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 E02.3.C.1, to permit lot widths of 50/feet in lieu of required 55 feet all

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

To construct a one story dwelling handicapped designed easily accessable to shopping areas.

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.

Legal Owner(s):

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.

118 Margaret Ave. 697-0534

Baltimore Maryland 21221

Name, address and phone number of legal owner, con-

Gordon P. Viprerman

9533 Belair Rd

Contract Purchaser: Clarence D. Vippermar . Sr. (Type or Print Name)

Louis Kiefer (Type or Print Name) Your Kinger Balt. Md 21221 Gertrude Kiefer (Type or Frint Name)

tract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 25th \_\_\_\_\_ day

May 19 82 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 County, on the \_\_\_\_\_ 13th \_\_\_\_ day of \_\_\_\_ July \_\_\_\_, 19.82 \_\_\_ at 9:30 o'clock

---A--M.

8

RESCHEDULED: Tuesday, August 17, 1982 at 9:30 A. M.

Zoning Commissioner of Bolimore County.

256-563C

Phone No.

RE: PETITION FOR VARIANCE W/S of Margaret Ave., 50' N of Virginia Ave., 15th District :

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

LOUIS KIEFER, of ux, Petition: rs : Case No. 83-8-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Mux Zemmer wan Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 17th day of June, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Louis Kiefer, 198 Margaret Avenue, Baltimore, Maryland 21221, Petitioners; Mr. Clarence D. Vipperman, Sr., 1058 Middleborough Road, Baltimore, Maryland 21221, Contract Purchaser; and Mr. Gordon 9, Vipperman, 9533 Belair Road, Baltimore, Maryland 21236, who requested netification.

> tober 101 Leanan hi John W. Hessian, III

BALTIMORE COUNTY



PETITION AND SITE PLAN

EVALUATION COMMENTS

BAITIMORE COUNTY DEFARTMENT OF TRAFFIC ENGINEERING TOWSON MARYLAND 21204

STEPHEN E COLLINS DRECTOR

June 9, 1982

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

RE: Zhc Menting of May 11, 1982

Dear Mr. Hammord:

The Department of Traffic Engineering has no comments for Cuema 225 through 234.

C. Richard Moore Assistant Traffic Engineer

CRM/GMJ/rlj

BALTIMORE COUNTY OFFICE OF PLANKING & ZOUING

County Office Building III W. Cherapuake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

oning Commissioner

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1982

COUNTY OFFICE BLDG. 111 w. Chesapeake Ave Townon, Maryland 2120

Nicholas B. Commodari - Chairman

Bureau of Engineering Department of Traffic Engineering

MEMBEAS

Bureau of Fire Prevention Health Department Project lanning

Stite Boads Commission

Building Department Board of Education Ioning Administration Industrial Levelogrens

Hr. & Mrs. Louis Kiefer 108 Margaret Avenue Baltimore, Maryland 21221

RE: Item No. 230 Petitioner - Louis Kiefer, et ux Variance Petition

Loar Mr. & Mrs. Kiefer:

The Zoning llans 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 recommerdations 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 or 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.

Nicholar S. Commadan he NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

MBC: bso

Enclosures

cc: Gordon F. Vipperman 9533 Belair Road Ballimore, Má. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORK
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

HARRY & PISTEL P. E. DRECTOR

June 1, 1982

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

> Re: Item #230 (1981-1982) Property Owner: 120is & Gertrude KieZer W/S Margaret Avenue 50' N. of Virginia Avenue Acres: 50 x 145 District: 15th

Dear Mr. Bammond:

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 surject (Cem. General:

Baltimore County highway and utility improvements are existing.

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 Bust provide almessary drainage facilities (temporary or permanent) to prevent creating any naisances 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.

The office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 230 (1981-1982).

