

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 1303.3.2.1. to permit a rear setback of 18' in lieu of the required 30'.

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

The house is set-up to where it would be more convenient to build on to the north end (rear) of the house rather than on the east side. Building on to the east side would make the house unbalanced and awkward looking. Also we would be covering up a bedroom window which we could possibly need in the case of an emergency. There is not enough clearance on the north (front) or the west side of the house. Therefore, the best solution would be to build onto the north end (rear).

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) Dorothy A. Tallaghen
Signature Dorothy A. Tallaghen
Address 508 Old North Point Rd.
City and State Baltimore, Maryland
Attorney for Petitioner: John W. Hession, III
(Type or Print Name) Address Phone No.
Signature City and State
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No. 508 Old North Point Rd. 494-2138
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of June 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 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 19th day of August 1982, at 9:30 o'clock A.M.

Very truly yours,
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of North Point Road, 260'
NW of the centerline of Avondale
Avenue, 12th District : OF BALTIMORE COUNTY

DOROTHY A. TALLAGHEN, : Case No. 83-38-A
Petitioner :

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 date which may be now or hereafter designated therefor, 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
494-2138

I HEREBY CERTIFY that on this 23rd day of July, 1982, a copy of the foregoing Order was mailed to Jesse Tallaghen, Jr., 508 Old North Point Road, Baltimore, Maryland 21237.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1982

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

Chairman
Nicholas B. Commodari

MEMBER
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Jesse J. Tallaghen, Jr.
508 Old North Point Road
Baltimore, Maryland 21222

RE: Item No. 255 - Case No. 83-38-A
Petitioner - Dorothy A. Tallaghen, et al
Variance Petition

Dear Mr. Tallaghen:

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, 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

NBC:bac

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #255, Zoning Advisory Committee Meeting, June 15, 1982, are as follows:

Property Owner: Dorothy A. Tallaghen, et al
Location: SW/side North Point Road 260' N/W from centerline of Avondale Avenue.
Acre: 100/100 X 100/103.54
District: 12th

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,

John L. Wimbley
Planner III
Current Planning & Development

JLW:rl

Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell
Secretary
M. S. Caltrider
Administrator

June 16, 1982

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 6/15/82
ITEM: #255
Property Owner: Dorothy A. Tallaghen, et al
Location: SW/S North Point Road, Route 20, 260' N/W from centerline of Avondale Avenue.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 18' in lieu of the required 30'.
Acre: 100/100 X 100/103.54
District: 12th

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

By: George Wittman

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

383-7555 Baltimore Metro - 365-0451 D.C. Metro - 1-800-452-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St. Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR
June 22, 1982

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

Re: Item #255 - 881-1982)
Property Owner: Dorothy A. Tallaghen, et al
S/W/S North Point Rd. 260' N/W from centerline of Avondale Avenue
Acre: 100/100 X 100/103.54 District: 12th

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.

Highways:

North Point Road (Md. 20) 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.

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.

Water and Sanitary Sewer:

There is a 12-inch public water main and 8-inch public sanitary sewerage in North Point Road.

Very truly yours,

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

RAM:WAM:SS

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 11, 1982

Mrs. Dorothy A. Tallagren
508 Old North Point Road
Baltimore, Maryland 21222

Re: Petition for Variance
SW/S of North Point Rd., 260' NW of
c/l of Avondale Avenue
Case #83-38-X Item #255

Dear Mrs. Tallagren:

This is to advise you that \$49.80 is due for advertising and posting of the above property.

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 truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, MD 21204

June 10, 1982

RE: Case No. 107917
Item No. 255
12th Election District
Jesse J. Tallagren, Jr.
DOROTHY A. TALLAGREN, et al

Dear Mr. Hammond:

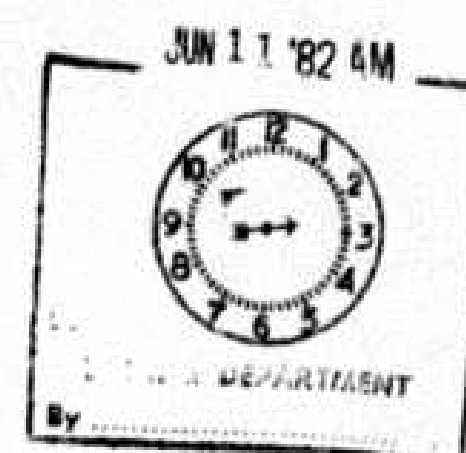
After going to Towson to get a permit to build an addition on to the back of my house, I found out that I did not have the required 30' clearance from the end of my property. At that time I was told to file a Petition for Zoning Variance. After filing the necessary papers, I was told that there would be about a three month waiting period for a hearing.

