

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
 Janet G. Walker, his wife  
 I, or we, Jesse I. Walker and Janet G. Walker, legal owners 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 202a.3 which requires a 20 foot setback from one side and a minimum of 50 feet from both sides, to a minimum of 18 feet from one side and a minimum of 40 feet for the sum of both setbacks.

Description of property of Jesse I. Walker and wife  
 OTG 4695, folio 170

Being Lot No. One, Plat of Section Four of Green Hill Farm, recorded among the Land Records of Baltimore County in Plat Book OTG 31, folio 124, said lot being located on the South side of Gores Mill Road 549.28 feet West of the intersection of Ivy Mill Road.

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

Petitioners built their home without a garage and located same, as requested by the developer, much further back on the lot than was necessary, and constructed a driveway to that home, and that the proper location for a breezeway and garage is as shown on the plat attached hereto, and that it would create an undue hardship and practical difficulty to locate said breezeway and garage elsewhere.

See attached description

February 27, 1971

To Baltimore County Zoning Board:

As owner of 1st No. Two (2) Section Four (4) of Green Hill Farm recorded with Baltimore County in Liber O.T.O. 31 Folio 124 we here by give our consent to the variance requested (addition of a two car garage and six foot breezeway attached to the present dwelling) by Mr. and Mrs. J. I. Walker owners of Lot No. One (1) Section Four (4) of Green Hill Farm recorded as above.

*Dorothea W. Cooper*  
 Dorothea W. Cooper  
*Suzanne Bilgopin*  
 Janis S. Cooper

*Charles Arthur Howard*

TELEPHONE #48484	INVOICE	BALTIMORE COUNTY, MARYLAND	NO 76373
		OFFICE OF FINANCE	DATE 3/1/71
		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	BILLED BY Zoning Office, 114 County Office Bldg., Towson, Md 21204
TO: J. Temple Smith, Esq., Jefferson Building Towson, Md. 21204			
REPORT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$39.50
Cost of advertising and posting property of Jesse I. Walker No. 71-221-A			\$39.50
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURT HOUSE, TOWSON, MARYLAND 21204			

ORDER RECEIVED FOR FILING

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.

Contract purchaser: Janet G. Walker  
 Address: Reisterstown, Maryland

Owner: Gores Mill Road  
 Address: Reisterstown, Maryland

Protestant's Attorney: J. Temple Smith  
 Address: 104 Jefferson Building, Towson, Md. 21204 823 6200

ORDERED By the Zoning Commissioner of Baltimore County, this 12th day of January 1971 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of March 1971 at 10:30 o'clock.

Edward D. Hardesty  
 Zoning Commissioner of Baltimore County

JESSE I. WALKER  
 104 JEFFERSON BLDG  
 TOWSON, MD 21204  
 823-6200

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 4<sup>th</sup> Date of Posting: FEB. 14 1971  
 Posted for: VARIANCE  
 Petitioner: JESSE I. WALKER  
 Location of property: 1/2 OF GORES MILL RD. 549.28 E. W. OF IVY MILL ROAD  
 Location of Signs: 1/2 OF GORES MILL RD. 549.28 E. W. OF IVY MILL ROAD  
 Remarks: SEE PLAT BOOK  
 Posted by: Charles M. Neal Signature Date of return: FEB. 27 - 1971

TELEPHONE #48483	INVOICE	BALTIMORE COUNTY, MARYLAND	NO 76331
		OFFICE OF FINANCE	DATE Feb. 8, 1971
		Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	BILLED BY Zoning Dept. of Baltimore County
TO: Messrs. Smith, Botton and Smith 104 Jefferson Building Towson, Md. 21204			
REPORT TO ACCOUNT NO. 01-622	QUANTITY	RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$25.00
Postion for Variance for Jesse I. Walker #71-221-A			\$25.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURT HOUSE, TOWSON, MARYLAND 21204			

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**

January 26, 1971

J. Temple Smith, Esq.,  
 104 Jefferson Building  
 Towson, Maryland 21204

Re: Type of Hearing: Variance for setback  
 Location: S/S Gores Mill Rd., 549.28' W. of Ivy Mill Rd.  
 Petitioners: Jesse I. Walker, et al  
 Committee Meeting of January 12, 1971  
 4th District  
 Item 9B

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property lies to the south side of Gores Mill Road and is part of an R-40 subdivision. It is improved with a one story ranch house. There is no curbing along Gores Mill Road at this location.