Very truly yours,

Bureau of Public Services

AM: EAM: PWR: 58

I-SW Key Sheet 4 NE 27 Pos. Sheet NE 1 G TOPO 37 Tax Map

BALTIMORE (, OUNTY OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204

NO IMAN E. GERDER

July 7, 1982

to . William E. Hommond, Zoning Commissioner Zering Advisory Committee Office of Planning and Zoning Malicimore County Office Building Touson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 330 , Zoning Advisory Committee Meeting: May 25, 1982, are as follows:

Property Gener: Louis & Gertrude Kiefer Location: W/S Margaret Avenue 50' N. of Vinginia Avenue Acres: 50 X 145 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 petition meets the requirements of the Division of Current Planning and

Very truly yours, John L. Wembley

John L. Wimbley Manage III Curron' Planning & Development

JLWich

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 E02.3.C.1, to permit lot widths of 50/feet in lieu of required 55 feet all

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Legal Owner(s):

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.

118 Margaret Ave. 697-0534

Baltimore Maryland 21221

Name, address and phone number of legal owner, con-

Gordon P. Viprerman

9533 Belair Rd

Contract Purchaser: Clarence D. Vippermar . Sr. (Type or Print Name)

Louis Kiefer (Type or Print Name) Your Kinger Balt. Md 21221 Gertrude Kiefer (Type or Frint Name)

tract purchaser or representative to be contacted

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 25th \_\_\_\_\_ day

May 19 82 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 County, on the \_\_\_\_\_ 13th \_\_\_\_ day of \_\_\_\_ July \_\_\_\_, 19.82 \_\_\_ at 9:30 o'clock

---A--M.

8

RESCHEDULED: Tuesday, August 17, 1982 at 9:30 A. M.

Zoning Commissioner of Bolimore County.

256-563C

Phone No.

RE: PETITION FOR VARIANCE W/S of Margaret Ave., 50' N of Virginia Ave., 15th District :

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

LOUIS KIEFER, of ux, Petition: rs : Case No. 83-8-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Mux Zemmer wan Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204

I HEREBY CERTIFY that on this 17th day of June, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Louis Kiefer, 198 Margaret Avenue, Baltimore, Maryland 21221, Petitioners; Mr. Clarence D. Vipperman, Sr., 1058 Middleborough Road, Baltimore, Maryland 21221, Contract Purchaser; and Mr. Gordon 9, Vipperman, 9533 Belair Road, Baltimore, Maryland 21236, who requested netification.

> tober 101 Leanan hi John W. Hessian, III

BALTIMORE COUNTY



PETITION AND SITE PLAN

EVALUATION COMMENTS

BAITIMORE COUNTY DEFARTMENT OF TRAFFIC ENGINEERING TOWSON MARYLAND 21204

STEPHEN E COLLINS DRECTOR

June 9, 1982

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

RE: Zhc Menting of May 11, 1982

Dear Mr. Hammord:

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C. Richard Moore Assistant Traffic Engineer

CRM/GMJ/rlj

BALTIMORE COUNTY OFFICE OF PLANKING & ZOUING

County Office Building III W. Cherapuake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

oning Commissioner

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1982

COUNTY OFFICE BLDG. 111 w. Chesapeake Ave Townon, Maryland 2120

Nicholas B. Commodari - Chairman

Bureau of Engineering Department of Traffic Engineering

MEMBEAS

Bureau of Fire Prevention Health Department Project lanning

Stite Boads Commission

Building Department Board of Education Ioning Administration Industrial Levelogrens

Hr. & Mrs. Louis Kiefer 108 Margaret Avenue Baltimore, Maryland 21221

RE: Item No. 230 Petitioner - Louis Kiefer, et ux Variance Petition

Loar Mr. & Mrs. Kiefer:

The Zoning llans 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 recommerdations 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 or 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.

Nicholar S. Commadan he NICHOLAS B. COMMODARI, Chairman Zoning Plans Advisory Committee

MBC: bso

Enclosures

cc: Gordon F. Vipperman 9533 Belair Road Ballimore, Má. 21236

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORK
TOWSON, MARYLAND 21204 BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

HARRY & PISTEL P. E. DRECTOR

June 1, 1982

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

> Re: Item #230 (1981-1982) Property Owner: 120is & Gertrude KieZer W/S Margaret Avenue 50' N. of Virginia Avenue Acres: 50 x 145 District: 15th

Dear Mr. Bammond:

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 surject (Cem. General:

Baltimore County highway and utility improvements are existing.

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 Bust provide almessary drainage facilities (temporary or permanent) to prevent creating any naisances 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.

