

IN RE: PETITION FOR ZONING VARIANCE
NW/8 Chestnut Street, 222.99'
NE Chestnut Court
154 Chestnut Street
12th Election District
7th Councilmanic District
Annie Ransom & Alice Evans
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 90-311-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 to allow 14 feet rear yard setback in lieu of 50 feet required in a D.R.10.5 zone, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, Annie Ransom and Alice Evans appeared and testified. There were no Protestants.

Testimony and evidence indicated that the subject property, known as 154 Chestnut Street, consists of 43,560 square feet +/-, zoned D.R.10.5, and is improved with a two-story single family townhouse. The Petitioners are desirous of constructing a single story addition on the rear of their home to provide more habitable space for their family. Testimony indicated that there is insufficient room in the dwelling to accommodate both a washer and dryer. Testimony further indicated that the Petitioners' neighbors have no objection to the proposed addition.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 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 relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of February, 1990 that the Petition for Zoning Variance to allow 14 feet rear yard setback in lieu of 50 feet required in a D.R.-10.5 zone, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this order.

ORDER RECEIVED FOR FILING
Date 2/12/90
By J. Robert Haines

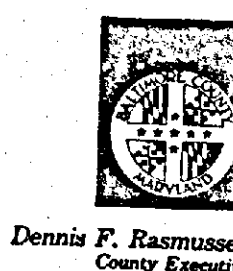
JRH/mm

J. Robert Haines
Zoning Commissioner
for Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

February 9, 1990



Ms. Annie Ransom
Ms. Alice Evans
154 Chestnut Street
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
Case No. 90-311-A

Dear Ms. Ransom and Evans:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

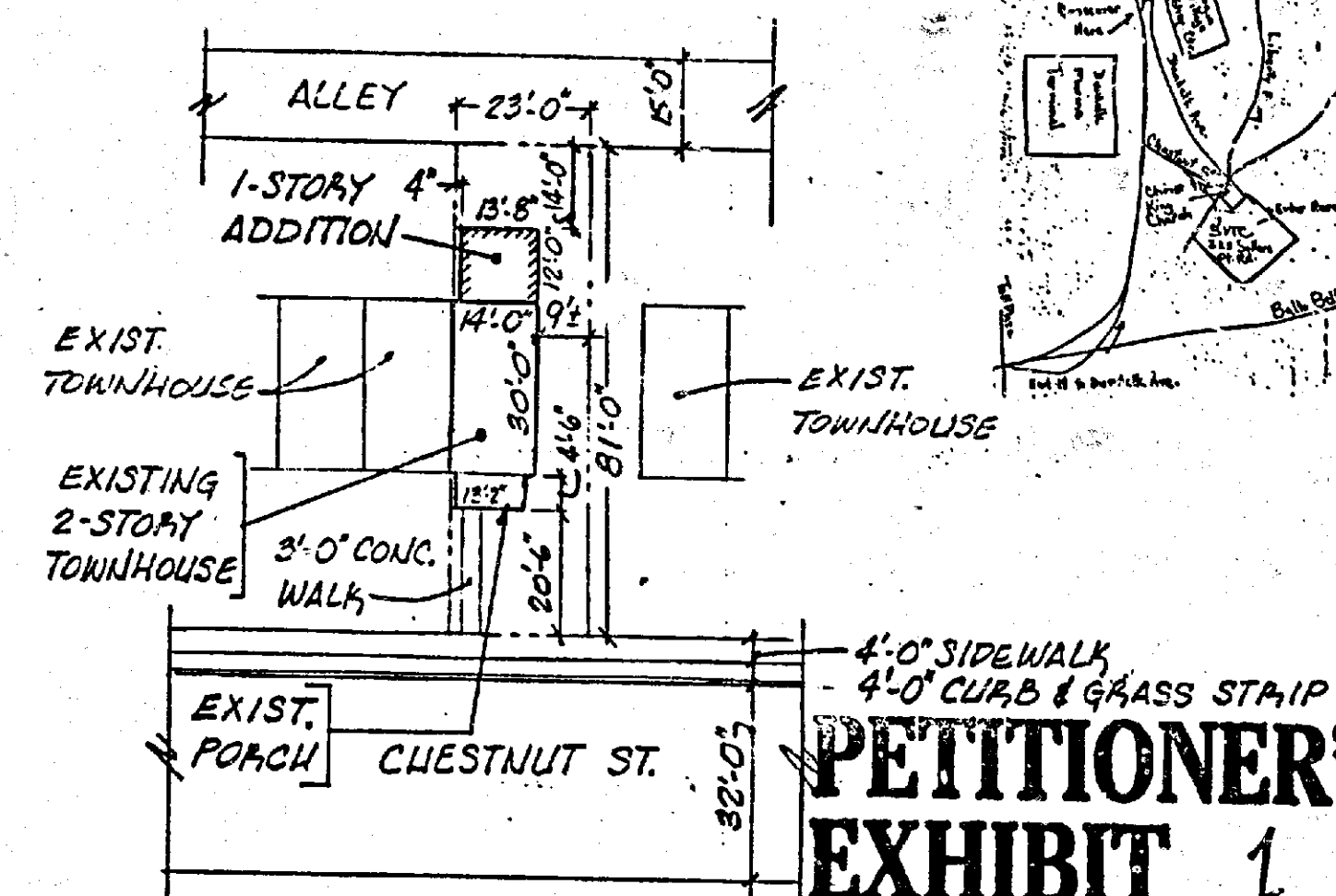
In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmn
encl.
cc: Peoples Counsel

