# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, \_\_\_\_\_\_\_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 1802.3C.1 to permit a side street setback of 8 feet instead of the required 30 feet (DR 3.5)

\_\_\_\_\_

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

Since this lot is a corner lot, it is impossible to build a house on it meeting the required 30 foot setback from the side street as well as the 10 foot setback from the side property line.

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 soning regulations and restrictions of Balimore County adopted pursuant to the Zoning Law For Balimore County.

NOTIFY Dillow Contract purchaser

Contract purchaser

Restrictory of AM A
Petitioner's Attorney

Legal Owner
Address 9060 Meadow Heights Rd., 2113

rney Protestant's Attorney

of Mary 197 9. That the subject matter of this petition be advertised, as rectified 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 18th day of Jun

(over)

500 PM 179

RE: PETITION FOR VARIANCE SW corner of Bond Ave., & Wolfe Ave. : BEFORE THE ZONING COMMISSIONER

4th District

OF BALTIMORE COUNTY

SUSAN HIRSCHMAN, Petitioner : Case No. 79-249-A

1111111

ORDER TO ENTER APPEARANCE

Mr. Commissioners

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Pursuant to the authority contained in Section 524, I of the Baltimare 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 hareafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204

Order was mailed to Ms. Susan Hirschman, 9060 Meadow Heights Road, Baltimore,
Maryland 21133, Petitioners and Mr. James S. Gilson, 330 Bentley Park, Apt. A-2,
Reisterstawn, Maryland 21136, Contract Purchaser.

John W. Hessian, III

April 5, 1979

Me. Susan Hirschman 9060 Meadow Heights Road Baltimore, Maryland 21133

RE: Item No. 174
Petitioner - Hirschman
Variance Petition

Dear Ms. Hir schman

In reference to the above petition, I have just received a comment from the Bureau of Engineering, indicating that Wolfe Avenue is proposed as a 50' right-of-way (40' minimum at this location). Because the submitted petition forms and site plans will have to be changed, I am requesting that you contact me immediately at 494-3391.

Very truly yours,

NICHOLAS B. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC/

cc: Mr. James Gibson 330 Bentley Drive, Apt. A-2 Reisterstown, Maryland 21136 June 25, 1979

Ms. Susan Hirschman 9060 Meadow Heights Road andalistown, Maryland 21133

> RE: Petition for Variance SW/corner of Bond and Wolfe Avenues -4th Election District Susan Hirschman - Petitioner NO. 79-249-A (Item No. 174)

Dear Me. Birechman:

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

Very truly yours,

WILLIAM E. HAMMOND

WEH/erl

Attachment

sc: Mr. James S. Clibson 330 Bentley Drive, Apt. A-Z Reisterstown, Maryland 21136

John W. Hessian, III, Esquire People's Counsel

# BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO. of Baltimore Courty

F Baltimore Courty

Date June 4, 1979

Norman E. Gerber, Acting Director

FROM Office of Planning and Zaning

SUBJECT Petition 79-249-A. Item #174

Petition for Variance for side yard setbac' Southwest comer of Bond Avenue and Wolfe Avenue Petitioner - Susan Hinchman

4th District

Nanday, June 18, 1979 (2:00 P.11.)

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

Norman E. Gester, Acting Director Office of Planning and Zoning

NEG:JGH:rw

Description for Variance for Susan Hirschnan

Located on the southwest corner of Hond and wolfe avenues, and known as lot #7 as shown on Plat of property of Jacob Wolfe which is recorded in land records of Baltimore County in Liber #7 folio 79, part 1.

BALTIMORE COUNTY

ZONING FLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. James S. Gibson 330 Bentley Drive Apt. A-2 Reisterstown, Maryland 21176

Petitioner Susan Hirschman

Petitioner's Attorney

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Gounty Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of May 5:1979.

Almi Ou.

