## PETITION FOR ZONING VARANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Com MAN I.K.

I. or we. Charles Landes 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.

Lereby petition for a Variance from Section \_\_ IBO23B -to-persit-a-sideyard -setback-of-I! instead of the required-6!...

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the County of the County

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 perition, and further agree to and are to be bound by the .-vning regulations and restrictions of Ballimere County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner's Attorney

Protestant's Attorney

Baltimore Nd 21206

ORDERED By The Zoning Commissioner of Baltimore County, this 29th August

197 2., that the subject matter of this petition be advertised, as Zoning Law of Baltimore County, in two newspapers of general circulation throughounty, that property be posted, and that the public hearing be had before the Zoning of Baltimore County in Room 106, County Office Building in Townson, Baltimore

, 1972 - 10r45-o'clock Menus\_

Zoning Comraissioner of Baltimore County, 11172 10:45A

FRANK S. LEE 1277 NEIGHBORS AVENUE BALTIMORE, MARYLAND 21237 August 11, 1972

No.5847 Westwood Avenue Lots 275 - 276 - 277 Plat of County Side 1/3 lith Discrict Baltimore County, Maryland

Containing 10,875 square feet of land.



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. October 30, 1972

FROM Norman E. Gerber, Office of Planning

Patition 73-111-A. East side of Westwood Avenue 245 feet South of Partition - Astron.

Monal lighton Avenue.

Petition for Variance for a lide yard.

Charles Maniak and Marie M. Maniak - Petition

14th District

HEARING: Wednesday, November 1, 1972 (10:45 A.M.)

The staff of the Office of Planning and Zoning will offer no commen



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Chairman

DEPARTMENT OF

Mr. Charles L. Maniak 5847 Westwood Avenue Baltimore, Maryland 21206

RE: Variance Petition Item 40 Charles Haniak - Petitioner

Dear Mr. Haniaks

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 east side of Mestwood Avanue, approximately 245 feet south of Mannington Avenue, in the lith district of Baltimer Country. This DI 5.5 frame and brick dealling that is well adhating

The subject petition is accented for filing, however, it should be noted that our field investigation revealed that excavation in the area of the proposed cappert indicated that it may be extended further to the rear of the existing dealling. If this is true, precise location and size of the carnort should be so indicated on a revised site plan prior to the hearing.

This petition is accombed for filing on the date of the enclosed filing certificate. Notice of the hearing date and "ime, which will be held and 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,

At 9 Dillon of OHN J. DILLON. JR. Zoning Advisory Committee

Baltimare County. Marula... Bepartment Of Bubite Borks COUNTY OFFICE BUILDING

4

ORDER RE

September 11, 1972

Mr. S. Eric DiMenna Zoning Commissioner C. anty Office Building Towson, Maryland 2120h

> Ro: Item #40 (1972-1973) Item #10 (1972-1973)
> Property Owner: Charles L. and Marie M. Manik
> E/S Mestaced Ave., 255 3/3 of Mannington Ave.
> Present Zoning: D.R. 5.5
> Proposed Zoning: Variance from Section 1802.38
> to pormit a sideyerd setback of 1 instead of
> mentioned of required 6. District: Mith Mo. Acres: 10,875 square feet

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

The plan does not indicate the existing driveway, nor the patic which extends beyond the rear of the dwelling.

Baltimore County utilities and highway improvements are not involved. This office has no further consent in regard to the plan submitted for Zoning Advisory Countities roview in consection with this litem \$Mo. (1972-1973).

Down Diver

EMD: EAM: FWE: 05

J-ME Eay Sheet 18 NE 17 Position Sheet NE 5 E Topo 89 Tax Map

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIPPORD. P.E.

September 18, 1972

Re: Item 40 - ZAC - August 29, 1972 Property Owner: Charles L. & Marie M. Manik Westwood Avenue 5/5 of Mannington Avenue Variance from Section 1802.38 to permit a sideyard setback of 1<sup>1</sup> instead of required 6<sup>1</sup> - Dist. 14

No traffic problems are anticipated by the requested variance.

Very truly yours.

Michael S. Flanigan Traffic Eng neer Associate

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

August 31, 1972

DONALD J. ROOP, M.D., M.P.H.