169

90-311-A



SITE PLAN
SCALE: 1"=30'-0"

PLAT FOR ZONING VARIANCE
OWNER: ANNIE RANSOM
DISTRICT - 12 Zoned: DR.10.5
SUBDIVISION: TURNER STATION

SITE PLAN FOR
RESIDENCE AT
154 CHESTNUT ST.
BALTIMORE, MD. 21222
SCALE: 1"=30'-0"
DATE: 8/28/89
PLOT: 3
DISTRICT: 12
PRECINCT: 2
DWG. NO. S-1 OF 1

JUST OUTSIDE THE CRITICAL AREA.

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-311-A

The undersigned, legal owner(s) of the property situated 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.C.1 To allow 14 foot rear yard setback in lieu of 50 feet required in a D.R.-10.5 zone.

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 am, 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.:
Address
Phone No.

Legal Owner(s):
X Annie Ransom
(Type or Print Name)
Signature
X Daniel Ransom
(Type or Print Name)
Signature
Alice Evans
(Type or Print Name)
Signature
Alice Ransom
(Type or Print Name)
Signature

154 Chestnut St. 282-0204
Baltimore 22, Ind.
City and State

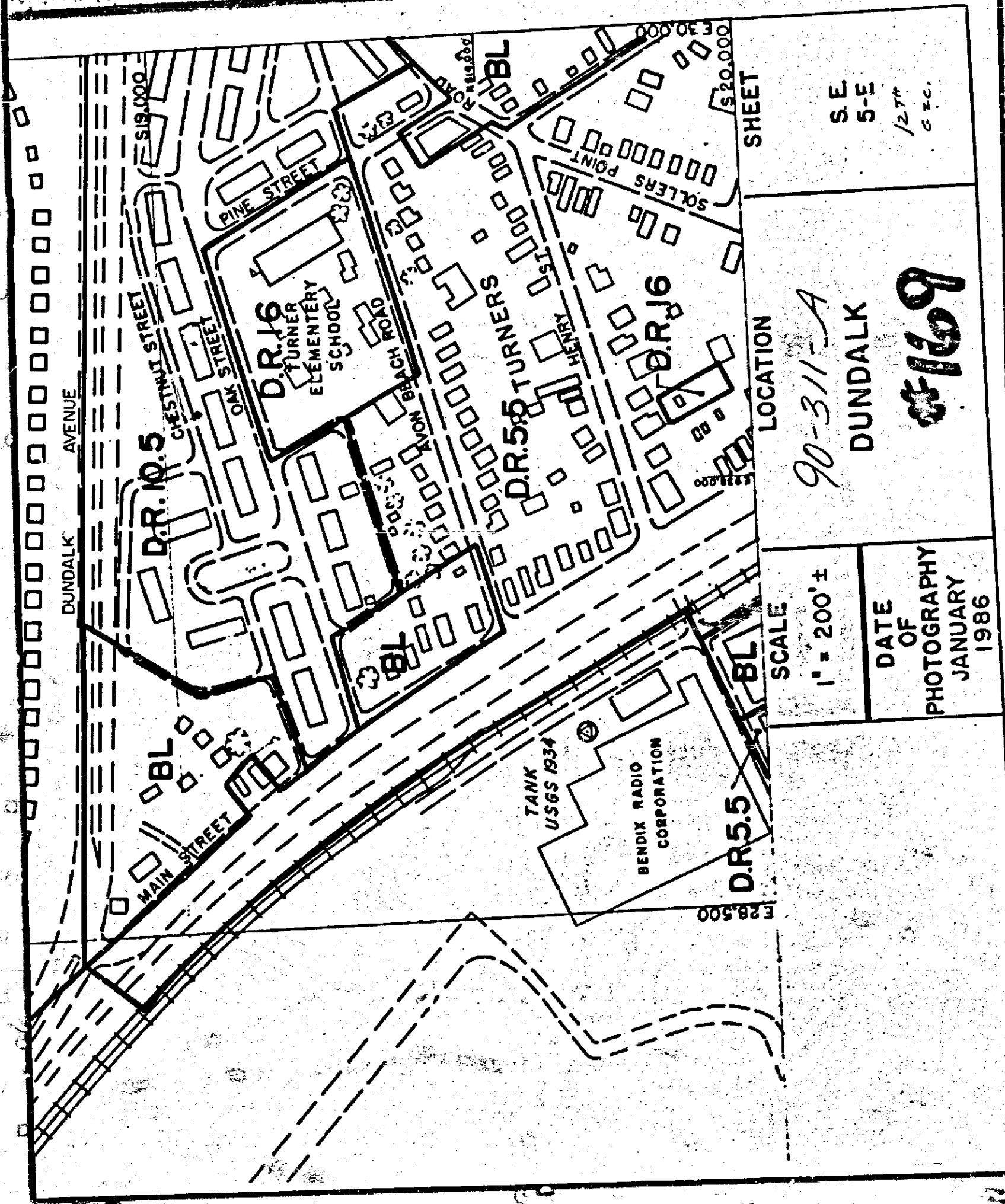
ORDERED By The Zoning Commissioner of Baltimore County, this 29 day of February, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of FEB. 1990, at 2:30 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

lot of ground situate in Baltimore County and described as follows, that is to say:

BEGINNING for the same on the northwest side of Chestnut Street as laid out fifty feet wide at the distance of two hundred twenty-two and ninety-nine one-hundredths feet wide at the distance of two hundred twenty-two and ninety-nine one-hundredths feet measured northeasterly from the intersection of the northwest side of Chestnut Street and the north east side of the partition wall there erected and running thence line with the center line of Chestnut Street north seventy-five degrees and binding on the northwest side of Chestnut Street north seventy-five degrees one minute twenty seconds east twenty-eight minutes forty seconds west eighty feet thence north fourteen degrees twenty-eight minutes forty seconds west eighty feet to the southeast side of said fifteen foot alley with the use thereof in to the southeast side of said partition wall here referred to and thence and through common twenty-four and thirty-three one-hundredths feet to a point in line with the center line of said partition wall south fourteen degrees fifty-eight minutes 40 seconds east 80 feet to the place of beginning. Improvements whereon are known as No. 154 Chestnut Street.

