

74-34-A
(Serial No. 245)

74-24-A
15th

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

MAP: 50
NE 26
ELECTION
DISTRICT: 15
D TEL: 14-33
TYPE
HEARING: ✓
LY HR
FINAL: 3-37
BY: MR

ORDER RECEIVED FOR FILING

(over)

74.24-A

Samuel P. Lamm

OPINION

This petition was the subject of an earlier variance petition for a dwelling (Case No. 72-246-A), which resulted in the granting by the Zoning Commissioner on April 25, 1972, of two side yard setbacks for the subject building for use as a dwelling.

A. Later site visit by the Buildings Engineer's representative indicated that Mr. Tomlinson had apparently not intended to follow through with his plans to build a dwelling as there

RE: PETITION FOR VARIANCE	•	IN THE
From Section 400.1 of the		
Baltimore County	•	CIRCUIT COURT
Zoning Regulations	•	
381/5 of New Section Road, 501' 55"		FOR
NE of South Seneca Road	•	BALTIMORE COUNTY
15th District		
William T. Tomlinson	•	AT LAW
Petitioner-Appellant	•	
		Misc. Docket No. 9
Zoning File No. 74-24-A	•	File No. 438
		File No. 5321

WHEREFORE, your Petitioners pray that this Honorable Court reverse the action and decision of the County Board of Appeals dated May 14, 1974 and enter an Order granting the petition for

2

After reviewing the evidence and testimony presented in this case, it is the judgment of this Board that under Section 307 of the Zoning Regulations, the Petitioner has failed to prove practical difficulty and/or unreasonable hardship, and should be made to comply with Section 400.1 of the Regulations covering Accessory Buildings in Residence Zones. In fact, had Mr. Tomlinson adhered to Baltimore County Codes and Regulations after being made aware that they do exist by Judge Waldrop in District Court and by the Zoning Commissioner, he would not be before this Board. The Board further concludes that because there is already a dwelling and two accessory buildings on his property, and that Mr. Tomlinson has, in our opinion, created for himself any hardship or difficulty that exists, the petition for variance shall be denied and the Order of the Zoning Commissioner, dated November 5, 1973, shall be affirmed.

zoning variance SE/S of New Section Road, 505.55' NE of South Seneca Road 15th District, Baltimore County and grant such other relief as the nature of this case may require.

A. Gordon Boone, Jr.
11 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5096
Attorney for Appellants

3.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Rafter, Jr., Chairman

John A. Miller

Walter C. Horn, Jr.

I HEREBY CERTIFY, that a copy of the foregoing Petition was served on the secretary of the County Board of Appeals for Baltimore County, County Office Building, Towson Maryland 21204, this first day of June, 1974.

M. GUYTON MOORE, JR.

I, Th. E. B., Secretary of the County Board of Appeals for Baltimore County, do hereby acknowledge receipt of a copy of the foregoing Petition for and on behalf of the County Board of Appeals for Baltimore County.

6/21/74

Rec'd 6/21/74
3.45 pm
(Hand Del'd)

M. S. P.
Secretary
County Board of Appeals
for Baltimore County

MAR 06 1975

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1974, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

Zoning Commissioner of Baltimore County

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of November, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

"that it was arbitrary, unreasonable or capricious. Kirkman v. Montgomery County Council, supra; Agneslane, Inc. v. Lucas, supra; Bosley v. Hospital for Consumptives, supra; Mayor & City Council of Baltimore v. Sapero, 230 Md. 291, 176 A.2d 884 (1962)."

The questions before the Court at this time are:

(1) was there any legally sufficient evidence to make the issue before the Board "fairly debatable," and if so; (2) has the Appellant shown that the Board's determination was arbitrary, unreasonable or capricious.

This Court realizes that it has no authority to substitute its judgment for that of the zoning authority but is limited to the above determinations.

A review of the transcript reveals to this Court that the evidence presented before the Board was sufficient to make the issue "fairly debatable." The Petitioner having filed this appeal has the burden of proving to this Court that the Board's action was arbitrary, capricious or unreasonable. It is this Court's opinion that the Petitioner has failed to establish that the Board abused the discretion vested in it by law.