The office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 230 (1981-1982).

Very truly yours,

Bureau of Public Services

AM: EAM: PWR: 58

I-SW Key Sheet 4 NE 27 Pos. Sheet NE 1 G TOPO 37 Tax Map

BALTIMORE (, OUNTY OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204

NO IMAN E. GERDER

July 7, 1982

to . William E. Hommond, Zoning Commissioner Zering Advisory Committee Office of Planning and Zoning Malicimore County Office Building Touson, Maryland 21204

Dear Mr. Hammond:

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Property Gener: Louis & Gertrude Kiefer Location: W/S Margaret Avenue 50' N. of Vinginia Avenue Acres: 50 X 145 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 petition meets the requirements of the Division of Current Planning and

Very truly yours, John L. Wembley

John L. Wimbley MI Transet Curron' Planning & Development

JLWich

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_September\_\_\_\_, 19 32\_\_, that the Best Petition for Variance(s) to per alt lot widths of 50 feet for Lot 9 and 45 feet for Lot 10 in lieu of the required 55 feet, as shown on Plat G, Essex Subdivision, Section 1B, recorded among the Land Records of Baltimore County, Plat Book 5, folio 76, herein designated as Petitioner's Exhibit 1. and the site plan filed herein and marked Pciitioner's Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of Petition-

er's Exhibit 2 by the Department of Public Works and the Office of Planning and Zoning.

**Baltimore County** 

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner

Deto June 16, 1982 TO Office of Planning and Zoning

PROM Ian J. Forrest

QUBJECT Zoning Variance Items

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

Item #208 - Dr. Larry & Gail Becker

Item #211 - Dona'd D. & Joyce A. Smith

Item #214 - Ridgely Condominius Assoc., Inc.

Item #225 - James Brudzinski, et al Item(#230) - Louis & Gertrude Ziefer

Item #231 - Randallstown Associates

Item 233 - Millard A. & Leslie R. Bierman, Jr.

Item #234 - 21st Century Properties

Item #239 - Norman Isaac & Victoria DeChantal Nines, Jr.

BALTIMORE COUNTY PUBLIC SCHOOLS

Item Phil - Thomas J. Jerbi

Item #243 - Chesapeake Limited Partnership

Item #246 - Joseph & Elizabeth Rector

Item #247 - Michael J. Pife

Iter #2h8 - Hav H. & Susan Watts, Jr. Item #254 - William F. Gebhardt, et al

Item #255 - Dorothy A. Tallaguen, et al

Item #256 - Murning wood Realty, Inc.

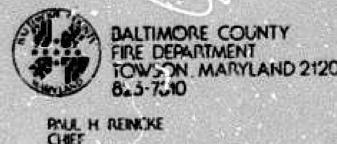
BUTTAN OF ENVIRONMENTAL SERVICES

Coason, Maryland - 21204

Date: May 21, 1982

Z.A.C. Meeting of: May 25, 1963

IJF/fth



June 14, 1982

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

Attention: Nick Commodary, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Louis and Gertrude Kiefer

Location: W/S Margaret Avenue 50' N. of Virginia Avenue

Zoning Agenda: Meeting of May 25, 1982 Item No.: 230

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 of incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be feet along an approved road in located at intervals or 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.

EXCEEDS the maximum allowed by the Fire Department.

( ) 3. The vehicle dead end condition shown at

( ) 4. The site shall be made to comply with all applicable parts of the

Pire 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

( ) 6. Site plans are approved, as trawn.

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

REVIEWERS att Days Killy 6-16 57 Approved: Menge M. Wegomed Flanning Troup

Special Inspection Division

Fire Prevention Bureau

BETIMORE COUNTY, MARKAND

Date \_\_\_\_July 23. 1982

INTER-OFFICE CORRESPONDENCE

The Honorable Norman W. Lauenstein To Councilman, Fifth District

William E. Hammond FROM Zoning Commissioner

Case No. 83-8-A SUBJECT Louis C. Kiefer, et ux - Petitioners

Thank you for bringing this matter to my attention. From its outward appearance, this situation seems unfair to My. and Mrs. Kiefer; however, it is not as simple as it may appear.

