

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - N/S of
Clyde Avenue, 154' +/- E of
Hammonds Ferry Road
(10 Clyde Avenue)
13th Election District
1st Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-216-SPHA

William Grebe
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and variances to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, all as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by S. Eric DiNenna, Esquire. Also appearing on behalf of the Petition was the builder, Mr. Thompson. There were no Protestants.

Testimony indicated that the subject property, known as 10 Clyde Avenue, is zoned D.R. 5.5 and consists of two lots containing 3200 sq.ft. total. Testimony indicated the subject property, abuts a 14' alley right-of-way along both the side and rear property lines as depicted in Petitioner's Exhibit 1. Mr. Grebe testified his mother owns Lots 10 through 13 on Hammonds Ferry Road directly across the alley right-of-way alongside the subject property. Mr. Grebe further testified he inherited the property from his father approximately 16 years ago and now proposes constructing a new home for himself and his wife. However, due to the size and lot width requirements of the current zoning regulations, the requested variances

ORIGINAL FILED IN BALTIMORE COUNTY

Date

By

MICROFILMED

are necessary for Petitioner to construct a home that will meet his family's needs. Mr. Grebe testified that to deny the requested variances would result in practical difficulty and unreasonable hardship.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Sections 304 and 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of December, 1988 that the Petition for Special Hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and the Petition for Zoning Variance to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, be and are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the

ORDER RECEIVED FOR FILING

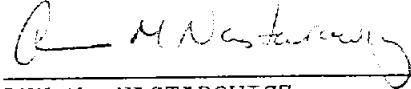
Date

By

MICROFILMED

30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner shall not request any future side, front, or rear yard variances for the subject property.



ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING

Date

10/21/88

By

Barbara J. Schuman

OWNER → WILLIAM & ALMA GREBE
DISTRICT 13 ZONED D.R., S.5

SUBDIVISION - JOSHUA

LOTS (110-111) BLK. 2 BOOK 01

MAP NO. 109 FOLIO. 144

EXISTING UTILITIES IN CLYDE AVE.

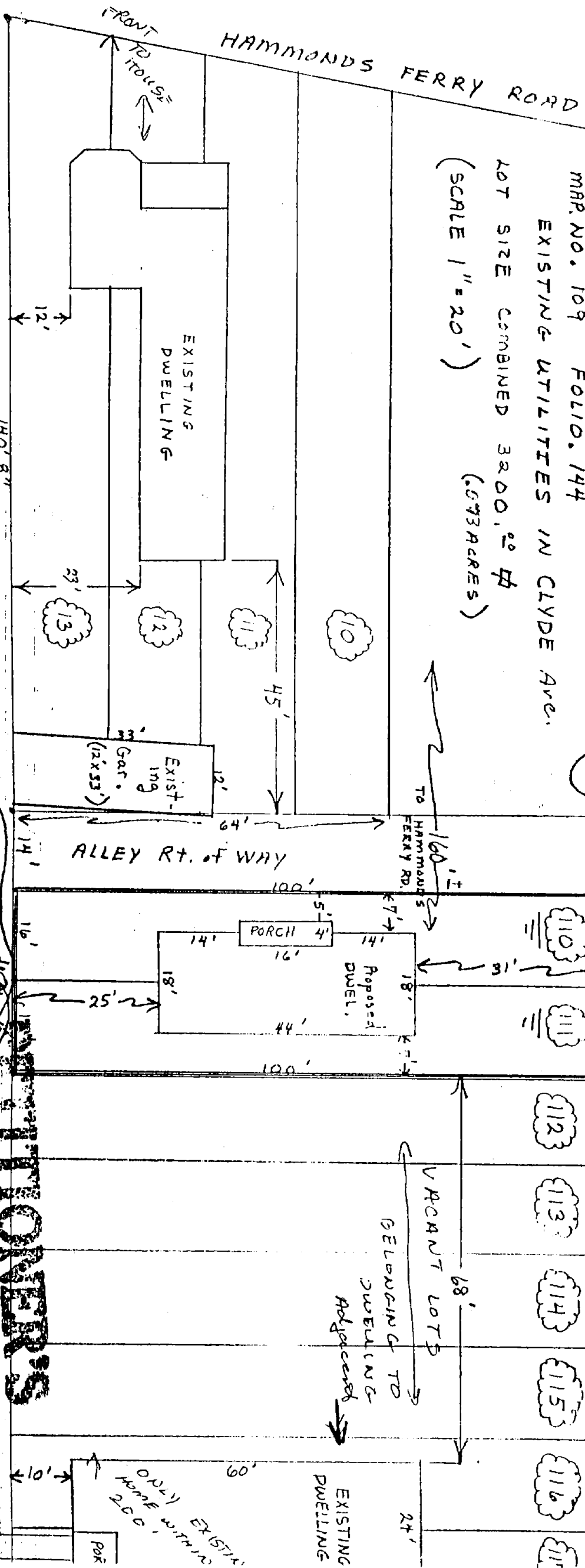
LOT SIZE COMBINED 3200.00 ±

(.073 ACRES)

(SCALE 1" = 20')

NORTH

14' ALLEY Rt. of Way



VACANT (Road LIND + EMBEMENT) CLYDE AVE. (50' R/W, 26' PAVING) 50'±

EXHIBIT 1
OVERS

MICROFILMED



VACANT LOTS
BELONGING TO
DWELLING
ADJACENT

EXISTING
DWELLING

ONLY EXISTING
HOME WITHIN
200'

89-216-SPHA

#140

IN RE: PETITIONS FOR SPECIAL HEARING
AND ZONING VARIANCE - N/S of
Clyde Avenue, 154' +/- E of
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(10 Clyde Avenue)
13th Election District
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ORIGINAL FILED IN BALTIMORE COUNTY RECORDS

Date

By

MICROFILMED

are necessary for Petitioner to construct a home that will meet his family's needs. Mr. Grebe testified that to deny the requested variances would result in practical difficulty and unreasonable hardship.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Sections 304 and 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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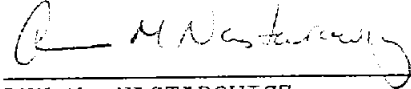
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MICROFILMED

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ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

