

80-122-A
77

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Katherine Ann Connell, legal owners of the property situated 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 1802.3G1 to permit side yard setbacks of 10' instead of the required 25' for Lot 21 (D.R. 16) and to permit lot width of 50' instead of the required 55' for Lot 22 (D.R. 5.5).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) These lots were subdivided by the Taylor Land Company over forty years ago. In 1976 these lots were zoned D.R. 16. D.R. 16 requires side yard set backs of 25 feet. If that was followed each individual lot would become useless. D.R. 16 is zoning for Apartments & Townhouses or multi unit buildings. The homes presently existing on Dorsey Avenue and the southwest corner of Marlyn Avenue all exist on 50' lots. If D.R. 16 zoning is enforced, the lots in question will be the only vacant lots with that particular zoning.

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.

DATE December 11, 1979
BY Kenneth Wayne Daniels
Contract purchaser
Address 1003 Chesaco Ave.
Balti, Md. 21237
Petitioner's Attorney
Address 3 Hartman Ave.
Balti, Md. 21221
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of October 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 108, County Office Building in Towson, Baltimore County, on the 5th day of December, 1979, at 2:30 o'clock
A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.
(over)
12/16/79
9:30 A.M.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
444-3333

WILLIAM E. HAMMOND
Zoning Commissioner

December 11, 1979

Mr. & Mrs. Kenneth Wayne Daniels
1003 Chesaco Avenue
Baltimore, Maryland 21237

RE: Petition for Variances
S/S of Dorsey Road, 146.07' W of
Marlyn Avenue - 15th Election
District
Katherine Ann Connell -
Petitioner
NO. 80-122-A (Item No. 77)

Dear Mr. & Mrs. Daniels:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sri

Attachments

cc: Ms. Katherine Ann Connell
3 Hartman Avenue
Baltimore, Maryland 21221

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

RE: PETITION FOR VARIANCES
S/S of Dorsey Rd., 146.07'
W of Marlyn Ave., 15th Dist.
KATHERINE ANN CONNELL,
Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-122-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
John W. Hessian, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of November, 1979, a copy of the foregoing Order was mailed to Katherine Ann Connell, 3 Hartman Avenue, Baltimore, Maryland 21221, Petitioner; and Kenneth Wayne Daniels and Sharon A. Daniels, 1003 Chesaco Avenue, Baltimore, Maryland 21237, Contract Purchasers.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner
John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-122-A Item 77
Date: November 20, 1979

Petition for Variance for side yard setbacks and lot width
South Side of Dorsey Road, 146.07 feet West of Marlyn Avenue
Petitioner - Katherine Ann Connell

15th District

HEARING: Thursday, December 6, 1979 (9:30 A.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:dme

**DESCRIPTION FOR VARIANCE
PROPERTY OF KATHERINE ANN CONNELL
15TH ELECTION DISTRICT**

Beginning at a point on the South side of Dorsey Avenue, 146.07 feet Westerly of Marlyn Avenue and thence running Westerly 100 feet to a point; thence Southerly at right angles to Dorsey Avenue 145 feet; thence running Easterly parallel to Dorsey Avenue 100', and thence running Northerly at right angles to Dorsey Avenue 145 feet to the point of beginning.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mrs. Katherine Ann Connell
3 Hartman Avenue
Baltimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 14th day of October, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Katherine Ann Connell
Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 26, 1979

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

cc: 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

Mrs. Katherine Ann Connell
3 Hartman Avenue
Baltimore, Maryland 21221

RE: Item No. 77
Petitioner - Katherine Ann Connell
Variance Petition

Dear M's. Connell:

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.

Because of your proposal to construct dwellings on these existing vacant lots, which are located on the south side of Dorsey Road west of Marlyn Avenue, this Variance Petition is required. In view of the fact that lot No. 22 is presently zoned D.R. 5.5, a Variance for lot width is required, while a Variance for a side setback is required for lot No. 21 because it is zoned D.R. 16.

