

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William T. Tomlinson, legal owner... 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 1.000, 3(2) to permit a sideyard setback of 10 feet instead of the required 50 feet and a front yard setback of 46 feet instead of the required 50 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) Due to existing conditions.

See attached description

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: William T. Tomlinson  
Address: 231 South Ann Street  
Petitioner's Attorney: Baltimore, Maryland  
Professional's Attorney: Baltimore, Maryland

ORDERED: By The Zoning Commissioner of Baltimore County, this 14th day of March, 1972, 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 106, County Office Building in Towson, Baltimore County, on the 24th day of April, 1972, at 10:00 o'clock.

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 22, 1972

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

OLIVER L. MYERS  
Chairman

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

Mr. William T. Tomlinson  
231 South Ann Street  
Baltimore, Maryland 21201

RE: Type of Hearings: Variance  
Location: 5/5 New Section Road, 505' E. of Seneca Road  
Petitioner: William T. Tomlinson  
Committee Meeting of February 1, 1972  
15th District  
Item 117

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 is located on the south side of New Section Road approximately 505' east of South Seneca Road. The northern half of this parcel is presently improved with two small storage buildings and a small one story brick residence. In the southern half of the site, the proposed structure is actually under roof and near completion. From its present appearance the structure does not resemble a typical dwelling and it is difficult to determine that this is the actual intended use. The property to the west is unimproved and wooded and the property to the east is vacant. To the north and across New Section Road are existing one and two story frame dwellings. Directly to the south of the property is the Seneca Creek.

### 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.

### Highways:

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross

Mr. William T. Tomlinson  
Re: Item 117  
Page 2

March 22, 1972

section on a 50-foot right of way. Highway improvements are not required at this time. Highway right of way and widening of varying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right of way widening as shown in red on the attached plan.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

### Soilment Control:

Development of this property through strippling, grading and stabilization could result in a soilment solution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

### Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Connection of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

### Water:

Public water supply is available to serve this property.

### Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private on site sewerage.

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dinnema, Zoning Commissioner Date: April 21, 1972

FROM: Leslie H. Groff, Deputy Director of Planning

SUBJECT: Petition 772-244-A, Southeast side of New Section Road 505.55 feet Northeast of South Seneca Road.  
Petition for Variance for Front and Side Yards.  
William T. Tomlinson - Petitioner

15th District

HEARING: Monday, April 24, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

We see no objection to granting the requested variances as long as the existing dwelling is modified to a non-residential use.

LHG:NEG:cm

## PETITION MAPPING PROGRESS SHEET

| FUNCTION                                        | Wall Map |    | Original                                                                                                    |    | Duplicate |    | Tracing |    | 200 Sheet |    |
|-------------------------------------------------|----------|----|-------------------------------------------------------------------------------------------------------------|----|-----------|----|---------|----|-----------|----|
|                                                 | date     | by | date                                                                                                        | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |                                                                                                             |    |           |    |         |    |           |    |
| Petition number added to outline                |          |    |                                                                                                             |    |           |    |         |    |           |    |
| Denied                                          |          |    |                                                                                                             |    |           |    |         |    |           |    |
| Granted by<br>ZC, BA, CC, CA                    |          |    |                                                                                                             |    |           |    |         |    |           |    |
| Reviewed by: <u>[Signature]</u>                 |          |    | Revised Plans:<br>Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/> |    |           |    |         |    |           |    |
| Previous case:                                  |          |    | Ma: # _____                                                                                                 |    |           |    |         |    |           |    |