ORDER RECEIVED FOR FILING

Date

10/21/88

By

Bette G. Schuman

OWNER → WILLIAM & ALMA GREBE
DISTRICT 13 ZONED D.R., S.5

SUBDIVISION - JOSHUA

LOTS (110-111) BLK. 2 BOOK 01

MAP NO. 109 FOLIO. 144

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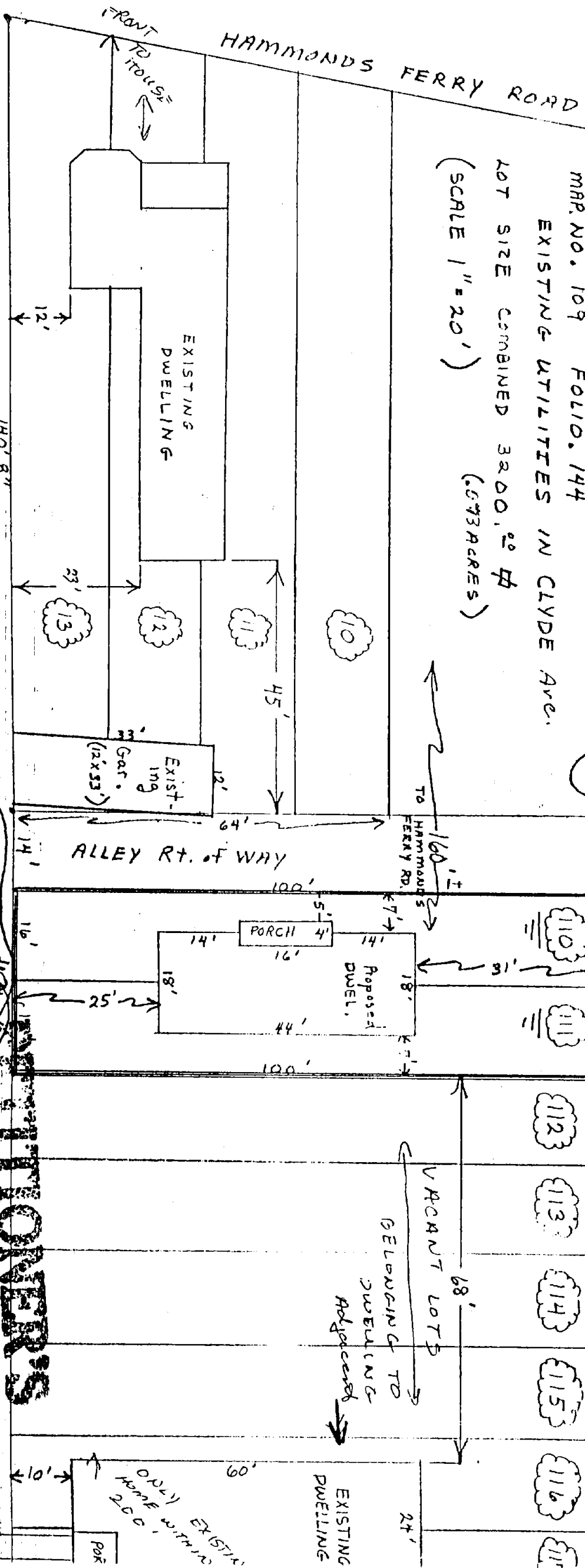
LOT SIZE COMBINED 3200.00 ±

(.073 ACRES)

(SCALE 1" = 20')

NORTH

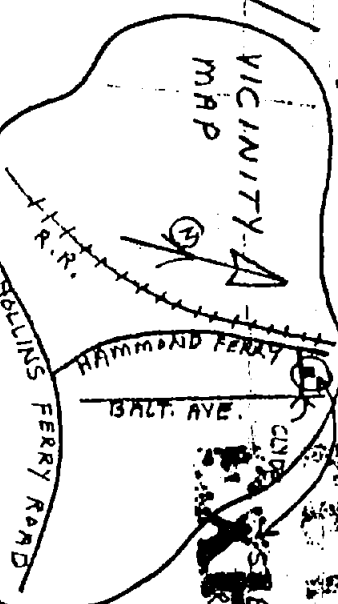
14' ALLEY Rt. of Way



VACANT (Road LIND + EMBLEM) CLYDE AVE. (50' R/W, 26' PAVING) 50'±

EXHIBIT 1
OVERS

MICROFILMED



Belonging to
dwelling
Adjacent

EXISTING
DWELLING

ONLY EXISTING
HOME WITHIN
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89-216-SPHA

#140

IN RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE - N/S of Clyde Avenue, 154' +/- E of Hammonds Ferry Road (10 Clyde Avenue) 13th Election District 1st Councilmanic District William Grebe Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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are necessary for Petitioner to construct a home that will meet his family's needs. Mr. Grebe testified that to deny the requested variances would result in practical difficulty and unreasonable hardship.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Sections 304 and 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing and variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of December, 1988 that the Petition for Special Hearing to approve a lot area of 3,200 sq.ft. in lieu of the required 6,000 sq.ft. as a building lot which will not affect the overall density of the recorded subdivision in which it is located, and the Petition for Zoning Variance to permit a lot width of 32 feet in lieu of the required 55 feet, and side yard setbacks of 5 feet and 7 feet in lieu of the required 10 feet each, be are hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the

-2-

30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

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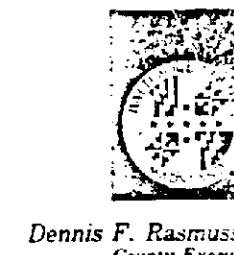
ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
887-3353

J. Robert Haines
Zoning Commissioner

December 21, 1988



S. Eric DiNenna, Esquire
DiNenna, Mann & Breschi
409 Washington Avenue, Suite 600
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL HEARING AND ZONING VARIANCE
N/S Clyde Avenue, 154' +/- E of Hammonds Ferry Road
(10 Clyde Avenue)
13th Election District - 1st Councilmanic District
William Grebe - Petitioner
Case No. 89-216-SPHA

Dear Mr. DiNenna:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: People's Counsel

File

-3-

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-216-SPHA

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 Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a 3,200 square foot lot area in lieu of the required 6,000 square feet as buildable and determine that the established lot will not effect the overall density of the recorded subdivision.

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

I, or we, agree to pay expenses of the above Special Hearing 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

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

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Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-216-SPHA

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.A.5 and 1802.3.C.1. to permit a lot width of 32' and a side yard setbacks of 5' and 7' in lieu of the required 55' and 10' respectively.

