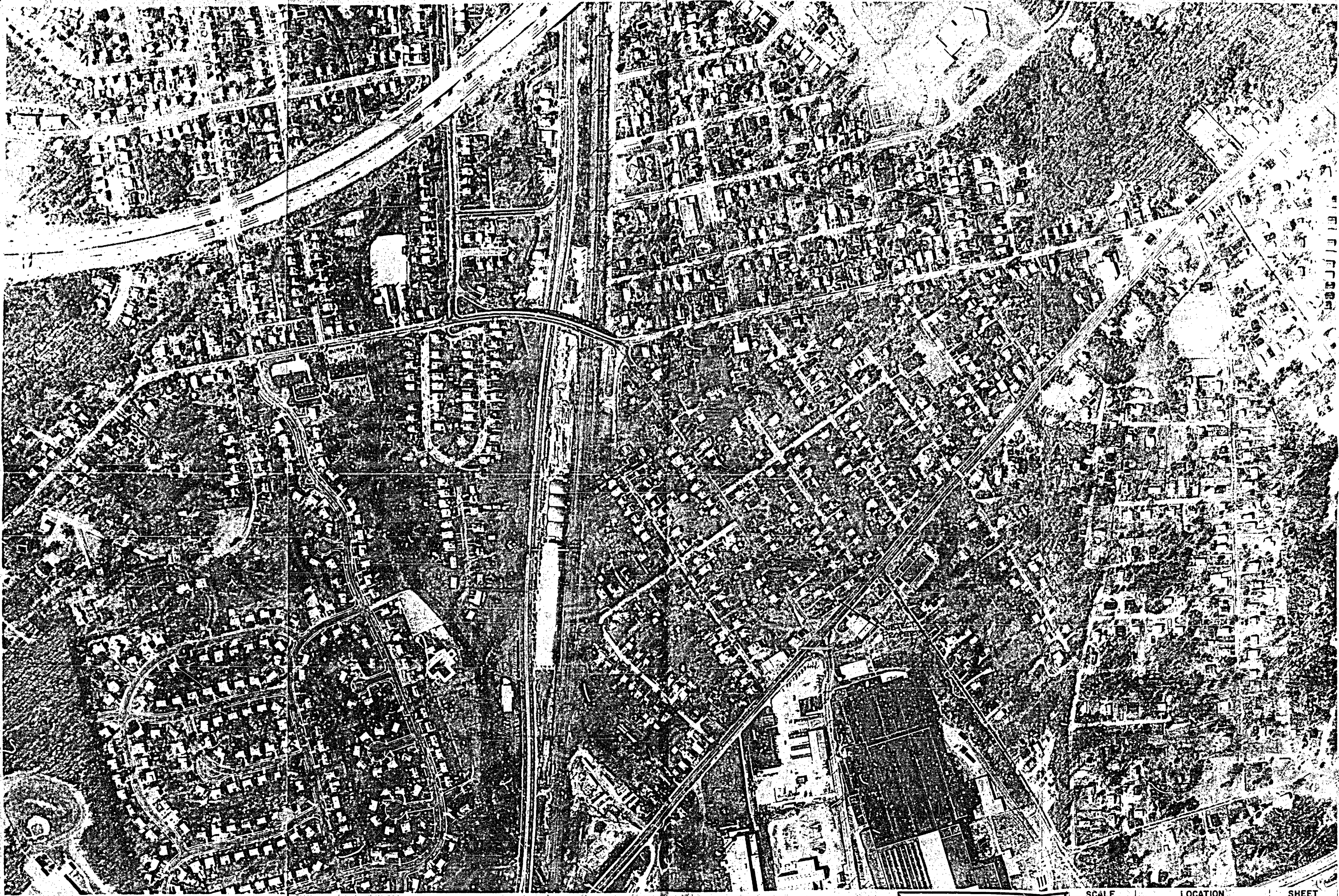


PLAN OF THE SUBDIVISION OF THE HALL AND SMITH FARMS

Owned by
James Rittenhouse and Oregon R. Benson.

Petition for Ending Business
CASE NUMBER: 50-25-3
1/8 Selma Avenue, 150' N of Washington Boulevard (lots 261 & 262)
1225 Selma Avenue (lot 259)
1312 Klappan District - lot 259
Petitioner(s): Rittenhouse Green, et al
HEARING: WEDNESDAY, DECEMBER 20, 1990 at 2:00 p.m.