At this time, I am requesting an earlier hearing date be set if possible. The reason for this is if the variance is approved I would be able to complete the work before the weather is too cold. Since I am doing the work myself it will take me longer to complete the addition than it would an experienced contractor. Therefore, I would need this extra time.

Thank you for your consideration in this matter.

Sincerely yours,

Jesse J. Tallagren Jr.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 24, 1982

Mr. & Mrs. Jesse J. Tallagren, Jr.
508 Old North Point Road
Baltimore, Maryland 21222

RE: Petition for Variance
SW/S of North Point Rd., 260' NW
of the center line of Avondale Ave.
12th Election District
Dorothy A. Tallagren - Petitioner
NO. 83-38-A (Item No. 255)

Dear Mr. & Mrs. Tallagren:

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

Very truly yours,

Jan M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. Jesse J. Tallagren, Jr.
508 Old North Point Road
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
SW/S of North Point Rd., 260' NW of the centerline
of Avondale Avenue
Dorothy A. Tallagren - Petitioner
Case #83-38-A Item #255

TIME: 9:30 A.M.

DATE: Thursday, August 19, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 108949

DATE 8/10/82 ACCOUNT 01-662

AMOUNT \$49.80

RECEIVED Jesse J. Tallagren, Jr. & Tina Tallagren
FOR Advertising & Posting Case #83-38-A
(Dorothy A. Tallagren)

C 011*****450010 8182A

VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION

Beginning on the southwest side of North Point Road at the distance of 260 feet northwest of the centerline of Avondale Avenue, being lot #581-584 on the plat of Eastview recorded on the land records in Book No. 7, Folio 1. Also known as 508 North Point Road in the 12th Election District.

Mr. Jesse J. Tallagren, Jr.
508 Old North Point Road
Baltimore, Md. 21222

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 15th day of June, 1982

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Dorothy A. Tallagren, et al

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
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 2 day of June, 1982

Filing Fee \$ 25.00 Received: ☒ Check

☐ Cash

☐ Other

CS. # 107917

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

No. 107917

DATE 6/2/82 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED Jesse J. Tallagren Jr.
508 North Point Rd. 21222
FOR Filing fee for Item # 255
024*****250010 8024A

William E. Hammond
E. Hammond, Zoning Commissioner

by Jesse J. Tallagren Jr.

wed by ucn

the Petition for assignment of a

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: ucn	Revised Plans: Change in outline or description Yes									
Previous case: —	Map # 4-B No									

Item # 255

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 9/2/82

Posted for: *Petition for Variance*

Petitioner: *Dorothy A. Tallagren*

Location of property: *508 North Point Rd., 260' NW of c/l of Avondale Ave.*

Location of Signs: *Front of property (#581-584 N. Pt. Rd.)*

Remarks: *None*

Posted by: *Barbara Coleman* Signature Date of return: 9/6/82

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 29, 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 19th day of August, 1982, the first publication appearing on the 29th day of July, 1982.

THE JEFFERSONIAN,

Richard L. Smith
Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE
12th Election District

NOTING: Petition for Variance
LOCATION: Southwest side of North Point Road, 260' NW of the centerline of Avondale Avenue

DATE & TIME: Thursday, August 19, 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:

Petition for Variance to permit a rear setback of 18' in lieu of the required 30'

The Zoning Commission to be executed as follows:
Section 1203.1.C.1. - minimum rear setback in a D.R. 1.5 zone
All that parcel of land in the Twelfth District of Baltimore County

Beginning on the southwest side of North Point Road at the distance of 260 feet northwest of the centerline of Avondale Avenue, being lot #581-584 on the plat of Eastview recorded on the land records in Book No. 7, Folio 1. Also known as 508 North Point Road in the 12th Election District.

Being the property of Dorothy A. Tallagren, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 19, 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
July 29

WILLIAM W. RIDDEL, OWNER.