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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Name

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

City and State

Beginning on the North side of Clyde Avenue,

50' wide, at the distance of 160' East of the

centerline of Hammonds Ferry Road. Also being

Lots 110 and 111, Block 2 in the Joshua

Subdivision, Book Number 1, Folio 144 containing

.073 acres in the 13th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: November 16, 1988

Posted for: Variance Special Hearing

Petitioner: William Grebe

Location of property: N/S Clyde Avenue, 154' +/- E. Hammonds Ferry Road

10 Clyde Avenue

Location of Sign: North side of Clyde Avenue six feet of lot line and

111

Remarks:

Posted by: S. J. Graton

Number of Signs: 2

Date of return: November 18, 1988

RE: PETITION FOR SPECIAL HEARING & VARIANCE
N/S Clyde Ave., 154' +/- E
Hammonds Ferry Rd. (10 Clyde Ave.), 13th Election District;
1st Councilmanic District
WILLIAM GREBE, Petitioner
Case No. 89-216-SPHA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
Towson, Maryland 21204
494-2183

I HEREBY CERTIFY that on this 25th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to William Grebe, 630 Harbor Oak Dr., Edgewood, MD 21040, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of October, 1988, 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 108, County Office Building in Towson, Baltimore County, on the 9th day of December, 1988, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

ESTIMATED LENGTH OF HEARING 1/2 HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE 12-4-88 (over)

J. Robert Haines
Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 19, 1988

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Nov 17, 1988.

THE ARBUTUS TIMES
THE JEFFERSONIAN,

Publisher

05861
M20434

62.39

89-216-SPHA

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 18th day of October, 1988.

J. Robert Haines
Zoning Commissioner

Petitioner: William Grebe
Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 2, 1988

Mr. William Grebe
630 Harbor Oak Drive
Edgewood, Maryland 21040

RE: Item No. 140, Case No. 89-216-SPHA
Petitioner: William Grebe
Petition for Special Hearing and Zoning
Variance

Dear Mr. Grebe:

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. 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:dt

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

Date: 12/5/88

Mr. William Grebe
630 Harbor Oak Drive
Edgewood, Maryland 21040

Re: Petition for Zoning Variance
CASE NUMBER: 89-216-SPHA
154 Clyde Avenue, 154' E of Hammonds Ferry Road
(10 Clyde Avenue)
13th Election District - 1st Councilmanic
Petitioner(s): William Grebe
HEARING SCHEDULED: FRIDAY, DECEMBER 9, 1988 at 11:00 a.m.*

Dear Mr. Grebe:

Please be advised that \$92.29 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204, 15 minutes before

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

DATE 12/9/88 ACCOUNT R01-615-000

AMOUNT \$ 92.29

RECEIVED FROM William Grebe

FOR 12/9/88

B B 001 *****22284 89-216-SPHA

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3554

October 28, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 121, 140, 141, 143, 146, 148, and 149.

Very truly yours,

Michael S. Flanigan
Engineering Associate

MSE/lvw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
Zoning Commissioner

TO: Fat Keller, Deputy Director
FROM: Office of Planning and Zoning

Date: December 7, 1988

SUBJECT: Zoning Petition Nos. 89-214-A (Hottinger); 89-216-SPHA (Grebe); 89-219-SPHA (Powell); 89-222-SPH (Lawrence); 89-227-A (Stem); 89-232-A (McMillan); 89-234-A (Seven Courts); 89-242-A (Bacharach); and 89-244 (Dickel); 89-210-SPH (Bell)

The Office of Planning and Zoning has no comment on the above listed projects.

FK/sf

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

J. Robert Haines
Zoning Commissioner

October 27, 1988

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-216-SPHA
154 Clyde Avenue, 154' E of Hammonds Ferry Road
(10 Clyde Avenue)
13th Election District - 1st Councilmanic
Petitioner(s): William Grebe
HEARING SCHEDULED: FRIDAY, DECEMBER 9, 1988 at 11:00 a.m.*

Variance to permit a lot width of 32' and a side yard setbacks of 5' and 7' in lieu of the required 55' and 10' respectively.
Special Hearing to approve a 3,200 square foot lot area in lieu of the required 6,000 square feet as buildable and determine that the established lot will not effect the overall density of the recorded subdivision.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: William Grebe

File

*NOTE:
IF PHASE II OF THE SHOWN
EMERGENCY PLAN IS IN EFFECT
IN BALTIMORE COUNTY BY
8:30 A.M. ON THE DATE OF
THE ABOVE HEARING, SUCH
HEARING WILL BE POSTPONED
AND TENTATIVELY RESCHEDULED
FOR THURSDAY, JANUARY
12, 1989. PLEASE TELEPHONE
DOCKET CLERK AT
494-3391 or 687-3391 TO
CONFIRM DATE.

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300

Paul H. Reincke
Chief

November 10, 1988

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Property Owner: William Grebe

Location: NS Clyde Avenue, 154' E. of Hammonds Ferry Road,
10 Clyde Avenue
Item No.: 140 Zoning Agenda: Meeting of 10/18/88

Gentlemen:

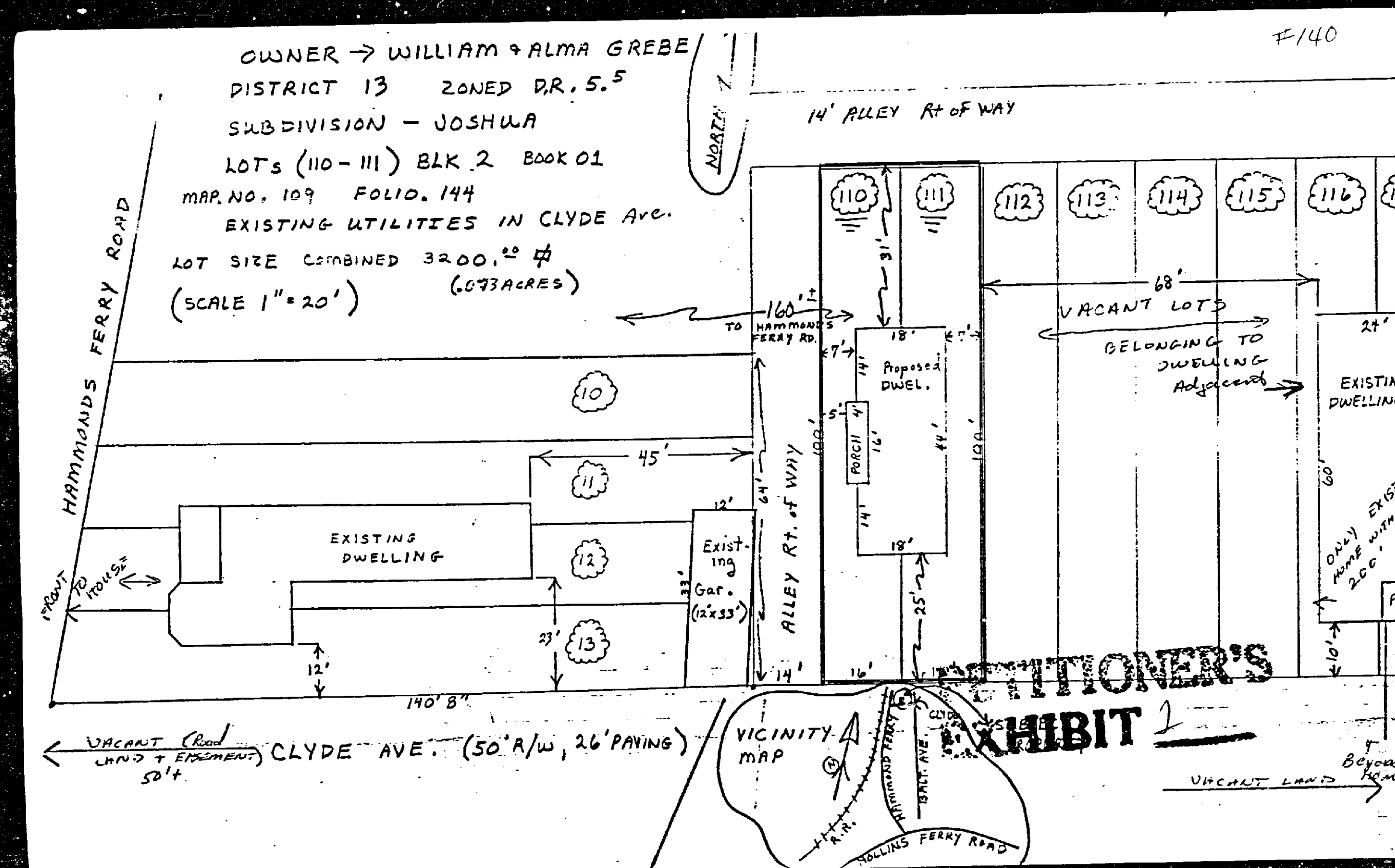
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 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.
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.