For the above reasons, the opinion of the County Board of Appeals of Baltimore County is hereby AFFIRMED this day of September, 1974, and the Petitioner's appeal is hereby DENIED.

H. KEMP MACDANIEL
JUDGE

Copy to:
A. Gordon Boone, Esq.
Mr. Joseph Kashner
County Board of Appeals
Richard D. Byrd, Assistant County Solicitor

PETITION FOR VARIANCE
from Section 400.1 of the
Baltimore County Zoning
Regulations
SE/S of New Section 505.55
NE of South Seneca Road
15th District
WILLIAM T. TOMLINSON
Petitioner

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
MISC. CASE: 5321
DOCKET : 9
FOLIO : 438

MEMORANDUM OPINION

This matter involves an appeal from the County Board of Appeals of Baltimore County, which by its Order dated May 14, 1974, denied to Mr. William T. Tomlinson a requested variance from Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory building in the front yard instead of the required rear yard. The property involved is located on the southeast side of New Section Road 505.55 feet northeast of South Seneca Road in the 15th Election District of Baltimore County, also known as 650 New Section Road.

The appeal was filed with this Court on June 13, 1974. A hearing was held by the Court on August 21, 1974 at which time counsel for Appellant presented argument. Appellant's counsel has submitted a memorandum of fact and law which has been reviewed by the Court. Having reviewed the transcript, memorandum and the law, the Court is now in a position to make its decision.

The petition was filed pursuant to Section 307 of the Zoning Regulations which states in part:

"Sec. 307 Variances
The Zoning Commissioner of Baltimore County and the County Board of Appeals upon appeal, shall have and they are hereby given the power

RE: PETITION FOR VARIANCE
from Section 400.1 of the
Baltimore County
Zoning Regulations
SE/S of New Section Road,
505.55
NE of South Seneca Road
15th District
William T. Tomlinson,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 74-24-A

APPEAL

Please enter an appeal in the above case in the Circuit Court for Baltimore County and forward all necessary papers thereto.

A. Gordon Boone Jr.
11 West Pennsylvania Avenue
Towson, Maryland 21204
825-5696
Attorney for Petitioner

"to grant variances from height and area regulations, from off-street parking regulations and from sign regulations, only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare." (Emphasis added.)

The Board found that the testimony presented by the Petitioner was "void of proof of practical difficulty and/or unreasonable hardship." The Board went on to state, "All of the evidence that might tend to prove any such difficulty and/or hardship is the result of overt actions by the Petitioner contrary to existing regulations." This finding was based principally on the testimony of Mr. William Tomlinson, the Petitioner. The facts are as follows:

Mr. Tomlinson began construction of the subject building sometime during the early part of 1971; he intended to use it as a dwelling. He had begun construction without applying for or obtaining a building permit. Upon a complaint by the Howleys Quarters Improvement Association on April 6, 1971, and after an investigation by the Buildings Engineer's Office of Baltimore County, Mr. Tomlinson was notified on April 7, 1971 to halt immediately any further construction. Mr. Tomlinson was cited for a violation and subsequently fined the sum of Six Hundred (\$600.00) Dollars by the District Court of Maryland.

This property was the subject of an earlier variance

- 2 -

RE: Petition for Variance
SE/S of New Section Road
505.55' NE of South
Seneca Road - 15th
District
William T. Tomlinson
Petitioner
NO. 74-24-A (Item NO. 245)

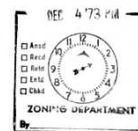
* Baltimore County Office of
* PLANNING & ZONING

APPEAL TO THE COUNTY BOARD OF APPEAL

Now comes the Petitioner, William T. Tomlinson, by his Attorney, A. Gordon Boone, Jr. and requests an Appeal from the decision of the Zoning Commissioner of Nov. 5, 1973 in the above captioned case, to the County Board of Appeals.

