

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James Whetzel, 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 1A03.3B.3 - to permit side yard setbacks of twenty-five (25) feet instead of the required fifty (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)

see attached description

MAP	10
ELECTION	10/25/73
DISTRICT	2
CITY	10/25/73
HEARING	✓
BY	10/25/73
BY	10/25/73

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 James F. Whetzel
Address Box 196 Ridge Rd. Balt. Md. 21207
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day

of September, 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 22nd day of October, 1973, at 10:00 o'clock.

Eric D. Nenna
Zoning Commissioner of Baltimore County

(over)

MICROFILMED

RE: 74-110A 11-5-73

Mr. Eric D. Nenna, Zoning Commissioner
I understand that I will assume all responsibility in case the Variance granted is protested. I am interested in filing this application so it can be heard during the 30-day waiting period.
James F. Whetzel

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE: 823-3308

RESIDENCE: 771-4392

July 20, 1973

PLAT TO ACCOMPANY PETITION FOR VARIANCE
PROPERTY OF JAMES WHETZEL AND WIFE

BEGINNING for the same at a point on the centerline of Ridge Road at a distance of 2650 feet southerly from the intersection formed by the centerline of Ridge Road and the centerline of Old Court Road, thence leaving the centerline of Ridge Road and binding on the outlines of the land which by deed dated January 11, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5243, folio 889, was conveyed by A. John Mulbauer and wife to James F. Whetzel and wife, S81°30' W 592.56 feet, S27°10' W 138.60 feet, and N81°30' E 674.32 feet to the centerline of Ridge Road, running thence and binding on the centerline of Ridge Road, N8°30' W 112.00 feet to the place of beginning.

CONTAINING 1.56 acres of land more or less.

BEING all of the land which by deed dated January 11, 1972 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5243, folio 889, was conveyed by A. John Mulbauer and wife to James F. Whetzel and wife.



E. F. Raphael
Eugene F. Raphael
Registered Professional
Land Surveyor # 2246

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric D. Nenna, Zoning Commissioner Date: October 26, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-110-A. West side of Ridge Road 2650 feet, more or less, South of Old Court Road.
Petition for Variance for Side Yard.
Petitioner - James Whetzel

2nd District

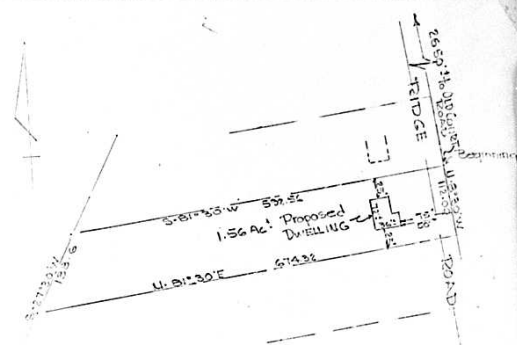
HEARING: Monday, October 29, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.

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

WDF:NEG:W

MICROFILMED



GENERAL DATA
WEST SIDE 1.56 AC
EAST SIDE 1.56 AC

PLAT TO ACCOMPANY
PETITION FOR VARIANCE
PROPERTY OF
J.F. WHETZEL & WIFE
2nd DIST. BALTO CO.
SCALE 1"=100'

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 27, 1973

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

Re: Item 53 - ZAC - September 11, 1973
Property Owner: James Whetzel
Ridge Road, 2650' S of Old Court Road
Variance to permit a side yard setback of twenty-five (25) feet
Instead of the required fifty (50) feet
District 2

Dear Mr. D. Nenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/ph

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 53

James Whetzel
Box 196, Ridge Road
Baltimore, Maryland 21207

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

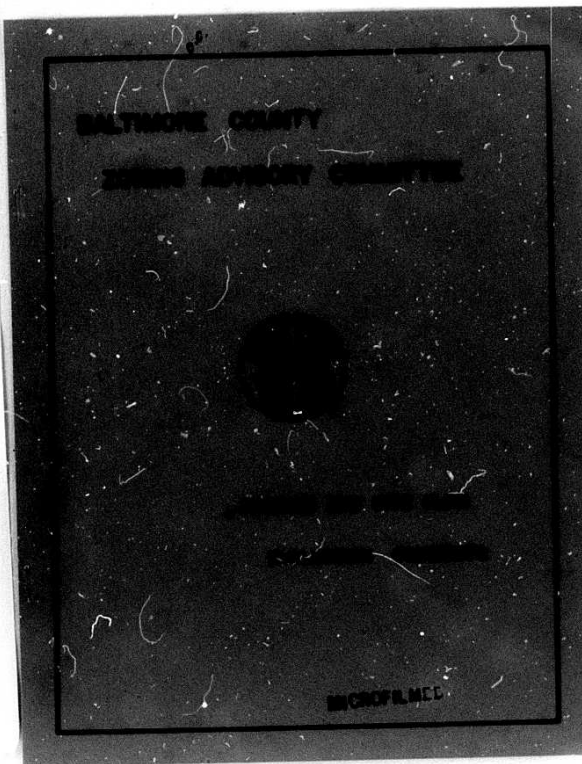
Your Petition has been received and accepted for filing
this 16th day of September, 1973.

