

ORDER RECEIVED FOR FILING

DATE May 3 1980

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 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 Baltimore County, this 2nd day of May, 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 lieu 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 plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy 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

March 20, 1980

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

Dear Mr. Hammond:

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

Property Owner: Carol L. Jones
Location: 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.

Acres: _____
District: 15

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

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

Location: S/S Riverside Dr. 50' W. Margaret Ave.

Item No: 154 Zoning Agenda: 2-5-80

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.

REVIEWER *George M. McGehee* Noted and Approved: *George M. McGehee*
Planning Group Fire Prevention Bureau
Special Inspection Division

balmore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 434-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
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. 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.
Acres: _____
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1978 Edition, 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.
C. Additional _____ 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 _____.
- I. No Comment.
- X J. Comments: Basement are not permitted unless the floor level is one foot above projected 100 year storm - See Section 319.0 of Bill 199-79. 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.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

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 new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewater, 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 dwellings 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.

rrj/

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

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

RE: Item No: 151, 152, 153, 154, 155, 156, 157
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variances

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

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

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 setback 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
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Petition No. 80-214-A Item 154
TO: _____ Date: March 31, 1980
FROM: _____
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.

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

JDS:JGH:eb

3/24/80
Mrs. Carol L. Jones
Mrs. Peggy Dabney
526 Riverside Drive
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - South side of Riverside Drive, 50' W of
Margaret Avenue - Case No. 80-214-A

TIME: 9:30 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 10, 1980

Mrs. Peggy Dabney
Mrs. Carol Jones
526 Riverside Drive
Baltimore, Maryland 21221

RE: Petition for Variance
S/S Riverside Dr., 50' W Margaret Ave
Case No. 80-214-A

Dear Mrs. Dabney & Jones:

This is to advise you that \$46.25 is due for
advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and
remitt to Sandra Jones, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WUE:aj

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 O, Section E,
as shown on the 1st last 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.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 7, 1980

Mrs. Peggy Dabney
and
Mrs. Carol Jones
526 Riverside Drive
Baltimore, Maryland 21221

RE: Petition for Variances
S/S 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,
[Signature]
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 Towson, Maryland

District: 15 Date of Posting: 4/15/80
Posted for: Petition for Variance
Petitioner: Carol L. Jones, et al
Location of property: 526 Riverside Drive, 50' W Margaret Ave.
Location of Signs: Front of property (Facing River-
side Dr.)
Remarks: None
Posted by: *[Signature]* Date of return: 4/16/80
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 27 day of April, 1980.

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

Petitioner: Carol L. Jones Submitted by: *[Signature]*
William E. Hammond, Zoning Commissioner
Petitioner's Attorney: Reviewed by: *[Signature]*

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

PETITION FOR VARIANCE

15th District
Zoning: Petition for Variance
Location: South side of
Riverside Drive, 50 feet West of
Margaret Avenue.
Date & Time: Thursday, April
24, 1980 at 9:30 A.M.
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 65 feet for
Lots 5 and 6; to permit a 10 foot
front yard setback 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
accepted as follows:
Section 1802.3.C.1
Development Standards for
Small Lots or Tracts
All that parcel of land in the
Fifteenth District of Baltimore
County

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 O, Section E, as shown on
the revised 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.
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
of Baltimore County

The Essex Times

Essex, Md., April 3, 1980

This is to Certify, That the annexed

Petition

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in
each of one successive
weeks before the 3rd day of

April, 1980
John D. Wofford, Jr. Publisher.