**BUREAU OF ENGINEERING:**  
 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.

**General:**  
 The subject property comprises Lot #1 as shown on the subdivision plat of Green Hill Farm, Section 4, and is recorded among the Plat Records of Baltimore County in Liber O.T.O. 31 at folio 124. This subdivision was processed under Public Works Agreement #45511 and the Developer has no further obligations. However, the 10-foot wide reversible slope easement across the frontage of the subject property has not been granted to the County. Also, inadvertently, the drainage and utility easements shown on the subdivision plat have not been acquired.

When the County took dedication of the Highway Right-of-Way, Lot #1 had been transferred to the petitioners and they refused to

J. Temple Smith, Esq.,  
 Item 9B  
 Page 2  
 January 26, 1971

grant the reversible slope easement to the County. (See Bureau of Land Acquisition file #874 67-369, Job Order 5-1-2276). Therefore, when application is made for a building permit on this property, the owners will be required to grant to the County, at no cost, the 10 foot reversible slope easement and the 10 foot drainage and utility easement, as shown on the record plat.

**PROJECT PLANNING DIVISION:**  
 This plan has been reviewed and there are no site planning factors requiring comment.

**HEALTH DEPARTMENT:**  
 Since this petition is for a carport, no health hazard is anticipated.

**DEPARTMENT OF TRAFFIC ENGINEERING:**  
 Subject variance should have no major effect on traffic.

**BOARD OF EDUCATION:**  
 No bearing on student population.

**BUILDINGS ENGINEER'S OFFICE:**  
 Petitioner to comply with all applicable requirements of Baltimore County Building Code and regulations when plans are submitted.

**FIRE DEPARTMENT:**  
 This office has no comment on the proposed site.

**ZONING ADMINISTRATION DIVISION:**  
 This office is approving the subject petition for filing; however, we suggest that the petitioner pay particular attention to the comments by the Bureau of Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,  
Oliver L. Myers  
 OLIVER L. MYERS, Chairman

J. Temple Smith, Esq.,  
 104 Jefferson Building  
 Towson, Md. 21204  
 Item 9B

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 12th day of January, 1971.

Edward D. Hardesty  
 EDWARD D. HARDESTY,  
 Zoning Commissioner

Petitioner: Jesse I. Walker, et al  
 Petitioner's Attorney: J. Temple Smith Reviewed by: Edward D. Hardesty  
 Chairman of the Advisory Committee

05-10-71

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, a variance to Sec. 202.3 to permit 18 feet for one side yard and a minimum of 45 feet for the sum of both setbacks instead of the required 20 feet and 50 feet, should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 3 day of March 1971, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit 18' for one side yard and a minimum of 40' for the sum of both setbacks instead of the required 20 and 50 feet respectively, subject to approval of the site plan by the Bureau of Service and Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variance would give relief without substantial injury to the public health, safety or general welfare of the locality involved, a variance to Sec. 202.3 to permit 18 feet for one side yard and a minimum of 45 feet for the sum of both setbacks instead of the required 20 feet and 50 feet, should be GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4 day of March 1971, that the above Variance be and the same is hereby DENIED.

MICROFILMED

ORDER RECEIVED FOR FILING

DATE 3/4/71 - Jefferson, ed

71-21-4

JESSE I. WALKER  
5 S Gores Mill Rd. #6, 569-2818  
4th fl.