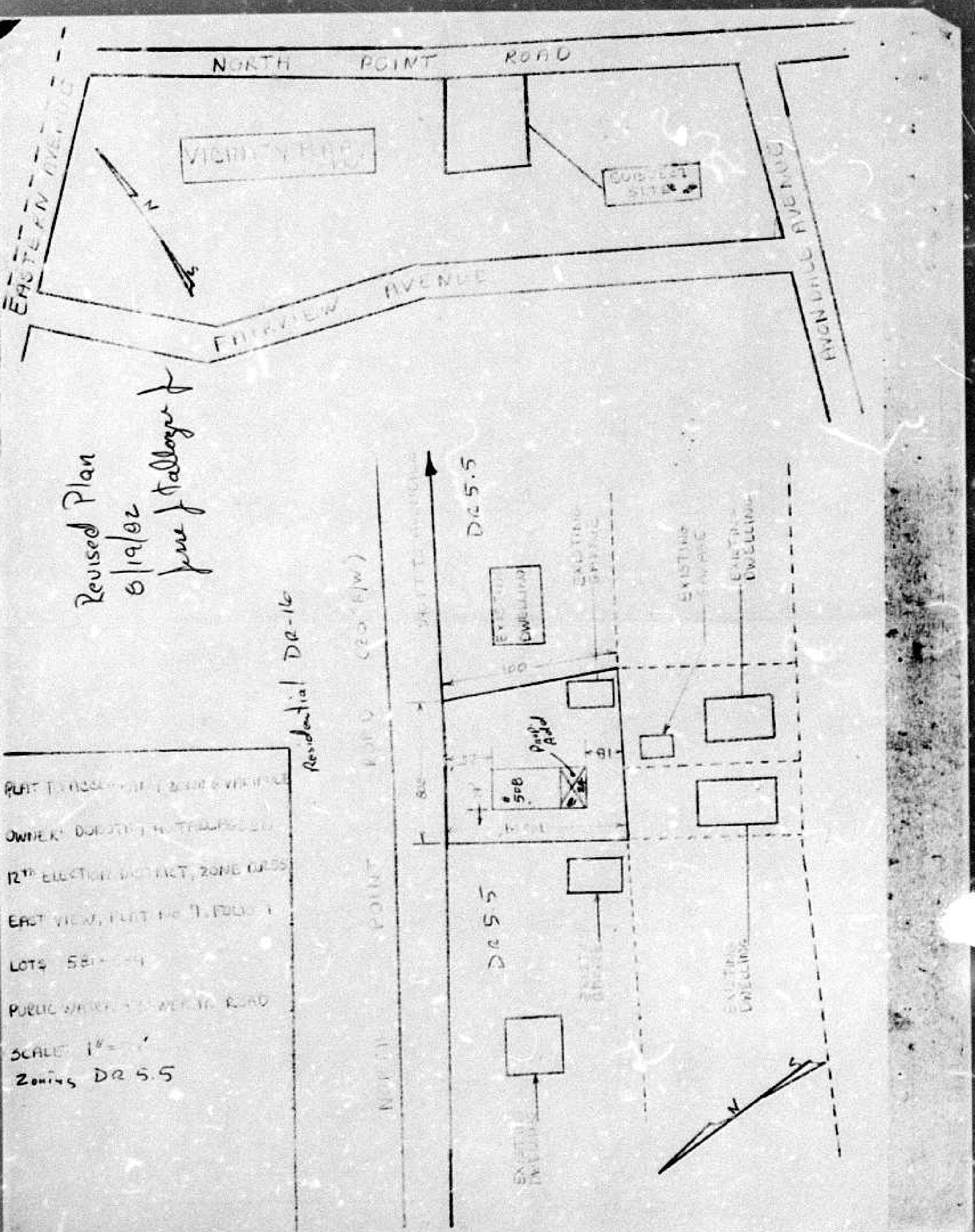
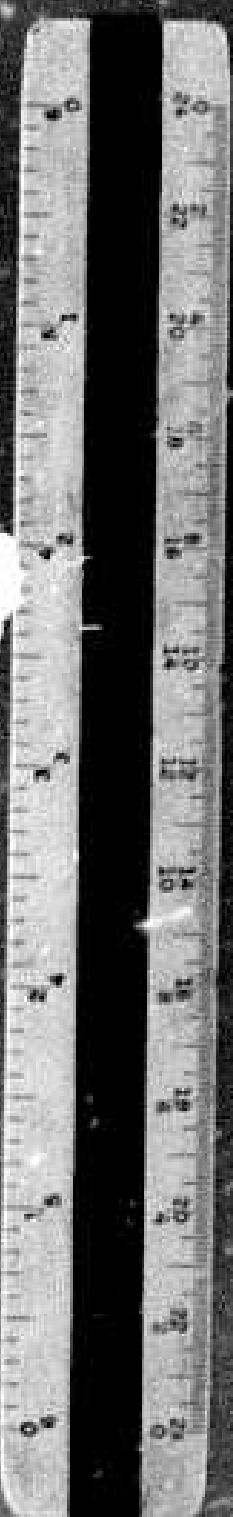
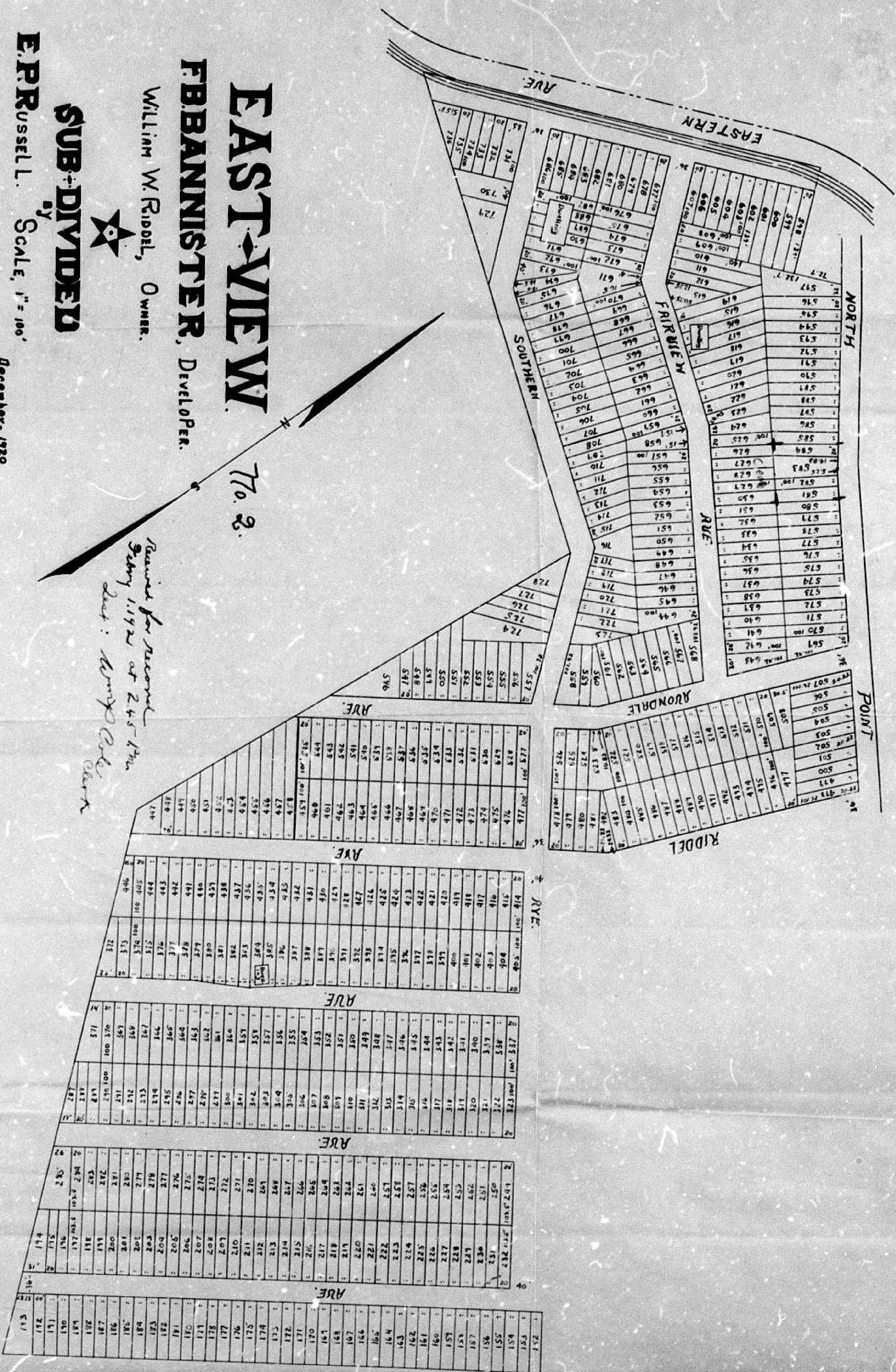
SUB-DIVIDED

E. P. Russell. Scale, 1" = 100'

December - 1920.

770.2

Received for Second
Entry 1:1920 at 2.45 PM
date: Army Code
Clark



Revised Plan

26/9/02

pure f tallage f

Residential DA-16

(M/M, 0.3)

PLAT 1, T12S, R10E, S12E, ZONE 55
 OWNER: DOUGLAS H. THOMPSON
 12TH ELECTION DISTRICT, ZONE 55
 EAST VIEW, PLAT NO. 1, T12S, R10E, S12E
 LOT 58 & 59
 PUBLIC WATER TO WESTERN ROAD
 SCALE: 1" = 1'
 ZONE 55 DR 55