

74-144-4 173 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Donald & Helen Faulkner, 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 1802.2B (VI-B-2) to permit a side yard setback of 15 feet instead of the required twenty-five 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 brief.

See attached description

MAP	74-144-4
REASON	173
DISTRICT	13th
CITY	Baltimore
TYPE	Residential
PLANNING	173
FINAL	4-17-74
BY	74

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: Helen Faulkner
Address: 2201 DIXIE RD
Petitioner's Attorney: Baldwin, Md. 21227
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of October 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 2nd day of January 1974, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County 10-004

(over)

11/2/74

74-144-4
173

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

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

October 31, 1973

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

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 in connection with this Item #73 (1973-1974).

Very truly yours,

Ellenworth H. Diver
ELLENWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:iss
C-100 Day Sheet
24, 24 6 For. Sheet
SW 6 B Topo
109 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 18, 1973

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

Re: Item 73 - ZAC - October 16, 1973
Property Owner: Donald and Helen Faulkner
SE corner of Norfen and Scotia Roads
Variance to permit a sideyard setback of 15 feet instead of the required 25 feet
District 13

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 20, 1973

COUNTY OFFICE BLDG.
111 E. Chesapeake St.
Towson, Maryland 21204
JOHN J. DILLON
XXXXXXXXXXXX

Mr. Donald F. Faulkner
2701 Norfen Road
Baltimore, Maryland 21227

RE: Variance Petition
Item 73
Donald & Helen Faulkner - Petitioners

Dear Mr. Faulkner:

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 corner of Norfen and Scotia Roads, in the 13th District of Baltimore County.

The property is currently zoned D.R. 10.5 and is part of a row house development in the subdivision known as Friendship Gardens.

The petitioner is requesting a side yard setback on this corner lot of 10 feet from the property line. The current Zoning Regulations require a 25 foot setback at this location.

This petition is accepted for filing, however, a clearer site plan must be submitted prior to the hearing that more accurately reflects the proposed addition to this dwelling.

- 2 -

Mr. Donald F. Faulkner
Re: Item 73
November 20, 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.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Donald & Helen Faulkner

Location: SE corner of Norfen & Scotia Roads

Item No. Zoning Agenda Tuesday, October 16, 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 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Michael S. Flanigan* Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

ms
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 29, 1973

DONALD J. NOOP, 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 73, Zoning Advisory Committee Meeting October 16, 1973, are as follows:

Property Owner: Donald & Helen Faulkner
Location: SE Cor. Norfen & Scotia Roads
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a sideyard setback of 15' instead of required 25'
No. Acres: 16' x 32'
District: 13

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

Very truly yours,

Thomas H. Divil
Thomas H. Divil, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:amp

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 side yard setback of ten feet instead of the required 25 feet should be granted.

IT IS ORDERED by the ^{Deputy} ~~Zoning~~ Commissioner of Baltimore County this 26th day of February, 1974, 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 S. [Signature]
DEPUTY Zoning Commissioner of Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day
of _____, 197 __, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



October 23, 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 #73, Zoning Advisory Committee Meeting, October 16, 1973, are as follows:

Property Owner: Donald & Helen Faulkner
Location: S/E corner of Norfen and Scotia Roads
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a sideyard setback of fifteen (15) feet instead of the required twenty-five (25) feet
No. of Acres: 16 feet X 32 feet
District: 13

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 105 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3211 ZONING 494-3251

TOWSON, MARYLAND - 21204

Date: October 25, 1973

Mr. 3. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: October 16, 1973

Re: Item 73 Z.A.C. Meeting of: October 16, 1973

Property Owner: Donald & Helen Faulkner
Location: S.E. corner of Morfen & Scotia Roads
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a sideyard setback of fifteen (15) ft.
instead of the required twenty-five (25) ft.

District: 13th
No. Acres: 16 ft. x 32 ft.