Plat G of Essex, Plat Book 5, Colio 76, show Little appears to be a 16-foot alley running porcendicular to Margaret Avenue and parallel with the northerly property line of Lot 10 and shows Lot 10 to have a 45-feet lot width. While it is true that the Annotated Code of Mar, and Real Property, Section 2-114, pro vides that "...land binding on any street or highway, or if any street or highway is one or more of the line; of the 'and, the deed. . passes to the . . . grautee, all the right, title, and interest of the ... grantor in the street or highway ... ", unless a contrary intention appears in the deed. it is also true by case law that those buying from a plat have the right to the use of all streets, alleys, and ways shown on the plat within a reasonable distance of their property, irrespective of whether or not the street, allay, or way is improved. It is this latter position that presents difficulty if the abutting property owner claims exclusive ownership of one-half of the alley by incorporating it into his property to increase its

tisement was improper. Rather than dray the Petition for Variances, I instructed my office to correct the advertisement and reschedule the case as soon as possible. In this regard, the hearing date is August 17, 1982 at 9:36 a.m.

Contrary to the petitioners' feelings, I believe this office, in correcting the error, has acted in good faith and with their best interest in mind. Although no one appeared to protest the 50-foot variances, such may not have been the case for a 45-foot variance on Lot 10. Had the mistake not been discovered and the variances granted as advertised, I believe an appeal would have been wellfounded.

> LEIAM E. HAMMOND Zoning Commissioner

Mr. William R. Hosmond, Zoning Commissions: Office of Flanning and Manine County Office Building

Comments on Item # 230 Timing Advicary Committee Meeting

Variance to permit a lot width of ju' in lieu of the recuired 55'.

X A. All structure shall conform to the Baltimore County Building Code 1961; and other applicable Codes.

X C. Residentials Three note of construction drawings are required to file a permit

application. Archiver / Ingineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect - Ingineer shall be required to file a permit application.

It. In wood frame construction an exterior wall arected within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no openings pormitted within "1-0 of lot liner. A firewall is required if construction is on the lot line, See coble bol line 2, Section 1107 and Table 1502.

F. Requested variance conflicts with the Baltimore County Publing Code. Section/s

G. A change of occurancy shall be applied for, along with an alteration parmit application, and three required sets of drawings indicating how the etrysture will meet the Code requirements for to, proposed change. Drawings may require a professional seal.

the services of a Registered in Maryland Architect or Engineer certify to time office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of This 505 and the required construction

Note: X I. Compets Without elevations on the plan or a location map, it commot be determined if this area is in a tidal immundat a location. The owners should be made sware of Section 519.) attached.

> NOTE: These comments reflect only on "he information provided by the drawings ubmitted to the office of Planning and Joning and are not intended to e construed as the full extent of rmy permit. I denired additional information may be obtained by riviting Soom #122 (Plans Review) at 111 West Chesapeake Ave., Tourion.

COLUMN !

BALTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDED!

Dute July 19, 1982

TO William Hammond Zoning Commissioner

PROM Norman Lauenstein Councilman, Pitth District SUBJECT LOUIS C. A Gertrude Kart-T Case No. 83-8-A

Dear Sill:

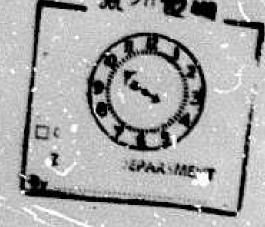
This morning Mr. Louis C. Kiefer, 108 Margaret Avenue, Baltimore, Maryland 21221, phone no. 687-0534, stopped in the office vary upset as to the cutcome of what I assume to be a Variance Hearing.

It is my understanding that there were no protests, but the question comes out as to a possible erroneous advertisement as to the hearing. Mr. Kiefer thirts that the lot was advertised as 50' (which it is - 45' plus y ownership of a 10' alley). Someone in your office suggested to Mr. Kiefer that the advertisement was wrong and should have stated 45'.

This seems to be very unfair to the Kiefers to make them go through the entire process again, as you and I both know as lawyers, that the 45' plus his & ownership in the alley equals 50'. Therefore, the advertisment seems to be correct.

Anything you can to to help Mr. & Mrs. Kiefer will be appreciated.

