

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Albert R. Sass, 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 301.1 (1802.3C (1)) To permit a rear yard set back of 19.5 feet in lieu of the required 22.5 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 carport will permit me to drive up to my rear door, and enter my home under shelter from inclement weather. I have a history of heart trouble that goes back many years, and must, therefore, move somewhat slower than a normal person.

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: Albert R. Sass
Address: 1230 Wilson Point Road
Baltimore, Maryland 21220
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this 5th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of August, 1973, at 10:30 o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1973

Mr. Albert R. Sass
1230 Wilson Point Road
Baltimore, Maryland 21220

RE: Variance Petition
Item 7
Albert R. Sass - Petitioner

Dear Mr. Sass:

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 at 1230 Wilson Point Road, which is the southwest corner of Wilson Point Road and Elm Drive, in the 15th District of Baltimore County.

The subject property is currently improved with a one-story stone and frame dwelling that is in excellent condition. The entire yard is fenced in with the exception of the area around the garage.

The petitioner is requesting a Variance to allow an open carport at the rear of the dwelling and adjacent to the garage, but not attached, for a setback of 19.5 feet instead of the required 22-1/2 feet.

Mr. Albert R. Sass
Item 7
Page 2
July 31, 1973

There is an existing driveway entrance to the existing garage and there are dwellings all along Wilson Point Road and Elm Drive.

The property across the street is unimproved and is used as a community beach area.

Curb and gutter currently exists along Wilson Point Road and Elm Drive at this location.

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

(Enclosure)

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

I-SE Key Sheet
9 1/2" x 14" 35 Pgs. Sheets
MD 2-1 Topo
91 Top Map

July 25, 1973

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

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

Re: Item #7 (1973-1974)
Property Owner: Albert R. Sass
1230 Wilson Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3C.1) to permit a rear yard setback of 19.5' instead of the required 22.5'
District: 15th W. Area: 60' x 100'

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:

Wilson Point Road (Md. 587) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Elm Drive, an existing public street, 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. Highway right-of-way widening, including a fill area for right distance and any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Ellsworth N. Diver, Jr.
ELLSWORTH N. DIVER, JR.,
Chief, Bureau of Engineering

END:RAT:RHS

Baltimore County Fire Department



Towson, Maryland 21204
825-7310

J. Austin Deitz
Chief

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Albert R. Sass

Location: 1230 Wilson Point Road

Item No. 7 Zoning Agenda Tuesday, July 3, 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 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.
- (XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *St. J. Kelly*
Planning Group
Special Inspection Division

Noted and Approved: *Paul H. Reinhardt*
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 9, 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 7, Zoning Advisory Committee Meeting July 3, 1973, are as follows:

Property Owner: Albert R. Sass
Location: 1230 Wilson Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3C.1) to permit a rear yard setback of 19.5' instead of required 22.5'
District: 15
No. Acres: 60' x 100'

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:ang

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 #7, Zoning Advisory Committee Meeting, July 3, 1973, are as follows:

Property Owner: Albert R. Sass
Location: 1230 Wilson Point Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3C.1) to permit a rear yard setback of 19.5' instead of the required 22.5'
District: 15
No. Acres: 60' x 100'

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

Very truly yours,

John L. Winkley
JOHN L. WINKLEY
Planning Specialist II
Project Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESTER AVENUE TOWSON, MARYLAND 21204
AREA CODE 501 PLANNING 66-3211 ZONING 66-3201

ORIGINAL RECEIVED FOR FILING

DATE August 3, 1973

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 Regulations 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 granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

a Variance to permit a rear yard setback of 19.5 feet instead of... should be granted the required 22.5 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of August, 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 setback of 19.5 feet instead of the required 22.5 feet, subject to the approval of a site plan by the Department of Public Works.

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, this day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 3, 1973

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

Z.A.C. Meeting of: Tuesday July 3, 1973

Re: Item 7
Property Owner: Albert R. Sass
Location: 1230 Wilson Point Road
Present Zoning: D.R. 5-S
Proposed Zoning: Variance from Section 301.1 (1802.JC.1) to permit a rear yard setback of 19.5' instead of the required 22.5'

District: 15
No. Acres: 60' x 100'

Dear Mr. Dinenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

JOSEPH M. WHEELER, President
JOSEPH M. WHEELER, Vice President
JOSEPH M. WHEELER, Secretary

JOSEPH M. WHEELER, President
JOSEPH M. WHEELER, Vice President
JOSEPH M. WHEELER, Secretary

JOSEPH M. WHEELER, President
JOSEPH M. WHEELER, Vice President
JOSEPH M. WHEELER, Secretary

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 19, 1973
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #74-31-A, Northwest corner of Wilson Point Road and Elm Drive.
Petition for Variance for a Rear Yard.
Petitioner - Albert R. Sass

15th District

HEARING: Wednesday, August 1, 1973 (10:30 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

WDF:NEG:mw



PETITION FOR A VARIANCE 15th DISTRICT

ZONING: Petition for Variance for a Rear Yard.
LOCATION: Northwest corner of Wilson Point Road and Elm Drive.
DATE & TIME: Wednesday, August 1, 1973 at 10:30 A.M.
PUBLIC HEARING: Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Education and the Board of Zoning Appeals, will hold a public hearing on the above Petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 19.5 feet instead of the required 22.5 feet.

