

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. Erwin Hecker, 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 400.1, to permit an accessory

structure (swimming pool) to be constructed in the front yard.

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

existing site and structures on property do not make rear or side yard location of pool feasible. Access of construction equipment necessary to the job is impossible.

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 Erwin Hecker, Inc. Legal Owner
Address 3619 Woodvalley Drive
Pikesville, Maryland, 21208

Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of January, 1973, at 11:00 o'clock.

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County.

(over)

PROPERTY DESCRIPTION

Beginning at a point on the south side of Woodvalley Drive (60 feet wide), 600 feet west of Burning Wood Road, and running the following courses and distances:

S 14° 48' W, 194.60 feet;
N 69° 41' 36" W, 144.05 feet;
N 50° 14' 20" E, 171.08 feet;
S 75° 12' 00" E, 172.48 feet to the point of beginning.

Being lot #10 of plot 3 of Langmeadow West, recorded in the land records office of Baltimore County in W.J.R. 26 Folio 8.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 8, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-166-A, South side of Woodvalley Drive 600 feet West of Burning Wood Rd. Petition for Variance for an Accessory Structure. Petitioner - Erwin Hecker

3rd District

HEARING: Monday, January 22, 1973 (11:00 A.M.)

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

NEG:rw

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
100 W. BALTIMORE AVE.
TOWSON, MARYLAND 21204

Dr. Erwin Hecker
3619 Woodvalley Drive
Pikesville, Maryland 21208

RE: Variance Petition
Item 107
Erwin Hecker - Petitioner

Dear Dr. Hecker:

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 south side of Woodvalley Drive, approximately 600 feet west of Burning Wood Road, in the 3rd District of Baltimore County. This residential (D.R.2) zoned property is presently improved with a one-story dwelling. The rear of the site has a fairly steep grade down to the property line. The properties surrounding this site are also improved with one-story dwellings. Woodvalley Drive is paved with macadam and has curb and gutter existing.

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:GAE:JD
Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: December 29, 1972

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

Re: Item #107 ZAC meeting of December 19, 1972
Property Owner: Erwin Hecker
Location: 3619 Woodvalley Drive.
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be constructed in the front yard.
District: 3
No. Acres: 26,000 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

WNP:ld

Very truly yours,
W. Nick Putrovich
W. Nick Putrovich
Field Representative

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 29, 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 107, Zoning Advisory Committee Meeting December 16, 1972, are as follows:

Property Owner: Erwin Hecker
Location: 3619 Woodvalley Drive
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be constructed in the front yard.
District: 3
No. Acres: 26,000 sq. ft.

Municipal water is available. Private sewage disposal system appears to be operating satisfactorily.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WNG:am

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

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

January 8, 1973

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

Re: Item #107 (1972-1973)
Property Owner: Erwin Hecker
3619 Woodvalley Drive
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (swimming pool) to be constructed in the front yard.
District: 3rd No. Acres: 26,000 sq. ft.

Dear Mr. DiNenna:

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 #107 (1972-1973).

Very truly yours,

Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

Dr:EAM:FWH:es

0-4W Key Sheet
36 NW 20 Position Sheet
NW 9 E Topo
68 Tax Map

Baltimore County Fire Department

J. Austin Ditz
Chief



Towson, Maryland 21204
828-7316

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

Attention: Mr. John J. Dillon, Jr., Chairman
Zoning Advisory Committee

Re: Property Owner: Erwin Hecker

Location: 3619 Woodvalley Drive

Item No. 107

Zoning Agenda Tuesday, December 19, 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 _____ 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: At J. Kelly
Planning Group
Special Inspection Division

Noted and
Approved: _____
Deputy Chief
Fire Prevention Bureau

nls
4/25/72

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.....

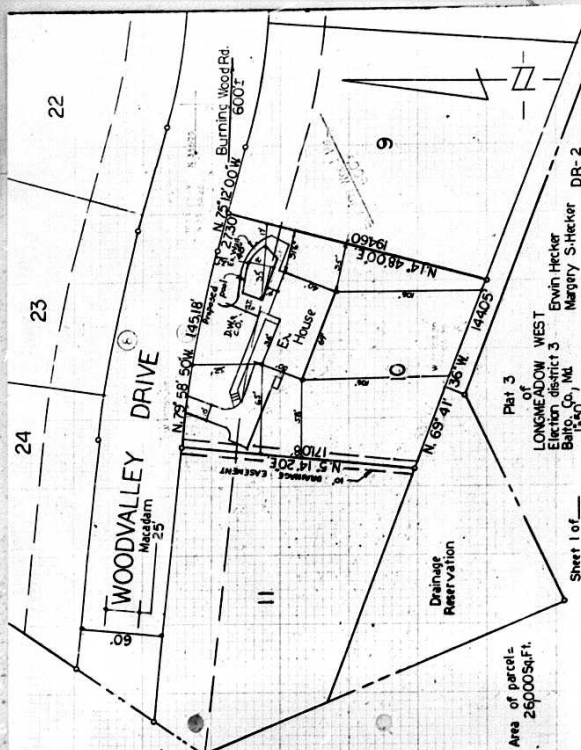
to permit an accessory structure (swimming pool) to be
a variance constructed in the front yard instead of the required rear yard should be granted.

