THE RESERVE OF THE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CAROL JONES and I or we PEGGY DARNEY ____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 1802.3.C.1 to permit lot widths of 50'

feet in lieu of the required 55 feet for Lots 5 & 6. To permit a 10 foo+

front yard serback in lieu of the required 25 feet, and to permit a .) foot

rear yard setback in lieu of the required 30 feet for the proposed dwelling on of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the Lot #5 following reasons: (indicate hardship or practical difficulty)

- 1. Additional property proved unobtainable.
- 2. A single plane of the roof requires a southern exposure to facilitate 48 desirable results from the proposed solar heating panels.

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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Balton MD. 21221 Balto, 21221 nd. Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this ________day

of February 19280, 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

RE: PETITION FOR VARIANCES

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

S/S of Riverside Dr., 50' W of Margaret Ave., 15th District

CAROL L. JONES, et al, Petitioners : Case No. 80-214-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.

Leter Max Zimmeman Peter Max Zimmerman Deputy People's Counsel

Inherter dessear, The John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 2nd day of April, 1980, a copy of the aforegoing Order was mailed to Carol L. Jones, Petitioner, and Peggy Dabney, Contract Purchaser, 526 Riverside Drive, Baltimore, Maryland 21221.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

M's. Carol L. Jones 526 Riverside Drive Baltimore, Maryland 21221

of february. , 1980.

Petitioner's Attorney

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

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Carol L. Jones

Vicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1980

RE: Item No. 154

Petitioner-Carol L. Jones

Variance Petition

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

M's. Carol L. Jones 526 Riverside Drive Baltimore, Maryland 21221

Chairman

MEMBERS

Bureau of Department of Traffic Engineering State Roads Commission Fire Prevention Health Department Project Planning Building Department

Board of Education

Industrial

Zoning Administration

Dear M's. Jones: 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 zening 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 a dwelling on a 50' lot (#5) and thereby have the existing dwelling situated on a 50' lot (#6), this Variance for lot widths is required. The setback Variances are included because of the orientation of the proposed dwelling.

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning the elevation of the proposed basement if one is to be constructed. For furthur information on this matter, you may contact Mr. Ted Burnmham at 494-3987.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

> Very truly yours, NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:hk



HARRY J. PISTEL, P. E. DIRECTOR

March 12, 1980

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

Re: Item #154 (1979-1980) Property Owner: Carol L. Jones S/S Riverside Dr. 50' W. Margaret Ave. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 5 & 6 and to permit f_ont and yrear setbacks of 10' in lieu of the required 25' and 30' respectively. 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.

Riverside Drive, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

The construction of concrete sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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.

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.

Item #154 (1979-1980) Property Owner: Carol I. Jones March 12, 1980 Storm Drains: (Cont'd)

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.

Water and Sanitary Sewer:

There is a public 6-inch water main, and 8-inch public gravity sanitary sewerage and a 30-inch sanitary sewage force main in Riverside Drive.

Ellsworth N. DIVER, P.E. Ch. of Bureau of Engineering

END: EAM: FWR: SS

cc: J. Somers

I-SW Key Sheet 1 & 2 NE 28 Pos. Sheets NE 1 G Topo 97 Tax Map



JOHN D. SEYFFERT DIRECTOR

March 11, 1980

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

Dear Mr. Hammond:

Comments on Item #154, Zoning Advisory Committee Meeting, February 5, 1980, are as follows:

Property Owner: Carol L. Jones Location: S/S Riverside Drive 50' W. Maragret Ave. Existing Zoning D.R.5.5

Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 5 and 6 and to permit front and rear setbacks of 10' in lieu of the required 25' and 30' respectively

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.

John L. Wimbley per RH

Current Plaining and Development

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of fauts 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 Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the /Zoning Commissioner of Baltimo > County, wis 7/h day of _______, 1980_, that the herein Petition for the Variance(s) to permit lot widths of 50 feet for Lots 5 and 6 in lieu of the required 55 feet and to permit front and rear yard setbacks of 10 feet for the proposed dwelling on Lot 5 in lique of the required 25 feet, and 30 feet, respectively, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site it is by the Department of Public Works and the Office of Planning and Zoning.

RECEIVED

OROCE

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) rhould 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

Zoning Commissioner of Baltimore County

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978 EFFECTIVE MARCH 1, 1980

SECTION 319.0 A rew section added to read as follows:

Construction in Areas Subject to Flooding.

Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential duellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

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

March 20, 1980

Mr. Willian E. Mammond, Zoning Commissioner Office of Planing and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

IJF/mw

Comments on Item # 154, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Carol L. Jones S/S Riverside Drive 50' W. Margaret Ave. Variance to permit lot widths of 50' in

lieu of the required 55' for Lots 5 & 6 and to permit front and rear setbacks of 10' in lieu of the required 25' and 30' respectively.

Acres: District:

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

Towson, Maryland - 21204

Z.A.C. Meeting of: February 5, 1980

Date: February 7, 1980

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variances

South side of Riverside Drive, 50 feet West of Margaret Avenue LOCATION:

Thursday, April 24, 1980 at 9:30 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, 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 Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 5 and 6; to permit a 10 foot front yard satback in lieu of the required 25 feet, and to permit a 10 foot rear yard setback in lieu of the required 30 feet for the proposed dwelling on Lot 5

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Carol L. Jones, et al. as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARY AND 21204

PAUL H. REINCKE CHIEF

February 28, 1980

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Carol L. Jones

S/S Riverside Dr. 50' W Margaret Ave. Zoning Agenda: 2-5-80

Item No:

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 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.

REVIEWER CAT. Joseph Kolly 2-35-80 Approved: Alegen Milegen Fire Prevention Bureau

Special Inspection Division

department of permits and licenses TOWSON, MARYLAND 21204 Ted Zaleski, Jr.

February 4, 1980

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

Comments on Item #154 Zoning Advisory Committee Meating, February 5, 1980 are as follows:

Property Owner: Carol L. Jones

S/S Riverside Drive 50' W. Margaret Ave. Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 5 & 6 and to permit front and rear setbacks of 10' in lieu of the required 25' and 30' respectively.

District:

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) , State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section ____

X J. Comment: Basement are not permitted unless the floor level is one foot above projected 100 year storm -See Section 319.0 of Bill 199-79.
NOTE: These comments reflect only on the information provided by the

drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

CEBtri

BASTIMORE COUNTY, MARYSAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond March 31, 1980

Zoning Commissioner John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-214-A Item 154

SUBJECT____

Petition for Variances South side of Riverside Drive, 50 feet West of Margaret Avenue Petitioner - Carol L. Jones, et al

Fifteenth District

HEARING: Thursday, April 24, 1980 (9:30 A.M.)

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

JDS:JGH:ab

WNP/bp

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Baltimore County Office Building

RE: Item No: 151, 152, 153, 154, 155, 156, 157

1111 West Chesapeake Avenue

Property Owner:

Present Zoning:

Proposed Zoning:

Location:

District:

No. Acres:

Dear Mr. Hammond:

Zoning Commissioner

All of the above have no bearing on student population.

Very truly yours, ?

