

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 1802.3 of the Zoning Regulations of Baltimore County, to allow a 50 foot minimum lot width in lieu of the required 55 feet

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

The lots were originally 50 feet in width for a two lot width of 100 feet. The herein petitioner only has title to the 100 foot width and to utilize the full potential of said lot will need the variance to create two lots.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I/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: (Type or Print Name) Signature

Legal Owner(s): (Type or Print Name) Signature

Address: City and State

City and State

Address: City and State

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RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Putty Hill Ave., 714' W of the centerline of Perring Parkway, 9th District : OF BALTIMORE COUNTY

MATTHEWS & MATTHEWS, INC., : Case No. 82-246-A
Petitioner

ORDER TO ENTER APPEARANCE

Ms. 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

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

Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of April, 1982, a copy of the

foregoing Order was mailed to Matthews & Matthews, Inc., 2925 Summit Avenue,

Baltimore, Maryland 21234, Petitioner and Mr. W. George Ulrich, Jr., 412

Delaware Avenue, Towson, Maryland 21204, who requested notification.

John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1982

Matthews & Matthews, Incorporated
2925 Summit Avenue
Baltimore, Maryland 21234

RE: Item No. 163
Petitioner - Matthews & Matthews, Inc.
Variance Petition

Dear Mrs. Matthews:

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

are noted, 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.

In view of your proposal to subdivide this property into two lots, each with a lot width of 50', this variance hearing is required. A similar variance request (Case No. 81-190 A) was granted for property to the northwest of this site.

As indicated to your surveyor, the front setback of the proposed dwellings should be the average setbacks of all dwellings within 200' of the side property lines. Based on our conversation, this may require these structures to be located further to the south.

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, I will forward them to you. Otherwise, any 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

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Enclosures

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 30, 1982

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

Re: Item #163 (1981-1982)
Property Owner: Matthews and Matthews, Inc.
S/S Putty Hill Ave. 714' W. of centerline of Perring Parkway
Acres: 0.326 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 2 of the plat "A Resubdivision of Lots 104 & 105 Hillendale Farms Lot 1 & Lot 2", recorded S.H.K., Jr. 48, Folio 58.

Highways:

Putty Hill Avenue, an existing County road in this vicinity is improved with a 44-foot closed section roadway on a 70-foot right-of-way; further highway improvements are not proposed at this time.

Clearwood Avenue, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-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.

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.

Item #163 (1981-1982) Property Owner: Matthews and Matthews, Inc. Page 2 March 30, 1982

Water and Sanitary Sewer:

There is a 12-inch public water main in Putty Hill Avenue, and 8-inch public sanitary sewerage in Clearwood Avenue.

As indicated, a private easement is required to sewer the proposed lots fronting on Putty Hill Avenue.

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

cc: Jack Wimbley

N-NE Key Sheet
34 NE 12 Pos. Sheet
NE 9 C Topo
70 Tax Map

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 23, 1982

Re: ZAC Meeting of March 2, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 155, 157, 160, 161, 162, 163.

Sincerely,
Michael S. Flanigan
Engineering Associate II

MSF/r1j

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 26, 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 #155 - James & Deborah M. Anderson, Jr.
- Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Gamble
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Cox
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Frantz
- Item #170 - Ervin V. & Frieda Heinrich
- Item #175 - John Shavers
- Item #177 - Agnes A. Stem
- Item #180 - Howard M. Grossfeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Oliver B. & Jean J. Dearden

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

137/rth

CARL L. GERHOLD
PHILIP M. CROSS
JOHN A. TIZEL
WILLIAM E. GERBER
GORDON T. LANGDON

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

EXHIBIT
PAUL G. DOLLENBERG
FRED L. DOLLENBERG

February 19, 1982

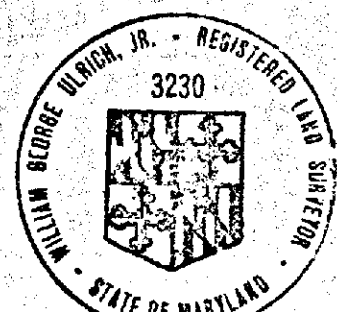
Zoning Description

All that piece or parcel of land lying, being and situate in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the south side of Putty Hill Avenue at the northeast corner of Lot No. 2 as shown on the plat of the Resubdivision of Lots 104 and 105 Hillendale Farms, Lot 1 & Lot 2 which said plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. no. 48 folio 58, said point of beginning being distant 714 feet, measured westerly along the south side of Putty Hill Avenue, from the centerline of Perring Parkway, running thence and binding on the south side of Putty Hill Avenue North 88 degrees 07 minutes 59 seconds West 100.30 feet thence leaving said avenue and binding on the outlines of the aforesaid Lot No. 2 the three following courses and distances viz: South 02 degrees 32 minutes 30 seconds East 142.00 feet, South 88 degrees 07 minutes 59 seconds East 100.30 feet and North 02 degrees 32 minutes 30 seconds West 142.00 feet to the place of beginning.

Containing 0.326 of an Acre of Land more or less.

Being the property of the petitioners herein as shown on a plat filed with the office of the Zoning Commissioner.



William E. Gerber

Matthews & Matthews, Inc.
2925 Transit Avenue
Baltimore, Maryland 21214

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

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 2nd day of March, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Matthews & Matthews, Inc.

Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 19th day of February, 1982.*

Filing Fee, \$ 25.00 Received: ☒ Check

Cash

Other

William E. Hammond, Zoning Commissioner

Petitioner: Matthews & Matthews, Inc. Submitted by: B.H. Black

Petitioner's Attorney: Nicholas B. Commodari Reviewed by: Diana E. H.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-246-A
Matthews and Matthews

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEGJGHslc

cc: Arlene January
Shirley Hess

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-246-A
Matthews and Matthews

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEGJGHslc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE

IN ELECTION DISTRICT

ZONING: Petition for Variance for minimum lot width

LOCATION: South side of Putty Hill Avenue, 714 feet West of the center line of Perring Parkway

DATE & TIME: Thursday, May 20, 1982 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:

Section 1802.5 C - minimum lot width

All that piece or parcel of land lying, being and situate in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the south side of Putty Hill Avenue at the northeast corner of Lot No. 2 as shown on the plat of the Resubdivision of Lots 104 and 105 Hillendale Farms, Lot 1 & Lot 2 which said plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. no. 48 folio 58, said point of beginning being distant 714 feet, measured westerly along the south side of Putty Hill Avenue, from the centerline of Perring Parkway, running thence and binding on the south side of Putty Hill Avenue North 88 degrees 07 minutes 59 seconds West 100.30 feet thence leaving said avenue and binding on the outlines of the aforesaid Lot No. 2 the three following courses and distances viz: South 02 degrees 32 minutes 30 seconds East 142.00 feet, South 88 degrees 07 minutes 59 seconds East 100.30 feet and North 02 degrees 32 minutes 30 seconds West 142.00 feet to the place of beginning.

Containing 0.326 of an Acre of Land more or less.

Being the property of Matthews and Matthews, Inc., as shown on the plat filed with the Zoning Department.

Hearing Date: Thursday, May 20, 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

APR 20

The Times

Middle River, Md., April 19, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 29th day of

April, 1982.

Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 20th day of May, 1982, the last publication appearing on the 22nd day of April, 1982.

THE JEFFERSONIAN

L. Frank Stinson
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 2-23-82 ACCOUNT 21-662

AMOUNT \$25.00

RECEIVED FROM W. E. Gerber

FOR Planning & Zoning

FOR Matthews & Matthews

392 FEB 23 250.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE 5-14-82 ACCOUNT 21-6121

AMOUNT \$66.11

RECEIVED FROM Matthews & Matthews

FOR Planning & Zoning

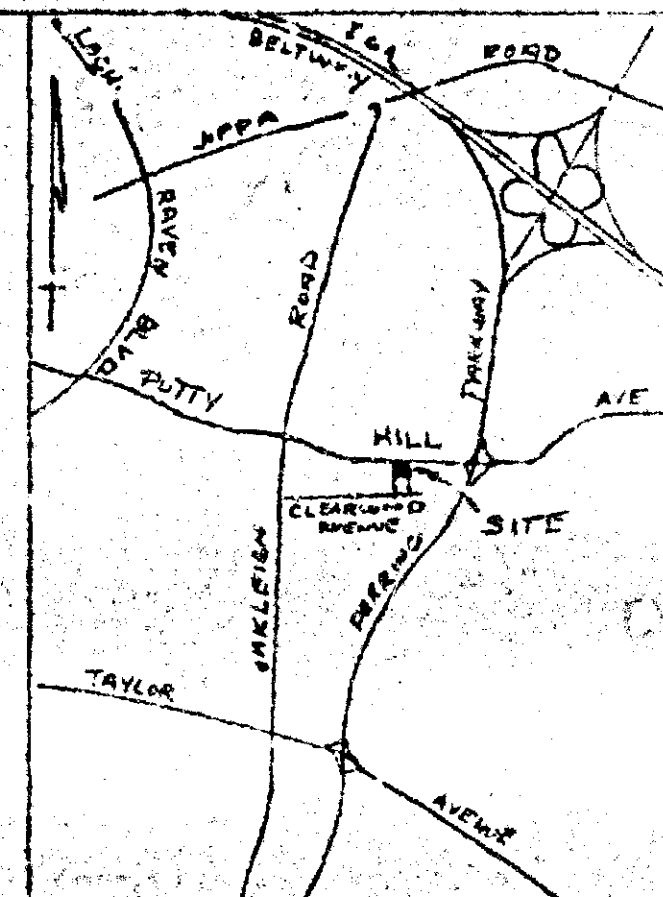
FOR Matthews & Matthews

82-246-A

250.00

66.11

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP
SCALE: 1" = 200'

NOTES

1. BLUE WATER / PUBLIC SEWER TO BE USED
2. PRESENT ZONING: DR. S.S.
3. LOT AREA REQUIRED: 11,802.3 C. COCC
4. 2 LOTS SHOWN 7,100' EACH
5. OPEN SPACE FEE WAIVER PREVIOUSLY PAID

PETITION FOR ZONING VARIANCE
SECTION SMALL LOTS OR TRACTS SECTION 1802.3-C
TO ALLOW A 50' MINIMUM LOT WIDTH IN LIEU OF
REQUIRED 55' MINIMUM LOT WIDTH

TENTATIVE PLAN

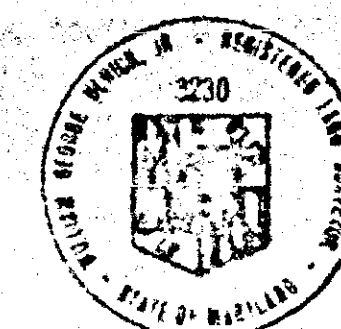
PROPOSED RESUBDIVISION OF LOT 2, A
RESUBDIVISION OF LOTS 104 & 105 HILLENDALE FARMS
PLATBOOK ENCL. NO. 48 - PLAT 58

OWNER: RUSSELL J. MATTHEWS & WIFE
2925 SUMMIT AVENUE
BALTIMORE, MARYLAND 21234
CCB-0724

Item #163

9th ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1" = 30' February 12, 1992

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204



William S. Ulrich