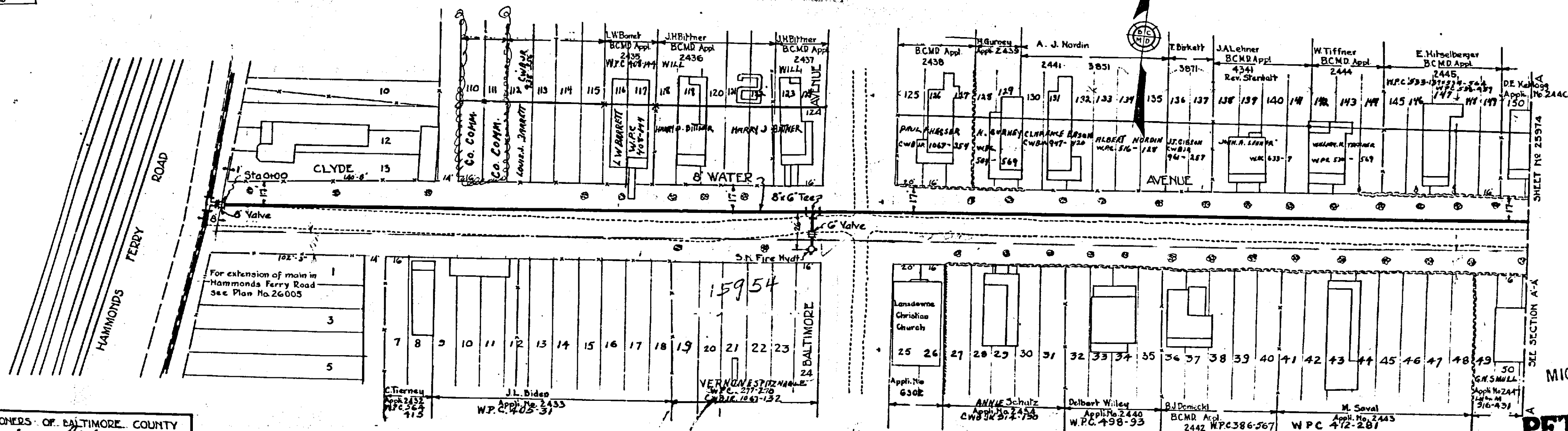
REVIEWER: [Signature] NOTED:
Planning Group
Special Inspection Division

APPROVED: [Signature]
Fire Prevention Bureau

/s/



LIST OF PIPE FITTINGS		
NO REQD	DESCRIPTION	SIZE
5	TEES	8"X6"
2	VALVES	8"
2	VALVES	6"
1	CAP	8"
2	PLUGS	6"
2	5/8" FIRE H. OT	6"



MICROFILMED

PETITIONER
EXHIBIT 2

1760' OF 8" PIPE
33 OF 8" PIPE (VALVE LEAD) C.F.

DRAWING	SCALE:	J.O. 189
	1" = 40'	25973
NO. 1	16-5E	FILE: A-4-C
OF 2		20 SW

PROPOSED WATER IN CLYDE AVENUE
FROM HAMMONDS FERRY ROAD EASTERLY

COUNTY COMMISSIONERS OF BALTIMORE COUNTY

Robert H. Clerk PRESIDENT *W. A. C. G. G. G.*

REVISED AS PER RECORD PRINT
SEPT 30, 1926 *Allen*
CHECKED: Dec. 13, 1926 *Hales*
ATLAS Jan. 20. 28. *Hughes*