*ADDITION TO EXHIBITS



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 PHOTOGRAPHIC MAP

Petition for Zoning Variance
 CASE NUMBER: 90-256-2
 1/4 Salm Avenue, 150' W of Washington Boulevard (Lots 440 & 405)
 1825 Salm Avenue (Lot 405)
 13th Election District - 1st Councilmanic
 Petitioner(s): Salvatore Bruno, et al
 HEARING: WEDNESDAY, DECEMBER 20, 1989 at 2:00 p.m.

SCALE
 1" = 200' ±

LOCATION

SHEET

DATE
 OF
 PHOTOGRAPHY
 JANUARY

HALETHORPE
 ADDITION TO
 EXHIBITS

S.W.
 6-D

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 14, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21286

MEMBERS
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

Ms. Rosa Greco
3135 Furrow Avenue
Ellicott City, MD 21043

RE: Item No. 116, Case No. 90-256-A
Petitioner: Rosa Greco, et al
Petition for Zoning Variance

Dear Ms. Rosa Greco:

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 if needed, 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Salvatore Greco
1925 Selma Avenue
Halethorpe, MD 21227

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3323

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 11th day of October, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Rosa Greco, et al
Petitioner's Attorney: Zoning Variance

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
DATE: December 7, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Rosa Greco, Item 116
Zoning Petition No. 90-256

The Petitioner is requesting a variance to permit a 50' ft. lot width in lieu of the minimum 55 ft. required. Staff has the following comments on the above request:

In instances such as these, staff's primary concerns are:

1. What is the impact on adjoining property?, and;
2. Are adequate front, side, and rear yard setbacks being provided on the site?, and;
3. Will the reduced lot sizes result in requests for additional variances when subsequent lot owners try to build unsuitable homes on the lots or expand homes into required areas?

Based upon the information provided and analysis conducted, staff recommends that if the request is granted, the following conditions be attached:

- All building setback lines (front, side, rear) shall be shown on the site plan and recorded by the applicant on the deed of record. Furthermore, a statement shall be attached to the site plan which clearly states that all development shall conform to the setbacks as shown and additional variances shall not be granted for setbacks on the subject property.

- Any applications for building permits shall include a copy of the site plan and the Commissioner's "Findings of Fact and Conclusions of Law," provided by the applicant.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

DEC 8 1989

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 402
Towson, Maryland 21284
(301) 887-3554

November 9, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21284

RECEIVED
NOV 16 1989



ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 110, 111, 112, 113, 114, 115, 117, and 118.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan,
Traffic Engineer Associate II

MSF/lab

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21284-2536
(301) 887-4500

Paul H. Holscher
Chief

OCTOBER 9, 1989



Dennis F. Rasmussen
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21284

RE: Property Owner: SALVATORE, ROSA, TINA, GRECO
Location: N/S SELMA AVENUE LOTS #403 AND 405
Item No.: 116 Zoning Agenda: OCTOBER 10, 1989

Gentlemen:

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

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", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Holscher*
Planning Group
Special Inspection Division

Noted and Approved
Paul H. Holscher
Fire Prevention Bureau

JK/KEK

OCT 10 1989

RECEIVED

DEC 29 1989

PURDUM and JESCHKE

PURDUM AND JESCHKE
1929 NORTH CALVERT STREET
BALTIMORE, MARYLAND 21282
301/837-4194 FAX 301/837-3431

ZONING OFFICE

TO: BALTIMORE COUNTY
ZONING OFFICE
COUNTY OFFICE BUILDING
111 WEST CHESAPEAKE AVE.
TOWSON, MD 21284

Re: PETITION FOR ZONING VARIANCE
CASE NUMBER: 90-256-A

Attention: *Ann M. Naszabewicz*, Job No. 5423-00
DEPUTY ZONING COMMISSIONER

Gentlemen:

- We are submitting
 We are forwarding
 We are returning
- Reworth
 Under separate cover
- By FAX
 Number of pages including this one

Department Code

Telephone Number

No.	Description
1	24"x36" ORIGINAL PLAN (J.W.S. No. 1)
2	24"x36" AERIAL PHOTOGRAPHY OF AREA IN QUESTION

Remarks:

THE ADDITIONAL BACK-UP INFORMATION FOR THE ABOVE REFERENCED CASE IS ENCLOSED. IF FURTHER INFO. IS NEEDED... PLEASE CALL.

- In accordance with your request
 For your review
 Please return to this office
 Plans reviewed and accepted
 Plans reviewed and accepted as noted
 For revision by you
- For your use
 Please call when ready
 For processing
 Approval requested
 Conference requested at your convenience

For further information, please contact the writer at this office.

Sincerely yours,

Grand W. Wilson
GRAND W. WILSON
PROJECT ENGINEER