

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Almon and Sara Coulter, 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 1802.3 C(1) to permit a side yard setback of 9 feet in lieu of the required 10 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
We are enclosing and extending a side porch to create a room that will be about 25 feet long. In order to achieve a more favorable balance between the length and width of the room, we would like to extend the width of the existing porch 1 foot, thus creating a room that is 9 feet wide instead of 8 feet wide.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, 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 Almon Coulter Legal Owner Sara Coulter
Address: 326 Dixie Drive
Towson, Md. 21204
Petitioner's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day

of November, 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 10th day of December, 1973, at 10:30 o'clock.

(0097)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Almon Coulter
326 Dixie Drive
Towson, Maryland 21204

Re: Zoning Variance
Item #80
Almon & Sara Coulter

Dear Mr. Coulter:

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 north side of Dixie Drive, 170 feet southwest of Alabama Road in the 9th District of Baltimore County. This D.R. 5.5 Property is improved with an attractive two story stone dwelling, which is well landscaped and in excellent condition.

The petitioner is requesting a variance to permit an enclosure of an existing side porch seven feet from the property line. This porch is directly adjacent to the next door neighbors garage.

I recommend that the petitioner revise his site plan to indicate the location of the existing structures within 200 feet of this 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.
Chairman, Zoning Advisory Committee

JDD:jrb

Enclosure

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

Office of Engineering
ELLSWORTH N. DYER, P.E. Chief

November 9, 1973

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

Re: Item #80 (1973-1974)
Property Owner: Almon & Sara Coulter
N/S of Dixie Drive, 170' S/W of Alabama Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a sideyard setback of 9' instead of the required 10'
No. of Acres: 72' x 102.97' District: 9th

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:

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 #80 (1973-1974).

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURE

1-20 Key Sheet
37 NE 1 For. Sheet
NE 10 A Topo
70 Top Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 2, 1973

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

Z.A.C. Meeting of: October 30, 1973

Re: Item 80

Property Owner: Almon & Sara Coulter
Location: N/S of Dixie Dr., one hundred and seventy (170) ft. S.W. of Alabama Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a sideyard setback of nine (9) ft. instead of the required ten (10) ft.

District: 9th
No. Acres: 72' x 102.97'

Dear Mr. DiNenna:

No bearing on student population.

WDP/ml

Very truly yours,
W. Nick Petruvich
Field Representative

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLYDE, P.E. Director
Wm. T. MILLER, Deputy Traffic Engineer

November 8, 1973

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

Re: Item 80 - ZAC - October 30, 1973
Property Owner: Almon and Sara Coulter
N/S of Dixie Drive, 170 feet SW of Alabama Road
Variance to permit a side yard setback of 9 feet instead of the required 10 feet
District 9

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 31, 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 80, Zoning Advisory Committee Meeting October 30, 1973, are as follows:

Property Owner: Almon & Sara Coulter
Location: N/S Dixie Dr., 170' SW of Alabama Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit sideyard setback of 9' instead of required 10'
No. Acres: 72' x 102.97'
District: 9

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

Thomas W. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 31, 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 #80, Zoning Advisory Committee Meeting, October 30, 1973, are as follows:

Property Owner: Almon and Sara Coulter
Location: N/S of Dixie Drive, one hundred and seventy (170) feet S/W of Alabama Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of nine (9) feet instead of the required ten (10) feet
No. of Acres: 72' X 102.97'
District: 9

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

Very truly yours,

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

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 Petitioners.

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, the Variance to permit a side yard setback of seven (7) feet in lieu of the required ten (10) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of December, 1973, that the herein Petition for a Variance to permit a side yard setback of seven (7) feet in lieu of the required ten (10) feet 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.

the above Variance should NOT BE GRANTED.

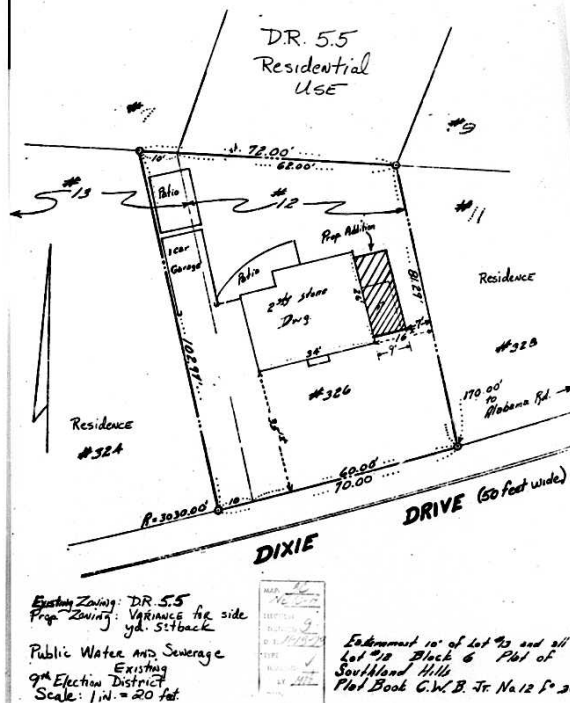
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION FOR VARIANCE

