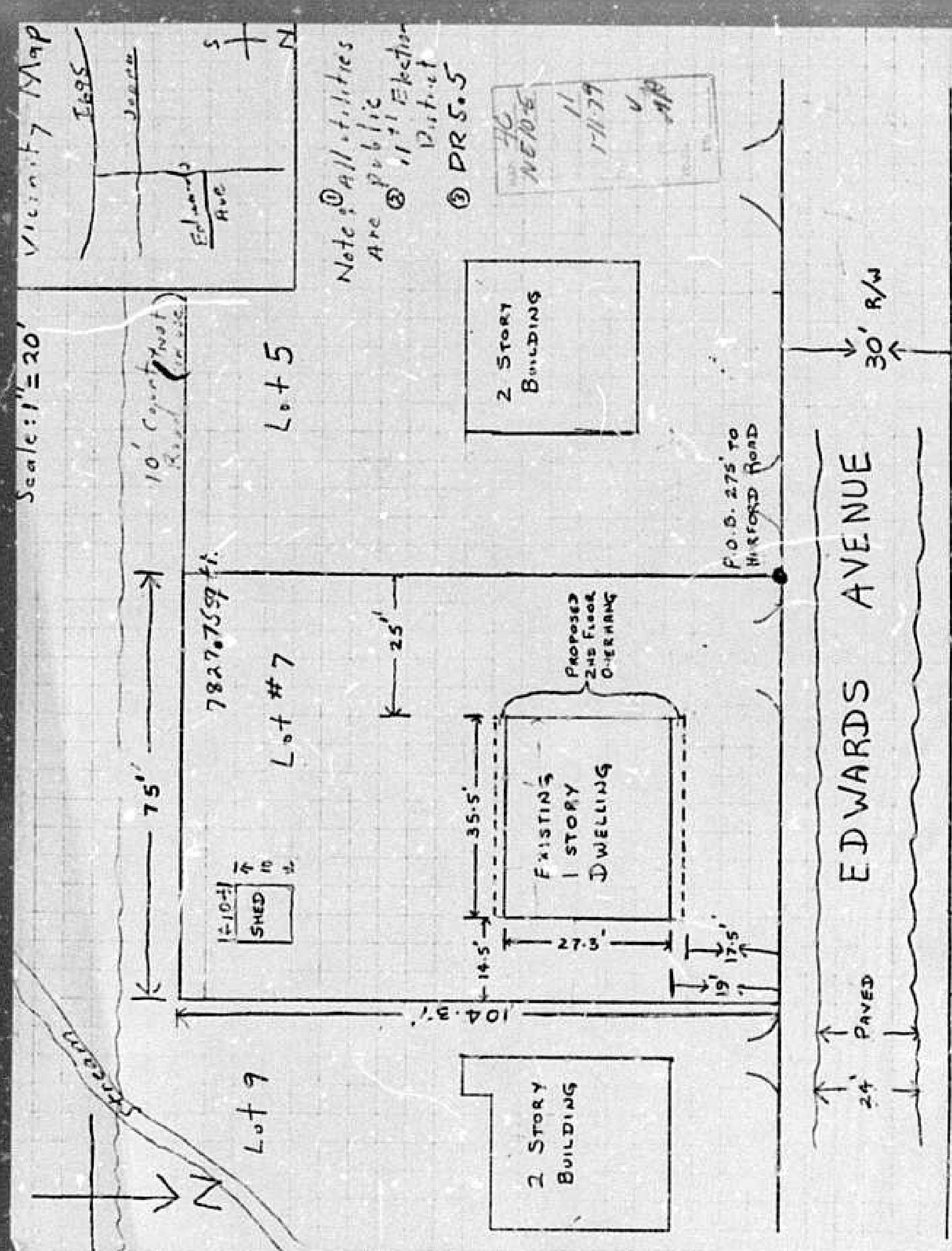
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. F. BARRIS

THOMAS H. BOYER
MRS. LORNAINE F. CHIRCHES
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



TOWSON, MD. 21204 March 22 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Gregory P. Garrison
was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☒ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for 23 successive weeks before the
23rd day of March 19 79 that is to say, the same
was inserted in the issues of March 22, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Berger*