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 ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case:	Map #									

No. 85595
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4-23-80 ACCOUNT: 01-662

AMOUNT: \$46.25

RECEIVED: David Jones

FOR: Zoning Commission

526 Riverside Dr.

with plat 21204

1835850-23 2500.00

VALIDATION OR SIGNATURE OF CARRIER

No. 86404
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 18, 1980 ACCOUNT: 01-662

AMOUNT: \$46.25

RECEIVED: Carol L. Jones

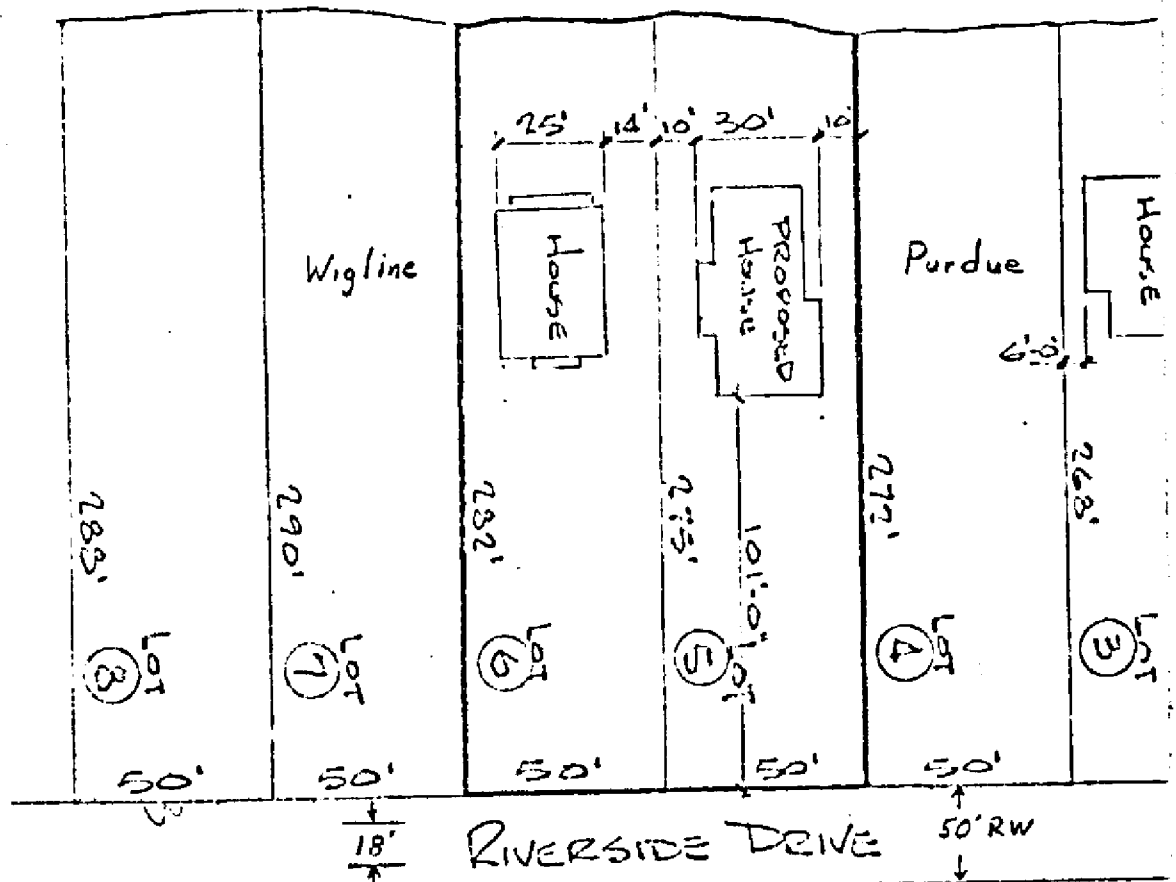
FOR: Advertising and Posting for Case No. 80-214-A