S. Eric D. Nenna
S. Eric D. Nenna,
Zoning Commissioner

Petitioner: James Whetzel
Petitioner's Attorney: _____
By: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204

Reviewed by: John J. Patten
Chairman
Zoning Advisory Committee

MICROFILMED



MICROFILMED

MICROFILMED

JAN 11 1974

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 Variance should be had; and it further 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October, 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 side yard setbacks of twenty-five (25) feet instead of the required fifty (50) feet, subject to the approval of a site plan by 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 4, 1973

COUNTY OFFICE, 100
1111 KENNEDY AVENUE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

DEPARTMENT OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

DEPARTMENT OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

SUPPLY
EVALUATION

Mr. James Whetzel
Box 196, Ridge Road
Baltimore, Maryland 21207

RE: Variance Petition
Item 53
James Whetzel - Petitioner

Dear Mr. Whetzel:

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 west side of Ridge Road, 2650 feet south of the intersection of Old Court Road, in the 2nd Election District of Baltimore County.

This property, which is zoned RDP, and contains 1.56 acres of land, is requesting a Variance to allow 25 foot side yards on both the north and south sides, respectively. The property is currently unimproved and is directly adjacent to an existing dwelling on the north.

This petition is accepted for a hearing, however, a revised site plan will be required that indicates the location of the proposed well and septic system, as well as the width of paving of Ridge Road and the right-of-way of Ridge Road.

MICROFILMED

Mr. James Whetzel
Item 53
October 4, 1973

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:JLD
Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

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

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

October 2, 1973

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

Re: Item #53 (1973-1974)
Property Owner: James Whetzel
Ridge Rd., 2650' S. of Old Court Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of 25' instead of the required 50'
No. of Acres: 1.56 District 2nd

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.

Highway

Ridge Road, an existing County road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 40-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control

Development of this property through striping, 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 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.

A drainage and utility assessment or restoration is required in the rear of this property for a tributary to Len's Run.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
410-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: James Whetzel

Location: Ridge Road, 2650' S of Old Court Road

Item No. 53 Zoning Agenda Tuesday, September 11, 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. EXCEEDS 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *H.J. Kelly* Noted and Approved: *Paul H. Reinisch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 18, 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 53, Zoning Advisory Committee Meeting
September 11, 1973, are as follows:

Property Owner: James Whetzel
Location: Ridge Road, 2650' S of Old Court Road
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of 25' instead of required 50'
District: 2
No. Acres: 1.56

Soil evaluation has been conducted and approved;
water well meets Health Department requirements.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:nn6

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



September 13, 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 #53, Zoning Advisory Committee Meeting, September 11, 1973, are as follows:

Property Owner: James Whetzel
Location: Ridge Road, 2650' S of Old Court Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of twenty-five (25) feet instead of the required fifty (50) feet.
No. of Acres: 1.56
District: 2

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 801 PLANNING 484-2111 ZONING 484-2021

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 20, 1973

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

Re: Item 51
Property Owner: James Whetzel
Location: Ridge Road, 2650' S. of Old Court Road
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of twenty-five (25) feet instead of the required fifty (50) feet.

Z.A.C. Meeting of: September 11, 1973

District: 2
No. Acres: 1.56 acres

Dear Mr. Dinenna:

No bearing on school population.

