

PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James R. and Iona V. Wilhelm
I, or we, as 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 1400.3B.3 to permit sideyard setbacks of thirty-four (34) feet and twenty (20) feet instead of the required fifty (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)

To expand living room and provide for a two car garage

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: James R. Wilhelm
Address: Route #14, Box 5638
Beach Drive
Baltimore, Maryland 21220
Petitioner's Attorney: Iona V. Wilhelm
Professional's Attorney: Iona V. Wilhelm

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of June, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1972, at 11:00 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE
W/S of Beach Drive, 537' N : DEPUTY ZONING
of Carroll Island Road - 15th : COMMISSIONER
District : OF
James R. Wilhelm, et ux - :
Petitioners :
NO. 73-11-A (Item No. 200) : BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this 10th day of August, 1972, that the portion of the Order dated July 21, 1972, passed in this matter granting a side yard setback of thirty-four feet (34') and twenty feet (20') instead of the required fifty feet (50') should be and the same is hereby AMENDED to read as follows:

"to permit side yard setbacks of thirty-four feet (34') and fifteen feet (15') instead of the required fifty feet (50'), subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning."

James S. Diver
Deputy Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE - 15TH ELECTION DISTRICT

Being located on the west side of Beach Drive, approximately 537 feet north of Carroll Island Road and thence running the four following courses and distances:

- (1) N 3°30' W 110.67'
- (2) S 85°15' W 188.44'
- (3) S 5°43' S 110.71'
- (4) and N 85°15' E 188.44' to the place of beginning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 14, 1972

FROM: Norman E. Gerber, Office of Planning

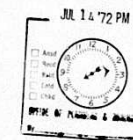
SUBJECT: Petition #73-11-A, West side of Beach Drive 537 feet North of Carroll Island Rd. Petition for Variance for a side yard. James R. and Iona V. Wilhelm - Petitioners

15th District

HEARING: Monday, July 17, 1972 (11:00 A.M.)

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

NEG:cm



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1972

Mr. James R. Wilhelm
Route #14, Box 5638
Beach Drive
Baltimore, Maryland 21220

RE: Petition for Variance
Item 200
James R. and Iona V. Wilhelm - Petitioners

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 attached comments are a result of this review and inspection.

The subject property is located on the west side of Beach Drive, 537 feet north of Carroll Island Road, in the 15th District of Baltimore County. This 1/2 A.P. lot is improved with a one story frame dwelling and two other storage buildings. The rear portion of this lot either abuts or is adjacent to Muddy Gut Creek. There are existing dwellings on either side of this property. The land on the opposite side of Beach Drive is vacant farm land. There is no curb and gutter existing at this location.

This petition is accepted for filing, however, revised plans must be submitted prior to the hearing that indicate the following information: 1) show all existing structures on the subject property; 2) indicate the use and dimensions of the proposed addition; 3) locate all structures within 200 feet of the subject property; 4) show the approximate location of Muddy Gut Creek; 5) indicate the future right of way line of Beach Drive as noted 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

Mr. James R. Wilhelm
Re: Item 200
Page 2
June 22, 1972

in the near future.

Very truly yours,

Oliver L. Myers, Chairman

John J. Dillon, Jr., Zoning Technician II

ELH:JJD:JD

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: June 8, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #200 (1971-1972)
Property Owner: James R. and Iona V. Wilhelm
W/S of Beach Drive, 537' N. of Carroll Island Road
Present Zoning: R.U.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit side yard setbacks of 34' and 20' instead of the required 50'
Districts: 15th
No. Acres: 150' x 250'

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:

Beach Drive, an existing road, is proposed to be improved in the future on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, based upon the present centerline, together with any necessary reversible easements for slopes 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.

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:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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 and commercial development and other special construction features are required.

Water and Sanitary Sewers:

Public water supply and sanitary sewers are not available to serve this property which is located beyond the limits of the Baltimore County Comprehensive Water and Sewer Plan for 1980 - 2010. This property is utilizing private onsite water and sewage facilities.

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

ENCL: 2
cc: John A. Sowers

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE A. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 9, 1972

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

Re: Item 200 - ZAC - May 30, 1972
Property Owner: James R. & Iona V. Wilhelm
Beach Drive N. of Carroll Island Road
Variance from Section 1400.3B.3 to permit side yard setbacks of 34' and 20' instead of req. 50'
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated at this site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

HSF:nr

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of 197 .., that the above Variance be and the same is hereby DENIED.

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

823-7310

June 7, 1972

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

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

Re: Property Owner: James R. and Iona V. Wilhelm

Location: W/S of Beach Drive, 537' N. of Carroll Island Road

Item No. 200 Zoning Agenda May 30, 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.

- (X) 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 for _____ Public Works.
- () 2. A published 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 structure, existing or proposed on the site shall comply with the _____ of the National Fire Protection Association in Standard No. 101 "The Life Safety Code", 1970 edition prior to occupancy.
- () 6. Site plans are drawn in accordance with _____
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H. Kelly Noted and Approved: _____
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/12

—BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 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 200, Zoning Advisory Committee Meeting
May 30, 1972, are as follows:

Property Owner: James R. and Iona V. Wilhelm
Location: W/S of Reach Drive, 537' N. of Carro'l
Island Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.383 to
permit side yard setbacks of 34' and 20'
instead of the required 50'.
District: 15
No. Acres: 180' x 260'

Private water well and private septic system which has an overflow into Muddy Gut Creek. There is no addition to the family.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mc2

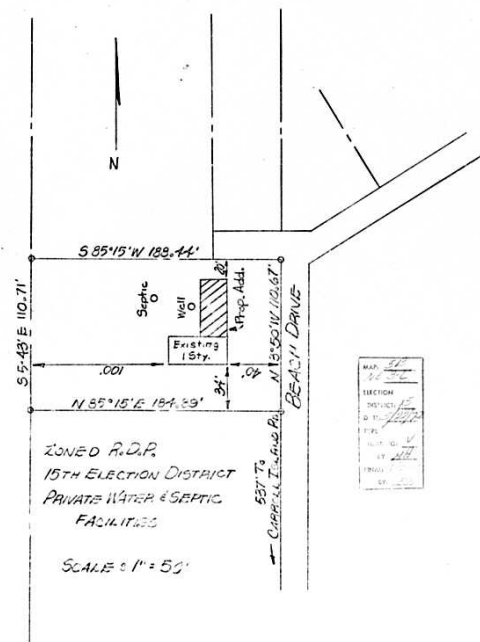
BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM # 200
MAY 30, 1972

TOWSON, MARYLAND - 21204

Property Owner *JAMES R & IONA V. WILHELM*
District *15*
Present Zoning *RDA*
Proposed Zoning *VAR*
No. Acres *180' x 260'*

NO BEARING ON STUDENT POPULATION



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-11-A

District: 15th Date of Posting: June 29, 72
 Posted for: Hearings Monday, July 17, 1972 @ 11:00 A.M.
 Petitioner: James Withelme
 Location of property: W/S & Reed Drive 532' N & Carroll Island Rd

Location of Signs: 1 sign posted in yard of Mail Box No 563-B.

Remarks: _____
Post: by Muel H. Kiso Date of return: July 6, 72
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Imaging		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: 			Revised Plans: Change in outline or description _____ Yes _____ No							
Previous cases:			Map # _____							

Reviewed by Oliver F. Nye Jr.
Chairman,
Advisory Committee