1835850-23 4625.00

VALIDATION OR SIGNATURE OF CARRIER



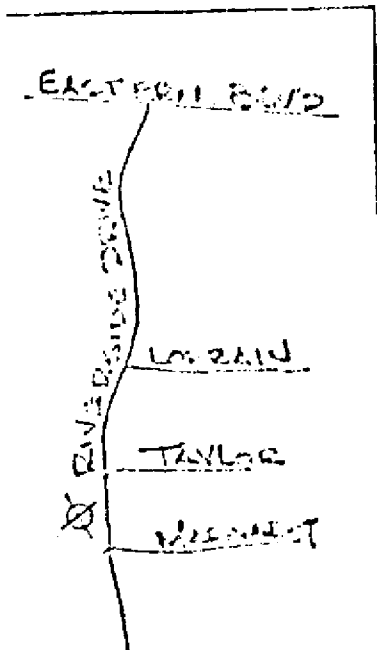
BACK RIVER



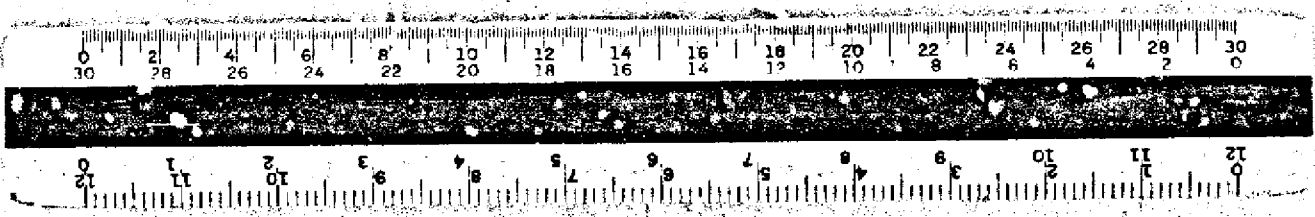
MARGARET AVE.

PLAT FOR VARIANCE PETITION
 TAYLOR LAND CO.
 PLAT. NO. 9 Folio 74
 LOTS. NO. 5 & 6
 ZONED DR 5.5
 ELECTION DISTRICT 15th
 SCALE 1" = 50'

NOTE: WATER & SEWER EXISTING
 IN STREET



4B
 NE 19
 15
 1-23-80
 A
 CK
 8/26/80
 JFB



ORDER RECEIVED FOR FILING

DATE May 3, 1980

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 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 Baltimore County, this 1st day of May, 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 lieu 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 plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy 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

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 new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewater, 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.

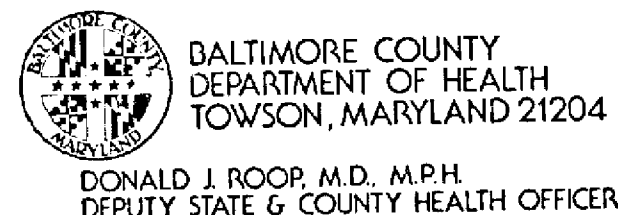
319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

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2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings 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.

rrj/



March 20, 1980

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

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

Property Owner: Carol L. Jones
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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.

Acres: _____
District: 15

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 7, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

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

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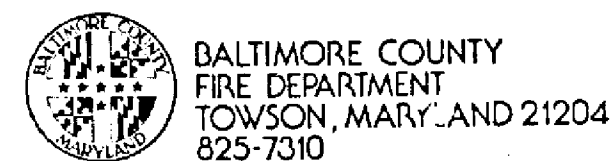
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

Location: S/S Riverside Dr. 50' W Margaret Ave.

Item No: 154 Zoning Agenda: 2-5-80

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.

REVIEWER *George M. McGehee* Noted and Approved: *George M. McGehee*
Planning Group Fire Prevention Bureau
Special Inspection Division

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variances

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

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

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 setback 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:

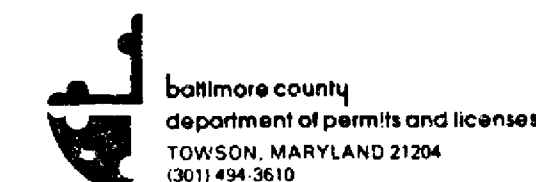
Section 1B02.3.C.1 - Development Standards for Small Lots or Tracts

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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
OF BALTIMORE COUNTY



Ted Zaleski, Jr.

DIRECTOR

February 4, 1980

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

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Acres: _____
District: 15th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition, 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.
- C. Additional _____ Permits shall be required.
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- E. Three sets of construction drawings will be required to file an application for a building permit.
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- 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 _____.
- I. No Comment.
- X J. Comments: Basement are not permitted unless the floor level is one foot above projected 100 year storm - See Section 319.0 of Bill 199-79. 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.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Petition No. 80-214-A Item 154

Date: March 31, 1980

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.