NWL: NC cc: Mr. & Mrs. Louis C. Kiefer



SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERING AREAS BILL 4-82 BALTIMORE COUNTY BUILDING CODE 1981 EFFECTIVE MARCH 25, 1982

A section added to read as follows:

Form 02-82

SECTION 519.C CONSTRUCTION IN AREAS SUBJECT HATARD X3 PLOODING AREAS SUBJECT TO INTNIATION BY TIDEWATERS: 1. Whenever building or additions are constructed in areas subject to

inundation by tidewaters, t'e huilding's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army corps of Engineers or the Pederal flood Insurance study, whichever is note restrictive. These ruildings or additions shall be designed and adequately anchored to prevent floation, collapse, or lateral movement of the structure with naterials resistant to flood demage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Pederal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damagu to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, senitary sewage, electric, ras and oil, must be designed to minimize or eliminate infiltration of fluod 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.

519.2 RIVERINE ARE'S SUBJECT TO INUMDATION BY SURFACE "ATERS WITHIN THE 100 YEAR PLOOD PLAIN.

1. No atrustures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year floud plain shall be based upon the Federal Flood Incurance study or the Department of Public Vorke, whicherer is the more restrictive; this detarmination shall include planned future development of the watershed area.

Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 at applicable, except that rebuilding of residential dvelling units danged in excess of 50 per ent of physical value what also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 20.1 when damage exceeds 50 remember of

District: No. Acres:

Robert Y. Dubel, Superintendent

Mr. William E. Hammond

Towson, Karyland 21204

Location:

Present Zoning:

Proposed Zoning:

Beltimor County Office Building

RE: Item No: (230) 231, 232, 233, 234, 235, 236 Property Owner:

1111 West Chesapeake Avenue

Zoning Commissioner

Dear Mr. Hammond:

All of the above have no bearing on student population.

lury truly your Wm. Nick Petrovich, Assistant Department of Planning

MNP/bp

WEH/arl

At the time of the hearing on July 17 1982, I determined that the adver-

if I can be of any further assistance, please advise.

NOTICE OF HEARING

Re: Petition for Variance W/S of Margaret Ave., 50' N of Virginia Ave. Louis Kiefer, et cx - Petitioners Cass #83-8-A

(Sanders States)	100			No.
TIME:	- 6	9:30	۸,	M.

Tuesday, July 13, 1982

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

TOWSON, MARYTAND

cc: Gordon P. Vipperman 9533 Belair Road Baltimore, Maryland 21236

BALTIMOFIL COUNTY, MARYLAND UFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 106876

25.0 CKA 20 Grain 31

VALIDATION OR SIGNATURE DE CASHIER

CERTIFICATE OF PUBLICATION

TITION FOR VARIANCE SING: Petition for Vactories ATTION: W'et side of Margaret DATE & TIME: Tuesday, August 17, 1842 at 5:30 A.M. COUNTY Office Building, 131 W. Themperate Avenue, Tongon, Varyland

ie hearing:
Position for variance to permit
at a lithe of 50 and 45 ft. In the
of the required 35 ft.
The Encing Regulation to be enepted as follows:
section INCLECT — minimum De
eights in a D.R. L.S none
All that paired of land in the Pifconth Distract of Builtipore County
Beginning at a point on the west
ide of Eurparet Avenue, 50 feet
sorth of Tipicia Avenue and
let can be Lots 9 and 10, So. Det 0,
Block 18 on he plat of Ences and
recorded among the land records of
Saltimere County in Plat Book 8,
Polin 16. Public Hearton: Reven 1", Country Office Building, 111 W. Chess-pealer Avenue, Towson, Marriand.

TOWSON, MD., ..... July 29....., 19.82. THIS IS TO CERTIFY, that the annexed advertisement was

published in TFF JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xxxxx decoxxx one time ..... was recover before the \_17th.... day of \_\_\_\_\_ Angust \_\_\_\_, 19\_32\_, the xxxx publication

THE JEFFERSONIAN.

Cost of Advertisement, \$ ......

Avenue, Towson,

**Qe Times** 

This is to Certify, That the annexed

was inserted in Oge Times, a newspaper printed and published in Baltimore County, once in each successive

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 24 ......, 18.83...