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

WNP/ml

W. EMBLE PARKS, President
EUGENE D. HESS, Vice President
MRG, ROBERT L. BERNICK

MARCUS W. HODGINS
JOSEPH M. M. DEAN
ALVIN L. DECK

T. HARVARD WILLIAMS, JR.
RICHARD W. THORPE, JR.
MRS. RICHARD J. ALLEN

JOSEPH W. WHEELER, Secretary

PETITION FOR VARIANCE
The District
ZONING: Petition for Variance
for Side Yard
LOCATION: West side of Ridge
Road 2650' S. of Old Court Road
Old Court Road
DATE & TIME: MONDAY, OCTOBER 15, 1973 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a
public hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard set-
back of 25 feet instead of the
required 50 feet.
The Zoning Commission is to be
composed as follows:
Section 1A-89.3.1.2. The
minimum distance between any
building in an R.D.P. zone and any
lot line other than a street line shall
be 50 feet.
All that parcel of land in the Sec-
tion 1A-89.3.1.2. zone of Baltimore County
BEGINNING for the same at a
point on the extension of Ridge
Road at a distance of 2650 feet
more or less southerly from the in-
tersection of Old Court Road;
thence bearing the extension of
Ridge Road and ending on the east
line of the land which by deed
dated January 11, 1973 and record-
ed among the Land Records of
Baltimore County in Liber O.T.G.
241, 1000 sq. ft. was conveyed by A.
John Whetzel and wife to James
F. Whetzel and wife; 500' S. W.
and 100' S. E. 1/4 of the sec-
tion of Ridge Road, 2650' S. of
the intersection of Ridge Road, 100' S. W.
100' S. E. to the place of begin-
ning.
CONTAINING 1.56 acres of land
more or less.
BEING all of the land which by
deed dated January 11, 1973 and
recorded among the Land Records
of Baltimore County in Liber
O.T.G. 241, 1000 sq. ft. was con-
veyed by A. John Whetzel and
wife to James F. Whetzel and wife.
Bring the property of James
Whetzel, to show on plat plan fi-
led with the Zoning Department.
Hearing Date: Monday, October
20, 1973 at 10:00 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
Oct. 11

ORIGINAL
OFFICE OF
THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 October 18, 1973

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna, Zoning
Commissioner of Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for One
~~XXXXXX~~ week before this 18th day of Oct., 1973, that is to say,
the same was inserted in the issue of October 11, 1973.

STROMBERG PUBLICATIONS, INC.

Buck Morgan

PETITION FOR VARIANCE
FOR VARIANCE
The District
ZONING: Petition for Variance
for Side Yard
LOCATION: West side of Ridge
Road 2650' S. of Old Court Road
Old Court Road
DATE & TIME: MONDAY, OCTOBER
15, 1973 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard set-
back of 25 feet instead of the required 50
feet.
The Zoning Commission is to be
composed as follows:
Section 1A-89.3.1.2. The
minimum distance between any
building in an R.D.P. zone and any
lot line other than a street line shall
be 50 feet.
All that parcel of land in the Sec-
tion 1A-89.3.1.2. zone of Baltimore County
BEGINNING for the same at a
point on the extension of Ridge
Road at a distance of 2650 feet
more or less southerly from the in-
tersection of Old Court Road;
thence bearing the extension of
Ridge Road and ending on the east
line of the land which by deed
dated January 11, 1973 and record-
ed among the Land Records of Bal-
timore County in Liber O.T.G. 241,
1000 sq. ft. was conveyed by A.
John Whetzel and wife to James
F. Whetzel and wife; 500' S. W.
and 100' S. E. 1/4 of the sec-
tion of Ridge Road, 2650' S. of
the intersection of Ridge Road, 100' S. W.
100' S. E. to the place of begin-
ning.
CONTAINING 1.56 acres of land
more or less.
BEING all of the land which by
deed dated January 11, 1973 and
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of Baltimore County in Liber O.T.G.
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John Whetzel and wife to James
F. Whetzel and wife.
Bring the property of James
Whetzel, to show on plat plan fi-
led with the Zoning Department.
Hearing Date: Monday, October
20, 1973 at 10:00 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
Oct. 11

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 11, 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
one time, ~~successive~~ weeks before the 22nd
day of October, 1973, the first publication
appearing on the 11th day of October,
1973.

THE JEFFERSONIAN
S. Frank Shuster
Manager
Cost of Advertisement, \$

1-SIGN 74-110-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2
Posted for: VARIANCE
Petitioner: JAMES WHETZEL
Location of property: W/S. of Ridge Rd. 2650' S. of Old Court Rd.
Location of Sign: W/S. of Ridge Rd. 2200' S. of Old Court Rd.
Remarks:
Posted by: *Thomas E. Baland*
Signature
Date of return: OCT. 16, 1973

PETITION MAPPING PROGRESS SHEET										
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: 										
Previous case: 										
Revised Plans: Change in outline or description					Yes _____ No _____					
Map # _____										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 3rd day of August 1973. Item #

S. Eric Dinenna
Zoning Commissioner

Petitioner: *Whetzel* Submitted by: *Rapp*
Petitioner's Attorney: *Rapp* Reviewed by: *JPB*

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

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

No. 12703

DATE: Oct. 28, 1973 ACCOUNT: 01-662

AMOUNT: \$56.75

WHITE - CASHIER
DISTRIBUTION
Whetzel & Son Cabinet Shop
Ridge Road, Rt. 5, Box 212
Baltimore, Md. 21207
74-110-A
\$56.75

YELLOW - CUSTOMER
56.75

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

No. 12464

DATE: Oct. 9, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
DISTRIBUTION
Whetzel & Son Cabinet Shop
Ridge Rd., Rt. 5, Box 212
Baltimore, Md. 21207
74-110-A
\$25.00

YELLOW - CUSTOMER
25.00