BEING the same lot of ground which by deed dated March 20, 1946 and recorded among the land records of Baltimore County in Liber 1458, folio 30, was granted and conveyed by Chestnut Holding Corporation unto FLOYD RANSOM and ANNIE RANSOM, his wife, said FLOYD RANSOM having departed this life on or about February 11, 1978.



Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DATE 1-25-90

Annie Ransom
Alice Evans
154 Chestnut Street
Baltimore, Maryland 21222

Re: Petition for Zoning Variance
CASE NUMBER: 90-311-A
NW/8 Chestnut Street, 222.99' NE Chestnut Court
154 Chestnut Street
12th Election District - 7th Councilmanic District
Petitioner(s): Annie Ransom and Alice Evans
HEARING: WEDNESDAY, FEBRUARY 7, 1990 at 2:30 p.m.

Dear Petitioners:

Please be advised that \$16.11 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

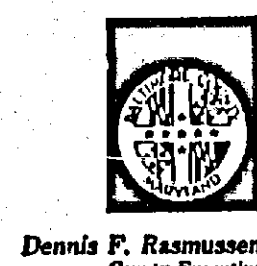
Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

NOTE:
(If "PHASE II" of the "ZONING" PLAN is in effect in Baltimore County on the above hearing date, the hearing will be postponed, in the event of snow, telephone 887-3391 to confirm hearing date.)

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

December 15, 1989

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:

12th Election District 90-311-A
Petition for Zoning Variance
CASE NUMBER: 90-311-A
1514 Chestnut Street, 222.36' NE Chestnut Court
1514 Chestnut Street
12th Election District - 7th Council District
Petitioner(s): Annie Ransom and Alice Evans
HEARING: WEDNESDAY, FEBRUARY 7, 1990 at 2:30 p.m.

Variance to allow 14 ft. rear yard setback in lieu of 50 feet required in a D.R.-10-S zone.