Mr. William T. Tomlinson  
231 South Ann Street  
Baltimore, Maryland 21204

Item 117

### 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 14th day of March, 1972

[Signature]  
Leslie H. Groff  
Deputy Director of Planning

Petitioner: William T. Tomlinson

Petitioner's Attorney

Reviewed by: [Signature]  
Chairman of  
Advisory Committee

Zoning Commissioner of Baltimore County

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

No. 2159

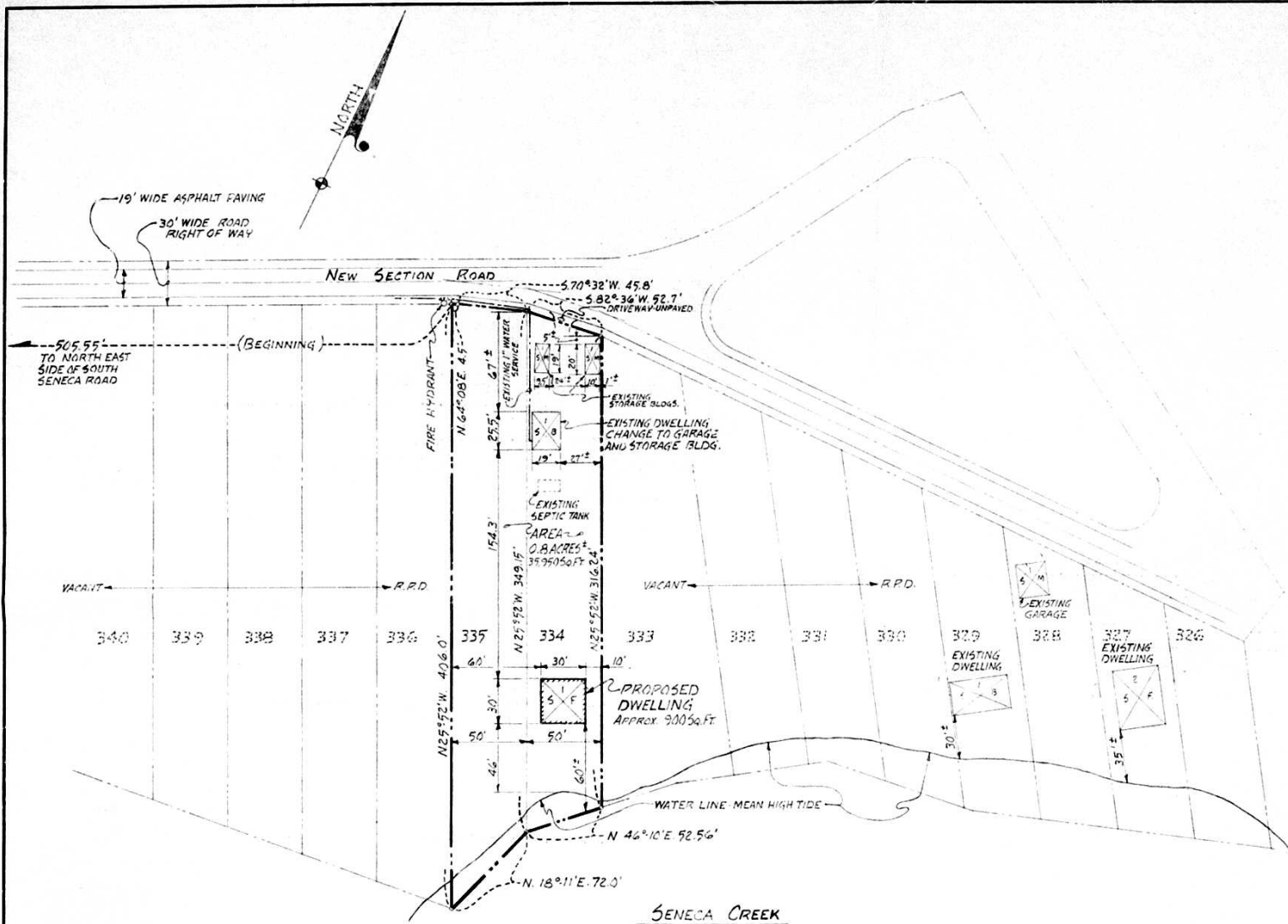
DATE April 24, 1992 ACCOUNT 01-662

AMOUNT \$4,50

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER

William T. Tomlinson  
311 S. South Ann St.  
Baltimore, Md. 21201  
Advertising and posting of property  
#73-246-A #40-7285-2