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:hk

Enclosures

ORDER RECEIVED FOR FILING
DATE December 11, 1979
BY [Signature]

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 appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of December, 1979, that the herein Petition for Variances to permit side yard setbacks of ten feet in lieu of the required twenty-five feet for Lot 21 and a lot width of fifty feet in lieu of the required fifty-five feet for Lot 22 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

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

er 29, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #77, Zoning Advisory Committee Meeting of October 16, 1979, are as follows:

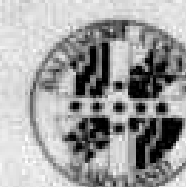
Property Owner: Katherine Ann Connell
Location: S/S Dorsey Rd. 146.07' W Marlyn Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 22 and Variance to permit side setbacks of 10' in lieu of the required 25' for Lot 21 and to permit construction within 12' of a D.R. 16 zone line in lieu of the required 75'.
Acres: 0.333
District: 15th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRF/fth



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 11, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #77 (1979-1980)
Property Owner: Katherine Ann Connell
S/S Dorsey Rd. 146.07' W Marlyn Ave.
Existing Zoning: DR 5.5 and DR 16
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' for Lot 22 and Variance to permit side setbacks of 10' in lieu of the required 25' for Lot 21 and to permit construction within 12' of a DR 16 zone line in lieu of the required 75'.
Acres: 0.333 District: 15th

Dear Mr. Hammond:

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:

Dorsey Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway or the 50-foot right-of-way, as shown on "Revised Plat of the Taylor Land Co.", recorded L.M.C.L.M. 9, Folios 74 and 75, of which this property comprises Lots 21 and 22 of Block "C".

An easement, 20 feet in width centered upon the southernmost or rear property lines of these lots for a future 20-foot commercial-type alley and utilities 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:

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
fire department
TOWSON, MARYLAND 21204
13011825 7310

Paul H. Reincke
CHIEF

October 24, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Katherine Ann Connell

Location: S/S Dorsey Rd. 146.07' W Marlyn Ave.

Item No. 77 Zoning Agenda: Meeting of 10/16/79

Gentlemen:

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 _____ 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 dead end 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" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature]
George M. McQuinn
Planning Group
Special Inspection Division

Item #77 (1979-1980)
Property Owner: Katherine Ann Connell
Page 2
December 11, 1979

Water and Sanitary Sewer:

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

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FWR:as

cc: J. Tranner
J. Sowers
J. Wimbley
M. Flannigan

I-SW Key Sheet
6 NE 29 Pos. Sheet
NE 2 H Topo
97 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari Date: October 26, 1979
FROM: Mr. Charles E. Burnham, Chief
Planning Review
Zoning Advisory Committee
SUBJECT: Meeting of October 16, 1979

ITEM NO. 76 See Comments.
ITEM NO. 77 Standard Comments.
ITEM NO. 78 See Comments.

[Signature]
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 11, 1979 and
October 16, 1979

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

Z.A.C. Meeting of: October 9, 1979

RE: Item No: 66, 73, 74, 75, 76, 77, 78
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,

[Signature]
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROTHSCHILD

THOMAS H. BOYER
MRS. LOURRAINE F. CHIRCUR
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT Y. DUREL, SUPERINTENDENT

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		800 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 ZC, BA, CC, CA										

Reviewed By: [Signature] Revised Plans:

Change in outline or description ___ Yes
___ No

Previous case: _____ Map # _____

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

Your Petition has been received this 28 day of Aug, 1977.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

(77)

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner Kathleen Council Submitted by Daniel

Petitioner's Attorney _____ Reviewed by DBS

PETITION FOR VARIANCE
1st DISTRICT

SONING. Petition for Variance for
side yard setbacks and lot width.

LOCATION: South side of Dorsey
Avenue, between 1st and 2nd
Avenues.

DATE & TIME: Thursday, December
19, 1935 at 9:30 A.M.

PUBLIC HEARING: Room 186, Court-
house Building, 115 W.
County
Avenue, Townsville, Maryland.

The Zoning Commissioner of Balti-
more County, by authority of the
Baltimore County Board of Zoning
Adjustment, will hold a public
hearing on:

Petition for Variance to permit
side yard setbacks of 10 feet instead
of 20 feet and lot width of 30 feet
instead of 40 feet for Lot 12
(R.R. 363) and to permit lot width
of 30 feet instead of the required
40 feet. S.E. 1/4.