William T. Tomlinson
Petitioner

A. Gordon Boone, Jr.
11 W. Pennsylvania Avenue
Towson, Maryland 21204
Va 5-5696



petition for a dwelling (Case No. 72-246-A) which resulted in the granting by the Zoning Commissioner on April 25, 1972, of two side yard setbacks for the subject building for use as a dwelling. A later site visit by the Buildings Engineer representative indicated that Mr. Tomlinson had apparently not intended to complete his plan to erect a dwelling as there had been no attempt to provide necessary sewage or water hook-ups, which are mandatory for such a structure. This matter was brought to Mr. Tomlinson's attention, whereupon he subsequently requested another variance to permit this building to remain as an accessory building in the front of his property. The second requested variance, having been denied by the Zoning Commissioner and the County Board of Appeals, is now the subject of this appeal.

The Court must look at all of the facts and circumstances of a zoning appeal in light of the principles set forth in Haldeman v. Board of County Commissioners of Howard County, 253 Md. 298 (1969), where the Court, concerning the scope of review, said:

"We have often repeated the principles here applicable: courts have no power to rezone and may not substitute their judgment for that of the expertise of the zoning authority. Kirkman v. Montgomery County Council, 251 Md. 273, 247 A.2d 255 (1968); Bosley v. Hospital for Consumptives, 246 Md. 197, 227 A.2d 746 (1967); Board of County Comm'rs for Prince George's County v. Farr, 242 Md. 315, 218 A.2d 923 (1966). It has long been settled that the zoning authority's determination is correct if there were such legally sufficient evidence as would make the question fairly debatable. Ark Redi-Mix Concrete Corp. v. Smith, 251 Md. 1, 246 A.2d 220 (1968); Mayor and City Council of Greenbelt v. Bd. of County Comm'rs for Prince George's County, 247 Md. 670, 234 A.2d 140 (1967); Agneslane, Inc. v. Lucas, 247 Md. 612, 233 A.2d 757 (1967). Further, the one who attacks the determination made by the authority must show

- 3 -

November 5, 1973

A. Gordon Boone, Jr., Esquire
11 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/S of New Section Road, 505.55'
NE of South Seneca Road - 15th
District
William T. Tomlinson - Petitioner
NO. 74-24-A (Item No. 245)

Dear Mr. Boone:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

/s/
S. ERIC DI NENNA
Zoning Commissioner

SED/esl

Attachments

cc: Mr. Joseph Kashner
650 New Section Road
Baltimore, Maryland 21220

PETITION FOR VARIANCE
from Section 400.1 of the
Baltimore County Zoning
Regulations
SE/5 of New Section 505.55
NE of South Seneca Road
15th District
WILLIAM T. TOMLINSON
Petitioner

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY
MISC. CASE: 5321
DOCKET : 9
FOLIO : 438

MEMORANDUM OPINION

This matter involves an appeal from the County Board of Appeals of Baltimore County, which by its Order dated May 14, 1974, denied to Mr. William T. Tomlinson a requested variance from Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory building in the front yard instead of the required rear yard. The property involved is located on the southeast side of New Section Road 505.55 feet northeast of South Seneca Road in the 15th Election District of Baltimore County, also known as 650 New Section Road.

The appeal was filed with this Court on June 13, 1974. A hearing was held by the Court on August 21, 1974 at which time counsel for Appellant presented argument. Appellant's counsel has submitted a memorandum of fact and law which has been reviewed by the Court. Having reviewed the transcript, memorandum and the law, the Court is now in a position to make its decision.

The petition was filed pursuant to Section 307 of the Zoning Regulations which states in part:

"Sec. 307 Variances
The Zoning Commissioner of Baltimore County and the County Board of Appeals upon appeal, shall have and they are hereby given the power

"to grant variances from height and area regulations, from off-street parking regulations and from sign regulations, only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare." (Emphasis added.)

The Board found that the testimony presented by the Petitioner was "void of proof of practical difficulty and/or unreasonable hardship." The Board went on to state, "All of the evidence that might tend to prove any such difficulty and/or hardship is the result of overt actions by the Petitioner contrary to existing regulations." This finding was based principally on the testimony of Mr. William Tomlinson, the Petitioner. The facts are as follows:

Mr. Tomlinson began construction of the subject building sometime during the early part of 1971; he intended to use it as a dwelling. He had begun construction without applying for or obtaining a building permit. Upon a complaint by the Bowleys Quarters Improvement Association on April 6, 1971, and after an investigation by the Buildings Engineer's Office of Baltimore County, Mr. Tomlinson was notified on April 7, 1971 to halt immediately any further construction. Mr. Tomlinson was cited for a violation and subsequently fined the sum of six hundred (\$600.00) Dollars by the District Court of Maryland.

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- 2 -

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The Court must look at all of the facts and circumstances of a zoning appeal in light of the principles set forth in Halveman v. Board of County Commissioners of Howard County, 253 Md. 298 (1969), where the Court, concerning the scope of review, said:

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- 3 -

"that it was arbitrary, unreasonable or capricious. Kirkman v. Montgomery County Council, supra; AnneArundel, Inc. v. Lucas, supra; Bowley v. Hospital for Consumptives, supra; Mayor & City Council of Balto. v. Saperio, 230 Md. 291, 186 A.2d 884 (1962)."

The questions before the Court at this time are:

(1) was there ample legally sufficient evidence to make the issue before the Board "fairly debatable," and if so; (2) has the Appellant shown that the Board's determination was arbitrary, unreasonable or capricious.

This Court realizes that it has no authority to substitute its judgment for that of the zoning authority but is limited to the above determinations.

A review of the transcript reveals to this Court that the evidence presented before the Board was sufficient to make the issue "fairly debatable." The Petitioner having filed this appeal has the burden of proving to this Court that the Board's action was arbitrary, capricious or unreasonable. It is this Court's opinion that the Petitioner has failed to establish that the Board abused the discretion vested in it by law.

For the above reasons, the opinion of the County Board of Appeals of Baltimore County is hereby AFFIRMED this 10 day of September, 1974, and the Petitioner's appeal is hereby DENIED.

H. KEMP MACDANIEL
JUDGE

Copy to:
A. Gordon Boone, Esq.
Mr. Joseph Kashen
County Board of Appeals
Richard D. Byrd, Assistant County Solicitor

- 4 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Q. Neena, Zoning Commissioner Date July 18, 1973
FROM: William J. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #74-24-A, Southeast side of New Section Road 505.55 feet Northeast of Seneca Road, Petitioner - William T. Tomlinson

15th District

HEARING: Monday, July 30, 1973 (10:00 A.M.)

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

WJF:REG:rw

William J. Fromm
Director



BUILDINGS ENGINEER'S OFFICE
CITY OFFICE BUILDING
100 W. CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204

COMPLAINANT'S NAME: Mr. Stanley Wood
ADDRESS: 637 New Section Road
BALTIMORE, MARYLAND 21220

DISTRICT: 15
DATE: April 8, 1971
PHONE: 3-71-552-15
FILE NO. B-71-552-15

NATURE OF COMPLAINT: Mr. Wood, see attached letter from complainant.

DEPENDENT'S NAME: _____
ADDRESS: 637 New Section Road
RECEIVED BY: S. Collins
PHONE: _____
LETTER: X PERSON

The above complaint has been received and is being investigated. If the field inspection discloses a violation of the Baltimore County Building Code, necessary action will be taken.

Mr. Stanley Wood - Area Supervisor
194-3957
This job was stopped by Mr. Wood on the day the telephone call was received on April 7, 1971.

