

24-153-A #95 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. Warren Hawkins, et ux, legal owner(s) 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 a side yard setback of 13 feet instead 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)

Residence constructed prior to present requirements on an undersized lot. Present requirements create an undue hardship as proposed addition is for.

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 purchase: Warren Hawkins Legal Owner
Address: 2 Garfield Avenue
Monkton, Maryland 21111
Petitioner's Attorney: 721-4141 Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of January, 1974, at 11:00 o'clock

William D. Fromm
Zoning Commissioner of Baltimore County

(over)

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

11-SW Key Sheet
102 NS 1 Pos. Sheet
NE 26 A Topo
29 Tax Map

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF
December 10, 1973

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

Re: Item #95 (1973-1974)
Property Owner: F. Warren Hawkins, et ux
S/ES of Garfield Ave., 200' S/W of Monkton Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of 13' instead of the required 50'
No. of Acres: 100' x 437.25' District: 10th

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:

Garfield Avenue, an existing public road, is proposed to be improved in the future on a 50-foot right-of-way, 10-foot minimum in the vicinity of this property. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is located beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewage Plan, amended 1973, and is within the Gunpowder Falls - Loch Haven Watershed drainage area.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:FW:es

cc: J. Somers

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

December 17, 1973

Mr. F. Warren Hawkins,
2 Garfield Avenue
Monkton, Maryland 21111

RE: Variance Petition
Item 95
F. Warren Hawkins, et ux

Dear Mr. Hawkins:

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 Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south-east side of Garfield Avenue, 200 feet southwest of Monkton Road, in the 10th District of Baltimore County. This RDP property, which has a road frontage of 100 feet, is currently improved with an attractive two-story frame dwelling that is elevated somewhat above Garfield Avenue. This property is directly south of the Methodist Church Parsonage and other residences that front on Garfield Avenue.

The petitioner is requesting a Variance for a side yard setback of 13 feet instead of the required 50 feet to accommodate a proposed 12x24 foot addition.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

MICROFILMED

- 2 -

Mr. F. Warren Hawkins
Item 95
December 17, 1973

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:LDJ

Enclosure

MICROFILMED

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MELZER DEPUTY TRAFFIC ENGINEER

December 12, 1973

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

Re: Item 95 - ZAC - November 20, 1973
Property Owner: F. Warren Hawkins, et ux
Garfield Avenue SW of Monkton Road
Variance to permit side yard setback
District 10

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

NOVEMBER 30, 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 95, Zoning Advisory Committee Meeting November 20, 1973, are as follows:

Property Owner: F. Warren Hawkins, et ux
Location: SE/S of Garfield Ave., 200' SW of Monkton Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a sideyard setback of 13' instead of required 50'
No. Acres: 100' x 437.25'
District: 10

Private water well and private sewage disposal system operating satisfactorily at this time.

Very truly yours,

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

HVB:mng

MICROFILMED

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



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 #95, Zoning Advisory Committee Meeting, November 20, 1973, are as follows:

Property Owner: F. Warren Hawkins, et ux
Location: SE/S of Garfield Ave., two hundred (200) feet S/W of Monkton Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of thirteen (13) feet instead of the required fifty (50) feet
No. of Acres: 100' x 437.25'
District: 10th

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

Very truly yours,

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

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3211

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

to permit a side yard setback of 13 feet instead of the required 50 feet
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of JANUARY, 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.

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 1974, 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: November 20, 1973

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

Z.A.G. Meeting of: November 20, 1973

Re: Item 95

Property Owner: F. Warren Hawkins, et ux
Location: SE 1/4 of Garfield Ave, two hundred (200) ft. S.W. of Monkton Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side yard setback of thirteen (13) ft. instead of the required fifty (50) ft.

District: 10th
No. Acres: 100' x 137.25'

Dear Mr. DiNenna:

No bearing on student population.

WDF/ml

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

MICROFILMED

H. ENGLISH PARKS, President
EDITH C. HARRIS, Vice President
MRS. ROBERT L. BERRY

MARCUS M. WEISSMAN
JUDITH A. WEISSMAN
ALVIN GIERCK
JUDITH A. WEISSMAN

S. MAXWELL WILLIAMS, JR.
RICHARD W. TRACEY, VMD
WILLIAM W. HARRIS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-153-A. Southeast side of Garfield 200 feet Southwest of Monkton Road
Petition for Variance for a Side Yard
Petitioner: Melinda Allen Hawkins

10th District

HEARING: Monday, January 7, 1974 (11:00 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. From
William D. From, Director of Planning

WDF:DEG/rv

MICROFILMED



CERTIFICATE OF PUBLICATION

TOWSON, MD., December 20, 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., one time before the 21st day of January, 1974 the first publication appearing on the 20th day of December 1973.

THE JEFFERSONIAN.
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 3, 1974.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 21st day of January, 1974, the first publication appearing on the 3rd day of January 1974.

THE JEFFERSONIAN
S. Leach Smith
Manager.

Cost of Advertisement, \$.

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 3, 1974.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., one time before the 21st day of January, 1974, the first publication appearing on the 3rd day of January 1974.

THE JEFFERSONIAN
S. Leach Smith
Manager.

Cost of Advertisement, \$.

MICROFILMED

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 January 7 - 1974

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 7th day of January 1974 that is to say, the same was inserted in the issue of January 3, 1974.

MICROFILMED STROMBERG PUBLICATIONS, Inc.

By

PETITION FOR A VARIANCE

BOARDS: Petition for Variance for a Side Yard.
LOCATION: Southeast side of Garfield Avenue 200 feet Southwest of Monkton Road.
DATE & TIME: Monday, January 3, 1974 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

The Board of Planning and Zoning of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

Being the property of Melinda Allen Hawkins, as shown on plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department.

PETITION FOR A VARIANCE

BOARDS: Petition for Variance for a Side Yard.
LOCATION: Southeast side of Garfield Avenue 200 feet Southwest of Monkton Road.
DATE & TIME: Monday, January 3, 1974 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

The Board of Planning and Zoning of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

Being the property of Melinda Allen Hawkins, as shown on plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department.

PETITION FOR A VARIANCE

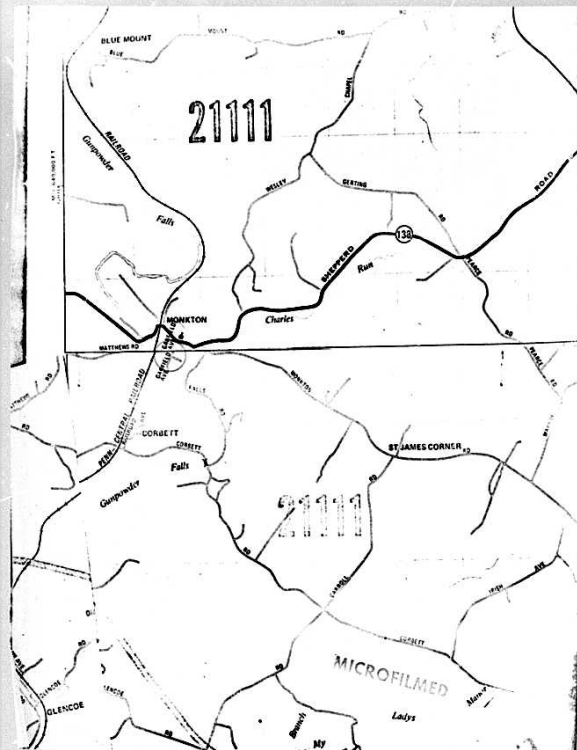
BOARDS: Petition for Variance for a Side Yard.
LOCATION: Southeast side of Garfield Avenue 200 feet Southwest of Monkton Road.
DATE & TIME: Monday, January 3, 1974 at 11:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

The Board of Planning and Zoning of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the petition for a variance to permit a side yard setback of 13 feet instead of the required 50 feet.