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

JDS:JGH:eb

3/24/80
Mrs. Carol L. Jones
Mrs. Peggy Dabney
526 Riverside Drive
Baltimore, Maryland 21221

NOTICE OF HEARING

RE: Petition for Variance - South side of Riverside Drive, 50' W of Margaret Avenue - Case No. 80-214-A

TIME: 9:30 A.M.

DATE: Thursday, April 24, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 10, 1980

Mrs. Peggy Dabney
Mrs. Carol Jones
526 Riverside Drive
Baltimore, Maryland 21221

RE: Petition for Variance
S/S Riverside Dr., 50' W Margaret Ave
Case No. 80-214-A

Dear Mrs. Dabney & Jones:

This is to advise you that \$46.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WUE:aj

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 O, Section E, as shown on the 1st last 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.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 7, 1980

Mrs. Peggy Dabney
and
Mrs. Carol Jones
526 Riverside Drive
Baltimore, Maryland 21221

RE: Petition for Variances
S/S 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,
[Signature]
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 Towson, Maryland

District: 15 Date of Posting: 4/5/80
Posted for: Petition for Variance
Petitioner: Carol L. Jones, et al
Location of property: 526 Riverside Drive, 50' W Margaret Ave.
Location of Signs: Front of property (Facing River Side) - 2 signs
Remarks: None
Posted by: *[Signature]* Date of return: 4/10/80

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 27 day of April, 1980.

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

Petitioner: Carol L. Jones Submitted by: *[Signature]*
William E. Hammond, Zoning Commissioner

Petitioner's Attorney: Reviewed by: *[Signature]*

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

PETITION FOR VARIANCE

15th District
Zoning: Petition for Variance
Location: South side of Riverside Drive, 50 feet West of Margaret Avenue.
Date & Time: Thursday, April 24, 1980 at 9:30 A.M.
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 Variance to permit lot widths of 50 feet in line of the required 65 feet for Lots 5 and 6; to permit a 10 foot front yard setback in line of the required 25 feet and to permit a 10 foot rear yard setback in line of the required 30 feet for the proposed dwelling on Lot 5.

The Zoning Regulation to be accepted as follows:
Section 1802.3.C.1 - Development Standards for Small Lots or Tracts
All that parcel of land in the Fifteenth District of Baltimore County

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 O, Section E, as shown on the revised 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.

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 of Baltimore County

The Essex Times

Essex, Md., April 3, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 3rd day of

April, 1980

John D. Wofford, Jr. Publisher.

PETITION FOR VARIANCE

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Also known as 524 Riverside Drive.
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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 of Baltimore County
April 2

DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 1980

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 in each

of one time successive weeks before the 21st

day of April, 1980, the first publication

appearing on the 3rd day of April

1980.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 19.75

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 ZC, BA, CC, CA										
Reviewed by: <i>[Signature]</i>	Revised Plans: Change in outline or description ☐ Yes ☒ No									
Previous case:	Map #									

