

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William George Walker
Gwendolyn R. Walker, 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 1802.38(211.3) to permit a sideyard of four (4) feet, instead of the required ten (10) feet.

and 10 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. Present residence building is inadequate to accommodate my family as a year around primary residence.
 2. Family is composed of five (5) persons, present accommodations is only satisfactory and suitable for two (2) persons.
 3. Without approval to obtain a variance, residence will not be livable or can it be utilized as a primary residence for my family.
- Prior to obtaining sewerage and water, house was present family used only for summer occupancy. Utilities now permits property is to be posted and advertised as prescribed by Zoning Regulations. Year around, or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of 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
Address: 1204 Walters Avenue
Baltimore, Maryland 21239

Petitioner's Attorney
Address: 8200 North Point Road
Tel: 477-3569

ORDERED By the Zoning Commission of Baltimore County, this 22nd day of June, 1972, at 11:00 o'clock

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 through 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 22nd day of June, 1972, at 11:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
ATTN: Oliver L. Myers
FROM: Wilberth N. Rivers, P.E.

SUBJECT: Item # 194 (1972-1972)
Property Owner: William G. and Gwendolyn R. Walker
W/S Todd Avenue, 150' N. Old Bay Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 (211.3) to permit a side yard of 4' and 8' instead of required 10'
District: 15th
No. Acres: 8084 sq. ft.

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:

Todd Avenue, an existing County maintained street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on the existing 40-foot right-of-way. No highway improvements are required at this time for Todd Avenue or the unimproved Cedar Street, 20 feet wide, as shown on the plat of North Point Terrace, located W.P.C. 6 Folio 155.

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.

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 and Sanitary Sewers

Public water supply and sanitary sewerage are available and serving this property.

W. N. Rivers, P.E.
Chief, Bureau of Engineering

END:RAN-PAR:aa

DAVID WILLIAM WOMER
ATTORNEY AT LAW
8800 NORTH POINT ROAD
SPARROWS POINT, MARYLAND 21219

DESCRIPTION:

NO 7, OLD BAY ROAD, ROUTE 10, FIFTEENTH ELECTION
DISTRICT, FORT HOWARD, BALTIMORE COUNTY, MARYLAND.

BEING located in the Southwest corner of Todd Avenue and Cedar Street, in the Fifteenth Election District of Baltimore County. Said property being part of North Point Terrace as laid out on the Plat of the land of Baltimore Steelton Development Company, and known as Lot No. 17, and 18, in Section A.

BEING recorded among the Plat Records of Baltimore County in Plat Book No. 6, folio 155. Having a frontage of 47 feet on Todd Avenue, and an irregular depth of 168 feet to Old Bay Road.

Containing 8084 square feet -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 21, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #72-295-A, Southwest corner of Todd Avenue and Cedar Street. Petition for Variance for side yards. William G. Walker and Gwendolyn R. Walker - Petitioners

15th District

HEARING: Thursday, June 22, 1972 (11:00 A.M.)

The Office of Planning and Zoning will offer no comments on this petition at this time.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 16, 1972

PROPERTY OWNER:
111 E. Chesapeake Ave.
Towson, Maryland 21204

CLIFFER L. MYERS
Chairman

MEMBERS:

DEPARTMENT OF ENGINEERING

DEPARTMENT OF THE CITY PLANNING

STATE BOARD OF COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

SUBJECT PLANNING

STANDARD PLANNING

STATE OF EDUCATION

STATE ATTORNEY GENERAL

INDUSTRIAL DEVELOPMENT

Mr. and Mrs. William G. Walker
1204 Walters Avenue
Baltimore, Maryland 21239

RE: Special Hearing Petition
Item 194
William G. Walker, et al. - Petitioners

Dear Mr. and Mrs. Walkers:

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 Todd Avenue 150 feet north of Old Bay Road in the 15th District of Baltimore County. This attractive waterfront residential property is improved with a single story frame dwelling, one car garage and a small host house as shown on the submitted site plan. There are no curbs or gutters existing along Todd 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, Chairman

JOHN J. TILLO, JR., Zoning Technician II

OLM/JOD/vsc
Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
878-7310

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

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

Re: Property Owner: William G. and Gwendolyn R. Walker
Location: W/S Todd Avenue, 150' N. Old Bay Road
Item No. 194 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 EXCEEDS the maximum allowed by the Fire Department.
- () 4. 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.