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towsen, Baltimore County, Md., xarsociax and on one time \_\_\_ necessias occurrence before the \_\_13th \_\_\_\_\_ day of \_\_\_\_\_ July\_\_\_\_\_, 19.62\_\_, the sext publication appearing on the \_25th \_\_\_\_ day of \_\_\_\_ June \_\_\_\_

THE JEFFERSONIAN,

Cost of Advertisement, \$\_\_\_\_\_

CERTIFICATE OF POSTER 20NING DEPARTMENT OF BALTIMORE COUNTY

Number of Signet \_\_\_/

CENTEPICATE OF POSTE

Dutriet 15	Tiete of Poeting 9/2/82
Posted for Letalist for Edition	are
Petitioner: Address Side	
Location of property: 20 15 Margae	I det. 50 v
- Je Workeris ale.	
Location of Signe: 12 cht of proper	erts Vacina
Margaret acc)	) v j
Remarks:	
Posted by Than L. Miller	Date of return 3/6/81
Mumber of Signs:	

Ge Times

weeks before the

of Margazat Avenue, 50 feet Nocth of Virginia Ave-DATE & TIME: Tues-day, August 17, 1992 at 9-10 A.M. PUBLIC HEARING:

LOCATION: West side

perceit is: widthe of 50 and 45 feet lies of required 50

The Zoning Regulation to be excepted as follows: Section 1802 a.C.1 - minimum lot width: in a D.R.

All that parcel of lend in the Fifteenth District of Baltimers County.

Beginning at a point on the west side of Margaret Avyous, 50 feet north of Virginia Avenue and known as Lote 0 and 10.
Section G. Block 1B on the plat of muses and recorded among the land records of Bultimore Courty in Plat Book 5, Polic 78. Being the property of Louis Riefer, et ux, as shown on plat plan filed with the Zoning Depart-

France Date Tuesday, August 1), 1982 at 3:30 A.M. Pu'dic Hearing Roam 168, Count, Office Build-ing, 111 W. Chesspease Marriend BYORDEROF

and published in Baltimore County, orice in each

This is to Certify, That the annexed

September 8, 1982

Mr. & Mrs. Louis Kiefer 108 Margaret Avenue Baltimore, Maryland 21221

> RE: Petition for Variances W/S of Margacet Avenue, 50' N of Virginia Avenue - 15th Election District Louis Kiefer, et ux - Petitioners NO. 83-8-A (Item No. 230)

Dear Mr. & Mrs. Kiefest

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

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

: THE DEED made this list day of January in the year of

: thousand nice hundred and forty six by and between Anna

Hartman widow of Baltimore County in the State of Mary-

: lond of the lirst part and Louis Kisfer and Gentruce Lie-

rer: for his wife of Beltimore County State aforesaid portice

WEH/art

Attachments

cc: Mr. Clarence D. Vipperman, Sr. 1058 Middleburough Road Bultimore, Maryland 21221

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

Louis Eleter & wf

UH \$1.10 St \$.60

WITH that in consideration of the sum of five (\$5.00; dollars and other good

and reluable considerations the receipt whereof is hereby acknowledged the said Jame Hert. grant and convey unto the said Louis Kiefer and Gertrude Kiefer his wife as tenants by the entirelies their essigns the surv'vor of them and the heirs and assigns of the survivor forover in fee single all that let of groun, situate lying end being in Beltimore Tounty State aforegoid and described as folices that is to may

ALL that piece or percel of tend situate lying and being in the fifteenth election district of Beltimore County and known and designated as lot No 9 as shown on the plet of block 1 B of Section A of "Kesex" said plat being duly recorded among the land records of Deleinore County in plat book liber MPC No 5 rollo ro etc which wrist plat in-. cluding the encoresments thereon is hereby referred to and a part of this deed

BETHE a part of the land and presides mentioned and described in a deed deted Coober 13 1920 and recorded among the land records of Baltimore County in liber MPC No 530 Colio 509 was granted and conveyed by Denjamin F Wikinson and Dore Fikinson his wife into the said George & Hartman and Anna Bartman his wife The said George & Bartman having departed this life on or about February 1 1943 thereby vesting absolute title in the said