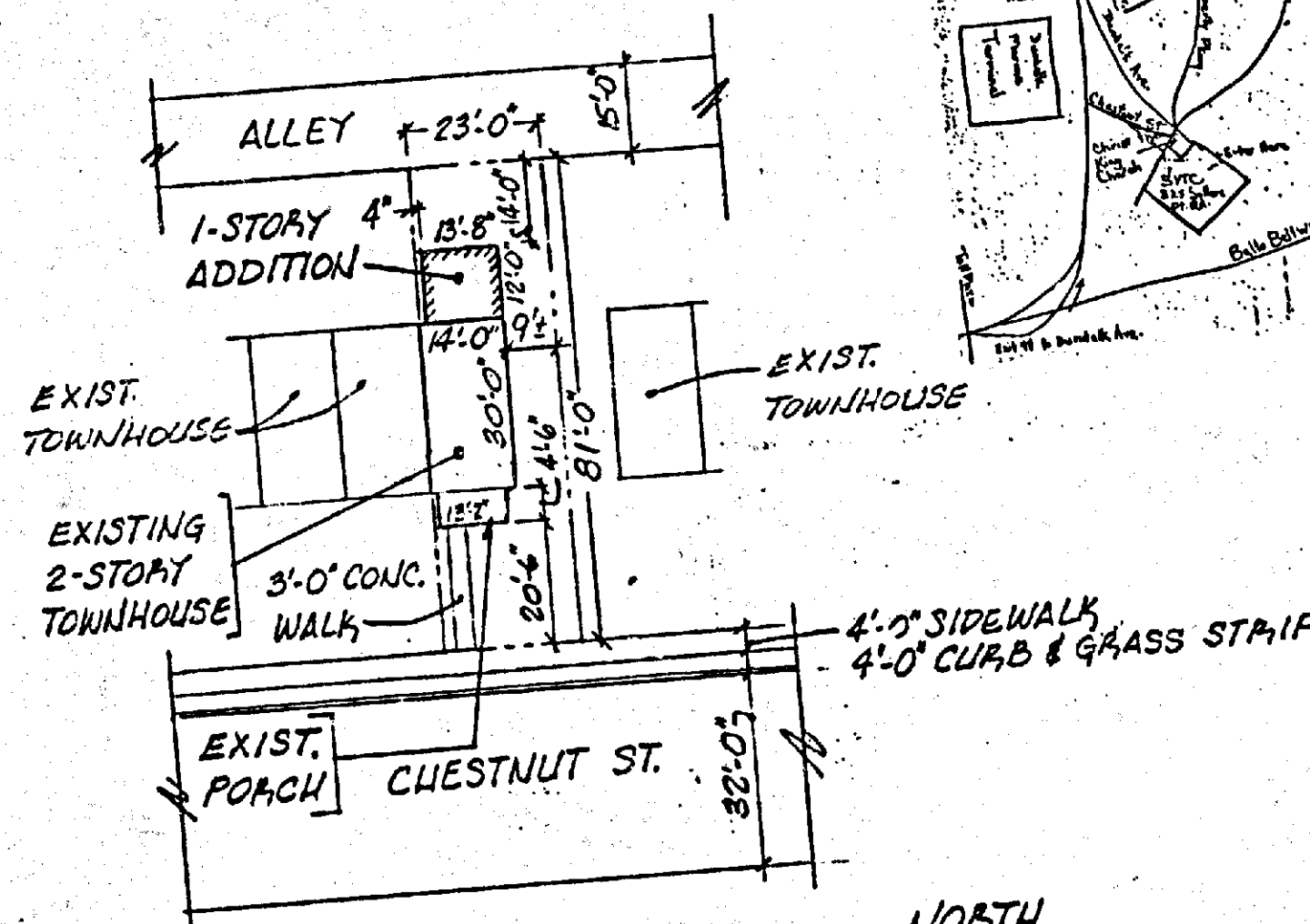
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received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

NOTE:
(If "Phase II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3391 to confirm hearing date.)

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

169

90-311-A



SITE PLAN
SCALE: 1"=30'-0"

PLAT FOR ZONING VARIANCE
OWNER: ANNIE RANSOM
DISTRICT - 12 Zoned: DR-10-S
SUBDIVISION: TURNER STATION

SITE PLAN FOR
RESIDENCE AT
1514 CHESTNUT ST.
TOWSON, MD 21204
SCALE: 1"=30'-0"
DATE: 8/28/89
PLOT: 3
DISTRICT: 12
PRECINCT: 2
DWG. NO. S-1 OF 1

JUST OUTSIDE THE CRITICAL AREA.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

January 23, 1990

Ms. Annie Ransom
154 Chestnut Street
Baltimore, MD 2122

RE: Item No. 169, Case No. 90-311-A
Petitioner: Annie Ransom, et al
Petition for Zoning Variance



Dennis F. Rasmussen
County Executive

Dear Ms. Ransom:

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 of 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 JIMMY MINARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

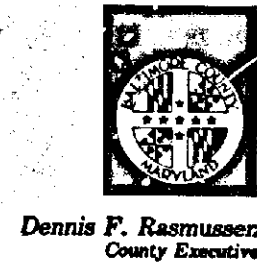
Very truly yours,

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

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 29th day of November, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Annie Ransom, et al

Petitioner's Attorney:

RECEIVED
JAN 2 1990

BALTIMORE COUNTY, MARYLAND
ZONING OFFICE
INTER-OFFICE CORRESPONDENCE

DATE: December 29, 1989

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Kuller, Deputy Director
Office of Planning and Zoning
SUBJECT: Annie Ransom, Item 169
Zoning Petition No. 90-311

The Petitioner requests a Variance to permit a 14 ft. rear yard setback in lieu of 50 ft.