The Zoning Regulation to be
applied as follows:

Side yard setbacks of 10 feet
and lot width of 30 feet.

The subject of land in the Pit-
tston District of Baltimore County.

Beginning at a point on the South
side of Dorsey Avenue 150.57 feet
Westerly of Marvin's Avenue and
thence running Westerly 150.57 feet
to Marvin's Avenue and thence
running Northerly 100 feet to right
angle to Dorsey Avenue 345 feet
thence running
Northerly 100 feet and thence
running Northerly at right angle
to Dorsey Avenue 100 feet to the
point of beginning.

Being the property of Katherine
H. Hammond, as shown on Plat
filed with the Zoning Department.

Hearing Place:
Room 186, Court-
house Building, 115 W.
County Avenue, Townsville, Md. 21204.

By Order Of
WILLIAM H. HAMMOND,
Zoning Commissioner
of Baltimore County.

Nov.

TOWSON, MD. November 15, 19__

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~under the name of~~ ~~at the time~~ ~~on~~ ~~the~~ ~~date~~ ~~of~~ ~~the~~ ~~15th~~ ~~day~~ ~~of~~ ~~November~~ ~~19__~~ before the 6th day of December, 19__ , the ~~first~~ publication appearing on the 15th day of November, 19__.

THE JEFFERSONIAN.
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

FORN DIS VARIANCE
1986 Revised

ZINZING: Vietnam for sale and
suitable for sale.

LOCATIONS: South Side of Duane Rd.,
1/4 mile W. West of Madison Ave.
D. 1992 & 74th Thruway, Duane &
D. 1992 & 93rd Ave.

PRICE: \$149,475; Room 101
County Office Building, 111 W.
Chambers Avenue, Tacoma, Washington.

**The Zoning Commission of the Zoning and
Planning Department of the County of
Jefferson, Washington County, has held
public hearing for Vietnam to grant use
variance of 100 feet minimum of the existing
front lot line of 231' E.D.P. 164 and to permit
a building of 50 feet less than the required
front lot line of 223' D.P. 5.5)**

**The Zoning Commission for the proposed
variance:**

Section 1. § 162.2.C 1. said yard
suitable for sale.

All that parcel of land in the Fifth
District of Jefferson County, Washington,
being at a point on the South side of
Duane Avenue, 1/4 mile W. West of
Madison Avenue, 149,475 sq. ft. (3.33
acres) has a 100 feet less than the
required front lot line of 231' E.D.P. 164 less
than the required front lot line of 223' D.P.
5.5 and the same running Northward a
distance to Duane Avenue 145 feet less
than the required front lot line of 223' D.P.
5.5.

Be the property of Katherine
Zinzing, as shown on Plan filed with the
Zoning Department.

1 Hearing Date: Thursday, Dec. 6,
at 9:00 A.M.

Public Hearing Room 101, County
Office Building, 111 W. Chambers
Avenue, Tacoma, Washington.

BY ORDER
OF THE
CLERK OF THE
COUNTY OF JEFFERSON

November 30, 1979

November 15, 1979

By Frederick G. Allen

District 15 Date of Posting 11/19/79
 Posted for: petition for Varnum
 Petitioner: Nathaniel Ann Cornell
 Location of property: 515 Parley Rd, 146.07' N of
Marlapan Ave
 Location of Signs: front of property (Varnum Parley
Rd)
 Remarks: 10 ft alley, see plat east
 Posted by: Gean Coleman Date of return: 11/23/79
 Signature

1 sign

No. 83242

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE November 5, 1979 ACCOUNT 01-662

425 88

RECEIVED
Kenneth W. Denicola

FILED FOR CASE NO. 80-122-A

2500 7

VALIDATION OR SIGNATURE OF CASHIER

No. 83282

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE December 4, 1979 ACCOUNT 01-662

