

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ed H. Parkison and Shirley D. Parkison, legal owners of the property situated 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 1802.30.1 to permit a rear yard of 20 feet instead of the required 30 feet, and a rear yard for an open porch of 14 feet instead of the required 22.5 feet.

see attached description of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) To enable the petitioners to erect an addition onto the rear of their property (also known as 1211 Brandford Road) in order to provide needed additional living space. The arrangement of this property is such that there are neighbors on both sides but there are no residences to the rear for a distance of several miles. In addition, the property immediately to the rear is a vacant lot (known as Parcel "B") in which the petitioners hold a concurrent fee simple ownership. This rear property is one acre in size and has a depth of approx. 200 feet. (See attached plat). Based on this, the location of the addition to the rear of the present house will cause the least amount of crowding to the neighborhood. Also, the proposed location and layout of the addition will provide the arrangement which is the most compatible with the architectural features and utilization of the present house, and permits the maximum use of the petitioners' total property. Also, a substantial amount of time and money have been invested in planning.

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 _____ Address: 1211 Brandford Road, Baltimore, Maryland, 21228
Petitioner's Attorney _____ Protester's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 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 19th day of July, 1972, at 10:00 A.M.

Shirley D. Parkison
Zoning Commissioner of Baltimore County.

Being located on the south side of Brandford Road, approximately 556 feet east of Newburg Avenue and being known as Lot No. 5, Block No. 5, Plat of Newburg Heights, recorded amongst the Land Records of Baltimore County in Plat Book G.L.S. 19, Folio 85.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNanno, Zoning Commissioner Date: July 18, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-15-A, South side of Brandford Road 556 feet east of Newburg Avenue. Petition for Variance for yards. Ed H. Parkison and Shirley D. Parkison - Petitioners

1st District

HEARING: Wednesday, July 19, 1972 (10:00 A.M.)

The Office of Planning will offer no comment on this petition.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 26, 1972

COUNTY OFFICE BUILDING, 115 N. EAGERMAN AVE., BALTIMORE, MARYLAND 21204

JOHN J. DILLON, JR., XXXXXXXXXXXX

Mr. Ed H. Parkison, 1211 Brandford Road, Baltimore, Maryland 21228

RE: Petition for Variance Item 205 Ed H. Parkison and Shirley D. Parkison

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 south side of Brandford Road, 556 feet east of Newburg Avenue, in the 1st District of Baltimore County. The subject property is improved with a one-story frame dwelling. There are existing dwellings on each side of this site, as well as across the street. Curb and gutter exist along Brandford Road at this location.

This petition is accepted for filing, however, revised site plans that indicate the location of the existing dwelling on each side of this site must be submitted prior to the hearing.

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 20, 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, Chairman

JOHN J. DILLON, JR., Zoning Tech. II

OLJ:JJD:JU
Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno Date: June 14, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth N. Dwyer, P.E.

SUBJECT: Item #205 (1271-1272)
Property Owner: Ed H. Parkison and Shirley D. Parkison
556 Brandford Rd., 556' E. of Newburg Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.30.1 to permit a rear yard of 20' instead of required 30' and a rear yard for an open porch of 14' instead of required 22.5'
District: 1st
No. Acres: 60' x 85'

General:

Baltimore County Utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #205 (1971-1972).

Ellsworth N. Dwyer
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:ms
R-32 Key Sheet
15 SW 25 Position Sheet
S-1 P Topo
101 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7316

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

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

Re: Property Owner: Ed H. Parkison and Shirley D. Parkison

Location: 556 Brandford Road, 556' E of Newburg Avenue
Item No. 205 Zoning Agenda June 13, 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 100 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: *H. J. Kelly* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/25/72

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 205, Zoning Advisory Committee Meeting June 13, 1972, are as follows:

Property Owner: Ed. H. Parkison and Shirley D. Parkison
Location: 556 Brandford Road, 556' E of Newburg Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.30.1 to permit a rear yard of 20' instead of required 30' and a rear yard for an open porch of 14' instead of required 22.5'.
District: 1
No. Acres: 60' x 85'

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

Very truly yours,

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

HVB:mnc

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 205

JUNE 13, 1972

TOWSON, MARYLAND - 21204

Property Owner Parkison

District 1

Present Zoning D.R. 5.5

Proposed Zoning VAR

No. Acres 60' x 85'

NO BEARING ON STUDENT POPULATION

E. EMILIE PARKER, PRESIDENT
EUGENE G. HESS, VICE PRESIDENT
MRS. ROBERT L. BERNY

MRS. JOHN M. CROCKER
JOSEPH M. HODGKINS
ALVIN KUREK
JOSHUA R. WHEELER, SECRETARY

T. BARBARA WILLIAMS, JR.
PETER W. TRACY, VMD
MRS. RICHARD K. TUCKER

AUG 29 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 Petitioners...

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 a rear yard of twenty feet (20') instead of the required thirty feet (30'); and to permit a rear yard for an open porch of fourteen feet (14') instead of the required 22.5 feet...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of July, 1972, that the herein Petition for a Variance should be and the same is hereby DENIED.

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 21st day of July, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE F. GAVRELL
Director
Jefferson Building
Room 201
Towson, Md. 21204
(410) 321-1111

June 29, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 205, Zoning Advisory Committee Meeting, June 13, 1972, are as follows:

Property Owner: Ed. H. Parkinson and Shirley D. Parkinson
Location: 5/5 Brandford Road, 556' E of Newburg Avenue
Present Zoning: D.R.S.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a rear yard of 20' instead of required 30' and a rear yard for an open porch of 14' instead of required 22.5'

District: 1
No. Acres: 60' X 85'

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

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. Melzer Deputy Traffic Engineer

July 10, 1972

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

Re: Item 205 - ZAC - June 13, 1972
Property Owner: Ed. H. Parkinson & Shirley D. Parkinson
Brandford Rd. E. of Newburg Ave.
Var. from Sec. 1802.3C.1 to permit a rear yard of 20' instead of req. 30' and rear yard for an open porch of 14' instead of req. 22.5'. Dist. 1

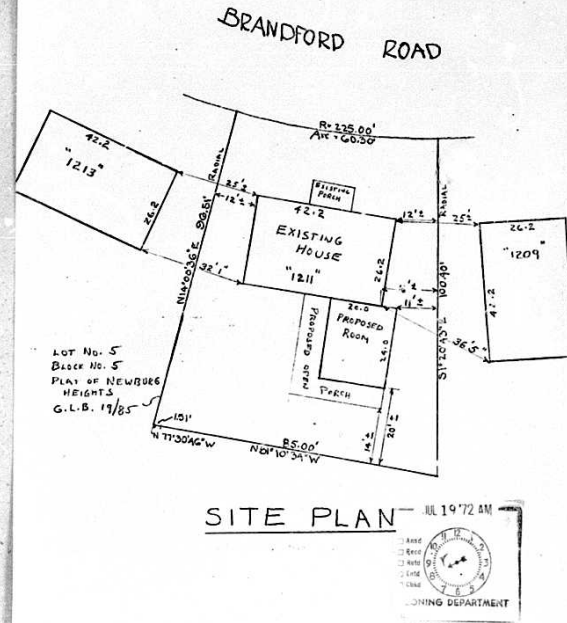
Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MS:fnr



PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for Variance for Rear Yard
LOCATION: South side of Brandford Road, 556' East of Newburg Avenue
DATE & TIME: WEDNESDAY, JULY 12, 1972, 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 a rear yard of 20 feet, and to permit a rear yard for an open porch of 14 feet instead of the required 30 feet and 22.5 feet, respectively, on the property of Ed. H. Parkinson and Shirley D. Parkinson, located at 556' East of Newburg Avenue, Brandford Road, 556' East of Newburg Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All interested parties are invited to attend and be heard. The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106. The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106. The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106.