January-----, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____

IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
of 197 .., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. WM. T. MELZEN
DIRECTOR DEPUTY TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 107 - ZAC - December 19, 1972
Property Owner: Erwin Hecker
3619 Woodvalley Drive
Variance from Section 400.1 to permit an
accessory structure (swimming pool) to be
constructed in the front yard
District 3

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to the front yard.

Very truly yours

Michael S. Flanigan
Traffic Engineer Associate

MSF: ng

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Edwin Muehr 3619 Woodhilly Drive Pikesville, Maryland 21208	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	Item 107
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Your Petition has been received and accepted for filing

this 19th day of December 1972.

S. Eric Dymenna
S. ERIC DYMENNA,
Zoning Commissioner

Petitioner: Dr. Ervin Hucker

Petitioner's Attorney

Reviewed by John J. Dillon
Chairman,
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Dec. 29, 1972 ACCOUNT 01-663

AMOUNT \$25.00

WHITE - CASHIER
Irma C. Rigger, Inc.
Industry Lane
Cockeysville, Md. 21030
Petition for Variance for Edwin Becker
#73-266-A 73 250 C

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

THIS IS TO CERTIFY, that the annexed advertisement of
3. Eric Dinenna
Zoning Commissioner of Baltimore County
 is inserted in THE COMMUNITY TIMES, a weekly newspaper published
 Baltimore County, Maryland, once a week for one ~~thirty~~
week before the 8 day of January 1973 that is to say, the same
 is inserted in the issue of January 4, 1973.

STROMBERG PUBLICATIONS, Inc.

By Luth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 4, 1973

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 of one time successive weeks before the 22nd day of January, 1973, the first publication appearing on the 1st day of January 1973.

