

73-111-A (200-1040) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles L. and Marie M. Maniak, 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,

Liberty petition for a Variance from Section 1802.38 to permit a 6' setback.

Setback of 1' instead of the required 6'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
My driveway is poured with-in (1) foot of my property line. I would like to have a car-port over it. Where as, if I had to stay back the required six feet, the land would be of no other use, and be wasted.

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: 5847 Westwood Ave., Baltimore, Md. 21206
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of August, 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 1st day of November, 1972, at 10:45 o'clock.

Zoning Commissioner of Baltimore County.

(over)

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

September 11, 1972

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

Re: Item #40 (1972-1973)
Property Owner: Charles L. and Marie M. Maniak
3/5 Westwood Ave., 245' S/S of Mannington Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 to permit a sideyard setback of 1' instead of required 6'
District: With No. Acres: 10,875 square feet

Dear Mr. DiNenna:

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.

General:

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

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 #40 (1972-1973).

Very truly yours,

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

END:RAM:FW:ms

1-10 Key Sheet
18 MS 17 Position Sheet
MS 5 D Topo
By Tax Map

Phone MU 7-6622

FRANK S. LEE
1277 NEIGHBOR AVENUE
BALTIMORE, MARYLAND 21207
August 11, 1972

No. 5847 Westwood Avenue
Lots 275 - 276 - 277 Plat of County Side 1/3
14th District Baltimore County, Maryland

Beginning from the same on the east side of Westwood Avenue at the distance of 245 feet more or less measured southerly along the east side of Westwood Avenue from the south side of Mannington Avenue, said point of beginning being at the division line between lots numbered 277 and 276 as laid out and shown on the plat of County Side, said plat being recorded among the land records of Baltimore County in Plat Book 7 folio 3, thence running and binding on the east side of Westwood Avenue South 22 degrees 15 minutes West 75 feet thence leaving Westwood Avenue for three lines of division as follows: South 67 degrees 45 minutes East 145 feet, North 22 degrees 15 minutes East 75 feet and North 67 degrees 45 minutes West 145 feet to the place of beginning.

Containing 10,875 square feet of land.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

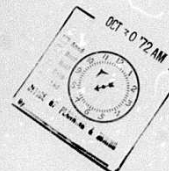
FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-111-A East side of Westwood Avenue 245 feet South of Mannington Avenue
Petition for Variance for a side yard.
Charles Maniak and Marie M. Maniak - Petitioner

14th District

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

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



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 18, 1972

COUNTY OFFICE BUILDING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
JOHN J. DILLON, JR., Chairman
MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
PLANNING DIVISION
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
JJD:JU
Enclosure

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

RE: Variance Petition
Item 40
Charles Maniak - Petitioner

Dear Mr. Maniak:

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 Westwood Avenue, approximately 245 feet south of Mannington Avenue, in the 14th District of Baltimore County. This 20 5/5 property is currently improved with an attractive one-story frame and brick dwelling that is well maintained and landscaped. The properties on either side and across the street are improved with residential dwellings. Curb and gutter exists along Westwood Avenue in this location.

The subject petition is accepted for filing, however, it should be noted that our field investigation revealed that excavation in the area of the proposed carport indicated that it may be extended further to the rear of the existing dwelling. If this is true, precise location and size of the carport should be so indicated on a revised site plan 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 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 31, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND LOCAL 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 40, Zoning Advisory Committee Meeting, August 29, 1972, are as follows:

Property Owner: Charles L. and Marie M. Maniak
Location: E/S Westwood Avenue, 245' S/S of Mannington Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 to permit a sideyard setback of 1' instead of required 6'.
District: 14
No. Acres: 10,875 sq. ft.

Metropolitan water and sewer are available to the site. Since this variance is for a car, rt., no health hazards are anticipated.

Very truly yours,

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

HVB:MX

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204
#4-2311

September 21, 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 #40, Zoning Advisory Committee Meeting, August 29, 1972, are as follows:

Property Owner: Charles L. and Marie M. Maniak
Location: E/S Westwood Avenue, 245' S/S of Mannington Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.38 to permit a sideyard setback of 1' instead of required 6'.
District: 14
No. Acres: 10,875 square feet

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