Complainant's
Copy

Form 058

BALTIMORE COUNTY, Maryland
DEPARTMENT OF PERMITS AND LICENSES
CITY OFFICE BUILDING
100 W. CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204
ELECTRICAL INSPECTION DIVISION

COMPLAINANT'S NAME: Mr. Joseph E. Kashen
ADDRESS: 650 New Section Road
BALTIMORE, MD. 21204

DISTRICT: 15
DATE: 10-26-73
PHONE: _____
FILE NO. _____

NATURE OF COMPLAINT: During the past few evenings, electrical service has been gradually installed in a partially constructed dwelling at 637 New Section Road. Since no electrical permit has been conspicuously posted and since construction of this structure was stopped on April 7, 1971 by the Building Eng. Office, it is our assumption that the owner is once again willfully disregarding Balto. Co. building code. Would your office kindly check out this situation?

DEPENDENT'S NAME: _____
ADDRESS: 637 New Section Road
RECEIVED BY: G. Thompson
PHONE: _____
LETTER: X PERSON

The above complaint has been received and is being investigated. If the field inspection discloses a violation of the Baltimore County Electrical Code, necessary action will be taken.

G. Thompson
Supervisor

Complainant's
Copy

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Item 245 (1972-1973)

A. Gordon Boone, Jr.,
11 W. Pennsylvania Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing
this 26th day of June 1973.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: William T. Tomlinson
Petitioner's Attorney: A. Gordon Boone, Jr.
Reviewed by: Samuel Frann, Surveyor
3210 Southgreen Road
Baltimore, Md. 21207

Chairman
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 27, 1973

A. Gordon Boone, Jr.,
11 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 245 (1972-1973)
William T. Tomlinson - Petitioner

Dear Mr. Boone:

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 Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southeast side of New Section Road, 505 feet northeast of south Seneca Road, in the 15th District of Baltimore County.

This property is currently improved with a one story brick dwelling that is situated approximately 67 feet from the road. On the east side of the property there is a small storage building that is approximately 19'x10'. To the rear of the property, and the subject of this petition, is a proposed accessory building to be located ten(10) feet from the easternmost property line and is to be located in the front yard on a water front property.

A. Gordon Boone, Jr.,
Item 245 (1972-1973)
August 27, 1973

This petition was the subject of an earlier Variance petition for a dwelling (Case No. 72-246A). Apparently the petitioner has decided not to convert this structure, which is partially completed, into a dwelling and now expects to use it as an accessory structure.

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.:JD

(Enclosure)

cc: Samuel Frann, Surveyor
3210 Southgreen Road
Baltimore, Maryland 21207

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

Bureau of Engineering
ELLSWORTH N. GIER, P. E. - CHIEF

July 16, 1973

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

Re: Item #245 (1972-1973)

Property Owner: William T. Tomlinson
New Section Road, 505' NE of Seneca Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard
District: 15th No. Acres: 0.80 acre

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 comments supplied cover a property in connection with Item #117 (1971 - 1972) remain valid and applicable to this Item #245 (1972 - 1973). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Gier
ELLSWORTH N. GIER, P.E.
Chief, Bureau of Engineering

END:RAM:RDS

2-04 Exp Sheet
8 WD 1/4 & 1/7 Pos. Sheets
MS 2 L Topo
91 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

August 2, 1973

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

Re: Item 245 - June 26, 1973 - ZAC
Property Owner: William T. Tomlinson
New Section Road, 505' NE of Seneca Road
Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard
District 15

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance for an accessory building in the front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 28, 1973

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 245, Zoning Advisory Committee Meeting June 26, 1973, are as follows:

Property Owner: William T. Tomlinson
Location: New Section Road, 505' NE of Seneca Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard
District: 15
No. Acres: 0.80

Metropolitan water is available. Private sewage disposal system functioning satisfactorily at this time.