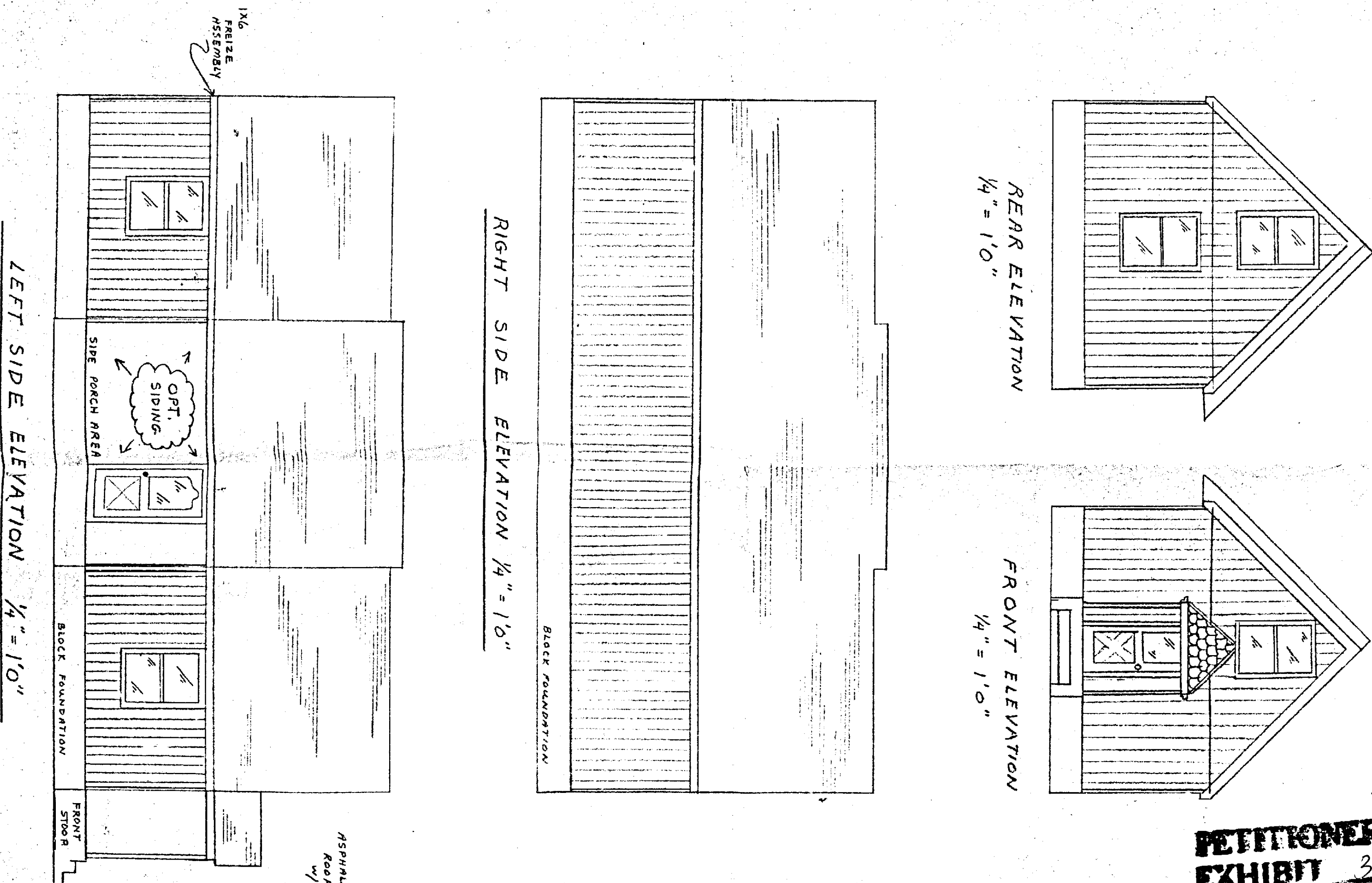
BALTIMORE COUNTY
METROPOLITAN DISTRICT

APPROVED: 10-1-25
DATE
A. E. Wablen

APPROVED AS TO LOCATION
11-6-25
DATE
J. C. Green

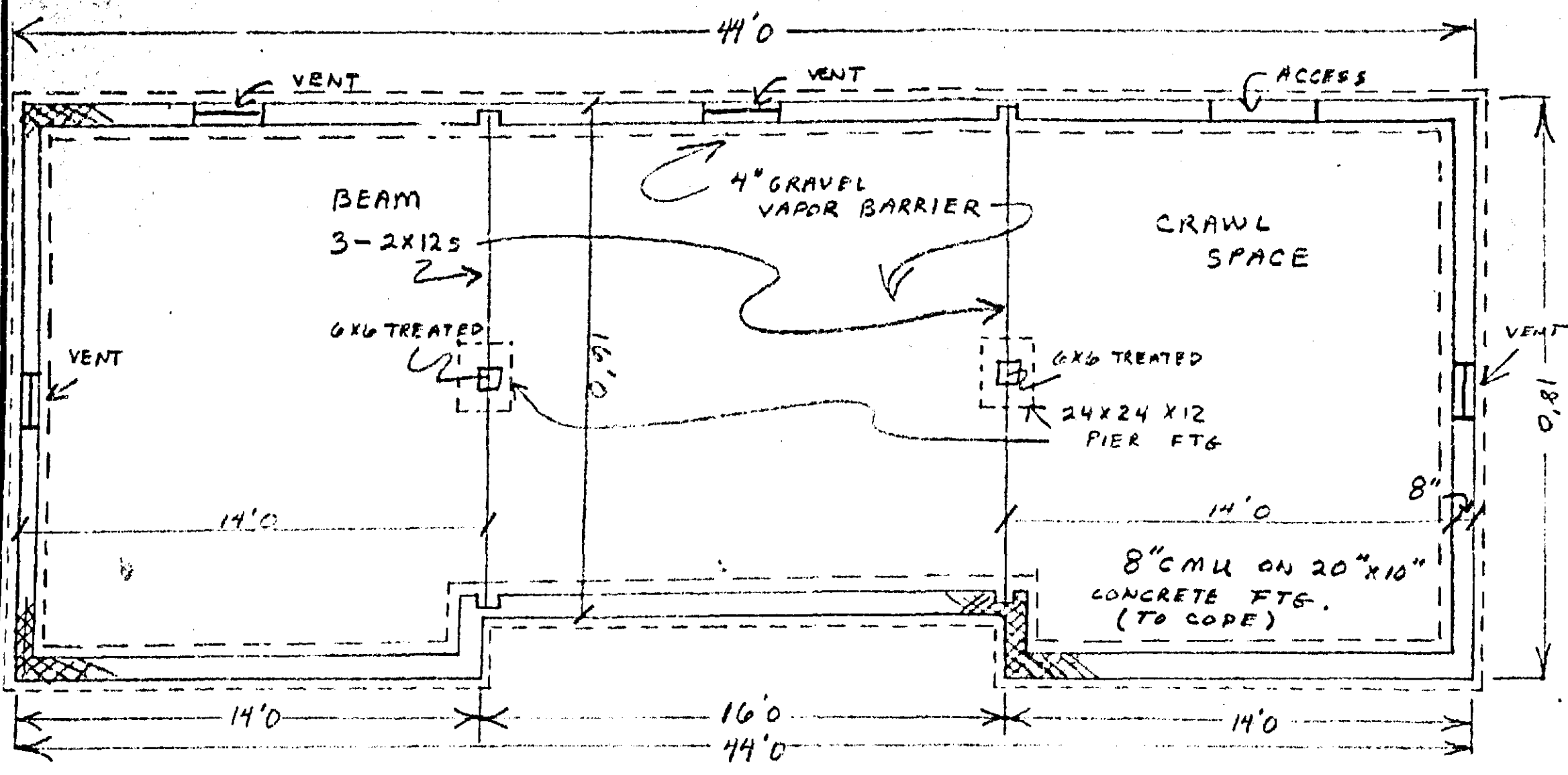
APPROVED FOR CITY OF BALTIMORE
11-4-25
DATE