PETITION FOR VARIANCE
FOR DISTRICT
ZONING: Public Use Variance for front yard setback.
LOCATION: South side of Edwards Avenue, 275' E. East of Harford Road.
DATE & TIME: Monday, April 9, 1979 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning/Deputy Zoning Commission of Baltimore County, by virtue of the Zoning Act and regulations of Baltimore County will hold a public hearing on the Petition for Variance to permit a front yard setback of 17.5 feet instead of the required average of 25 feet.
The Zoning Regulation to be amended is Section 1205.02 (1) - front yard setback.
All that parcel of land in the Eleventh District of Baltimore County, siting at a point on the South side of Edwards Avenue, 275' East of Harford Road and known as Lot 7 as shown on the Plat of the Property of William L. Edwards, which is recorded in the Land Records of Baltimore County in Liber 8, folio 25.
Also known as 2007 Edwards Avenue.
Being the property of Gregory P. Garrison, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, April 9, 1979 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY: S. ERIC DINENNA
Zoning Commissioner
of Baltimore County
Mar. 22

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 1979
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for 23 successive weeks before the 23rd day of April 1979, the first publication appearing on the 22nd day of March 1979.

THE JEFFERSONIAN
H. Frank Strickland
Manager

Cost of Advertisement, \$

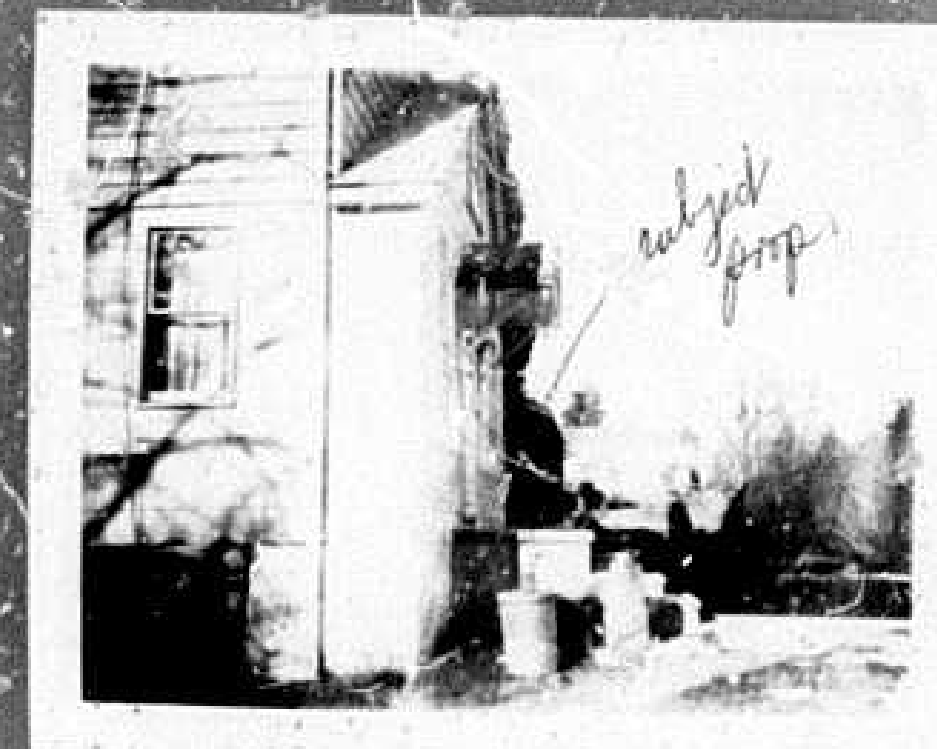
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 3 day of
1979. Filing Fee \$20. Received ☒ Cash ☐ Other

Petitioner *Gregory P. Garrison* Submitted by *Gregory P. Garrison*
Petitioner's Attorney Reviewed by *Eric DiNenna*

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 3/15/79
Posted for: *Petition for Variance*
Petitioner: *Gregory P. Garrison*
Location of property: *S/S Edwards Ave. 275' E. Harford Rd.*
Location of Signs: *front of property (S/S Edwards Ave.)*
Remarks:
Posted by: *Sean Coleman* Signature Date of return: 3/20

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions check and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>RA</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map #									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76209
DATE: 1/1/79 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED FROM: *Gregory P. Garrison*
FOR: *front of property (S/S Edwards Ave.)*
25.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78622
DATE: April 9, 1979 ACCOUNT: 01-662
AMOUNT: \$39.65
RECEIVED FROM: *Gregory P. Garrison*
FOR: *Cost of Advertising and Posting Case No. 79-226-A*
39.65
VALIDATION OR SIGNATURE OF CASHIER