Ha Mich Kelione

Department of Planning

Wm. Nick Petrovich, Assistant

OF BALTIMORE COUNTY

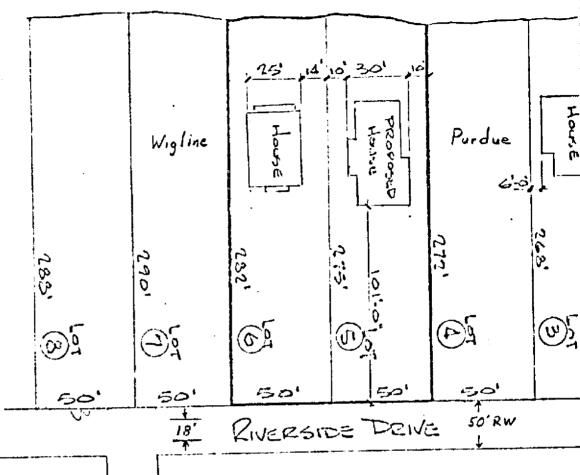
Mrs. Carol L. Jones Mrs. Peggy Dabney 526 Riverside Drive Faltimore, Maryland 21221 NOTICE OF HEARING EE: Petition for Variance - South side of Riverside Drive, 50' W of Margaret Avenue - Case No. 80-211-A TIME: 9130 A.M. DATE: Thursday, April 24, 1920 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEARE AVENUE, TOASON, MARYLAND ZONING COMPUSSIONER OF BAINTMORE COUNTY	BALTIMORY COMPTY OF TONING FOWSON MAINTAIN 20204 APA-3333 WHITAM E HAMMACH! KEN Peggy Dabney RES. Carol Junes S26 Riverside Drive Patition for Varience F/S Riverside Dr., 50° V Margaret Ave Care No. 80-211-A Dear Mrs. Dabney & Jones: This is to solvise you that 15.25 is due for advortining and posting of the above-property. Please make check payable to Enlithere County, Maryland and rest to Sondra Junes, House 113, County Office Building, Towson, Maryland 2120s, before the hearing. Very Fruly yours WILLIAM E. MAPPOND Zoning Commissioner WUllist	Beginning at a point on the South side of Riverside Drive, 50 feet West of Margaret Avenue and known as Lots 5 and 6, Block 0, Section 2, as shown on the 2r lood plat of the taylor Land Company, which is recorded in the Land Records of Baltimore County in Liber 9, Folio 74. Also known as 524 Riverside Drive.	DALTIMORE COUNTY OF HE OF PLANNEY OF JONNS OWNSON MARYAND 21204 494-3353 MILLIAM E MAMMOND ZONING COMMASSIONER May 7, 1980 Mrs. Peggy Dabney and Mrs. Carol Jones 526 Riverside Drive Baltimore, Maryland 21221 RE: Petition for Variances 5/5 of Riverside Dr., 50' W of Margaret Ave 15th Election District Peggy Dabney, et al - Petitioners NO. 80-214-A (Item No. 154) Dear Mrs. Dabney and Mrs. Jones: I have this date passed my Order in the above captioned matter in accordance with the attached. Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner JMHJ/mc Attachments cc: John W. Hessian, III, Esquire People's Counsel
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland District. 5 Date of Posting. 4/5/30 Posted for: 1/5/40 Location of property. 1/5 Landaudid Bases, 50 Mare- Location of Signa Andle Angled Bases, 50 Mare- Location of Signa Angled Bases, 50 Mare- Location of Pooting 4/5/40 Mare- Location of Signa Angled Bases, 50 Mare- Location of Pooting 4/5/40 Mare- Location of Pooting 4/5/40 Date of return: 4/5/40 Petition mare- Petition mare- Descriptions checked and order by dote by	Filing Fee \$ Received: Check Cash Other Jalliam E. Hammond, Zoning Commissione	PETITION FOR VALLANCE Jish District Remarks Drive, 50 feet West of Remarks Drive, 50 feet State Drive, 40 feet State Country, will had a public Remark of the required 50 feet for the promoted resulting on Lot 6. The required 10 feet for the promoted resulting on Lot 6. Small Lot or Tracts Small Lot or Tracts Small Lot or Tracts State Drive, 50 feet State Country Dispersion of State State State Drive, 50 feet State Remarks 1 feet State State Drive, 50 feet State State Drive, 50 feet State Remarks 1 fe	PETITION FOR VARIANCES ISIA DISTRICT ZONING: Polition for Variances ZONING: Polition for Variances ZONING: Polition for Variances

Revised Plans:
Change in outline or description____Yes
____No

Reviewed by:

Previous case:

PACK RIVER



EXCTERN BUTO 11.2.2.2.2.2

PLAT FOR VARIANCE PETITION. TAYLOR LAND CO. PLAT. Nº 9 Folio 74 Lots. Nº 5&6 ZONED DR 5.5 ELECTION DISTRICT SCALE 1"=50"

Note: Water & Sewer Existing In Street

THE RESERVE OF THE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

CAROL JONES and I or we PEGGY DARNEY ____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,

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: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

S/S of Riverside Dr., 50' W of Margaret Ave., 15th District

CAROL L. JONES, et al, Petitioners : Case No. 80-214-A

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Leter Max Zimmeman Peter Max Zimmerman Deputy People's Counsel

Inherter dessear, The John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

M's. Carol L. Jones 526 Riverside Drive Baltimore, Maryland 21221

of february. , 1980.

Petitioner's Attorney

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

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Carol L. Jones

Vicholas B. Commodari Chairman, Zoning Plans

Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1980

RE: Item No. 154

Petitioner-Carol L. Jones

Variance Petition

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

M's. Carol L. Jones 526 Riverside Drive Baltimore, Maryland 21221

Chairman

MEMBERS

Bureau of Department of Traffic Engineering State Roads Commission Fire Prevention Health Department Project Planning Building Department

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HARRY J. PISTEL, P. E. DIRECTOR

March 12, 1980

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Ellsworth N. DIVER, P.E. Ch. of Bureau of Engineering

END: EAM: FWR: SS

cc: J. Somers

I-SW Key Sheet 1 & 2 NE 28 Pos. Sheets NE 1 G Topo 97 Tax Map



JOHN D. SEYFFERT DIRECTOR

March 11, 1980

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

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John L. Wimbley per RH

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RECEIVED

OROCE

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) rhould 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

Zoning Commissioner of Baltimore County

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978 EFFECTIVE MARCH 1, 1980

SECTION 319.0 A rew section added to read as follows:

Construction in Areas Subject to Flooding.

Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential duellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

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

March 20, 1980

Mr. Willian E. Mammond, Zoning Commissioner Office of Planing and Zoning County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

IJF/mw

Comments on Item # 154, Zoning Advisory Committee meeting of February 5, 1980, are as follows:

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Carol L. Jones S/S Riverside Drive 50' W. Margaret Ave. Variance to permit lot widths of 50' in

lieu of the required 55' for Lots 5 & 6 and to permit front and rear setbacks of 10' in lieu of the required 25' and 30' respectively.

Acres: District:

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Very truly yours,

BUREAU OF ENVIRONMENTAL SERVICES

Towson, Maryland - 21204

Z.A.C. Meeting of: February 5, 1980

Date: February 7, 1980

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variances

South side of Riverside Drive, 50 feet West of Margaret Avenue LOCATION:

Thursday, April 24, 1980 at 9:30 A.M. DATE & TIME:

PUBLIC HEARING: Room 106, 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 Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 5 and 6; to permit a 10 foot front yard satback in lieu of the required 25 feet, and to permit a 10 foot rear yard setback in lieu of the required 30 feet for the proposed dwelling on Lot 5

The Zoning Regulation to be excepted as follows:

Section 1B02.3.C.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Carol L. Jones, et al. as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 24, 1980 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARY AND 21204

PAUL H. REINCKE CHIEF

February 28, 1980

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: Carol L. Jones

S/S Riverside Dr. 50' W Margaret Ave. Zoning Agenda: 2-5-80

Item No:

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 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.

REVIEWER CAT. Joseph Kolly 2-35-80 Approved: Alegen Milegen Fire Prevention Bureau

Special Inspection Division

department of permits and licenses TOWSON, MARYLAND 21204 Ted Zaleski, Jr.

February 4, 1980

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

Comments on Item #154 Zoning Advisory Committee Meating, February 5, 1980 are as follows:

Property Owner: Carol L. Jones

S/S Riverside Drive 50' W. Margaret Ave. Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for Lots 5 & 6 and to permit front and rear setbacks of 10' in lieu of the required 25' and 30' respectively.

District:

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) , State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section ____

X J. Comment: Basement are not permitted unless the floor level is one foot above projected 100 year storm -See Section 319.0 of Bill 199-79.
NOTE: These comments reflect only on the information provided by the

drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

CEBtri

BASTIMORE COUNTY, MARYSAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond March 31, 1980

Zoning Commissioner John D. Seyffert, Director

Office of Planning and Zoning Petition No. 80-214-A Item 154

SUBJECT____

Petition for Variances South side of Riverside Drive, 50 feet West of Margaret Avenue Petitioner - Carol L. Jones, et al

Fifteenth District

HEARING: Thursday, April 24, 1980 (9:30 A.M.)

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

JDS:JGH:ab

WNP/bp

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Maryland 21204

Baltimore County Office Building

RE: Item No: 151, 152, 153, 154, 155, 156, 157

1111 West Chesapeake Avenue

Property Owner:

Present Zoning:

Proposed Zoning:

Location:

District:

No. Acres:

Dear Mr. Hammond:

Zoning Commissioner

All of the above have no bearing on student population.

Very truly yours, ?