OFFICE OF THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 July 3, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 3rd day of July, 1972 that is to say, the same was inserted in the issue of June 29, 1972.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for Variance for Rear Yard
LOCATION: South side of Brandford Road, 556' East of Newburg Avenue
DATE & TIME: WEDNESDAY, JULY 12, 1972, 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 a rear yard of 20 feet, and to permit a rear yard for an open porch of 14 feet instead of the required 30 feet and 22.5 feet, respectively, on the property of Ed. H. Parkinson and Shirley D. Parkinson, located at 556' East of Newburg Avenue, Brandford Road, 556' East of Newburg Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. All interested parties are invited to attend and be heard. The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106. The hearing will be held at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland, on Wednesday, July 12, 1972, at 10:00 A.M. in Room 106.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 28, 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 o'clock, on Wednesday, before the 17th day of July, 1972, the first publication appearing on the 27th day of June, 1972.

THE JEFFERSONIAN
L. L. Smith, Manager

Cost of Advertisement, \$.....

Mr. Ed H. Parkinson
1211 Brandford Road
Baltimore, Md. 21228
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 16th day of June 1972
S. Eric DiNenna
Zoning Commissioner
Petitioner: Ed H. Parkinson and Shirley D. Parkinson
Petitioner's Attorney: Reviewed by: Chairman, Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 3726
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: June 27, 1972 ACCOUNT: 01-662
AMOUNT: \$25.00
WHITE - CASHIER
DISTRIBUTION
Mr. Ed H. Parkinson
1211 Brandford Road
Baltimore, Md. 21228
Petition for Variance
#73-15-A
YELLOW - CUSTOMER
25.00 CASH

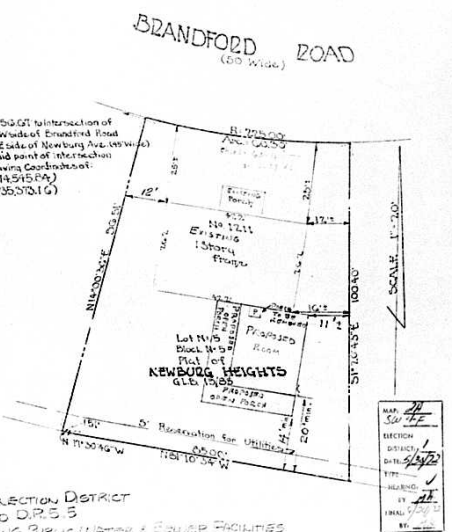
BALTIMORE COUNTY, MARYLAND No. 3749
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: July 13, 1972 ACCOUNT: 01-662
AMOUNT: \$45.50
WHITE - CASHIER
DISTRIBUTION
Mr. Ed H. Parkinson
1211 Brandford Rd.
Baltimore, Md. 21228
Advertising and posting of property
#73-15-A
YELLOW - CUSTOMER
45.50 CASH

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15
Posted for: VARIANCE
Petitioner: Ed. H. Parkinson
Location of property: 5/5 OF BRANDFORD RD. 556' E. OF NEWBURG AVE.
Location of Signs: BRANDFORD RD.
Remarks: Charles M. Rice
Date of return: July 14, 1972

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee'	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Dated										
Granted by										
ZC, BA, CC, CA										
Reviewed by: 										
Previous case: _____										



1st ELECTION DISTRICT
ZONING D.R.S.5
EXISTING PUBLIC WATER & SEWER FACILITIES
This is to certify that I have surveyed the property known as
No. 1211 Brandford Road, Baltimore County, Maryland
for the purpose of locating the improvements thereon, and the improvements are located as shown.
Signed on 12 day of July, 1972
Purdum and Jeschke
ENGINEERS AND LAND SURVEYORS
241 HAYLAND AVENUE
TOWSON, MD. 21204