

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Susan Hirschman 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 zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

NOTIFY DATE June 25, 1979
James S. Gibson Contract purchaser
John W. Hession, III Legal Owner
John W. Hession, III Petitioner's Attorney
John W. Hession, III Protestor's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May 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 198, County Office Building in Towson, Baltimore County, on the 18th day of June 1979, at 2:00 o'clock P. M.

(over)

5:00 P.M.
6/18/79

79-249-A
174

Susan Hirschman
9060 Meadow Heights Road
Reisterstown, Maryland 21133

79-249-A
174

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SW corner of Bond Ave. & Wolfe Ave. :
 4th District : OF BALTIMORE COUNTY
 SUSAN HIRSCHMAN, Petitioner : Case No. 79-249-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
 Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the foregoing Order was mailed to Ms. Susan Hirschman, 9060 Meadow Heights Road, Baltimore, Maryland 21133, Petitioner; and Mr. James S. Gibson, 330 Bentley Park, Apt. A-2, Reisterstown, Maryland 21136, Contract Purchaser.

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

April 5, 1979

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

RE: Item No. 174
 Petitioner - Hirschman
 Variance Petition

Dear Ms. Hirschman:

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,
NBC
 NICHOLAS F. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC/af

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

June 25, 1979

Ms. Susan Hirschman
 9060 Meadow Heights Road
 Reisterstown, 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 Ms. Hirschman:

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

Very truly yours,
W.E.H.
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH/arl

Attachment

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

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 of Baltimore County Date June 4, 1979
 TO: Norman E. Gerber, Acting Director
 FROM: Office of Planning and Zoning
 SUBJECT: Petition 79-249-A, Item #174
Petition for Variance for side yard setback
Southwest corner of Bond Avenue and Wolfe Avenue
Petitioner - Susan Hirschman

4th District

Monday, June 18, 1979 (2:00 P.M.)

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

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

NEG:JGH:rw

Description for Variance for
 Susan Hirschman

Located on the southwest corner of Bond 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 PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. James S. Gibson
 330 Bentley Drive Apt. A-2
 Reisterstown, Maryland 21136

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

S. Eric Di Nenna

S. ERIC DI NENNA
 Zoning Commissioner

Petitioner Susan Hirschman
 Petitioner's Attorney

Reviewed by Nicholas F. Commodari
 Nicholas F. Commodari
 Chairman, Zoning Plans
 Advisory Committee

JUL 31 1979

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 yard setback of eight feet in lieu of the required thirty feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June, 1979, that the herein Petition for Variance to permit a side yard setback of eight feet in lieu of the required thirty 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.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1979 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 11 W. Chesapeake Ave. Towson, Maryland 21284

John S. Commolari Chairman

- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Urban Planning, Building Department, Board of Education, Housing Administration, Industrial Development

June 1, 1979

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

RE: Item No. 174 Petitioner - Hirschman Variance Petition

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.

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. COMMOLARI Chairman Zoning Plans Advisory Committee

NBC/hk Enclosure cc: Ms. Susan Hirschman

baltimore county department of public works TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E. DIRECTOR

March 27, 1979

Mr. S. Eric DiNenna 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 setback of 8' in lieu of the required 30'. Acres: 0.2817 District: 4th

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.

Highways:

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 closed 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 area for sight distance at the intersection and 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 Drainage:

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.

baltimore county department of health TOWSON, MARYLAND 21204

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

March 30, 1979

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

Dear Mr. DiNenna:

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

Property Owner: Susan Hirschman Location: SW/C Bond Avenue and Wolfe Avenue Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side street setback of 8' in lieu of the required 30'. Acres: 0.2817 District: 4th Metropolitan water and sewer exist.

Very truly yours,

Ian J. Furgett, Acting Director BUREAU OF ENVIRONMENTAL SERVICES

LJF/REP/aw

baltimore county the department of planning and zoning TOWSON, MARYLAND 21204

Faul H. Reinecke CHIEF

February 27, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: N. Commolari, Chairman Zoning Advisory Committee

RE: Property Owner: Susan Hirschman Location: SW/C Bond Ave. & Wolfe Ave. Item No. 174 Zoning Agenda Meeting of 3/6/79

Comments:

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 of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle load and condition shown at exceeds the maximum allowed by the Fire Department.
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention 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 "Life Safety Code", 1974 Edition prior to occupancy.
() 6. Site plans are approved as drawn.
() 7. The Fire Prevention Bureau has no comments, at this time.