Very truly yours,

Thomas A. Devlin
THOMAS A. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 5, 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:

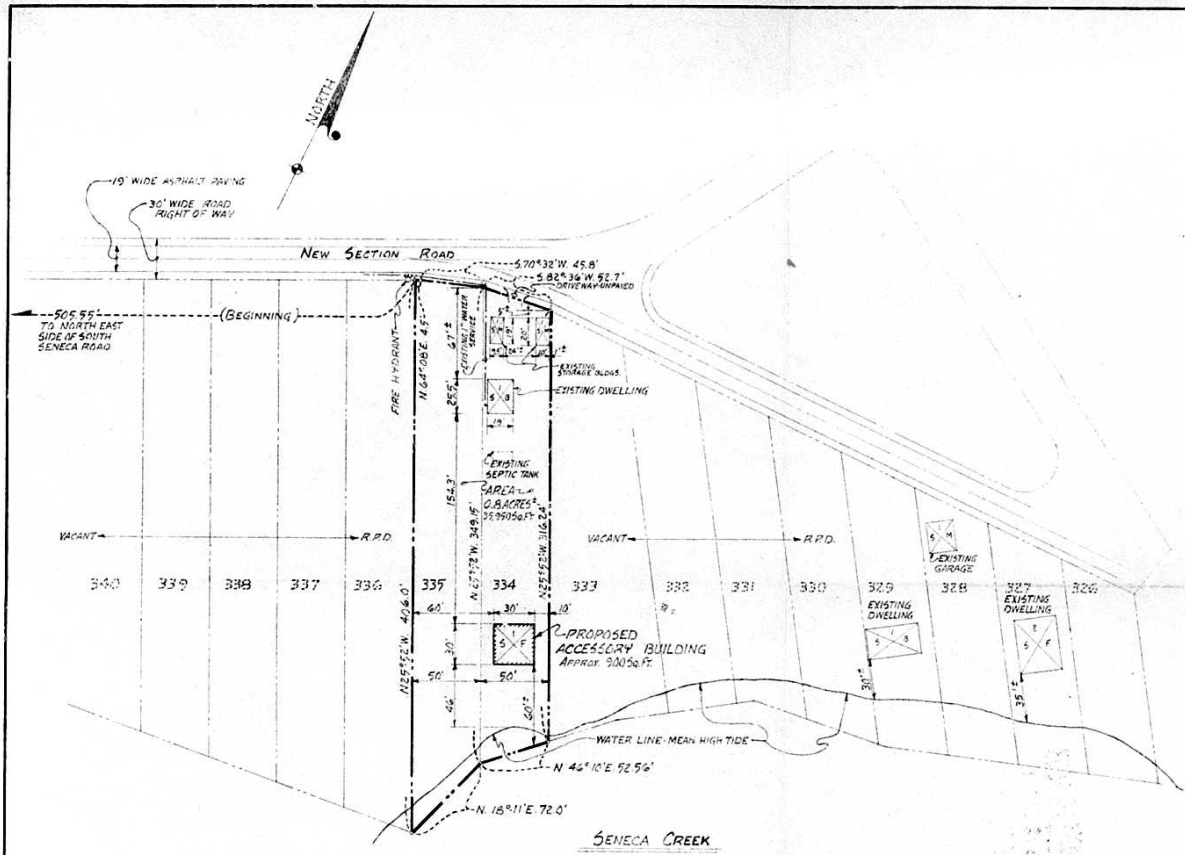
Comments on Item #245, Zoning Advisory Committee Meeting, June 26 1973, are as follows:

Property Owner: William T. Tomlinson
Location: New Section Road, 505' NE of Seneca Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard
District: 15
No. Acres: 0.80 acres

This plan has been reviewed and there are no site-planning factors requiring comment if the proposal is to be for private use only.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Spec. I/II
Project Planning Division



SITE PLAN
SCALE: 1" = 50'

DATE	10/10/71
DESIGNER	W. J. G.
DRAWN BY	W. J. G.
CHECKED BY	W. J. G.
APPROVED BY	W. J. G.
SCALE	1" = 50'
REVISION	2-33-71

15TH ELECTION DISTRICT 11TH PRECINCT	
Box 237 New Section Road	
BOWLEY'S QUARTERS, MD.	
OWNER: WILLIAM T. TOMLINSON	SCALE: 1" = 50'
DRAWN BY: W. J. G.	
REVISION: 2-33-71	
PROPOSED ACCESSORY BUILDING	
DATE: 4-14-71	APPROVED BY:
DRAWING NUMBER:	

