

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Walter A. & Myrtle V. Reed, 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 1802.3C.1 to permit lot widths of 50 ft. instead of the required 55 ft. (Lots B C D E & F)

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

At the time this ground was obtained, we intended to let our son build a house on one of the lots. He is now unable to do so, due to the zoning regulations being changed to the 55 ft. width.

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 _____ Legal Owner _____
Address _____ Address _____
Baltimore Maryland 21204
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____ Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of December 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of January 1973, at 11:00 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

DESCRIPTION FOR VARIANCE

Being located on the southwest side of Northwind Road, approximately 610 feet northwest of Harford Road and known as Lots B,C,D,E and F of the Plat of Harford Farms, recorded amongst the Land Records of Baltimore County in Plat Book W.P.C. 5, folio 89.

BALTIMORE COUNTY, MARYLAND

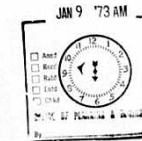
INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 5, 1973
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition 173-160-A, S/W 3 Northwind Road 610 feet Northwest of Harford Road
Petition for Variance for Lot Width.
Petitioners - Walter A. and Myrtle V. Reed
9th District

HEARING: Wednesday, January 17, 1973 (11:00 A.M.)

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

NEG:rw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 8, 1973

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
Chairman
MEMBERS
LAWRENCE J. DILLON, JR.
JAMES J. DILLON, JR.
JAMES J. DILLON, JR.

Mr. Walter A. Reed
2927 Northwind Road
Baltimore, Maryland 21234

RE: Variance Petition
Item 98
Walter A. & Myrtle V. Reed - Petitioners

Dear Mr. Reed:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning.

The subject property is located on the southwest side of Northwind Road, 610 feet northwest of Harford Road, in the 9th District of Baltimore County. This residential 3.5-5.5 zoned property is presently improved with a dwelling. The property to the northwest of this site is improved with a one family dwelling with a chain link fence around the lot. The property to the southeast of the subject property is presently vacant, but is proposed for a community building.

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,

James J. Dillon, Jr.
JAMES J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JDD:rw
Enclosure

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

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

January 11, 1973

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

Re: Item #98 (1972-1973)
Property Owners: Walter and Myrtle Reed
S/W of Northwind Road, 610' N/W of Harford Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50' instead of required 55'
District: 9th No. Acres: 100' x 170'

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.

Highways:

Northwind Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #98 (1972-1973)
Property Owner: Walter and Myrtle Reed
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Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available to serve this property.

Very truly yours,

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

END:AM:PM:ras

cc: John Somers

R-SE Key Sheet
11 WSP Position Sheet
WSP 11 E Topo
71 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
833-7316

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

Attention: Mr. *James J. Dillon, Jr.*, Acting
Zoning Advisory Committee

Re: Property Owner: Walter and Myrtle Reed

Location: S/W of Northwind Road, 610' N/W of Harford Road

Item No. 98 Zoning Agenda Tuesday, December 12, 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 _____ 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 _____

- () 4. EXCEEDS the maximum allowed by the Fire Department. 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: *Paul H. Roische* Noted and Approved: *Paul H. Roische*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/72

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 13, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE 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 98, Zoning Advisory Committee Meeting December 12, 1972, are as follows:

Property Owner: Walter and Myrtle Reed
Location: S/W of Northwind Road, 610' N/W of Harford Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit lot widths of 50' instead of req. 55'.
District: 9
No. Acres: 100' x 170'

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:mng

APR 09 1973

