

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Harry and Jackie (Gertrude) Schultheis
1 or more legal owners 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 1802.3B6C1 to permit a front yard
set back of 21' instead of the required 25'.

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

- The existing porch needs repairs.
- Since this porch is wasted space we would like to expand the nursery.
- This would make additional play area for the children - especially during inclement weather.

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
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day
of July 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-
out 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 the 21st day of August, 1972, at 11:00 o'clock
A.M.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. MILLER Deputy Traffic Engineer

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

Re: Item 18 - ZAC - July 25, 1972
Property Owner: Harry and Jackie (Gertrude) Schultheis
NW corner of Westfield Road & Southbrook Road
Variance from Section 1802.3B6C1 to permit a front yard
set back of 21' instead of required 25' - District 12

Dear Mr. DiNenna:
No traffic problems are anticipated from the requested
variance.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:mr

PROPERTY KNOWN AS 400 WESTFIELD ROAD

Beginning for the same at the northwest corner of Westfield
Road and Southbrook Road and being known as 400 Westfield
Road as laid out on a plat of Section No. 3, Southbrook Road
and recorded among the Plat Records of Baltimore County in
Plat Book GLS No. 19, folio 94, and Liber 5095, folio 596.
Containing 0.195 acres.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNCIL CHIEF CLERK
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. J. DILLON, JR.
Chairman

MEMBERS

TO BE MET AT

DEPARTMENT OF

PLANNING AND ZONING

STATE HOUSE BUILDING

ROOM 108

TO BE MET AT

DEPARTMENT OF

PLANNING AND ZONING

STATE HOUSE BUILDING

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ROOM 108

TO BE MET AT

DEPARTMENT OF

PLANNING AND ZONING

Mr. Harry V. Schultheis
400 Westfield Road
Baltimore, Maryland 21222

Re: Variance Petition
Item 18
Harry and Jackie (Gertrude) Schultheis -
Petitioners

Dear Mr. Schultheis:

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 northwest corner
of Westfield Road and Southbrook Road, in the 12th District of
Baltimore County. This 0.195 property is improved with a two
story frame dwelling that is used as a day care center. The
Special Excavation for the day care center was the subject of
Petition No. 3587-X. The surrounding properties along Westfield
Road are improved with row homes. Curb and gutter are existing
at this location.

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 in
the near future.

Very truly yours,
John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Chief of Engineering
ELLENWORTH H. DIER, P.E. CHIEF

August 1, 1972

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

Re: Item #18 (1972-1973)
Property Owner: Harry and Jackie (Gertrude) Schultheis
N/W cor. of Westfield Rd. & Southbrook Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B6C1
to permit a front yard set back of 21' instead of
required 25'
District: 12th No. Acres: 0.195 acres

Dear Mr. DiNenna:

Since no further highway improvements are required and all public
utilities exist, this office has no further comment in regard to the plat
submitted to this office for review by the Zoning Advisory Committee.

Very truly yours,

Ellenworth H. Dier, P.E.
Chief, Bureau of Engineering

END/EAH:ELAS

ENCL: Key Sheet
10 MS 23 Position Sheet
SB 3 F Topo
103 Tax Map



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 27, 1972

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

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

Dear Mr. DiNenna:

Comments on Item 18, Zoning Advisory Committee Meeting,
July 25, 1972, are as follows:

Property Owner: Harry and Jackie (Gertrude) Schultheis
Location: N/W corner of Westfield Road and Southbrook Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B6C1 to
permit a front yard setback of 21' instead of
required 25'.
District: 12
No. Acres: 0.195

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

Day Nursery Comments: Prior to approval for a nursery
school, owner or applicant must comply with all Baltimore County
regulations. For more complete information, contact the Division
of Maternal and Child Health, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mr

cc: Miss Eve Smith

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
#6-3311

S. ERIC DINENNA
Zoning Commissioner
County Office Building
Towson, Md. 21204
#6-3311

August 7, 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 18, Zoning Advisory Committee Meeting, July 25, 1972,
are as follows:

Property Owner: Harry and Jackie (Gertrude) Schultheis
Location: N/W corner of Westfield Road and Southbrook Road
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yard set back of 21' instead of required 25'.
District: 12
No. Acres: 0.195 acres

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1972

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

Re: Item #18 ZAC meeting of July 25, 1972
Property Owner: Harry and Jackie (Gertrude) Schultheis
Location: N/W corner of Westfield Rd. and Southbrook Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3B6C1 to permit a front yard set
back of 21' instead of required 25'

District: 12
No. Acres: 0.195 acres

Dear Mr. DiNenna:

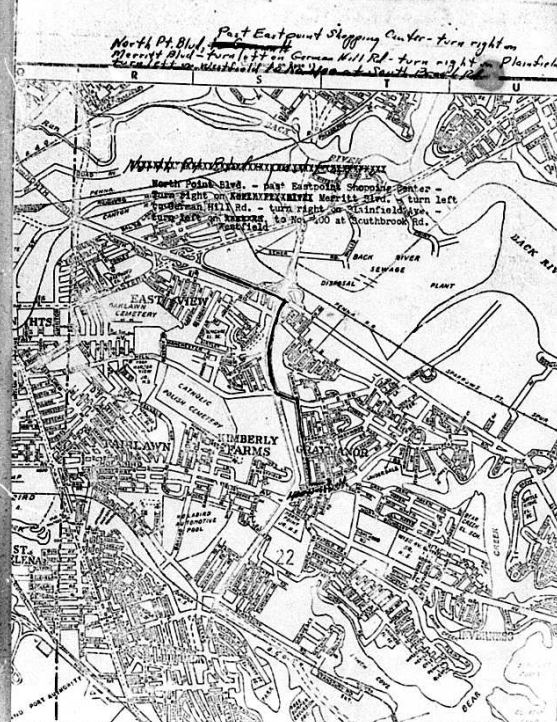
No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP:ld

Zoning Commissioner of Baltimore County

THIS SKETCH IS TO SHOW APROX
LOCATIONS OF PROPERTY LINES
IN REF. TO DWELLING FOR THE
PURPOSE OF REBUILDING AND
EXTENDING 4' OF FRONT PORCH



PETITION MAPPING PROCESS SHEET										
FUNCTION	Wall 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: 										
Previous case: _____										

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

47.3-35-1

District 12th Date of Posting 8-3-72
 Posted for Henry Montoye Aug 26 1972 @ 11:01 P.M.
 Petitioner Henry Schulteis
 Location of property N.W. 1/4 of Township 4 & Southwood Pike
 Location of Sign 1/2 mi. S. of West 7th St. NW. Township 4
 Remarks _____
 Posted by Paul H. Rice Date of return Aug. 17th 72

E. ERIC DAVENNA
 zoning Commissioner of
 Baltimore County
 AUG 1

Cost of Advertisement \$.....

FALTIMORE COUNTY

Publisher

By Embel G. Oelke

Reviewed by John J. Dillon Jr.
Chairman,
Advisory Committee

415CMM

WHITE - CASHIER
Pink - AGENCY
YELLOW - CUSTOMER

Jack and Jill Day Care Center
1400 Westfield Rd.
Baltimore, Md. 21222
Petition for Variance for Harry Schultheis

7/3-15-4 230

250