S. ERIC DI NENNA Zoning Commissioner

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above 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, the above Variance should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance to permit a side ward sethack of eight feet in lieu of the required thirty feet should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County, this June 197 9, that the herein Petition for Variance to permit a side yand setback of eight feet in lieu of the required thirty feet should be and the same is CANTED, from and after the date of / this Order, subject to the approval of a Alledonic Africa Zening Commissioner of Baltimore County site plan by the Department of Public Works and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of .... he above Variance should NOT BE GRANTED. FT IS ORDERED by the Zoning Commissioner of Baltimore County, this ..... 197 ... that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

HOVTY OFFICE BLDG. i W. Chenapeake Ave. watte, Maryland 21204

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MEMBERS

MADMACANG epartment of raffic Engineering tate Roads Commission tro Prevention emith Department

ewpert Planning

usiding Department

card of Education

industrial

evelopment

oming Administration

Mr. James S. Gibson 330 Bentley Drive Apt. A - Z Reisters wn, Maryland 21176

RE: Item No. 174 Pet tioner - Hirschman Variance Petition

June 1, 1979

Dear Mr. Gibson:

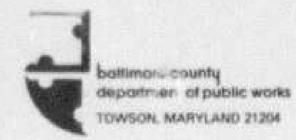
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested but to assure that all parties are made aware of plans or problems with regard to the development 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.

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 Illing 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.

> 11.1101 0 Nicholas B. Commodari Zoning Plans Advisory Committee

Very truly yours,

NEC/hk Enclosure cc: Ms. Susan Hirschman



THORNTON M. MOURING, P.E.

March 27, 1979

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

> Re: Item #174 (1978-1979) Property Owner: Susan Hirschman S/W cor. Bond Ave. & Wolfe Ave. Existing Zoning: DR 3,5 Proposed Zoning: Variance to permit a side street sethack of 8' in lieu of the required 30'. Acres: 0,2817 District: 4th

Dear Mr. DiNenna:

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

### Highwaynr

Bond Avenue in this vicinity, and Wolfe Avenue, existing public roads, are proposed to be improved in the future as 40-foot and 30-foot alosed section roadways on a 60-foot right-of-way and a 50-foot right-of-way (40-foot minimum at this location), respectively. Highway rights-of-way widenings, including a fillet ares for sight distance at the intersection and any necessary revertible easements for alopes, 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 Drwins;

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nulsances 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.

Item #174 (1978-1979) Property Owner: Susan Hirschman March 27, 1979

Water and Sanitary Sower:

There are public 12 and 8-inch water mains in Bond and Wolfe (new) Avenues, respectively. There is public 8-inch sanitary sewerage in Bond Avenue.

Very troly yours,

Edward Over Lomer ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PWR: SE

cc: J. Scmern J. Trennor

W-SW & T-WW Key Sheets 60 4 61 NW 40 Pos. Sheets NW 15 & 16 J Topo 46 Tax Map

pattimore county department of health TOWSON, MAR. BAND 21294

DONALD J. HOOP, M.D., M.P.H.

DEPUTY STATE AND COUNTY HEALTH OFFICER

March 30, 1979

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

Dear Mr. MiMerma:

Comments on Item #174, Zoning Advisory Committee Meching of March 6, 1979, are as follows:

> Property Omer: Susan Hirschman Location: Existing Zoning: D.R. 3.5

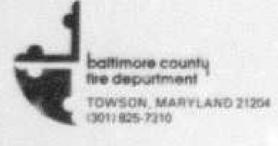
5W/C Bond Avenue and Wolfe Avenue Proposed Zoning: Variance to permit a side street setback of 8\* in lieu of the required 30%.

0.2817 Acres: District:

Metropolitan water and sewer exist.

Ian J. Formest, Acting Director TEREAU OF ENVIRONMENTAL SERVICES

IJF/JRP/nms



Paul H. Reincke

February 27, 1979

Office of Planning and Zoning Baltimore County Office Building Tomson, Maryland 21304

Attention: W. Commoderi, Chairman Zording Advisory Committee

Ros Proporty Omer: Susan Hirschman

Location: SW/C Bond Ave. & Wolfe Ave.