LANDOWNE
DISTRICT No. 15

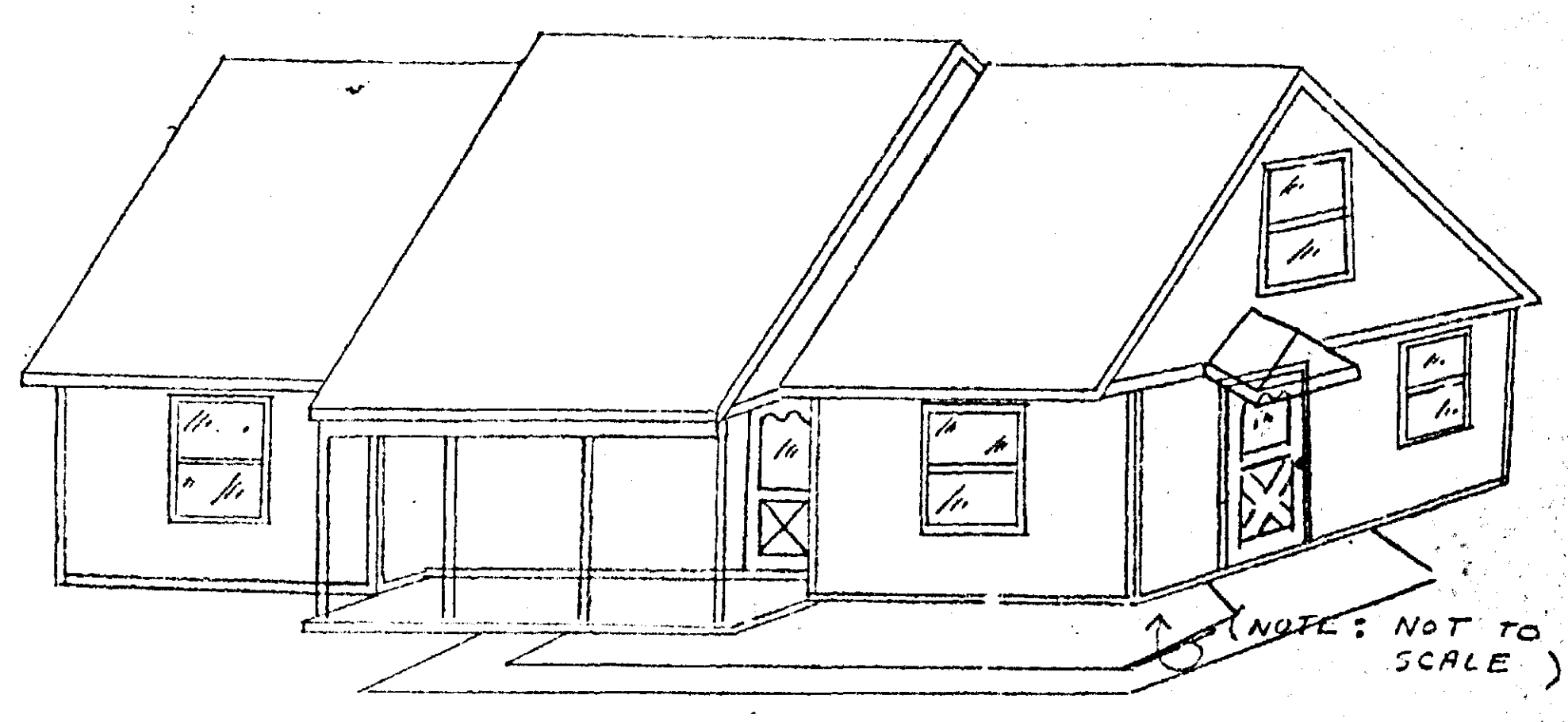


**PETITIONER'S
EXHIBIT 3**

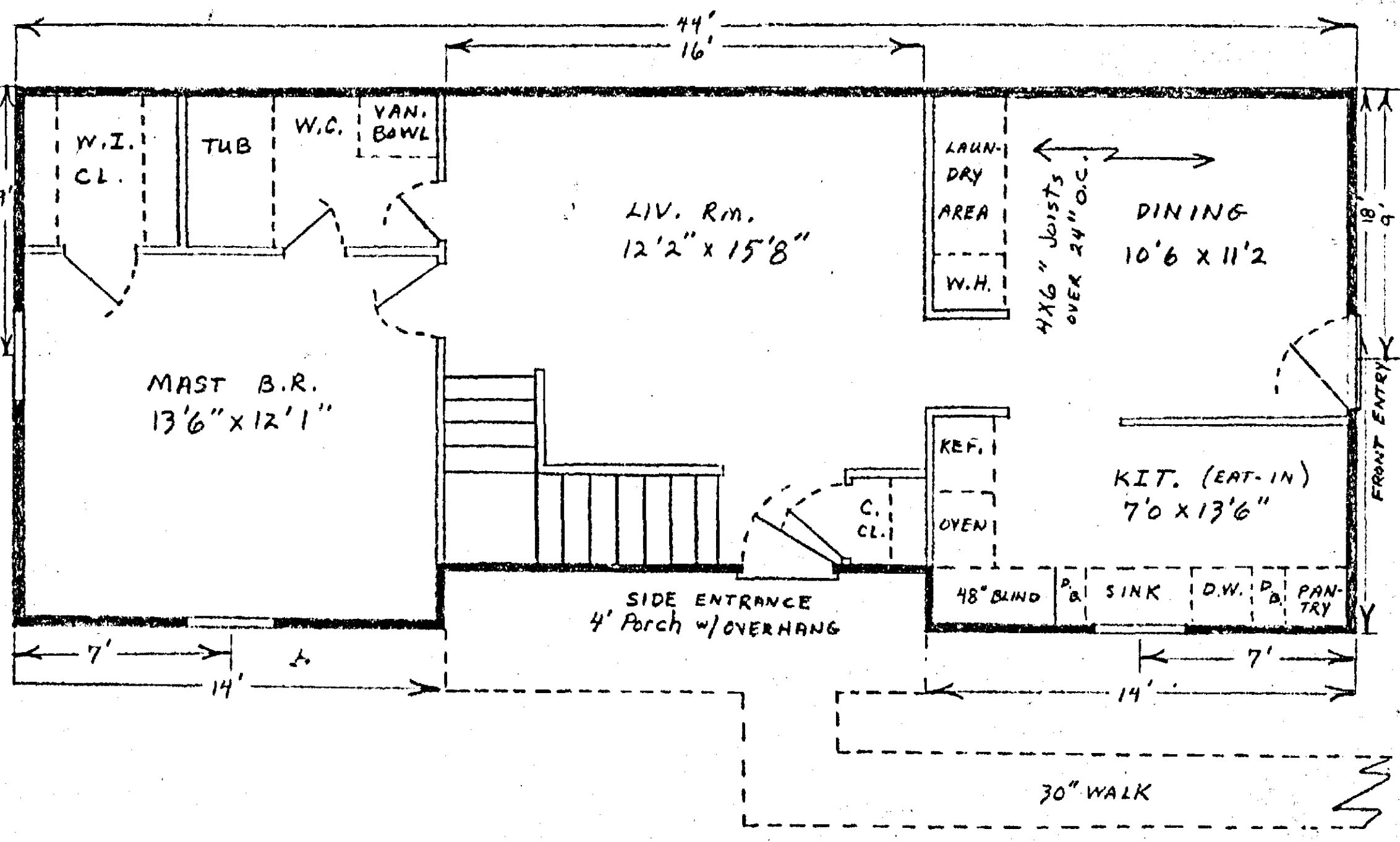
TOLERANCES UNLESS AS NOTED		REVISIONS		THOMPSON	
NO	DATE	BY			
1					
DECIMAL					
2					
3					
FRACTIONAL					
4					
5					
ANGULAR					
6					
7					
DRAWN BY D.R.			SCALE 1/4" = 1' 0"	MATERIAL	
CHK'D ✓			DATE 10-7-87	DRAWING NUMBER	
TRACED			APPRO	1 OF 3	