Beginning for the same at a point on the North side of Dixie Drive, 170 feet westerly from Alabama Road; being lot No. 12 and the easternmost 12' of Lot No. 13 as shown on the plat of "Southland Hills", C. W. B. Jr. No. 12 Folio 30.

Also known as 325 Dixie Drive



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: December 5, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-135-A, North side of Dixie Drive 170 feet Southwest of Alabama Road.
Petitioner for Variance for a Side Yard.
Petitioner - Almon & Sara Coulter

9th District

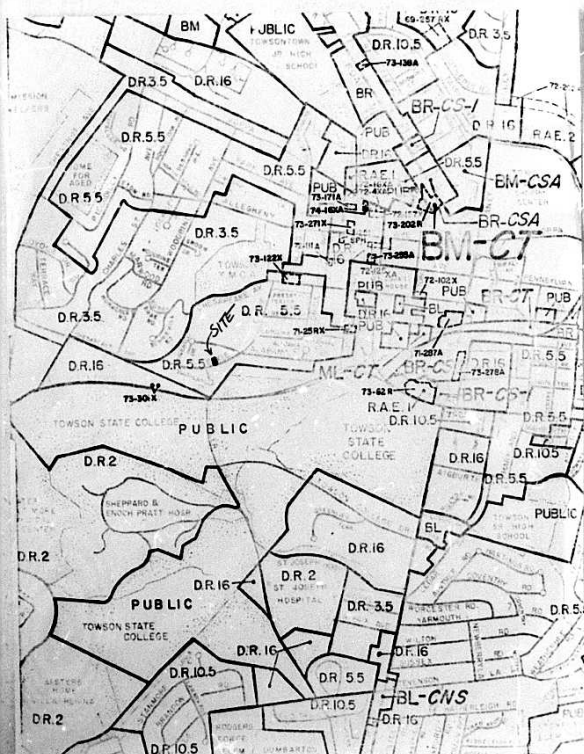
HEARING: Monday, December 10, 1973 (10:30 A.M.)

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

William D. Fromm
Director of Planning

WDF:REG:rv

UNRECEIVED FOR FILING



PETITION FOR VARIANCE
TO: S. Eric Dinenna, Zoning Commissioner
FROM: Almon & Sara Coulter
SUBJECT: Petition #74-135-A, North side of Dixie Drive 170 feet Southwest of Alabama Road.
Petitioner for Variance for a Side Yard.
Petitioner - Almon & Sara Coulter

ORIGINAL
OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 November 26, 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 week before the 26th day of Nov., 1973; that is to say, the same was inserted in the issue of November 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 22, 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 one time approximately before the 20th day of December, 1973, the first publication appearing on the 22nd day of November 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: Nov. 24, 1973
Posted for: PETITION FOR VARIANCE
Petitioner: Almon Coulter
Location of property: N/S. of Dixie Dr. 170' SW of Alabama Rd.
Location of Sign: FRONT 326 DIXIE DRIVE
Remarks: Thomas R. Proland
Posted by: Thomas R. Proland Date of return: Nov. 30, 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: <u>ETH</u>			Revised Plans:							
Previous case: _____			Change in outline or description		Yes		No			
			Map # _____							

Alton V. Coulter
325 Dixie Drive
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 80

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

Your Petition has been received and accepted for filing

this 11th day of November 1973.

S. Eric D'Amico
S. ERIC D'AMICO,
Zoning Commissioner

Petitioner Alton V. Coulter

Petitioner's Attorney _____

Reviewed by _____

John J. D'Amico
Chairman
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 3rd day of

Oct 1973. Item # _____.

S. Eric D'Amico
S. ERIC D'AMICO,
Zoning Commissioner

Petitioner Coulter

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.

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

No. 13004

DATE Dec. 5, 1973 ACCOUNT 01-662

AMOUNT \$16.75

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Alton V. Coulter
325 Dixie Drive
Towson, Md. 21204
Advertising and posting of property
#74-135-A

4675 HSC

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

No. 12733

DATE Nov. 16, 1973 ACCOUNT 03-662

AMOUNT \$25.00

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Alton V. Coulter
325 Dixie Drive
Towson, Md. 21204
Petition for rezoning
#74-135-A

2500 HSC