No. 85595

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

DATE: 4-22-80 ACCOUNT: 01-662

AMOUNT: \$ 25.00

RECEIVED FOR: *[Signature]*

526 Riverside Dr.

with plat 2/23/80

2500.00
VALIDATION OR SIGNATURE OF CLERK

No. 86404

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

DATE: April 18, 1980 ACCOUNT: 01-662

AMOUNT: \$46.25

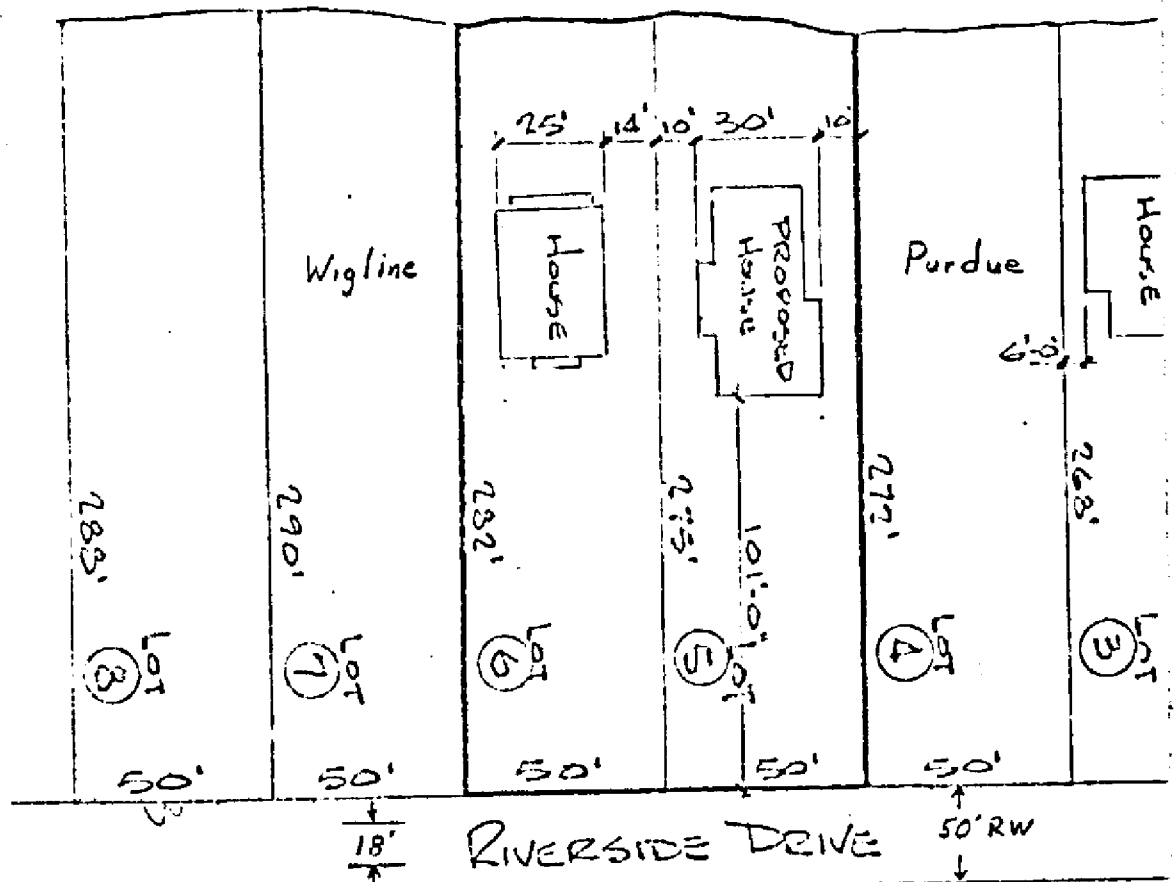
RECEIVED FOR: Carol L. Jones

for: Advertising and Posting for Case No. 80-214-A

4625.00
VALIDATION OR SIGNATURE OF CLERK



BACK RIVER



MARGARET AVE.

PLAT FOR VARIANCE PETITION
TAYLOR LAND CO.

PLAT. NO. 9 Folio 74

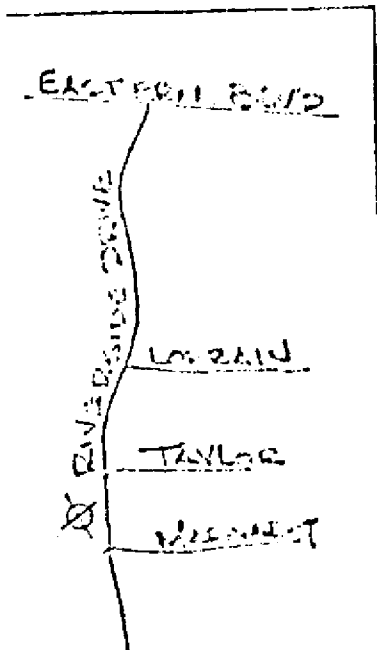
LOTS. NO. 5 & 6

ZONED DR 5.5

ELECTION DISTRICT 15th

SCALE 1" = 50'

NOTE: WATER & SEWER EXISTING
IN STREET



4B
NE 19
15
1-23-80
A
CK
8/26/20
J.P.