Reviewer: J. E. Kelly Noted and Approved: Paul H. Brown
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

pls
4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 19, 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 194, Zoning Advisory Committee Meeting, May 16, 1972, are as follows:

Property Owner: William G. and Gwendolyn R. Walker
Location: W/S Todd Avenue, 150' N. Old Bay Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 (211.3) to permit a side yard of 4' and 8' instead of required 10'
District: 15
No. Acres: 8084 square feet

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

Very truly yours,

Richard S. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 194
May 16, 1972

TOWSON, MARYLAND - 21204

Property Owner: William G. and Gwendolyn R. Walker

District: 15

Present Zoning: D.R. 5.5

Proposed Zoning: W.S. SIDEYARD

No. Acres: 8084 sq'

NO HEARING ON STUDENT POPULATION

H. EMILIE PARKS, President
ELIZABETH C. MEYER, Vice President
MRS. ROBERT A. BERNY

MRS. JOHN H. BROOKER
JOSEPH H. MCDONNAN
ALAN L. DECKA
JOSEPH H. WHEELER, Secretary

T. BAYARD WILLIAMS, JR.
EDWARD H. TRADY, V.M.D.
MRS. RICHARD L. JACQUEL

AUG 03 1972

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

to permit side yards of four feet (4') and eight feet (8') a Variance instead of the required ten feet (10') and ten feet (10').

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd 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 side yards of four feet (4') and eight feet (8') instead of the required ten feet (10') and ten feet (10'), subject to the site plan approval 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of June 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, 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 194 - 24C - May 16, 1972
Property Owner: William G. & Gwendolyn R. Walker
Todd Avenue N. of Old Bay Road
Variance from Section 1802.38(211.3) to permit a side yard of 4' and 8' instead of required 10' District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side yard.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 19, 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 & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 194, Zoning Advisory Committee Meeting May 16, 1972, are as follows:

Property Owner: William G. & Gwendolyn R. Walker
Location: W/S Todd Avenue, 150' N of Old Bay Road
Present Zoning: D.2, S.5
Proposed Zoning: Variance from Section 1802.38(211.3) to permit a side yard of 4' and 8' instead of required 10'.
District: 15
No. Acres: 8,084 sq. ft.

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

H'B:mn

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 7, 1972

THIS IS TO CERTIFY, that the annexed advertisement of ZONING COMMISSIONER OF BALTIMORE COUNTY IN THE MATTER OF PETITION FOR VARIANCE by Wm. G. & Gwendolyn Walker was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 2nd day of June 1972; that is to say, the same was inserted in the issue of June 1, 1972

Kimbel Publication, Inc.

Publisher.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 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., once a week at one time consecutive weeks before the 22nd day of June 1972, the first publication appearing on the 18th day of June 1972

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-295-A

Posted for: [Signature] Date of Posting: June 1, 1972
Petitioner: Wm. G. Walker
Location of property: 150' N of Todd Ave. & Cedar St.

Location of Sign: 1 Sign Each in Front Yard of Each House

Remarks: [Signature] Date of return: June 8, 1972

PETITION FOR A VARIANCE

ZONING: Petition for Variance for Side Yard.
LOCATION: Southwest corner of Todd Avenue and Cedar Street.
DATE & TIME: THURSDAY, JUNE 22, 1972 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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 Variance from the Zoning Regulations of Baltimore County to permit side yards of 4 feet and 8 feet instead of the required 10 feet and 10 feet.

The Zoning Regulation to be excepted as follows:
Section 1802.38 and C1 - Side Yard - 10 feet.

BEING located in the Southwest corner of Todd Avenue and Cedar Street, in the FURNACE DISTRICT of Baltimore County, said property being part of Block 104, Terrace as laid out on the plat of the land of Baltimore Real Estate Development Company, unknown to Lot No. 17, and 18, in Section A.

BEING recorded among the Plat Records of Baltimore County in Plat Book No. 4, folio 175, being a frontage of 41 feet on Todd Avenue, and an irregular depth of 105 feet to Old Bay Road.

Containing 8044 square feet - Being the property of William G. Walker and Gwendolyn R. Walker, as shown on plat plan C-2 with the Zoning Department.

Meeting Date: Thursday, June 22, 1972 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF:
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR A VARIANCE

15th DISTRICT

ZONING: Petition for Variance for Side Yard.
LOCATION: Southwest corner of Todd Avenue and Cedar Street.
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BY ORDER OF:
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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 ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case: [Signature]										
Revised Plans: Change in outline or description										
Map #										

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

DATE: May 31, 1972 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
David W. Womack, Esq.
5900 North Point Rd.
Sparrows Point, Md. 21219
Petition for Variance for Wm. G. Walker
#72-295-A

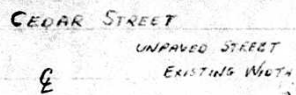
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 23, 1972 ACCOUNT: 01-662

AMOUNT: \$15.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
David W. Womack, Esq.
5900 North Point Rd.
Sparrows Point, Md. 21219
Advertising and posting of property for Wm. Walker
#72-295-A

● FIRE HYDRANT



FT HOWARD
SCHOOL

MAP: 4A
SE 8 E
SECTION
DISTRICT: 5
D-T: 12/2
TYPE
HEARING: 4A
BY: JP
FINAL: 7/24/77
BY: JK

DRAWING No. 42972-1 SCALE 1" = 20FT.
PLAT PLAN - TODD AVE - LOTS 17 & 18
NORTH POINT TERRACE FT HOWARD, MD.
OWNERS WM G. & GWENDOLYN R. WALKER