In reference to this request, staff offers no comment.
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

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

November 29, 1989



Dennis F. Rasmussen
County Executive

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 163, 164, 165, 166, 168, & 169.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

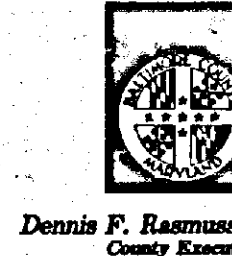
MSF/LW

RECEIVED
JAN 3 1990
ZONING OFFICE

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2598
(301) 887-4500
Paul H. Reincke
Chief

DECEMBER 1, 1989

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Dennis F. Rasmussen
County Executive

RE: Property Owner: ALICE EVANS AND ANNIE RANSOM
Location: #154 CHESTNUT STREET
Item No.: 169 Zoning Agenda: NOVEMBER 28, 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. Reincke* Noted and Approved: *Paul H. Reincke*
Special Inspection Division Fire Prevention Bureau

JK/KEK

DEC 05 1989

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: December 19, 1989
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for November 28, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 163, 164, 165, 166, 167, and 168.

For Item 169 the property dimensions shown do not agree with plat 13/86.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

DEC 27 1989

receipt
No. 343

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4100
Number

Date

2/19/90

PR. TEL. \$31.00

TOTAL \$31.00

Public Hearing Fees

Posting Signs / Advertising

LAST NAME OF OWNER: EVANS

Please make checks payable to: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-311-A

District: 12th Date of Posting: 1/22/90

Posted for: Variance

Petitioner: Annie Ransom

Location of property: NWIS Chestnut St., 722.95' NE Chestnut St.
154 Chestnut St.

Location of Signs: Facing Chestnut St., approx. 70' Fr. no. 6 way,
on property of Petitioner.

Remarks:

Posted by: [Signature] Date of return: 1/26/90

Number of Signs: 1

receipt
No. 1275

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-5150
Number

Date

2/06/90

PR. TEL. \$116.11

TOTAL: \$116.11

Public Hearing Fees

Posting Signs / Advertising

LAST NAME OF OWNER: EVANS

Please make checks payable to: Baltimore County

Cashier Validation

CERTIFICATE OF PUBLICATION
TOWSON, MD. January 11, 1990

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 Jan 11, 1990.

THE JEFFERSONIAN,
S. Rebe Orlov
Publisher

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 21204 as follows:

Petition for Zoning Variance
Case number: 90-311-A
NWIS Chestnut Street,
222.95' NE Chestnut Street,
1514 Chestnut Street
12th Election District
7th Councilmanic District
Petitioner(s):
Annie Ransom and
Alice Evans
Hearing Date: Wednesday,
Jan. 7, 1990 at 2:30 p.m.

Variance to allow 14 ft. rear yard set back in lieu of 50 feet required by a D.R. - 10-5 zone.

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 be secured at the hearing.

NOTE:

In "PHASE II" of the "SNOW EMERGENCY PLAN" is in effect in Baltimore County on the above hearing date, the hearing will be postponed. In the event of snow, telephone 887-3381 to confirm hearing date.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County
1008 Jan. 11, 1990

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

414 Center Place
P.O. Box 8936
Dundalk, Md. 21222

January 11, 1990

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #90-311-A - P.O. #0101095 - Req. #M38141 - 84 lines @ \$42.00 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 12th day of January 1990; that is to say, the same was inserted in the issues of January 11, 1990

Kimbel Publication, Inc.
per Publisher.

By K.C. Orlov

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

NOTICE OF HEARING

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CASE NUMBER: 90-311-A
NWIS Chestnut Street, 222.95'
NE Chestnut Street,
1514 Chestnut Street
12th Election District
7th Councilmanic District
Petitioner(s):
Annie Ransom and Alice Evans
HEARING: WEDNESDAY,
FEBRUARY 7, 1990 at 2:30 p.m.
Variance to allow 14 ft. rear yard setback in lieu of 50 feet required by a D.R. - 10-5 zone.

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J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND