

74-21-A (Jensen 840) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John B. Ward and Lois A. Ward, 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 1802.3B (211.4) to permit a rear yard of 10 feet instead of the required 30 feet.

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

The proposed addition will be used as a Family Room. The addition will be situated on a piece of ground next to the Beltway Fence, which makes the ground really useless, due to the Beltway traffic creating both noise and dirt pollution. We are the original owners of the property and enjoyed the ground for outside recreation before the Beltway was built; and now that the Beltway is next to our property this is no longer possible.

MAP 25-20
SECTION 1802.3B
SUBJECT 1802.3B
DATE 7/23/73
TYPE VARIANCE
REASONING 1802.3B
BY S. Eric Dinenna
BY 1802.3B

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, and 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: 2410 Burridge Road

Baltimore, Md. 21234

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July 1973, 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 23rd day of July 1973 at 10:00 o'clock.

S. Eric Dinenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 12, 1974
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition 74-21-A, Northeast side of Burridge Road opposite Midl Road.
Petition for Variance for a Rear Yard.
Petitioner - John B. Ward and Lois A. Ward

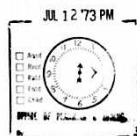
9th District

HEARING: Monday, July 23, 1973 (11:00 A.M.)

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

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning.

WDF:NEG:rw



Description

Being located on the northeast side of Burridge Road, opposite Midl Road as known as Lot No. 4, Block "N", Section V-A of the Plot of Woodcroft, recorded amongst the Land Records of Baltimore County in Plot Book G.L.B. No. 20, folio 90. Also known as 2410 Burridge Road.

Mr. John B. Ward
2410 Burridge Road
Baltimore, Maryland 21234
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 22nd day of June 1973

S. Eric Dinenna
Zoning Commissioner

Petitioner John B. Ward and Lois A. Ward

Petitioner's Attorney

Reviewed by S. Eric Dinenna
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 4th day of June 1973. Item #

S. Eric Dinenna
Zoning Commissioner

Petitioner WARD

Submitted by WARD

Petitioner's Attorney

Reviewed by ETH

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

BALTIMORE COUNTY, MARYLAND No. 11130
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE July 23, 1973 ACCOUNT 01-662
AMOUNT \$72.50
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
John B. Ward
2410 Burridge Road
Baltimore, Md. 21234
Advertising and posting of property
7/19-21-1

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: <u>ETH</u>										
Revised Plans: Change in outline or description										
Previous case:										

BALTIMORE COUNTY, MARYLAND No. 10878
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE July 2, 1973 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
John B. Ward
2410 Burridge Road
Baltimore, Md. 21234
Petition for Variance
7/19-21-1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: July 5, 1973
Posted for: Heavenly Monday July 2, 1973 & 11:00 AM
Petitioner: John B. Ward
Location of property: N.E. of Burridge Rd. off Midl Rd.
Location of Sign: 1000 Burridge Rd. C. 2410 Burridge Rd.
Remarks: Postcard
Posted by: Michael H. Ward Date of return: July 12, 1973

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 5, 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., on or about the 5th day of July 1973, the first publication appearing on the 5th day of July 1973.

L. L. Lusk
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE
FOR THE N.E. SIDE OF BURRIDGE ROAD
DATE: Monday, July 23, 1973
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Board of Zoning Appeals of Baltimore County, by authority of the Zoning Law of Baltimore County, will hold a public hearing on the Variance from the Zoning Regulations of Baltimore County to permit a rear yard of 10 feet instead of the required 30 feet. The hearing will be held at 11:00 A.M. on Monday, July 23, 1973, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
All that parcel of land in the North District of Baltimore County, being located on the northeast side of Burridge Road, opposite Midl Road and known as Lot No. 4, Block "N", Section V-A of the Plot of Woodcroft, recorded amongst the Land Records of Baltimore County in Plot Book G.L.B. No. 20, folio 90. Also known as 2410 Burridge Road.
Hearing Date: Monday, July 23, 1973 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of S. ERIC DINENNA
Zoning Commissioner of Baltimore County

PETITION FOR A VARIANCE
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By Order of S. ERIC DINENNA
Zoning Commissioner of Baltimore County

ORIGINAL
OFFICE OF THE TOWSON TIMES
TOWSON, MD. 21204 July 9 - 1973
THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week before the 9th day of July 1973 that is to say, the same was inserted in the issue of July 5, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulation 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 fact that the Variance requested not adversely affecting the health, safety, and general welfare of the community,

a variance to permit a rear yard of ten (10) feet instead of the required thirty (30) feet should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of July, 1973, that the herein Petition for a Variance should be and the same is granted from and after the date of this Order, to permit a rear yard of ten (10) feet instead of the required thirty (30) feet, subject to the approval of a site plan by the Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

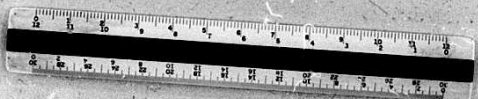
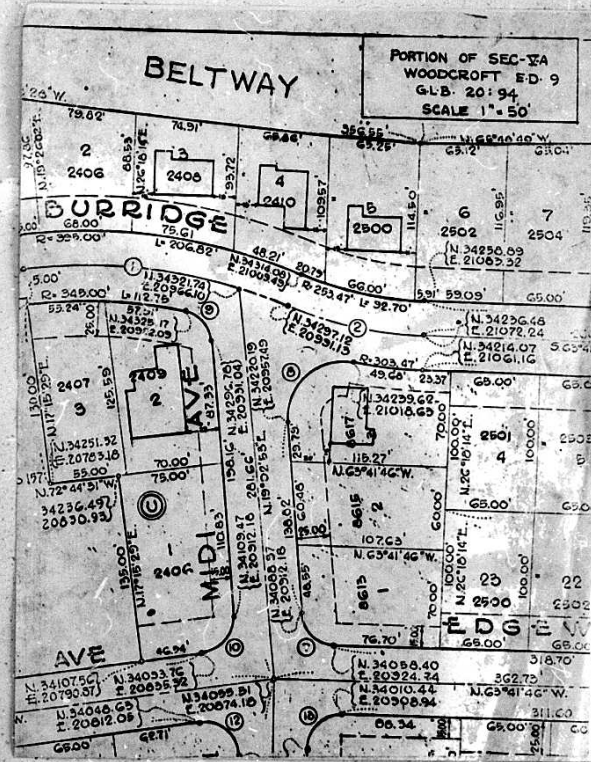
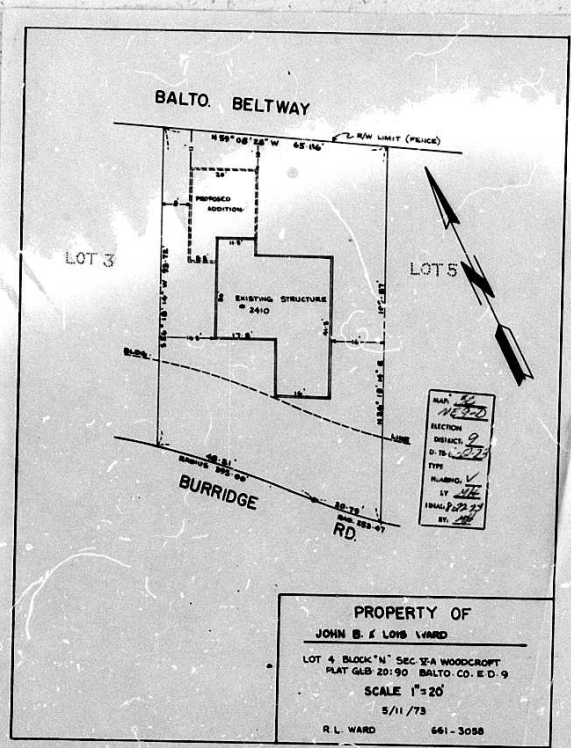
Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MICROFILMED



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 12, 1973

COUNTY OFFICE BLDG.
111 E. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERINGSTATE ROADS COMMISSION
BUREAU OF
FIRE PREVENTION
DEPARTMENT OF
FIRE PREVENTIONPROJECT PLANNING
ZONING DEPARTMENT
BOARD OF EDUCATIONINDUSTRIAL
DEVELOPMENTMr. John B. Ward
2410 Burrigade Road
Baltimore, Maryland 21234RE: Variance Petition
Item 240
John B. and Lois A. Ward - Petitioners

Dear Mr. Ward:

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 of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Burrigade Road, opposite Mid Road, in the 9th District of Baltimore County. The subject property is currently improved with a one story, L-shaped ranch house that fronts on Burrigade Road. There are existing dwellings on either side of the subject property and this property abuts the Baltimore Beltway at the rear of the property. The petitioner is requesting an addition on the rear of the subject property that would be located 10 feet from the rear property line.

This petition is accepted for filing, however, revised site plans must be submitted prior to the hearing that indicates the existing driveway and

Mr. John B. Ward
Item 240
July 12, 1973

Page 2

parking pad next to the subject property.

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.
JOHN J. DILLON, JR.,
Chairman, Zoning Advisory Committee

JJDjr:JJD
EnclosureBaltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH H. DIVER, P. E. CHIEF

July 2, 1973

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

Re: Item #240 (1972-1973)
Property Owner: John B. Ward, et ux
1/7 S Burrigade Rd., opposite Mid Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, rear yard - residence
District: 9
No. Acres: 65' x 109'

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

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 #240 (1972-1973).

Very truly yours,
Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

ATTENTION:

1-100 Key Sheet
35 ME 11, P. 10. Sheet
12 9 D Topo
71 Tax Map

Maryland Department of Transportation
State Highway AdministrationHarry R. Hughes,
Secretary
Bernard M. Evans,
Administrator

June 22, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

RE: Z.A.C. Meeting, June 19, 1973
Property Owner: John B. Ward,
et ux
Location: NE/S Burrigade Rd.
Opposite Mid Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance,
Rear Yard - Residence
District: 9
No. Acres: 65' x 109'
Baltimore Beltway
Item: 240

Dear Mr. DiNenna:

The subject proposal should have no adverse affect on the State Highway.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
By: John E. Meyers
Asst. Development Engineer

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
ChiefTowson, Maryland 21204
822-7310Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John B. Ward, et ux

Location: NE/S Burrigade Road, opposite Mid Road

Item No. 240 Zoning Agenda June 19, 1973

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. 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.

Reviewed by: *Paul H. Reischer* Noted and Approved
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTHJEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICERMr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 240, Zoning Advisory Committee Meeting
June 19, 1973, are as follows:

Property Owner: John B. Ward, et ux
Location: NE/S Burrigade Road, opposite Mid Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, rear yard - residence
District: 9
No. Acres: 65' x 109'

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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

June 26, 1973

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 #240, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: John B. Ward, et ux
Location: NE/S Burrigade Road, opposite Mid Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, rear yard - residence
District: 9
No. Acres: 65' x 109'

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 19, 1973

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

Z.A.C. Meeting of: Tuesday June 19, 1973

Re: Item 240
Property Owner: John B. Ward, et ux
Location: NE/S Burrigade Road, opposite Mid Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance, rear yard - residence

District: 9
No. Acres: 65' x 109'

Dear Mr. DiNenna:

No effect on student population.

WHP:ml

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2211 ZONING 484-2281W. STEVE PARKS, Assistant
Director of Planning and Zoning
WILLIAM D. FROMM, DirectorMARCUS M. ROTHSCHILD
JERRY M. MULLIGAN
DAVID L. BROWNT. BAYARD WILLIAMSON
RICHARD W. FRISVOLD, M.D.
WILLIAM D. FROMM, Director