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/mJ

10 EUGENE PARK, JR. PRESIDENT
 EUGENE L. WELLS, VICE PRESIDENT
 MRS. ALBERT L. BERRY

MARCUS M. NOTSARIS
JOSEPH P. MCDONNELL
ALVIN LORICK
TERESA M. WEAVER, JR.

RICHARD W. TRACEY, VMD
MR. RICHARD E. WIERFEL

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 26, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-144-A. Southeast corner of Norfen and Scotia Roads.
Petition for Variance for a Side Yard.
Petitioner - Donald and Helen Faulkner

13th District

HEARING: Wednesday, January 2, 1974 (10:00 A.M.)

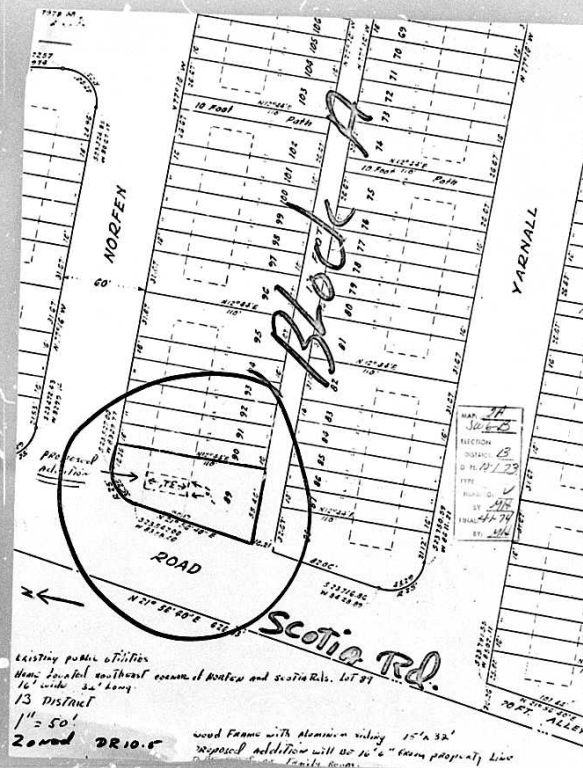
The staff of the Office of Planning and Zoning has reviewed the petition and has no comments to make at this time.

William D. Brown, Director of Planning

WDF:NEG: TW

DESCRIPTION

Being located on the southeast corner of Merfen and Scotia Roads and known as Lot No.89 of the plat of Friendship Gardens, recorded amongst the Land Records of Baltimore County in Plat Book 22, folio 21.



PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well 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>JBB</u>	Revised Plans: Change in outline or description Yes ☐ No ☐									
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 29th day of Sept 1972. Item # _____

S. Eric DiNenna
Zoning Commissioner

Petitioner Donald & Helen Faulkner Submitted by SAN

Petitioner's Attorney None Reviewed by STB

* 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 73

Mr. Donald F. Faulkner
2701 Norton Road
Baltimore, Maryland 21227

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

Your Petition has been received and accepted for filing this 29th day of September 1973.

S. Eric DiNenna
Zoning Commissioner

Petitioner Donald & Helen Faulkner

Petitioner's Attorney _____ Reviewed by John J. DiNenna
Chairman
Zoning Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting Dec. 14, 1973
Posted for: PETITION FOR VARIANCE
Petitioner: Donald Faulkner
Location of property: SE/Cor. of NORTON AND SEXTON Rds.
Location of Sign: FRONT 2701 NORTON RD.
Remarks: _____
Posted by Thomas F. Boland Date of return: Dec. 21, 1973
Signature

BALTIMORE COUNTY, MARYLAND No. 13033 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Jan. 2, 1974 ACCOUNT 01-662

AMOUNT \$39.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Donald Faulkner
2701 Norton Road
Baltimore, Md. 21227
Advertising and posting of property
74-144-A 3652.00 2

39.00 MSE

BALTIMORE COUNTY, MARYLAND No. 12442 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Sept. 28, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Cash
Petition for Variance for Donald Faulkner

813252 28

25.00 MSE