Itom No. 174

Gontlemon:

Zoning Agonda Heeting of 3/6/79

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet slong an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

( ) 2. A second means of vehicle seress is required for the site.

( ) 3. The webiele dead end condition shown at

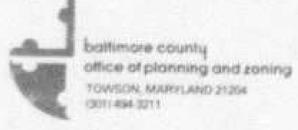
ECCEUS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Lafe Safety Code", 1976 Whition prior to occupancy.

( ) 5. Site plans are approved as drawn.

( ) 7. The Pire Provention Dureau has no comments, at this time.



LESUEH GRAFF DIRECTOR

April 11, 1979

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

Dear Mr. DiNienna

Acres: 0.2817

District: 4th

Comments on Item #174, Zoning Advisory Committee Meeting, March 6, 1979, are as follows:

Property Owner: Susan Hirschman Location: SW/C Band Ave and Wolfe Avenue Existing Zoning: D.R.3.5 Proposed Zaning. Variance to permit a side street serback of 81 in fleu of the required 301.

This affice 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,

Current Planning and Development

pattimore county department of traffic engineering TOWSON, MARYLAND 21264

STEPHENE, COLLINS DIRECTOR

April 4, 1979

Mr. S. Eric DiNenna Moning Commissioner County Office Building Toweon, Maryland 21204

RE: Zoning Comments

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items: 170, 173, 174, 175 and 176 of the Zoning Advisory Committee Meeting of March 6, 1979.

> Michael S. Flanigan Engineer Associate II

MBF/hmd

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 5, 1979

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

Z.A.C. Meeting of: March 6, 1979

RE: Item No: 170, 171, 172, 173, 1 175, 176 Property Owner: Location: Present Zoning: Proposed Zoning:

> District. No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

WNP/bp

Y. BAYAND WILLIAMS. JR. HISPMINION MARCUS M. BOTEARIS

MRS. LORBAINE F. CHIRCUS MODER & MATORN

MRS. MILTON R. SHITH, JR. HICHERD W. TRACEY, D.V.R.

ROBERT Y. DUBEL. SUREBUILDENT

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari Date March 23, 1979 Ted Burnham Zoning Advisory Committee Meeting SUBJECT March 6, 1979

> TTE: \$170 Standard Comment - Permits required etc. Standard Comment - Permits required /tc. 17524 #171 17524 #172 See attached comments

ITEM #173 See attached comments V ITEM #174 Standard comments - permits required etc. ITEM #175 Standard comment - permits required etc.

> Charle & Sumbon Ted Burnham, Chief Plans Review

Standard comment - permits required etc.

Berry

ITEM #176



CATE February 26, 1979 ACCOUNT 01-662 ANDUNT \$25.00 (cash) PRODUCT Bushn Hirschman 9060 Headow Heights Rd. For Petition for Variance

> 25000 三百年 1. 7 **年**7页 正的 VALIDATION OR SIGNATURE OF CASHIER

Bond Avenue and Wolfe Avenue

DATE & TIME Monday, Jose D. 1979 of 2:00 P.M. PUSELIC HEARING: Power 100.

Description of the E-ring det and Regulation of Relitation County, will hold a pub-

be bearing: Position for Variance to person a

office part arthack of 8 feet instead of the expulsed 30 of.
The Soming Regulation to be excepted as follows:
Section 1962 in 1—side part arthack

All that payof of land in the Foorth District of Baltimore County

Located on the auditment corner of Road and Worls Avenues, and

known as Let 7 as shown on Plat-of property of Jacob Wolfe which is recorded in itself records of Bai-timore County to Liber 7 Salto 18