TOURTHOR WITH THE bulldings and improvements thereon erected made or being andall and every the rights alleys ways waters privileges appurtenances and advantages to th) some belonging or in any wise apportaining

TO HAVE AND TO HOLD date lot of ground and premises above tescrited and mentioned and berely interies to be conveyed togither with the rights privileges oppurferences and advantages thereto belowing or apportaining vato and so the propor use and tombile of the said Louis Kiefer and Gertrule Elefar his wife se tenants by the entiration their sanigns the survivor of them and the roles and assigns of the Survivor for ever in fee simple

And the seld Anne Hartnen nereby novements that en will warrent specially the property tureby granted and conveyed and that she will execute with further assurances of said property sa may to requisite

WI Briss the hand and seel of seld granter

Eduard Paul Spine

STATE OF MARTLAND BALTIMORE O'CONT TO WIT I HANTEY CENTIFY that on tole plat day of January in the year one thousand minhundred and forty six before me the subscriber a notary public of the State of Maryland in and for the County storesaid personally appeared Anna Herrians and she solanteledged the roregoing deed to be der act

July 19, 1982

Mr. & Mrs. Louis Kinfor 108 Margaret Avenue Baltimore, Maryland 21421

# Ros Petition for Variances

W/S of Margaret Ave. , 50' N of Virginia Ave. Louis Kiefer, et ux - Petitionera Case #83-8-A

7DE: - 9:30 A. M.

DATE: Tuesday, August 17, 1982

PLACE: ROOK 106 COUNTY OFFICE BUILDING, 111 V. CHESAFRARE AVESUE,

TOWSON, MARYLAND

ce: Gordon P. Vipperman 9533 Belair Road Bultimore, Maryland 21236

ZONING:

LOCATION:

DATE & TIME:

PUBLIC HEARING:

### DESCRIPTION

Beginning at a point on the west side of Margaret Avenue, 50 feet north of Virginia Avenue and known -> Lots 9 and 10. Section G. Block 1B on the plat of Masex and recorded among the land records of Baltimore County in Plat Book 5, Polio 76.

# BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner

Date June 18, 1982

Norman E. Gerber, Director PROM Office of Flanning and Zoning Zoning Petition No. 83-8-A SUBJEC. Petitioner: Louis Kiefer, et ux

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

> > Director of Planning and Zoning

NEG: JGH: dme



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-3323

WILLIAM F. HAMMOND ZONING COMMISSIONER

July 1, 1982

Mr. Gordon P. Vipperman 7533 Relair Road Baltimore, Maryland 21236

> Re: Petition for Variance W/S Margaret Ave., 50' N of Virginia Avenue Louis Kieler, et ux - Peritioners Case #83-8-A Item #250

Dear Mr. Vipperman:

This is to advise you that \_\$62.02 is due for advertising and posting of the above propert".

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

Very cruly yours,

WILLIAM E. HAMMOND Zoning Commissioner

BALTIMORE CIVININ M. 108911

WEIGE OF -	COUNTY, N	PARYLANG	
THE UP TH	MANCE - DEVE	Marin	
MISCELLANE	OUS CARL !	TO CHINESON	
		ACCEINT.	STATE OF
ATE_ T/L	1/82		

#Court 01-662 SECENTER C. D. FEPPORTOR

Advertising & Posting Case #83-8-A

ABEIG disgaboreresse 8



LOT

West side of Margaret Avenue, 50 ft. North of Virginia Avenue Tuerday, August 17, 1982 at 9:30 A. M. Room 106, County Office Building, 111 W. Chesapeake Avenue,

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

PETITION FOR VARIANCE

15th Election District

Petition for Variance to permit lot widths of 50 and 45 ft. lieu of required 55 ft.

The Zoning Regulation to be excepted as follows: Section 1B02. 3. C. 1 - minimum lot widths in a D.R. 5.5 zone

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

Petition for Variance

Towson Maryland

Being the property of Louis Kiefer, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 17, 198; at 9:30 A. A. Public Hearing: Room 10., County Office Building, 11! W. Chesapeake Avenue, Towson, Maryland

> BY ORDER OF WILLIAM E, HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

VIRGINIA AVE

