

72-85-4 72-85-4 72-85-4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Albert E. Trout &
I, or we, JEAN E. TROUT 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 1802.3C1 - to permit a rear yard setback of 17 feet in lieu of the required 40 feet.

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

Owner desires to construct an addition on the rear of their existing residence and compliance with zoning regulations of Baltimore County as to rear yard setbacks should result in practical difficulty and unreasonable hardship.

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 _____ Legal Owner _____
Address _____ Address 1323 Walnut Hill Lane, Towson, Maryland 21204

Petitioner's Attorney _____ Protestant's Attorney _____
Address 212 Washington Avenue
Towson, Maryland 21204 (825-2900)

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 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 _____ day of _____ 1972, at _____ o'clock.

Eric D. Meyers
Zoning Commissioner of Baltimore County

DESCRIPTION ACCOMPANYING PETITION FOR VARIANCE BY ALBERT H. TROUT AND JEANNE E. TROUT

Beginning at the intersection of the center lines of Walnut Hill Lane and Crossmar Lane and running along the center of Walnut Hill Lane South 78 degrees 01 minute East 237 feet 6 inches, thence South 10 degrees 49 minutes West 101.16 feet, thence North 79 degrees 11 minutes West 68.35 feet, thence North 10 degrees 49 minutes East 20 feet, thence North 79 degrees 11 minutes West 18 feet, thence South 10 degrees 49 minutes West 37 feet, thence North 79 degrees 11 minutes West 151.10 feet to the center of Crossmar Lane, thence along the center thereof North 10 degrees 49 minutes East 123 feet to the place of beginning and known as No. 1323 Walnut Hill Lane.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 25, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Bldg.
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 181, Zoning Advisory Committee Meeting, April 25, 1972, are as follows:

Property Owner: Albert H. and Jean E. Trout
Location: S/E corner Walnut Hill Lane and Crossmar Lane
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3C1 - rear yard
District: 9
No. Acres: 100' x 200'

Revised plans must be submitted showing water well and septic system.

Very truly yours,

Thomas B. Devlin
Thomas B. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WHG:am*

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF TRAFFIC ENGINEERING JEFFERSON BUILDING TOWSON, MARYLAND 21204 INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnema
Attn: Oliver L. Myers
FROM: Michael S. Flanigan
SUBJECT: Item 181 - ZAC - April 25, 1972
Property Owner: Albert H. and Jean E. Trout
SE corner Walnut Hill Lane & Crossmar Lane
Variance from Section 1802.3C1 - rear yard
District: 9

Date: May 4, 1972

This petition is not expected to create any traffic problems.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 19, 1972

David D. Downes, Esq.,
212 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 181
Petitioner: Albert H. Trout &
Jean E. Trout

Dear Mr. Downes:

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 attached comments are a result of this review and inspection.

The subject property is located on the southeast corner of Walnut Hill Lane and Crossmar Lane, in the 9th District of Baltimore County. The property is improved with an attractive one-story ranch house and lies adjacent to similar well developed residential properties.

Although the subject petition is accepted for filing, revised plans must be submitted prior to the hearing that indicate the exact location of the water well and the septic system. The field inspection revealed that the proposed addition will be located over the existing well. In order to clear the well the proposed structure must be located further to the east of the well.

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 30 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

JOHN A. DILLON, Jr., Zoning Tech. II
Enc.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinnema
Attn: Oliver L. Myers
FROM: Ellsworth N. Myers, P.E.

Date: May 12, 1972

SUBJECT: Item 181 (1971-1972)
Property Owner: Albert H. and Jean E. Trout
S/E cor. of Walnut Hill Lane and Crossmar Lane
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3C1 - rear yard
District: 9th
No. Acres: 100' x 200'

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:

It appears that the proposed addition to this residence, as indicated, conflicts with the present well location. The existing private waste disposal system and the outline of the property are not indicated on the submitted plan.

Highways:

Walnut Hill Lane and Crossmar Lane (Bellevue Road), existing County maintained roads are provided to be further improved in the future on 50-foot rights-of-way. Highway improvements are not required at this time. However, highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

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. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property.

Ellsworth N. Myers
Ellsworth N. Myers, P.E.
Chief, Bureau of Engineering

END:RAM:PH:ms
cc: John Downes
Date Key Sheet
10 May Position Sheet
NW 10 B Topo

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

828-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

April 26, 1972

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Albert H. and Jean E. Trout

Location: S/E corner of Walnut Hill Lane and Crossmar Lane

Item No. 181 Zoning Agenda 4/25/72

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 _____ 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. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
4. 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 "The Life Safety Code", 1970 Edition prior to occupancy.
5. Site plans are approved as drawn.
6. The Fire Prevention Bureau has no comments at this time.

Reviewer: John J. Kelly Noted and Approved: Frank H. Kowalski
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 22, 1972

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 181, Zoning Advisory Committee Meeting, April 25, 1972, are as follows:

Property Owner: Albert H. and Jean E. Trout
Location: S/E corner of Walnut Hill Lane and Crossmar Lane
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3C1 - rear yard
District: 9
No. Acres: 100' X 200'

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

JUL 28 1972

ORIGINAL FILED

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

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community

a Variance instead of the required forty feet (40') should be granted.