Hotor the property of Board Ministration as above on plat play slick with the Moning Depurpoent. Housing Dwo. Monday, June 18, 1879 at 2:00 9 M. Fublic Hearing, Bacon 28, County Office Building, 311 W. Coots yeaks Avenue, Towner, Maryland, By Order Of Wildiam E. Hammicott, Towner, Maryland, By Order Of Wildiam E. Hammicott, Towner, Maryland, Towner, Consular Special Consular Special Consular Special Spe

Zonding Commissioner of Bultimure County

BALTIMORE COUNTY, MARYLAND No. 78731 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 18, 1979 ACCOUNT 01-662 ANDUNY \$34.51 MIKEURD James S. Olivson cost of Advertising and Posting for Susan Hirsch-man, SW/corner Bond Ave. & Wolfe Ave. Case No. 79-249-A 234 6 7 F DE 14 34,51 188 VALIDATION OR SIGNATURE OF CASHIER No. 76300 BALTIMORE COUNTY, MARYLAN') MISCELLANEOUS CASH RECEIPT

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

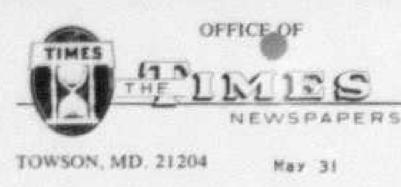
79-249-A

Date of Posting JUNE 2 1979 Posted for PETITION FOR VARIANCE Petitioner SUSAN HIR SCHMAN Location of property: Suf CORNER BOND AVE. of Wolfe Ave. Location of Signe Sufcor BOND & Wolfe Aves. Posted by Llegens L. Proland Date of return Town 8, 1979 1-5,60

BALTIMORE COUNTY OFFICE OF PLANNING AND EONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received \* this 2644 day of Filing Fee \$ 25.00 . Received Check Cash Petitioner Sugan Hirschman Submitted by James Gibson Petitioner's Attorney Reviewed by Diena Ithe \* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

## PETITION MAPPING PROGRESS SHEET Wall Mop Original Duplicate Tracing 200 Sheet FUNCTION date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Dertied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Change in outline or description\_\_\_Yes Previous case:





Courts Office Stations, 111 St. Champanes Avenue. Species. Margarid

Ne Zaring Commission of ruspinger County, by earliesty of pr. Zaring Aut and Reputations of Segment County, will find a pro-fer feature for Yamason to permit a male yant settings of 7 year transmit of the respond 35 heat. The Sanny Requision to be de-seption 1900-30, 1 a pole yant AND THE MATTER OF STORE OF THE Engels District of Balls are County Language on the education of Science and Stock sections, and tender on hill No. 7 As officer or Plat or property of Joseph Works

was inserted in the following:

Catonsville Times ☐ Essex Times □ Towson Times

☐ Arbutus Times Community Times

1979

weekly newspapers published in Baltimore, County, Maryland, once a week for One successive weeks before the 1st day of June 19.79 that is to say, the same was inserted in the issues of May 31 . 1979.

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE - Susan Hirschman

STROMBERG PUBLICATIONS, INC.

### CERTIFICATE OF PUBLICATION PETITION POR TABLENCE processed. Posterior for Variance for olde yard esthack LOCATION Routhwest sorner of

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Sastimore County, Md., mace circ. suck max one time successions before the .... 25th day of \_\_June \_\_\_\_\_\_\_ 19 79 the fask publication appearing on the ... 31st day of May 19 79

Cost of Advertisement \$\_\_\_\_\_

Fire Hydrait & Smaces .... NW 15-3 VALVES O WATER MAINS \_\_\_\_\_ Filsphone File & 2-27-79 FIRE HUMPANT BOND AVENUE · C - and the state of CHURCH - Nings H MEEDED! Bernstown. Visting Detrot -4th WING & PARCEL DR35 500 ESPERT OWNERS Gray Hirschman Exect 1.4 nom! Subdivision of 140422 JACOD U WOLFE, Heis erstown Md w. P. C. No. 7 Fast 1-19