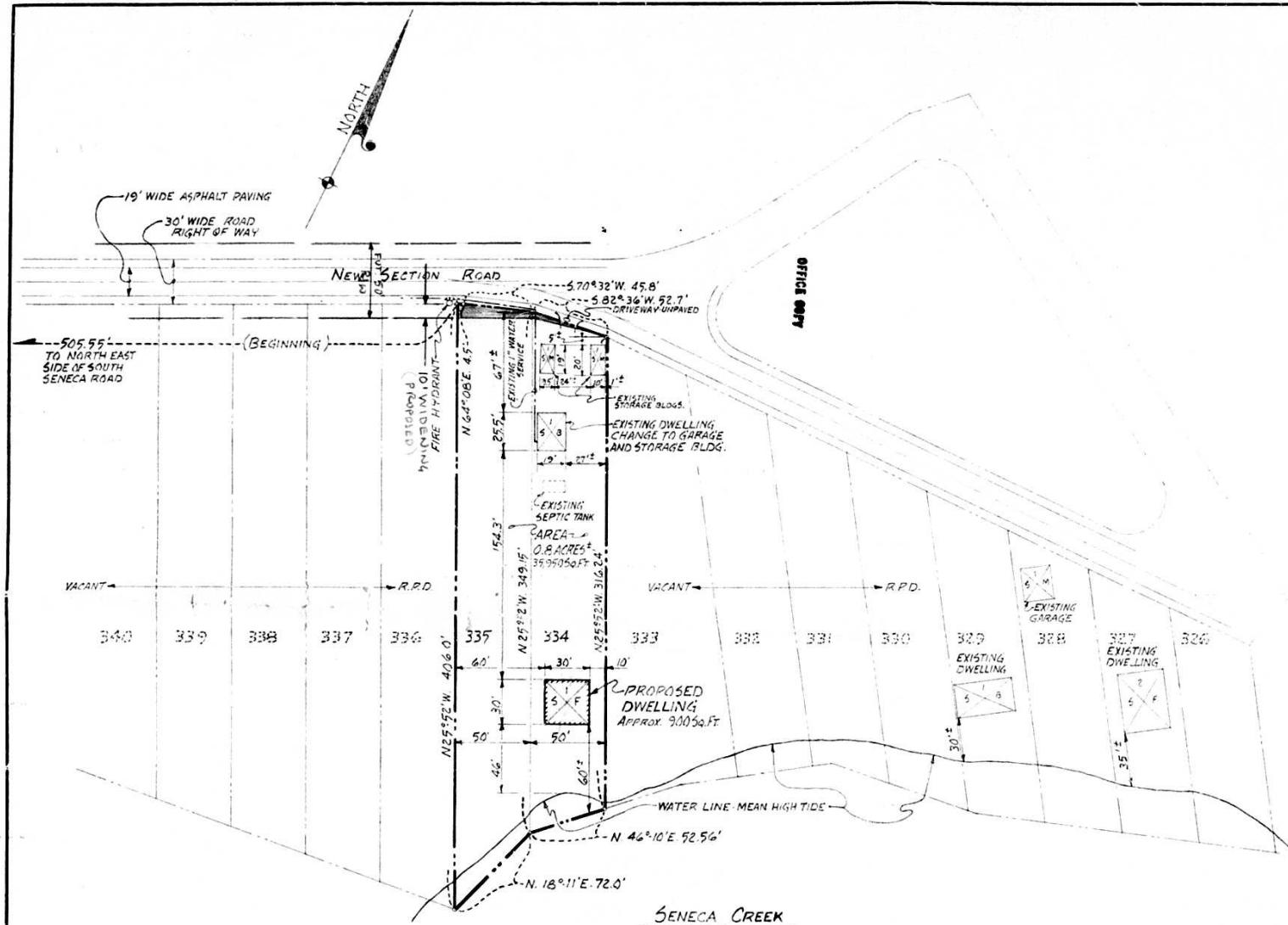
MAP 510  
1762 L  
ELECTION DISTRICT 15  
D. T. 10/22  
BY N.H.  
DATE 4/14/71  
BY N.H.

SITE PLAN  
SCALE: 1" = 50'



|                                                     |                 |                  |
|-----------------------------------------------------|-----------------|------------------|
| 15TH. ELECTION DISTRICT, 11TH. PRECINCT             |                 |                  |
| BOX 637, NEW SECTION ROAD<br>BOWLEY'S QUARTERS, MD. |                 |                  |
| OWNER: WILLIAM T. TOMLINSON                         | SCALE: 1" = 50' | DRAWN BY: W.A.G. |
| REVISED: 12-23-71                                   |                 |                  |
| PROPOSED DWELLING BUILDING                          |                 |                  |
| DATE: 4-14-71                                       | APPROVED BY:    | DRAWING NUMBER:  |





SITE PLAN  
SCALE: 1"=50'



|                                                     |                          |
|-----------------------------------------------------|--------------------------|
| 15TH ELECTION DISTRICT, 11TH PRECINCT               |                          |
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| DRAWING NUMBER                                      |                          |

