

74-88-4 830 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Wayne W. Webster, and Ethel L. Webster, 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 1A00.3B(3) to permit side yard setbacks of 12 ft. and 8 feet in lieu of the required 50 feet.

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

Existing property only 75 ft. wide
Permission to build would be considerable
improvement over present home.

Zone R.D.P.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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: 3337 Garnet Road
Baltimore, Maryland 21234
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of August 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September 1973, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 22, 1973

COUNTY OFFICE BUILDING
100 E. Calverton Ave.
Towson, Maryland 21204

Mr. Wayne W. Webster
3337 Garnet Road
Baltimore, Maryland 21234

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSIONERS

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROPERTY PLANNING

BUILDING DEPARTMENT

HOUSE OF REPRESENTATIVES

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

RE: Variance Petition
Item 30
Wayne W. and Ethel L. Webster - Petitioners

Dear Mr. Webster:

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 of the property. The following comments are 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 north side of Holly Beach Road, 575 feet east of Henrietta Avenue, in the 15th District of Baltimore County. This RDP property is currently improved with a one-story frame dwelling and is adjacent to existing dwellings on either side of the property.

This property is also a waterfront lot that faces Middle River and is improved with a concrete and stone bulkhead and a wooden pier. This property is kept in excellent condition.

Mr. Wayne W. Webster
Item 30
August 22, 1973

The petitioners propose to improve this property by raising the existing dwelling and constructing a ranch house 55'x32' on this site.

There being no adverse comments from members of this Committee, this petition is accepted for filing.

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

JDDjr:JD

Enclosure

cc: Keller & Keller
3914 Woodlea Avenue
Baltimore, Maryland 21206

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

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

August 20, 1973

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

Re: Item #30 (1973-1974)
Property Owner: Webster, Wayne W. and Ethel L.
3337 Holly Beach Rd., 575' E. Henrietta Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B(3) to permit side yard setbacks of 8' and 12' in lieu of the required 50'
District: 15th No. Acres: 15,750 sq. ft.

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:

Holly Beach Road, an existing County 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. Highway right-of-way widening including any necessary reversible easement 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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Item #30 (1973-1974)
Property Owner: Webster, Wayne W. and Ethel L.
Page 2
August 20, 1973

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property.

Very truly yours,

Ellenworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:PM:ras

37-MW Key Sheet
3 & 4 SE 1/4 Sec. 14, T. 36 N. R. 12 E. S. 1 & 2 K Topo
95 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. McLENNAN
DIRECTOR COUNTY TRAFFIC ENGINEER

August 9, 1973

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

Re: Item 30 - ZAC - August 7, 1973
Property Owner: Webster, Wayne W. and Ethel L.
3337 Holly Beach Road, 575' E. Henrietta Avenue
Variance from Section 1A00.3B(3) to permit side yard setbacks of 8 feet and 12 feet in lieu of the required 50 feet
District 15

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side yards.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

August 14, 1973

DONALD J. MOOP, 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 30, Zoning Advisory Committee Meeting August 7, 1973, are as follows:

Property Owner: Wayne W. and Ethel L. Webster
Location: 3337 Holly Beach Rd., 575' E of Henrietta Ave.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B(3) to permit side yard setbacks of 8' and 12' instead of required 50'.
District: 15
No. Acres: 15,750 sq. ft.

Metropolitan water is available.

Underground sewage disposal system functioning satisfactorily at time of inspection.

Abandoned dug well on property must be backfilled.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ang

ORDER RECEIVED FOR FILING

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 grounds of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit side yard setbacks of 12 feet and 8 feet instead of the required 50 feet. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of September, 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 Department of Public Works and the Office of Planning and Zoning.

James E. D. Fromm
Deputy 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 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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 9, 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 #30, Zoning Advisory Committee Meeting, August 7, 1973, are as follows:

Property Owner: Webster, Wayne W and Ethel L.
Location: N/S Holly Beach Road, 575' E Henrietta Avenue
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A06.38(3) to permit side yard setbacks of 8 & 12 feet in lieu of the required 50 feet.
Election District: 15th District
No. Acres: 15,750 square feet

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 & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING #00011 ZONING #00001

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 10, 1973

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

Z.A.C. Meeting of: August 7, 1973

Re: Item 30
Property Owner: Webster, Wayne and Ethel L.
Location: see agenda
Present Zoning: R.D.P.
Proposed Zoning: variance

District: 15
No. Acres: 15,750 sq. ft.

Dear Mr. Dinenna:

No bearing on student population.