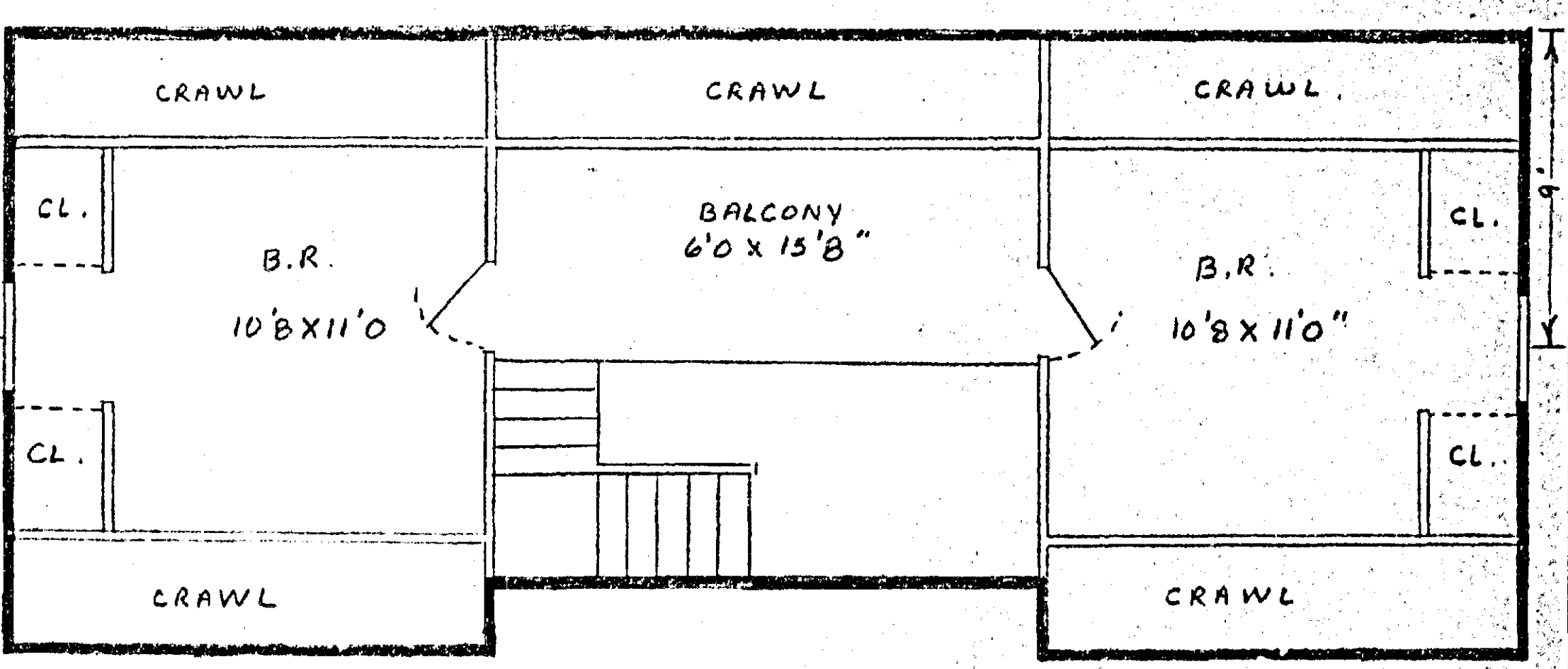
FOUNDATION PLAN (CRAWL) 1/4" = 1'0"



WINDOWS: TYPES/SIZES PER SELECTION.
(ALL DUAL GLAZED)



FIRST FLOOR PLAN 1/4" = 1'0"