Ha Mich Kelione

Department of Planning

Wm. Nick Petrovich, Assistant

OF BALTIMORE COUNTY

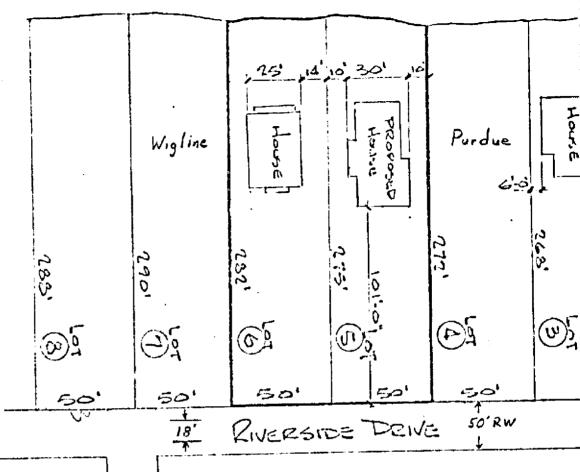
Mrs. Carol L. Jones Mrs. Peggy Dabney 526 Riverside Drive Faltimore, Maryland 21221 NOTICE OF HEARING EE: Petition for Variance - South side of Riverside Drive, 50' W of Margaret Avenue - Case No. 80-211-A TIME: 9130 A.M. DATE: Thursday, April 24, 1920 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEARE AVENUE, TOASON, MARYLAND ZONING COMPUSSIONER OF BAINTMORE COUNTY	BALTIMORY COMPTY OF TONING FOWSON MAINTAIN 20204 APA-3333 WHITAM E HAMMACH! KEN Peggy Dabney RES. Carol Junes S26 Riverside Drive Patition for Varience F/S Riverside Dr., 50° V Margaret Ave Care No. 80-211-A Dear Mrs. Dabney & Jones: This is to solvise you that 15.25 is due for advortining and posting of the above-property. Please make check payable to Enlithere County, Maryland and rest to Sondra Junes, House 113, County Office Building, Towson, Maryland 2120s, before the hearing. Very Fruly yours WILLIAM E. MAPPOND Zoning Commissioner WUllist	Beginning at a point on the South side of Riverside Drive, 50 feet West of Margaret Avenue and known as Lots 5 and 6, Block 0, Section 2, as shown on the 2r lood plat of the taylor Land Company, which is recorded in the Land Records of Baltimore County in Liber 9, Folio 74. Also known as 524 Riverside Drive.	DALTIMORE COUNTY OF HE OF PLANNEY OF JONNS OWNSON MARYAND 21204 494-3353 MILLIAM E MAMMOND ZONING COMMASSIONER May 7, 1980 Mrs. Peggy Dabney and Mrs. Carol Jones 526 Riverside Drive Baltimore, Maryland 21221 RE: Petition for Variances 5/5 of Riverside Dr., 50' W of Margaret Ave 15th Election District Peggy Dabney, et al - Petitioners NO. 80-214-A (Item No. 154) Dear Mrs. Dabney and Mrs. Jones: I have this date passed my Order in the above captioned matter in accordance with the attached. Very truly yours, JEAN M.H. JUNG Deputy Zoning Commissioner JMHJ/mc Attachments cc: John W. Hessian, III, Esquire People's Counsel
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland District. 5 Date of Posting. 4/5/30 Posted for: 1/5/40 Location of property. 1/5 Landaudid Bases, 50 Mare- Location of Signa Andle Angled Bases, 50 Mare- Location of Signa Angled Bases, 50 Mare- Location of Pooting 4/5/40 Mare- Location of Signa Angled Bases, 50 Mare- Location of Pooting 4/5/40 Mare- Location of Pooting 4/5/40 Date of return: 4/5/40 Petition mare- Petition mare- Descriptions checked and order by dote by	Filing Fee \$ Received: Check Cash Other Jalliam E. Hammond, Zoning Commissione	PETITION FOR VALLANCE Jish District Remarks Drive, 50 feet West of Remarks Drive, 50 feet State Drive, 40 feet State Country, will had a public Remark of the required 50 feet for the promoted resulting on Lot 6. The required 10 feet for the promoted resulting on Lot 6. Small Lot or Tracts Small Lot or Tracts Small Lot or Tracts State Drive, 50 feet State Country Dispersion of State State State Drive, 50 feet State Remarks 1 feet State State Drive, 50 feet State State Drive, 50 feet State Remarks 1 fe	PETITION FOR VARIANCES ISIA DISTRICT ZONING: Polition for Variances ZONING: Polition for Variances ZONING: Polition for Variances

Revised Plans:
Change in outline or description____Yes
____No

Reviewed by:

Previous case:

BACK RIVER



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15 NE 15 A SECTION AND A SECTI

PLATFOR VARIANCE PETITION
TAYLOR LAND CO.
PLAT. Nº 9 Folio 74
LOTS. Nº 5&6

ZONED DR 5.5

ELECTION DISTRICT 15"
SCALE 1"=50"
NOTE: WATER: & SENJER EXISTING
IN STREET