71-21-4  
498

**PETITION FOR VARIANCE**  
in DISTRICT  
ZONING  
Petition for Variance for  
LOCATION: Subside of Gores Mill Road 143.25 feet West of Fry Hill Road  
DATE: A TIME: Monday, March 1, 1971 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for a variance from the Zoning Regulations of Baltimore County in Room 106 of the County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, on the 11th day of February, 1971, at 10:30 A.M.  
The zoning Regulations to be amended are:  
Section 202.3 - Side Yards - 20 feet for one side yard and not less than 45 feet for the sum of both.  
All that parcel of land in the Fourth District of Baltimore County, being Lot 101, Part of Section Four of Gores Mill Farm, recorded under the Land Records of Baltimore County in Plat Book OTD 31, Page 113, and the same is bounded on the north side of Gores Mill Road 143.25 feet West of the intersection of Fry Hill Road.  
Being the property of Jesse I. Walker and Janet G. Walker, as shown on plat title filed with the Zoning Department.  
Hearing Date: Monday, March 1, 1971 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 Chesapeake Avenue, Towson, Md.  
EDWARD D. HARDESTY  
ZONING COMMISSIONER  
BALTIMORE COUNTY  
Feb. 11, 1971

**CERTIFICATE OF PUBLICATION**

TOWSON, MD. February 11 1971  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time ~~successive weeks~~ before the 1st day of March 1971, the first publication appearing on the 11th day of February 1971.

THE JEFFERSONIAN  
Edward H. Stratton  
Manager.

Cost of Advertisement \$.....

MICROFILMED

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BALTIMORE COUNTY  
Feb. 11, 1971

**THE COMMUNITY TIMES**

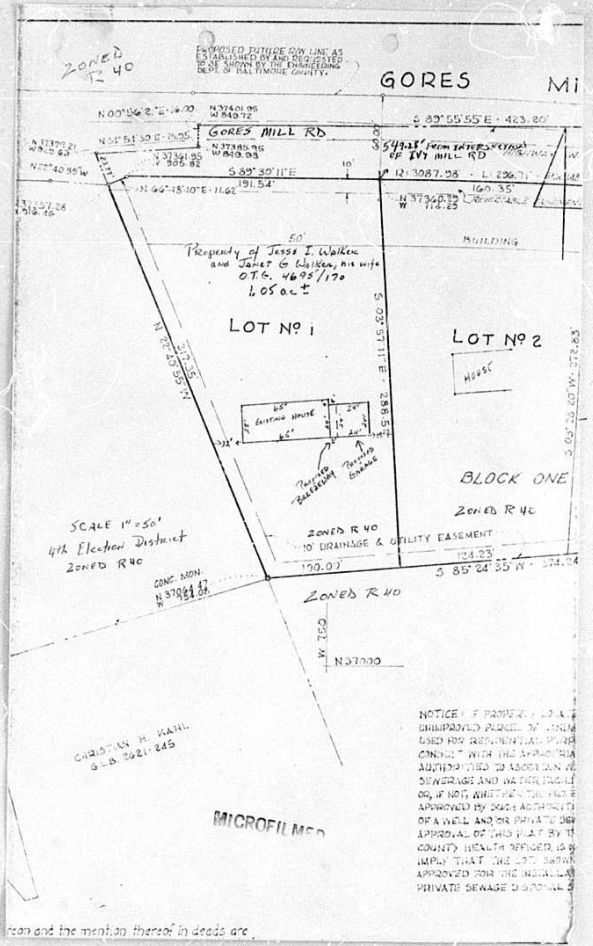
P.O. BOX 267  
RANDALLSTOWN, MD. 21133  
PHONE - 922-7500 February 17 - 1971

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County, was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive week~~ week before the 17 day of Feb. 1971, that is to say, the same was inserted in the issue of February 11, 1971.

MICROFILMED

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan



CHRISTIAN H. MAHL  
9-B-3821-245

MICROFILMED