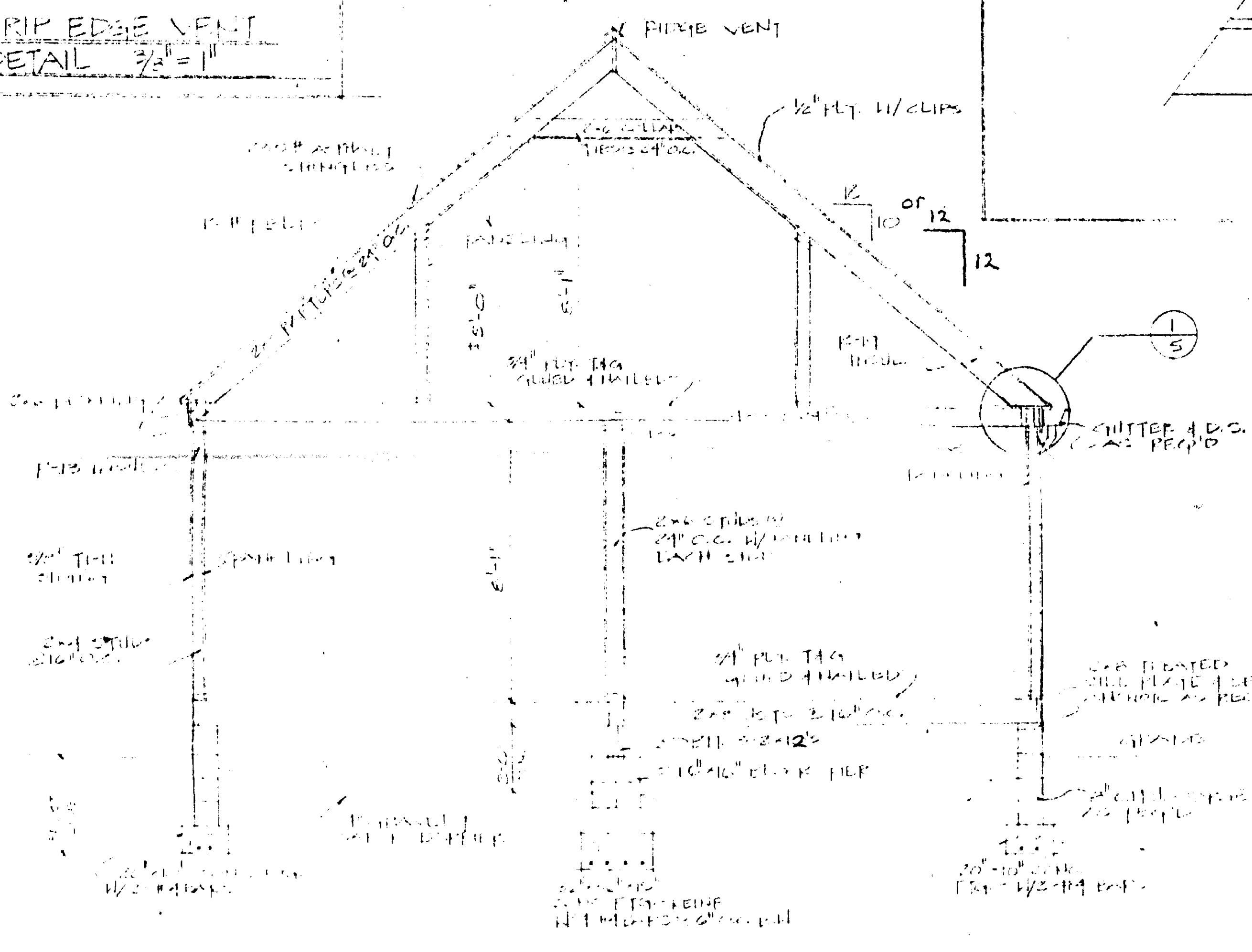
SECOND FLOOR PLAN 1/4" = 1'0"

TOLERANCES		REVISIONS		THOMPSON	
NO	DATE	NO	DATE	BY	DATE
1		1			
2		2			
3		3			
4		4			
5		5			
6		6			
7		7			
8		8			
9		9			
10		10			

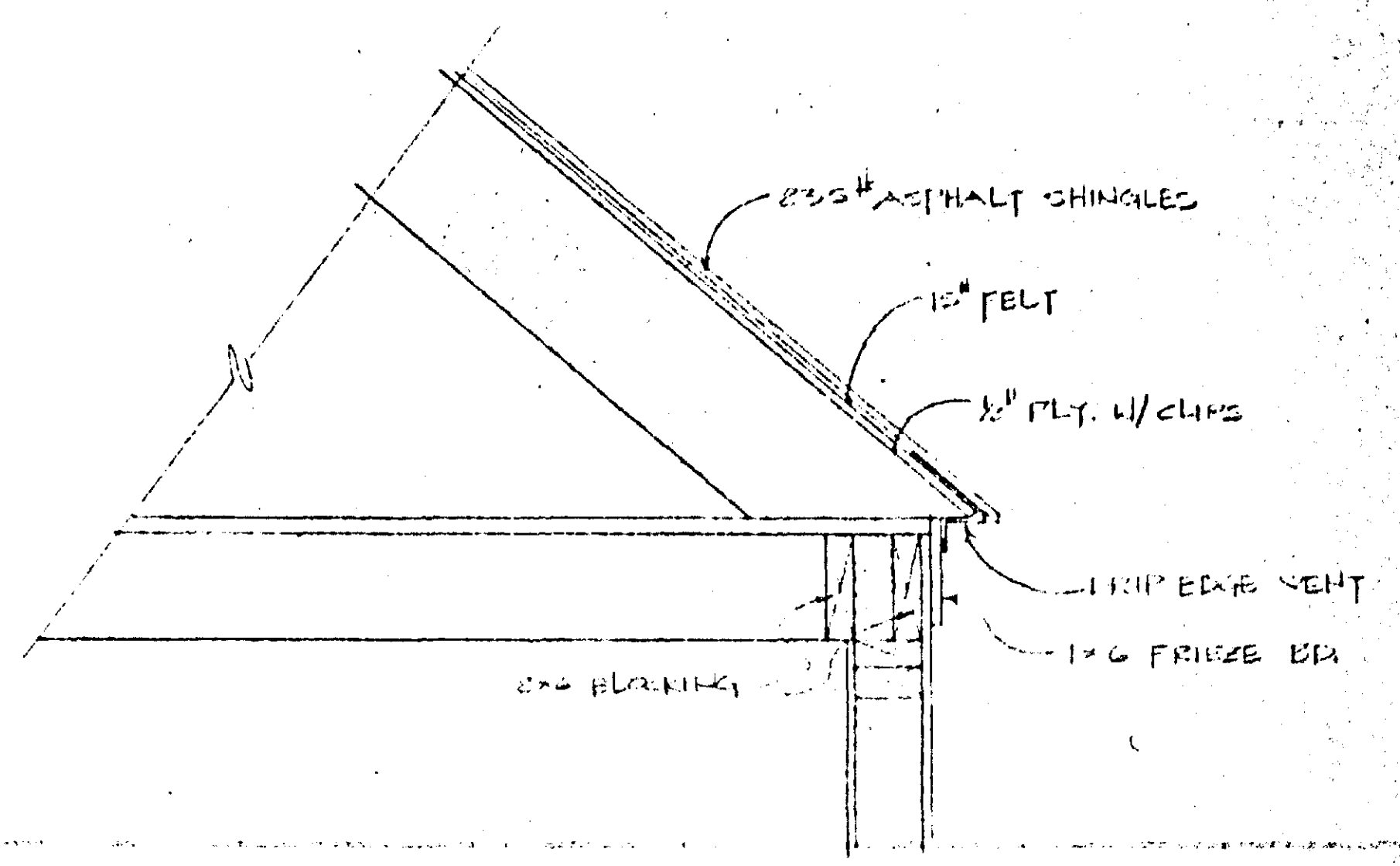
DRAWN BY D.R. SCALE 1/4" = 1'0" MATERIAL
CHK'D DATE 10-7-87
TRACED APP'D
DRAWING NUMBER 2 OF 3

DRIP EDGE VENT
DETAIL 3/8" = 1"

DETAIL 1/2" = 1'0"



TYPICAL CROSS SECTION 3/8" = 1"



NOTE: FLOORING TO BE CONSTRUCTED
HARDED AND TO BE DONE AS
REQ'D BY LOCAL BUILDING CODE.

REVISIONS		DATE	
NO	DATE	NO	DATE
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10		10	

3 OF 3