Being the property of Melinda Allen Hawkins, as shown on plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department, and the same is shown on the plat filed with the Zoning Department.

BY ORDER OF
ZONING COMMISSIONER OF
BALTIMORE COUNTY



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 104 Date of Posting: 1-2-74
 Posted for: Francis V. Hawkins, Jr. 21111
 Petitioner: Monksville P. Hawkins
 Location of property: 5015 7th St. on 2nd St. N. W.
 Location of Signs: one side road on 7th St. on 2nd St. N. W.
 Remarks: one side road on 7th St. on 2nd St. N. W.
 Posted by: Mark H. Hawkins Date of return: 1-10-74

MICROFILM

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 10th day of November 1973. Item # 1002

P. D. Hawkins
Zoning Commissioner

Petitioner: Hawkins Submitted by: Hawkins
 Petitioner's Attorney: --- Reviewed by: JPB

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

MICROFILMED

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>JPB</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>---</u>	Map # <u>---</u>									

MICROFILMED

Item 95

Mr. F. Warren Hawkins
2 Garfield Avenue
Monksville, Md. 21111

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 28th day of November 1973

P. D. Hawkins
Zoning Commissioner

MICROFILMED

Petitioner: F. Warren Hawkins, et al
 Petitioner's Attorney: --- Reviewed by: JPB
 Chairman, Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 13025
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Dec. 17, 1973 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Francis V. Hawkins
2 Garfield Ave.
Monksville, Md. 21111
Petition for Varnage

MICROFILMED

1.000 17 25.00 REC

BALTIMORE COUNTY, MARYLAND No. 13062
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 21, 1974 ACCOUNT: 01-662

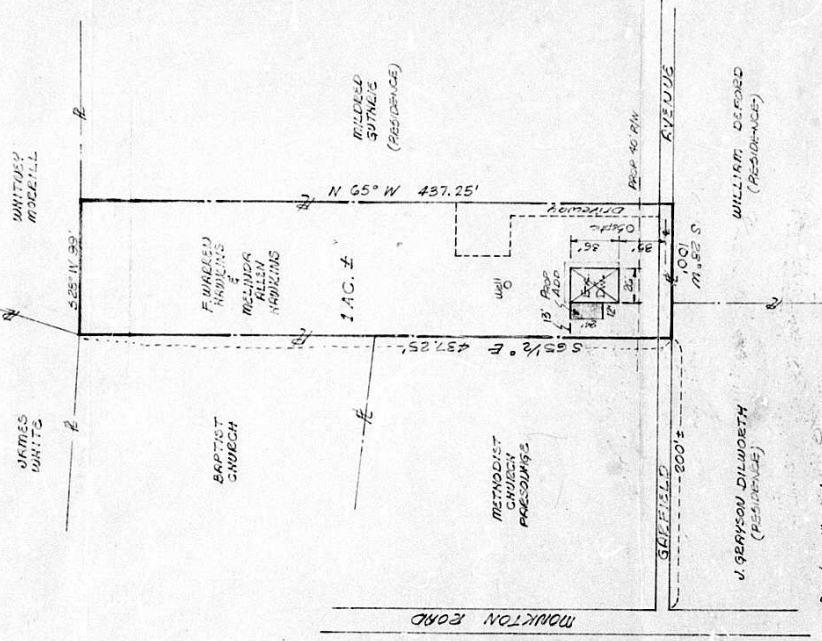
AMOUNT: \$13.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Francis V. Hawkins
2 Garfield Ave.
Monksville, Md. 21111
Advertising and posting of property

MICROFILMED

4.300 REC



DATE	10/1/54
RECORDS	10
INDEXED	10
FILED	10
BY	10

MICROFILMED

Property of
F. WARREN HAWKINS
MELINDA ALLEN HAWKINS
Garfield Ave.
Mankton, Md.
10th District
1st Precinct
Zoned R.D.R.
Recorded
in Liber W.P.C. No. 512,
Folio 315