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

WNP/nl

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: September 11, 1973
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-88-A, North side of Holly Beach Avenue 575 feet East of Henrietta Avenue.
Petitioner for Variance for Side Yards.
Petitioner - Wayne W. and Ethel L. Webster

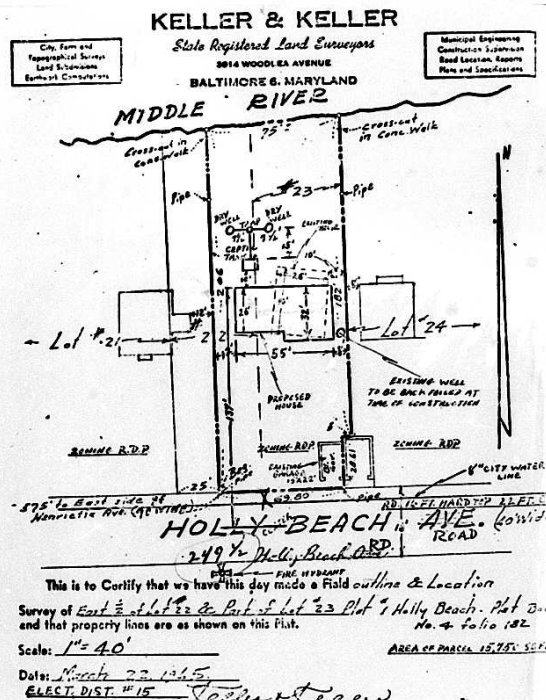
15th District

HEARING: Tuesday, September 18, 1973 (10:00 A.M.)

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

William D. Fromm
William D. Fromm, Director of Planning

WDF:NEG:rw



PETITION FOR A VARIANCE
The Board of Education of Baltimore County is hereby petitioned for a Variance from the Zoning Regulations of Baltimore County, Maryland, to permit the construction of a building on the North side of Holly Beach Avenue, 575 feet East of Henrietta Avenue, for a total area of 15,750 square feet. The proposed building is to be used for educational purposes. The proposed building is to be constructed on the North side of Holly Beach Avenue, 575 feet East of Henrietta Avenue, for a total area of 15,750 square feet. The proposed building is to be used for educational purposes. The proposed building is to be constructed on the North side of Holly Beach Avenue, 575 feet East of Henrietta Avenue, for a total area of 15,750 square feet. The proposed building is to be used for educational purposes.

74-88-A

ORIGINAL

OFFICE OF THE ESSEX TIMES

ESSEX, MD. 21221 September 3 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of September 1973 that is to say, the same was inserted in the issue of August 30, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *Robert Morgan*

PETITION FOR A VARIANCE
The Board of Education of Baltimore County is hereby petitioned for a Variance from the Zoning Regulations of Baltimore County, Maryland, to permit the construction of a building on the North side of Holly Beach Avenue, 575 feet East of Henrietta Avenue, for a total area of 15,750 square feet. The proposed building is to be used for educational purposes. The proposed building is to be constructed on the North side of Holly Beach Avenue, 575 feet East of Henrietta Avenue, for a total area of 15,750 square feet. The proposed building is to be used for educational purposes.

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUGUST 30, 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 at 10:00 A.M. on the 30th day of August, 1973, the first publication appearing on the 30th day of August, 1973.

S. L. Lusk
S. L. Lusk, Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

74-38-A

District: 15th Date of Posting: 8-26-73
Posted for: Wayne W. Webster, Apt. 12, 1973, G. Road, P.M.
Petitioner: Wayne W. Webster
Location of property: N/S. of Holly Bush Ave. S.E. of Minnesota Ave.
Location of Sign: 1 Sign, South on Road of Avenue of No. 249 Ave.
Holly Bush Rd.
Remarks: _____
Posted by: Paul A. Hays Signature Date of return: 9-6-73

PETITION MAPPING PROGRESS SHEET											
FUNCTION	Well Map		Original		Duplicate		Tracing		GEO 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>F74</u>	Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____	Map # _____										

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

No. 12401

DATE: 9/17/73 ACCOUNT: 03-662
AMOUNT: \$1.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Posting and advertising for Wayne Webster
Petition for Variance
#74-88-1
205 3 + 205 11 4100 REC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 30th day of July 1973.

Eric D. Hays
Zoning Commissioner

Petitioner: Webster Submitted by: Webster
Petitioner's Attorney: _____ Reviewed by: Eric D. Hays

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 30

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

Your Petition has been received and accepted for filing

this 10th day of August 1973.

Eric D. Hays
Zoning Commissioner

Petitioner: Wayne W. and Robert L. Webster

Petitioner's Attorney: _____ Reviewed by: Eric D. Hays
Chairman
Zoning Advisory Committee

cc: Heller & Heller
2034 Woodlawn Avenue
Baltimore, Md. 21204

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

No. 11166

DATE: August 13, 1973 ACCOUNT: 03-662
AMOUNT: \$25.00
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Wayne W. Webster
3377 Germantown Road
Baltimore, Md. 21234
Petition for Variance
#74-88-1
205 3 + 205 14 2500 REC