

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1 B O 2.3 B (section III A Residence C-3.) to permit a side yard setback of 3' instead of the required 7'.

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

A garage would provide more storage space than the present carport.
A garage cannot be built on the other side of the house because of an existing, deeded right of way.
A garage cannot be built in back of the house because the back yard is steeply terraced.

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.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s):
(Type or Print Name) EVAN ERNEST EVANS
Signature EVAN ERNEST EVANS
Address 123 W. SEMINARY AVE. 332-8217
City and State LUTHERVILLE, MD. 21093
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
EVAN ERNEST EVANS
Address 123 W. SEMINARY AVE. 332-8217
City and State LUTHERVILLE, MD. 21093
Attorney's Telephone No.: 123-4567
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of February, 1982, 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 the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22th day of April, 1982, at 9:30 o'clock P.M.

(over)

Item #153 (1981-1982)
Property Owner: Evan E. & Nancy L. Evans
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March 23, 1982

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.

Water and Sanitary Sewer:

There is a 12-inch public water main and 8-inch public sanitary sewerage in Seminary Avenue.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Kimbley
William Munchel
George Wittman

S-SF Key Sheet
45 NW 2 Pos. Sheet
NW 12 A Topo
60 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

John
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Urban Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Evan E. Evans
123 W. Seminary Avenue
Lutherville, Maryland 21093

April 20, 1982

RE: Item No. 153
Petitioner - Evan E. & Nancy L. Evans
Variance Petition

Dear Mr. & Mrs. Evans:

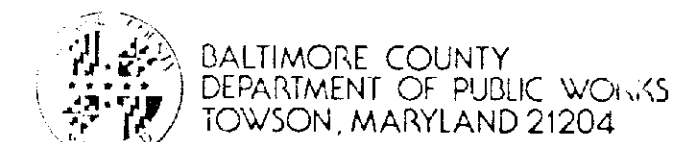
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, all forwarded them to you. Otherwise, my comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

March 23, 1982

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

Re: Item #153 (1981-1982)
Property Owner: Evan E. & Nancy L. Evans
S/S Seminary Avenue 217' E. of Bellona Avenue
Acres: 80.00/122.48 X 122.59/115.00
District: 9th

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.

General:

This property comprises Lot 21, Block 10, "Flat One Section Two Orchard Hills", recorded G.L.B. 21, Folio 30. There are 5-foot drainage and utility easements along the western and southern outlines of this property.

The status of the indicated "10' Right-of-Way" is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein.

Highways:

Seminary Avenue (Md. 131) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Seminary Avenue, which is anticipated to be transferred to Baltimore County for maintenance in the future, is proposed to be further improved as a 50-foot closed section roadway on an 80-foot right-of-way.

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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning

Date: February 19, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #137 - Paul G. & Karne A. Riesner
- Item #139 - Frederick & Sharon Leavitt
- Item #141 - Kenneth W. & Sharon A. Daniels
- Item #142 - Edward E. & Louise Smith
- Item #144 - L. Glen & Patricia D. Rock
- Item #147 - James W. & Margaret I. Paul
- Item #148 - Paul J. & Ruth A. Glace
- Item #151 - Harry S. & Dorothea S. Cook
- Item #152 - Norbert Muench

Item #153 - Evan E. & Nancy L. Evans

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



Maryland Department of Transportation
State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. M. Commodari

Re: Zoning Variance of 2-23-82
ITEM: #153
Property Owner: Evan E. & Nancy L. Evans
Location: S/S Seminary Ave.
Route 131, 217' E. of Bellona Avenue
Existing Zoning: S.P. 5.5
Proposed Zoning: Variance to permit a side yard setback of 3' in lieu of the required 7'.
Acres: 80.00/122.48 X 122.59/115.00
District: 9th

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GWW:mw

By: George Wittman

cc: Mr. J. Kimbley

ORDER RECEIVED FOR FILING

DATE April 30, 1982

BY [Signature]

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1982, that the herein Petition for Variance(s) to permit a side yard setback of three feet instead of the required seven feet, for the expressed purpose of constructing a garage, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
494-3985

PAUL H. REINCKE
CHIEF

March 30, 1982

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

Attention: Nick Comodati, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Evan E. & Nancy L. Evans

Location: S/S Seminary Avenue 217' E. of Pellona Avenue

Item No.: 153

Zoning Agenda: Meeting of February 23, 1982

Gentlemen:

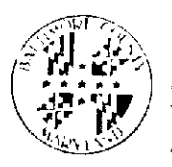
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 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 operation.
- (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: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mb



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

March 25, 1982

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 #153, Zoning Advisory Committee Meeting, February 23, 1982, are as follows:

Property Owner: Evan E and Nancy L. Evans
Location: S/S Seminary Avenue 217' E. of Pellona Avenue
Acres: 80.00/122.48 X 122.59/115.00
District: 9th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

4/29
82-332-A

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

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

Z.A.C. Meeting of: February 23, 1982

RE: Item No: 148, 149, 150, 151, 152, 153
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,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Seminary Ave., 217' :
E of Bellona Ave., 9th Dist. : OF BALTIMORE COUNTY
EVAN ERNEST EVANS, et ux, : Case No. 82-232-A
Petitioners

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

[Signature]
Peter Max Zimmerman
Deputy People's Counsel

[Signature]
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of March, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Evan Ernest Evans, 123 W. Seminary Avenue, Lutherville, Maryland 21093, Petitioners.

[Signature]
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: _____
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-232-A

Date: March 31, 1982

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

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:mc

PETITION FOR VARIANCE

9th DISTRICT

ZONING: Petition for Variance
LOCATION: South side of Seminary Ave., 217 ft. East of Pellona Ave.
DATE & TIME: Thursday, April 19, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 3' instead of the required 7'.

The Zoning Regulation to be excepted as follows:

Section 1802.3B (section III A Residence C-3) - Minimum side yard setback in a D.R.5.5 Zone (A Residence Zone)

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

Being the property of Evan E. Evans, et ux, as shown on plat plan filed with the Zoning Department

Hearin Date: Thursday, April 29, 1982 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