The Zoning Regulations to be amended are as follows:
Section 301.1 (1802.JC.1) - Rear Yard Setback. A rear yard shall be a minimum of 22.5 feet wide and 19.5 feet deep. If the lot is less than 100 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 150 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 200 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 250 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 300 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 350 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 400 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 450 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 500 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 550 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 600 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 650 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 700 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 750 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 800 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 850 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 900 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 950 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 1000 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 12, 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 one day of August, 1973, the first publication appearing on the 12th day of July, 1973.

THE JEFFERSONIAN
B. Leach, Publisher
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE 15th DISTRICT

ZONING: Petition for Variance for a Rear Yard.
LOCATION: Northwest corner of Wilson Point Road and Elm Drive.
DATE & TIME: Wednesday, August 1, 1973 at 10:30 A.M.
PUBLIC HEARING: Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Education and the Board of Zoning Appeals, will hold a public hearing on the above Petition for a Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 19.5 feet instead of the required 22.5 feet.

The Zoning Regulations to be amended are as follows:
Section 301.1 (1802.JC.1) - Rear Yard Setback. A rear yard shall be a minimum of 22.5 feet wide and 19.5 feet deep. If the lot is less than 100 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 150 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 200 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 250 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 300 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 350 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 400 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 450 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 500 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 550 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 600 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 650 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 700 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 750 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 800 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 850 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 900 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 950 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep. If the lot is less than 1000 feet wide, the rear yard shall be a minimum of 19.5 feet wide and 19.5 feet deep.

Beginning at the northwest corner of Wilson Point Road and Elm Drive, being Lot Number 252 of Section IV of Stansbury Manor (Liber 13, Folio 138) also known as 1230 Wilson Point Road.
Being the property of Albert R. Sass, as shown on plan filed with the Zoning Department.
Having been heard on Wednesday, August 1, 1973 at 10:30 A.M. in Public Hearing Room 102, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
July 12

CERTIFICATE OF PUBLICATION

OFFICE OF
Essex Times

800 Eastern Blvd
Essex, Md. 21221
July 16 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in ESSEX TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for one month weekly before the 16th day of July, 1973; that is to say, the same was inserted in the issue of July 12, 1973.

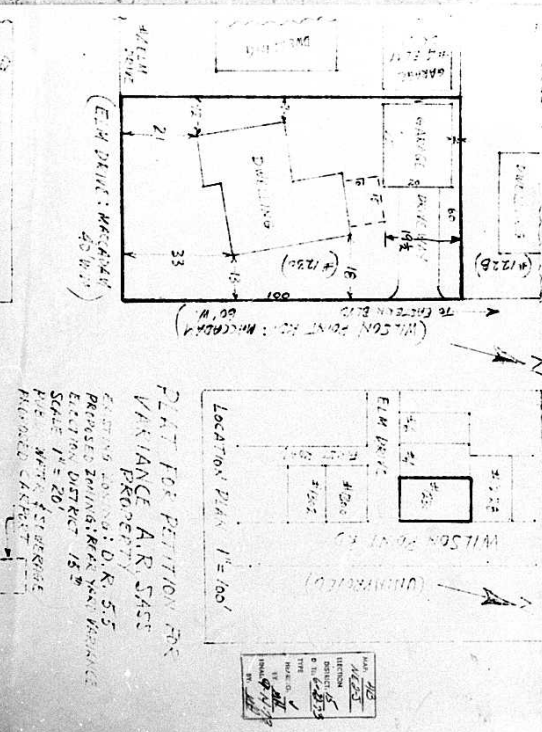
Stromberg Publications, Inc.
Publisher

By Ruth Morgan

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-31-A

District: 15 Date of Posting: July 12, 1973
Posted for: Highway, Wed. Aug. 1, 1973 at 10:30 A.M.
Petitioner: Albert R. Sass
Location of property: NW corner of Wilson Point Rd. & Elm Drive
Location of Sign: 1 Sign posted on Wilson Point Rd. to front of lot
Remarks: None
Posted by: Paul H. Nuss Date of return: 7/16/73
Signature



NE 1/4 Sec 1050 NE 1/4 Sec 1050

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		500 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 <u>Yes</u> <u>No</u>									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 21st day of

JUNE 1973, Item # _____

R. D. R.
S. Eric D. Rouse
Zoning Commissioner

Petitioner SASS, A.R. Submitted by SAME

Petitioner's Attorney _____ Reviewed by ETH

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

Mr. Albert R. Saxe
1230 Wilson Point Road
Baltimore, Maryland 21220

Item 7

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing

this 21st day of July 1973

R. D. R.
S. Eric D. Rouse
Zoning Commissioner

Petitioner Albert R. Saxe

Petitioner's Attorney _____

Reviewed by ETH
Chairman
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND

No. 11145

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 30, 1973 ACCOUNT 01-662

AMOUNT \$11.00

DISTRIBUTION

WHITE - CASHIER

YELLOW - CUSTOMER

Albert R. Saxe
1230 Wilson Point Rd.
Baltimore, Md. 21220
Petitioner's Attorney

410 CUSE

BALTIMORE COUNTY, MARYLAND

No. 10892

OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 6, 1973 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Albert R. Saxe
1230 Wilson Point Rd.
Baltimore, Md. 21220
Petitioner's Attorney

974-31-A

AD 5-10-21 9

2500 REC