

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

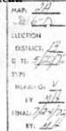
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Howard B. Foard, 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 1B02.3C1 - to permit a lot width of fifty feet (50') instead of the required fifty-five feet (55')

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

Needed for lot and house. Interest running from date of settlement.

See attached description



Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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: Howard B. Foard
Address: 1025 MARSH CREEK LANE
Petitioner's Attorney: Clair R. Foard
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of May 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 had before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on May 19th, 1972, at 10:00 o'clock.

Clair R. Foard
Zoning Commissioner of Baltimore County.

BEGINNING FOR THE SAME on the southwest side of Winans Avenue at the distance of three hundred and fifty feet southeasterly from the corner formed by the intersection of the said side of Winans Avenue with the southeasternmost side of Magnolia Avenue thence running southeasterly binding on said side of Winans Avenue fifty feet thence running southwesterly parallel with Magnolia Avenue and at right angles with Winans Avenue two hundred and eight feet four inches thence running northwesterly fifty-one feet six inches more or less to the southernmost outline of lot number two hundred ninety-three on the hereinafter mentioned plat thence binding thereon northeasterly and parallel with Magnolia Avenue two hundred and twenty feet nine inches to the place of beginning.

BEING KNOWN AND DESIGNATED as lot number two hundred and ninety-four (294) as shown on the Plat of Halethorpe which Plat is recorded among the Plat Records of Baltimore County in Plat Book J.W.S. No. 1, folio 50.

Three hundred twelve feet, six inches (312' 6") to Washington Boulevard and three hundred fifty feet (350') to Magnolia Avenue.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 15, 1972

COUNTY OFFICE BLDG.
111 N. EAGERMAN AVE.
TOWSON, MARYLAND 21204

Mr. Howard B. Foard
1814 Winans Avenue
Baltimore, Maryland 21227

RE: Special Hearing Petition
Item 194A
Howard B. Foard-Petitioner

Dear Mr. Foard:

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 west side of Winans Avenue, 350 feet south of Magnolia Avenue in the 13th District of Baltimore County. This unimproved property is adjacent to existing residential homes on each side. The east side of Winans Avenue is also improved with residential dwellings. Curbs and gutters are in existence along Winans Avenue at this location.

The 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

John J. Dillon, Jr.
JOHN J. DILLON, JR., Zoning Technician I

GLH/JDD/vtc

Enclosure

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
C-100 Key Sheet
24 SW 1/4 Position Sheet
SW 6 D Topo
200 Tax Map

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item 194A (1971-1972)
Property Owner: Howard B. Foard
1814 Winans Avenue
Present Zoning: D.M. 5.5
Proposed Zoning: Variance from 1B02.3C1 to permit lot width of 50' instead of required 55'
District: 13th
No. Acres: 51.5

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:

Winans Avenue, an existing County street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on the existing 50-foot right-of-way. Highway improvements are not required at this time. However, the construction/reconstruction of any sidewalk, curb and gutter, entrance, apron, etc., required in connection with the improvement of this property will be the full financial responsibility of the Petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution 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. 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 Sewer:

Public water supply and sanitary sewers are available to serve this property.

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:BAW/FND:ee

cc: John Somers

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 194A

MAY 16, 1972

TOWSON, MARYLAND - 21204

Property Owner: Howard B. Foard

District: 13

Present Zoning: D.M. 5.5

Proposed Zoning: VAR. LOT WIDTH

No. Acres: 51.5' x 208.3'

NO READING IN STUDENT POPULATION

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7310

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

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

Re: Property Owner: Howard B. Foard

Location: 1814 Winans Avenue

Item No. 194 A Zoning Agenda May 16, 1972

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 _____
- () 4. 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.
- () 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 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Deitz Noted and Approved: _____
Planning and Zoning Special Inspection Division Deputy Chief
Fire Prevention Bureau

m18
4/23/72

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E. DIRECTOR WM. T. MELZER DEPUTY TRAFFIC ENGINEER

June 8, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 194A -ZAC - May 16, 1972
Property Owner: Howard B. Foard
1814 Winans Avenue
Variance from 1B02.3C1 to permit lot width of 50' instead of required 55'
District 13

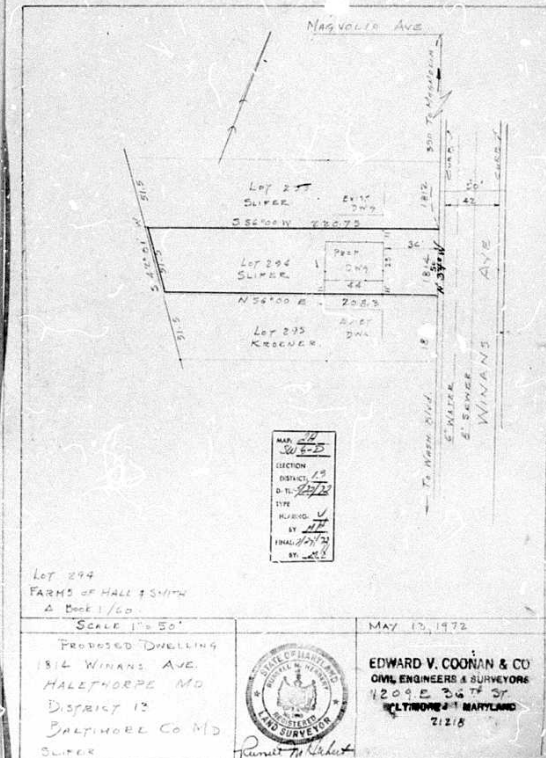
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to lot width.

Very truly yours,

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineer Associate

MSF:mr



MAY 12, 1972

EDWARD V. COOMAN & CO
CIVIL ENGINEERS & SURVEYORS
1209 E. 36th St
BALTIMORE 18, MARYLAND
21218

H. EMBLE PARKS, President
EUGENE G. HILL, Vice President
MRS. ROBERT L. BERNY

MRS. JOHN H. CROFFORD
JOSEPH H. HUBBARD
ALVIN LORICH

T. HAROLD WILLIAMS, JR.
EDWARD W. FRISVOLD, JR.
MRS. EDWARD J. HUBBARD

JOSEPH H. WATKINS, Superintendent

JUL 28 1972

of _____, 197 ____, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Manager

Cost of Advertisement, \$_____

PO K 0999
Req. No. C 2175

WHITE - CASHIER
DISTRIBUTION
PINN - AGENCY
YELLOW - CUSTOMER

Howard B. Pomeroy
1025 Maiden Choice Lane
Baltimore, Md. 21229
Advertising and posting of property
872-286-A 545C

District. 13th Date of Posting. June 3-1992

Posted for: VARIANCE

Petitioner: HOWARD B. FEARD

Location of property: SW/4 CF. KILGUS AVE 350 FT. S. CF
MAGNOLIA AVE

Location of Signs: 1814 WILKES AVE

Remarks:

Posted by: Charles H. Hurd Date of return: June 14-1992