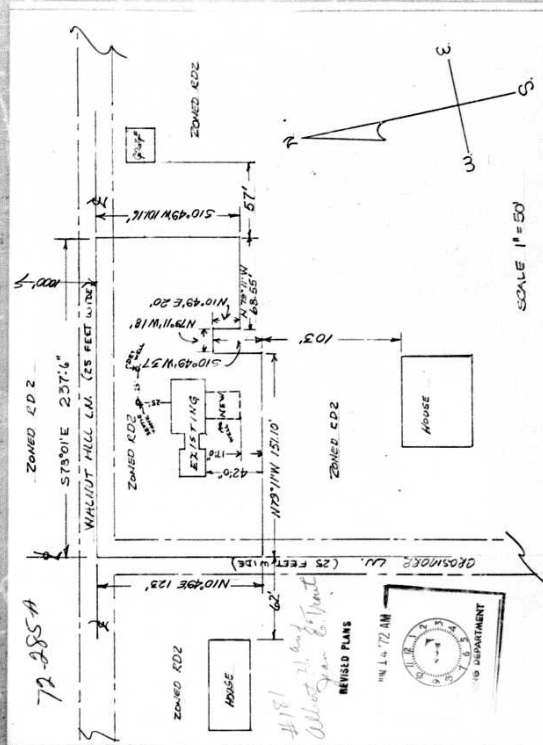
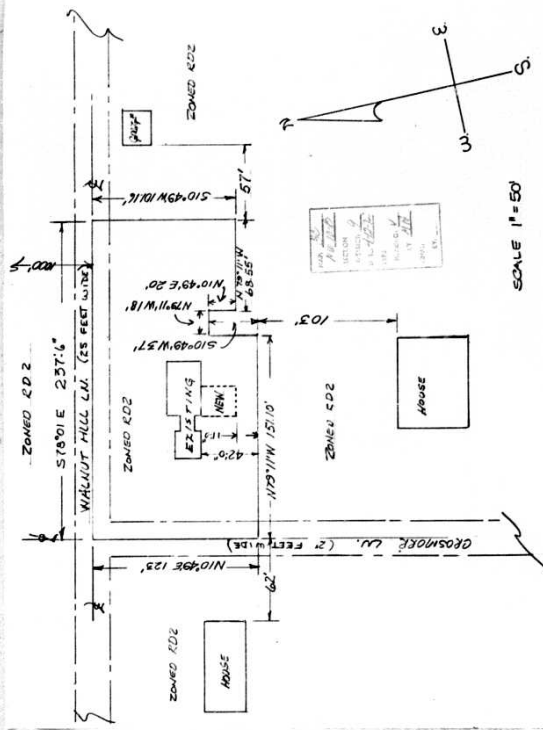
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of June, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a rear yard setback of seventeen feet (17') instead of the required forty feet (40'), subject to the approval of a site plan by the Bureau of Public Services and the 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>ASM</i>					Revised Plans: Change in outline or description: Yes ☐ No ☒				
Previous case:					Map # <i>9-3C</i>				

David B. Strauss, Esq.,
212 Washington Avenue
Towson, Md. 21204

BAL. CO. COUNTY OFFICE OF PLANNING / ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 181

Your Petition has been received and accepted for filing
this 25th day of April, 1972

David B. Strauss
S. ERIC STRAUSS
Zoning Commissioner

Petitioner: *Albert H. Trout & Jean E. Trout*

Petitioner's Attorney: *David B. Strauss*

Reviewed by: *David B. Strauss*
Chairman,
Advisory Committee

PETITION FOR VARIANCE
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 17 feet instead of 40 feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, on the 16th day of June, 1972, at 11:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 25, 1972

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 25th day of May, 1972, at 11:00 A.M., before the 15th day of June, 1972, the 1972 publication appearing on the 25th day of May, 1972.

THE JEFFERSONIAN,
Eric Strauss
Manager.

Cost of Advertisement \$ _____

PETITION FOR VARIANCE
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 17 feet instead of 40 feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, on the 16th day of June, 1972, at 11:00 A.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 May 30 - 1972

THIS IS TO CERTIFY that the annexed advertisement of S. Eric Strauss, Zoning Commissioner of Baltimore County, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 30 day of May 1972 that is to say, the same was inserted in the issue of May 25, 1972.

STROMBERG PUBLICATIONS, Inc.

By *Eric Strauss*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *9th*
Posted for: *VARIANCE*
Petitioner: *ALBERT H. TROUT*
Location of property: *SE corner of Grosvenor and Walnut Hill Lanes*

Location of Signs: *1/2 Walnut Hill Lane, E. of Grosvenor Lane*

Re mark: *Charles P. Hall*
Invited by: *Charles P. Hall*
Date of return: *June 1, 1972*

BALTIMORE COUNTY, MARYLAND No. 3648
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 22, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Albert H. Trout
1323 Walnut Hill Ave.
Towson, Md. 21204
Petitioner for Variance
#72-285-A

25.00 REC

BALTIMORE COUNTY, MARYLAND No. 3695
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 15, 1972 ACCOUNT: 01-662

AMOUNT: \$44.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Mrs. Jean E. Trout
1323 Walnut Hill Avenue
Towson, Maryland 21204
Advertising and posting of property for Albert H. Trout, et ux
Case No. 72-285-A 15

44.00 REC