Approved: George M. McEganoff Fire Prevention Bureau

baltimore county office of planning and zoning TOWSON, MARYLAND 21204

URSULA 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. DiNenna:

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

Property Owner: Susan Hirschman Location: SW/C Bond Ave and Wolfe Avenue Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side street setback of 8' in lieu of the required 30'. Acres: 0.2817 District: 4th

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 III Planner III Current Planning and Development

baltimore county department of traffic engineering TOWSON, MARYLAND 21204

STEPHENE COLLINS DIRECTOR

April 4, 1979

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

Very truly yours,

Michael S. Flanigan Engineer Associate II

MSF/hed

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 5, 1979

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

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

RE: Item No: 170, 171, 172, 173, 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
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTRANIS
THOMAS H. BOYER
MRS. LOURAIN F. CURTIS
ROGER S. HAYDEN
ALVIN LOBECK
MRS. MILTON M. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT Y. DUCI, SUPERVISOR

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

- ITEM #170 Standard Comment - Permits required etc.
- ITEM #171 Standard Comment - Permits required etc.
- ITEM #172 See attached comments
- ITEM #173 See attached comments
- ✓ ITEM #174 Standard comments - permits required etc.
- ITEM #175 Standard comment - permits required etc.
- ITEM #176 Standard comment - permits required etc.

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TBrrj



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78731

DATE: June 19, 1979 ACCOUNT: 01-662
AMOUNT: \$34.51

RECEIVED FROM: James S. Gilson
FOR: Cost of Advertising and Posting for Susan Hirschman, SW/corner Bond Ave. & Wolfe Ave., Case No. 79-249-A

VALIDATION OR SIGNATURE OF CASHIER: *346188*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76300

DATE: February 26, 1979 ACCOUNT: 01-662
AMOUNT: \$25.00 (cash)

RECEIVED FROM: Susan Hirschman 9060 Meadow Heights Rd.
FOR: Petition for Variance

VALIDATION OR SIGNATURE OF CASHIER: *25000*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: June 2, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: SUSAN HIRSCHMAN
Location of property: SW/corner Bond Ave. & Wolfe Ave.
Location of Sign: SW/cor. Bond & Wolfe Aves.
Remarks: *Thomas E. Petrovich*
Posted by: *Thomas E. Petrovich* Date of return: June 8, 1979

1-SIGN

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of February 1979. Filing Fee \$ 25.00 Received Cash Check Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Susan Hirschman Submitted by: James Gibson
Petitioner's Attorney: _____ Reviewed by: Diann Ithor

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by Z.C., BA, CC, CA										
Reviewed by:	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
Previous case:	Map # _____									

NOTICE FOR VARIANCE
4th DISTRICT
ZONING: Petition for Variance for side yard setback
LOCATION: Southwest corner of Bond Avenue and Wolfe Avenue
DATE & TIME: Monday, June 18, 1979 at 2:30 P.M.
PUBLIC HEARING: Room 306, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for variance to permit a side yard setback of 7 feet instead of the required 25 feet.
The Zoning Regulations to be amended are: Section 100-22.1, side yard setback.
All that parcel of land in the Fourth District of Baltimore County, located on the southeast corner of Bond and Wolfe Avenues, and known as Lot 7 as shown on Plat of property of Jacob Wolff which is recorded in land records of Baltimore County in Liber 7 folio 28, page 1.
Being the property of Susan Hirschman, as shown on plat plan filed with the Zoning Department, Hearing Date: Monday, June 18, 1979 at 2:30 P.M.
Public Hearing: Room 306, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County, May 31, 1979.



TOWSON, MD. 21204 May 31 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Susan Hirschman was inserted in the following:

- Catonsville Times
- Essex Times
- Towson Times
- Arbutus Times
- Community Times

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

STROMBERG PUBLICATIONS, INC.

BY *Esther Ronger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 31 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~~ one time before the 1st day of June 1979, the first publication appearing on the 31st day of May 1979.

THE JEFFERSONIAN,
L. Frank Struthers
Manager

Cost of Advertisement, \$ _____