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

Comments on Item 40, Zoning Advisory Committee Meeting, August 29, 1972, are as follows:

Property Owner: Charles L. and Marie M. Manik Location: E/S Westwood Avenue, 245' S/S of Mannington Avenue

Present Zoning: D.X. 5.5 Proposed Zoning: Variance from Section 1802.38 to required for the Section 1802.38 to required 6.0 District: 14 No. Acres: 10.875 sq.ft.

Metropolitan water and sever are available to the site. Since this variance is for a car; rt, no health hazards are anti-

Very truly yours,

Thomas H. Devilar Director BUREAU OF ENVIRONMENTAL SERVICES

HVR - MN.S

Mr. S. Eric DiNenna, Zoning Con

Zoning Advisory Committee
Office of Planning and Zoning
Baltimore, County Office silding
Towson, Maryland 21204 Dear Mr. Di Nennas

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

ments on Item #40, Zoning Advisory Committee Meeting, August 29, 1972,

Property Owner. Charles L. and Marie M. Manik Location: E/S Westwood Avanue, 245° 3/5 of Mannington Avenue Present Zaning: D.R.5.5 Proposed Zoning: Variance from Section 1802.38 to permit a sideyard setable of 1' instead of required 6'

No. Acres: 10,875 square feet

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

Very truly yours,

Released M. Vidlam park 4
Michard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

September 21, 1972

and it appearing that by reason of the following finding of facts that strict compliance. with the Baltimore County Joning 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 variance to permit a side yard setback of one (1) foot should be granted instead of the required six (6) fee. IT IS ORDEDED by the Zoning Commissioner of Baltimore County this November ...... 197 .2., that the herein Petition for a Variance should be and the Same's spanted, from and after the date of this older, to parsal a side yard setback to fone (1' foot instead of the required signal for feet, subject to the approval of a site plan by the supreau of Public Services and Dic Office of Planning and Zonjung. 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 .... 197 that the above Variance be and the same is hereby DENIED

BOARD OF EDUCATION OF BALTIMORE COUNTY

> TOWSON MARY AND - 21204 Date: . August 30, 1972

He: Item #80 ZAC meeting of august 29, 1972 Property Comer Charles L and Merice Neurik Location: #28 Mentacod Are, 285; 3/5 of Mannington Are, Present Coning: 1 D.R. 5,5; Proposed Zoning t Variance from Scoticn HO2, 31b to permit a sideyard set/ack of 1' instead of required 6'

Dear Mr. DiNenna

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

No bearing on student population.

Very truly yours, W. Tick tetrored W. Nick Petrovich

WIP:1d



#73-111-A CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland Date of Posting Och 12-1972 District 17. Dete of Posting 1772.

Posted for Many 261 No. 1 1972 & 19,45 RM. Petitioner: Charle Mount Location of property C/s of Mestioned loc 2451 Se y Mamogle Ed Location of Signe I Sign Dested M. Jol of Have No 58.47 Westered Be Posted by Mul 14 News Date of return: 10-19-172

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

Petitioner Charles Monfak

ORIGINAL OFFICE OF @ESSEXTIMES ESSEX, MD. 21221 October 16 - 19 72 THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a w. k for One CENTREMAN week before the 16 day of October 19 72 that is to say, the same was inserted in the issue of October 12, 1972.

STROMBERG PUBLICATIONS, Inc.

By Jeauette Schwarf

CERTIFICATE OF PUBLICATION

appearing on the 12th day of October

THE JEFFERSONIAN

Cost of Advertisement, \$.

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	T		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	dai	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:	ne	_		Chang	ed Pla ge in ou	tline	or des	cripti	ion	

No. 5729
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YELLOW - CUSTOMER
rty for Guarles Manie
4925%

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LTIMORE COUNTIES OF FINAL RESCELLANEOUS		No.	5069
TE October 10,	1972, ACCOUNT 1-66	62	
	AHOUNT	25.00	
HITE - CASHIER	PINK - AGENCY	YELLO	W - CUSTOMER
John V. Diegel 1224 Rustic Av. Baltimore, Md. Petition for V. 773-111-A		Maniak	25.00%