AND

© 2000 Blackwell Science Ltd

5225104

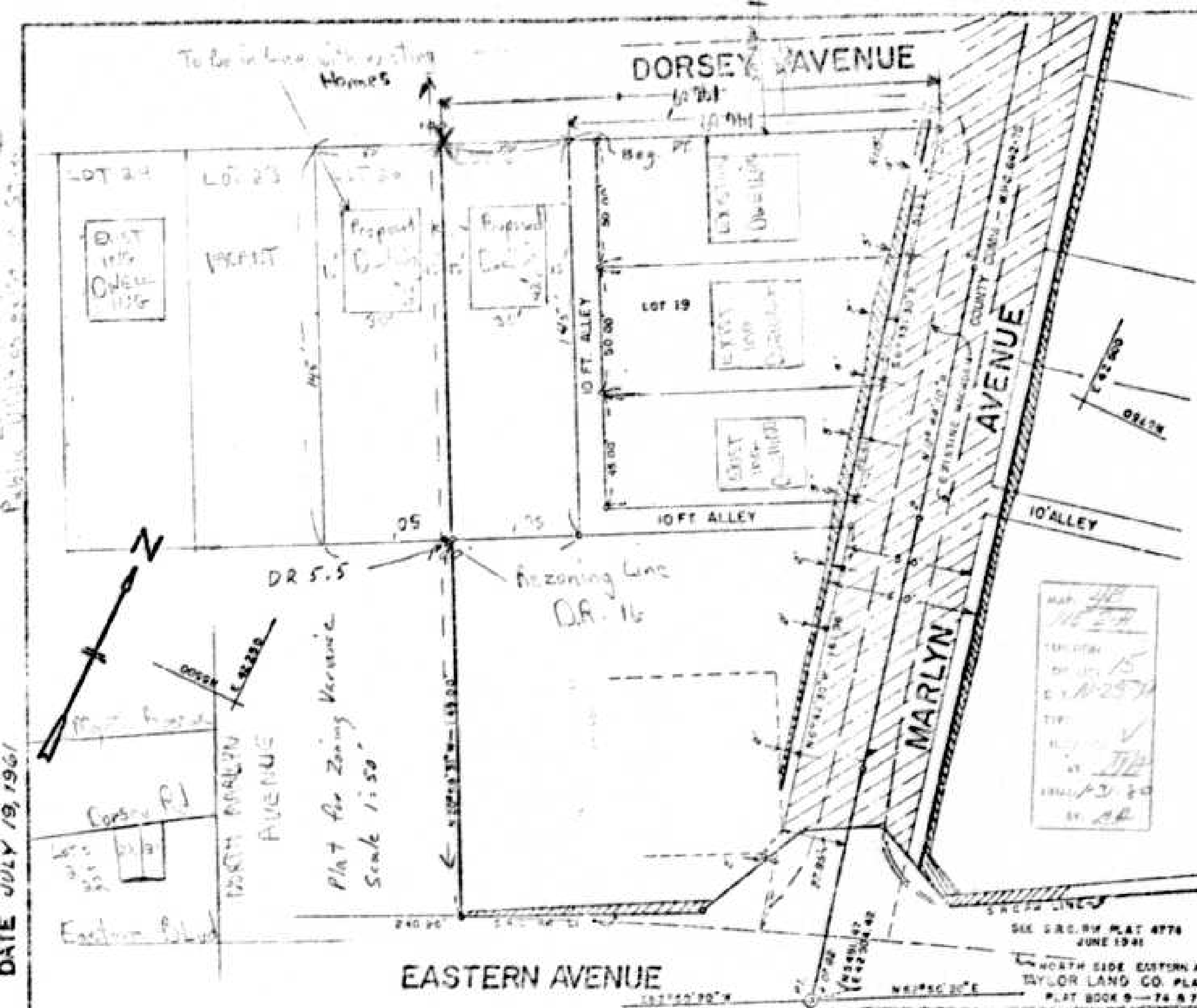
VALIDATION OR SIGNATURE OF CASHIER



RECORDED

LIBR. NO. 3868 FOLIO 118

DATE JUL 19 1961



SIX S.E.CRM PLAT 8770
JUNE 1941

NORTH SIDE EASTERN A
TAYLOR LAND CO. PLA
PLAT 8664-10-11