

88-143-A
#533

NW/S Theresa Ave., 100' NE Misty Meadows Ave.
(502 Theresa Ave.)

15th E.D.

9/21/87

Variance - filing fee \$35.00 - Jean V. Bowen

9/21/87

Hearing set for 10/27/87, 9:00 a.m., before Mrs. Nastarowicz

10-28-87

Advertising and Posting - \$97.96

10-29-87

Ordered by the Deputy Zoning Commissioner that the Petition for Variance to permit a rear yard setback of 25' in lieu of the required 30' be GRANTED with a condition.

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 ~~XXXXXX~~ result in practical difficulty and unreasonable hardship upon the Petitioner ~~(S)~~ and the granting of the variance ~~(S)~~ requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance ~~(S)~~ should ~~XXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of October, 19⁸⁷, that the herein Petition for Variance ~~(S)~~ to permit a rear yard setback of 25 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1A, be and is hereby GRANTED, subject, however to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

AMN:bjs

Ann M. Nastarowicz
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

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 1102.26.1 to allow a rear yard setback of 25 feet in lieu of the required 30 feet

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

1. Insulate and reduce heating bills.
2. A place to sit out and not be concerned with the weather, bugs, mosquitoes, flies, etc.
3. Reduce outside noise.
4. Improve appearance of house.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1987, at 2:00 o'clock P.M.

Ms. Jean V. Bowen
502 Theresa Avenue
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
NW/8 Theresa Avenue, 100' NE Misty Meadows Avenue
15th Election District; 5th Councilmanic District
Case No. 88-143-A

Dear Ms. Bowen:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restriction voted in the attached Order.

If any party is dissatisfied with the decision rendered, please be advised that any party may file an appeal to the County Board of Appeals. Please contact this office for further information.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

Attachments
Enclosures

cc: Patio Enclosures, Inc.
224 8th Avenue, Glen Burnie, Maryland 21061
People's Counsel
File

LEGAL DESCRIPTION OF PROPERTY

BEGINNING on the Northwest side of Theresa Avenue, 30 feet wide, at the distance of 100 feet, Northwest of the centerline of Misty Meadows Avenue. Being lot 12, in the subdivision of Grimsdale. Book No. 45, Folio 90. ALSO known as 502 Theresa Avenue. In the 15th. election district.

88-143-A

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 _____ day of _____, 1987

Petitioner: Jean V. Bowen
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District
Case No. 88-143-A

LOCATION: Northwest Side of Theresa Avenue, 100 feet Northeast of Misty Meadows Avenue (502 Theresa Avenue)

DATE AND TIME: Tuesday, October 27, 1987, at 9:00 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 Zoning Variance to permit a rear yard setback of 25 feet in lieu of the required 30 feet

Being the property of Jean V. Bowen, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

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

Ms. Jean V. Bowen
502 Theresa Avenue
Essex, Maryland 21221

RE: Item No. 533 - Case No. 88-143-A
Petitioner: Jean V. Bowen
Petition for Zoning Variance

Dear Ms. Bowen:

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,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Patio Enclosures, Inc.
224 8th Avenue
Glen Burnie, Maryland 21061

Baltimore County
Fire Department
Towson, Maryland 21204
494-4300

Paul H. Reincke
Chief

July 2, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Jean V. Bowen

Location: NW/8 Theresa Avenue, 100' NE Misty Meadows Avenue

Item No.: 533

Zoning Agenda: Meeting of 6/30/87

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] July 2, 1987
Planning Group
Special Inspection Division

Noted and

Approved:

[Signature] Fire Prevention Bureau

/j1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: September 29, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Petitions No. 88-140-A, 88-141-A, 88-142-A, 88-143-A, 88-147-A, 88-148-A, 88-150-A, 88-151-A, 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A, 88-160-A, 88-161-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

[Signature]
Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 26 1987
ZONING OFFICE

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Cruts Building, Suite 405
Towson, Maryland 21204
494-3354

Dennis F. Rasmussen
County Executive

July 10, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 529, 530, 532, 533, 536, 537, 538, 539, and 540.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