THE JEEFERSONIAN,
Jack Struth
 Manager

Cost of Advertisement, \$-----

[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 6th day of

December 1972. Item # _____

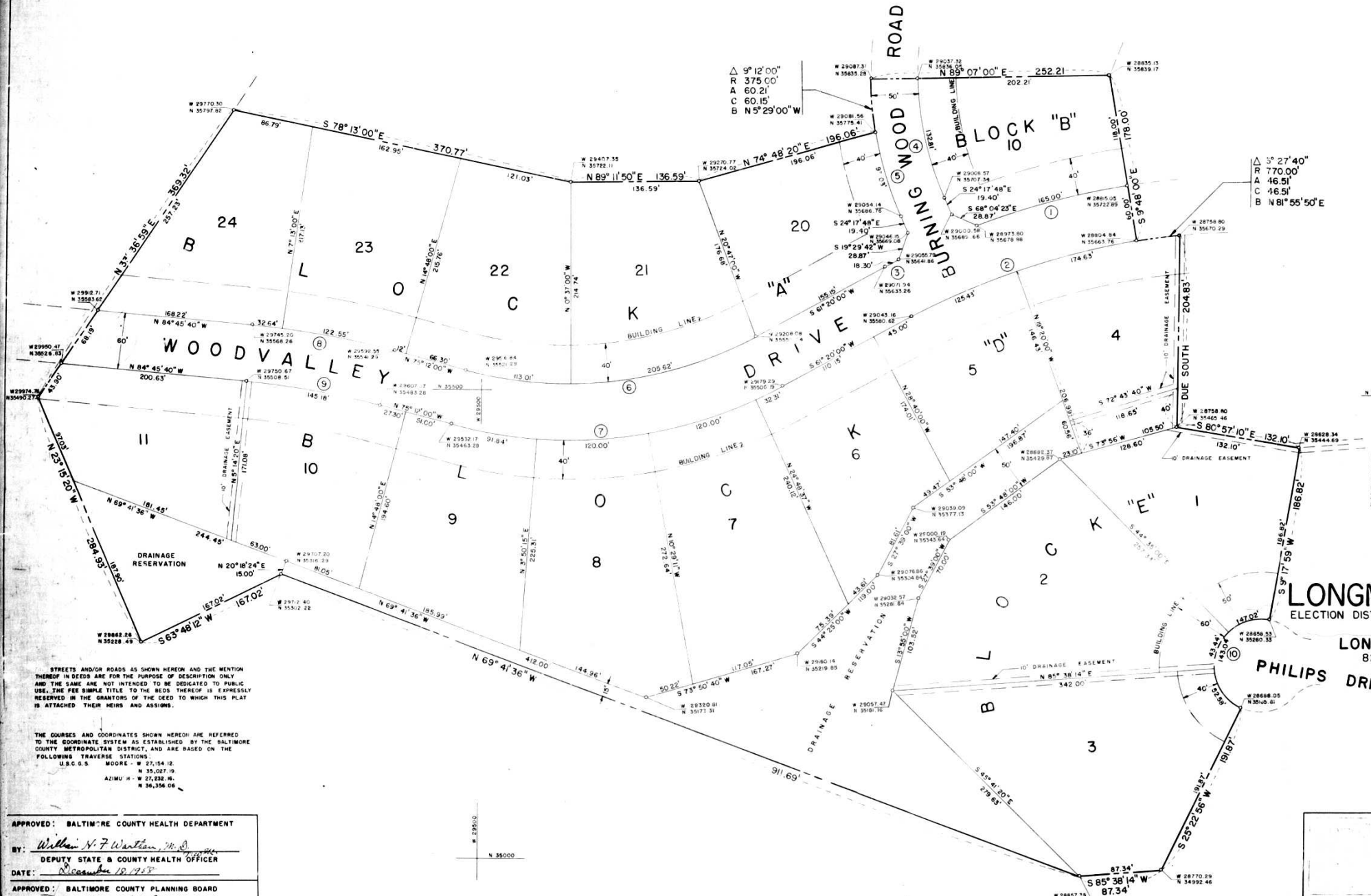
S. Eric DiNenno
Zoning Commissioner

Petitioner Erwin Hacker Submitted by Ira C. Pigg

Petitioner's Attorney _____ Reviewed by J. Elkins

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CURVE DATA						
NO.	Δ	RADIUS	TAN.	ARC	CHORD	BEARING
1	11° 23' 25"	830.00	—	165.00	164.73	S 74° 30' 40" W
2	18° 52' 00"	770.00	—	253.55	252.41	S 70° 48' 00" W
3	1° 15' 48"	830.00	—	18.30	18.30	S 61° 57' 56" W
4	23° 24' 46"	325.00	—	132.81	131.89	N 12° 36' 24" W
5	14° 12' 48"	375.00	—	93.03	92.79	N 17° 11' 24" W
6	43° 28' 00"	420.00	167.42	318.63	311.04	S 83° 04' 00" W
7	43° 28' 00"	480.00	191.34	364.15	355.48	S 83° 04' 00" W
8	9° 33' 40"	930.00	77.78	155.19	155.01	N 79° 56' 50" W
9	9° 33' 40"	870.00	72.76	145.18	145.01	N 79° 56' 50" W
10	163° 55' 03"	50.00	—	143.04	—	—



W.J.R. 26 FOLIO 8

RECEIVED
DEC 29 1958 at
same day recorded in 1100
W.J.R. No. 1100
One of the
Records of
Baltimore County and ex-
amine, per

William N. F. Winters, Jr.
Clerk

PLAT 3
OF
LONGMEADOW WEST
ELECTION DISTRICT NO. 3, BALTIMORE COUNTY, MD.
FOR
LONGMEADOW WEST INC.
8201 PUMPKIN SEED COURT
PIKESVILLE, MD.
PHILIPS DRIVE

STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT, AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

U.S.G.S. MODE: N 27.154.12
N 35.027.19
AZIMUTH: N 27.232.16
N 36.356.06

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT
BY: *William N. F. Winters, Jr.*
DEPUTY STATE & COUNTY HEALTH OFFICER
DATE: *December 18, 1958*

APPROVED: BALTIMORE COUNTY PLANNING BOARD
BY: *James J. J. J.*
DIRECTOR
DATE: *December 18, 1958*

APPROVED: BALTIMORE COUNTY HIGHWAYS DEPARTMENT
BY: *Robert G. Thompson*
ROAD ENGINEER
DATE: *12/15/58*

VERNON C. LUTZ & ASSOC.
SURVEYOR & CIVIL ENGINEER
4200 ELSRODE AVE. HA 6-2444
BALTIMORE 14, MARYLAND.

REG. NO. 1105
SCALE 1" = 50' NOVEMBER 5, 1958