

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Maynard E. (Claire N.) Keadle, 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... 1002.38 (208.3) to permit a corner side street setback of 17 feet in lieu of the required 30 feet.

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

Proposed addition is necessary to accommodate recently widowed mother. Present layout of house precludes constructing an addition on the rear of the existing structure.

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 purchaser: Maynard E. Keadle Legal Owner
Address: 101 Medlow Court, Towson, Maryland 21204
Petitioner's Attorney: John J. Dillon, Jr. Protestant's Attorney: John J. Dillon, Jr.

ORDERED By The Zoning Commissioner of Baltimore County, this... 10th... day of December, 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... 11th... day of... February, 1974 at 10:00 o'clock

John J. Dillon, Jr.
Zoning Commissioner of Baltimore County.
(over)

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscaping Architects
200 East Joppa Road
Room 101, Shell Building
TOWSON, MARYLAND 21204
PHONE: 838-8888

REL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 838-8888

October 5, 1973

DESCRIPTION FOR VARIANCE #101 MEDLOW COURT:

Beginning for the same at the intersection formed by the cut-off on the east side of Burwood Road with the south side of Medlow Court said point being called 131 as shown on Plat One Section Two Coachford recorded among the plat records of Baltimore County in Liber R.R.G. 30 folio 93 thence North 63°40'20" East 44.34 feet thence by a curve to the right having a radius of 200.00 feet an arc length of 46.96 feet thence South 12°52'25" East 139.65 feet thence South 88°40'39" West 12.50 feet thence North 83°51'37" West 110.00 feet thence North 05°08'23" East 10.00 feet thence by a curve to the left having a radius of 175.00 feet an arc length of 59.08 feet thence North 24°02'44" East 23.09 feet.

Containing 0.28 Acres of land more or less.

Malcolm E. Hudkins
Malcolm E. Hudkins
Registered Surveyor #5095



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 9, 1974

Mr. Maynard Keadle
101 Medlow Court
Towson, Maryland 21093

Re: Variance Petition
Item 103
Maynard E. (Claire N.) Keadle -
Petitioners

Dear Mr. Keadle:

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 Burwood Road and Medlow Court, in the subdivision known as "Coachford", located in the 8th District of Baltimore County. The subject property is currently improved with an existing two-story frame and brick dwelling. Burwood Road curves to the northwest at this intersection. There are existing dwellings that front on Burwood Road and Medlow Court.

The petitioner is requesting a Variance to permit an addition to the existing dwelling on the corner side of this property that would extend up to 17 feet from the property line. Instead of the required 30 feet. Some concern was voiced as to the possible objections relevant to the esthetics of the proposed addition.

Mr. Maynard Keadle
Item 103
Page 2
January 9, 1974

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:JJD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Bldg.,
200 E. Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MILLER DEPUTY TRAFFIC ENGINEER

December 21, 1973

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

Re: Item 103 - ZAC - December 4, 1973
Property Owner: Maynard E. & Claire N. Keadle
Medlow Court & Burwood Road
Variance to permit a corner side street setback
District 8

Dear Mr. DiNenna:

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:mhc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

December 6, 1973

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

Dear Mr. DiNenna:

Comments on Item 99, Zoning Advisory Committee Meeting
December 4, 1973, are as follows:

Property Owner: Maynard & Claire Keadle
Location: S/S Medlow Ct. & E/S Burwood Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a corner side street setback of 17' instead of req'd 30'
No. Acres: 0.28
District: 8

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

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB:mhw

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 27, 1973

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

Re: Item 99

Property Owner: Maynard E. & Claire N. Keadle
Location: S/S of Medlow Court and E/S of Burwood Road
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a corner side street setback of seventeen (17) ft. instead of the required thirty (30) ft.

District: 8th
No. Acres: 0.28

Dear Mr. DiNenna:

No bearing on student population.

WNP/mj

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

H. EMELIE PARKER, President
EUGENE G. HEDDERLEY, Vice President
ANDREW L. L. DEWEY
MARCOUS M. BOTSARIS
JUDITH M. MASON
ALVIN LORICK
T. DEANARD W. WILSON
RICHARD W. TRACY, JR.
MRS. RICHARD W. TRACY, JR.

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

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

January 4, 1974

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

Re: Item #103 (1973-1974)
Property Owner: Maynard E. & Claire N. Keadle
S/S of Medlow Court and E/S of Burwood Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a corner side street setback of 17' instead of the required 30'
No. of Acres: 0.28 District: 8th

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 Item #103 (1973-1974).

Very truly yours,

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

END:RAM:FW:iss

5-NE Key Sheet
57 NW 1 Pos. Sheet
NW 15 A Topo
51 Tax Map

RECEIVED FOR FILING
DATE: January 14, 1974
#74-164-47
#103

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 corner side yard setback of seventeen (17) feet in lieu of the required thirty (30) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of February, 1974, that the herein Petition for a Variance to permit a corner side yard setback of seventeen (17) feet in lieu of the required thirty (30) 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.

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 February, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Avenue
Towson, Maryland 21204

January 11, 1974

JOHN J. DILLON, JR.
Chairman

MEMBERS

DEPARTMENT OF

HEALTH DEPARTMENT

STATE BOARD COMMISSION

HEALTH DEPARTMENT

PROJECT PLANNING

INSURING DEPARTMENT

POISED OF LOCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Mr. Maynard Keadle
101 Meadow Court
Timmium, Maryland 21093

RE: Variance Petition
Item 103
Maynard E. (Claire N.) Keadle -
Petitioners

Dear Mr. Keadle:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,

John J. Dillon, Jr.
Chairman
Zoning Advisory Committee

JJDjr:jd

(Enclosure(s))

cc: Hudkins Associates, Inc.
101 Shell Bldg.,
200 E. Joppa Road
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



January 11, 1974

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 103, Zoning Advisory Committee Meeting, December 4, 1973, are as follows:

Property Owner: Maynard E. & Claire N. Keadle
Location: S/S of Meadow Court and E/S of Burwood Road
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a corner side setback of seventeen (17) feet instead of the required thirty (30) feet
No. of Acres: 0.28
District: 8th

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 301 PLANNING 484-3211 ZONING 484-3281

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: February 7, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-164-A. Southeast corner of Burwood Road and Meadow Court.
Petitioner for a Variance for a Side Yard Setback.
Petitioner - Maynard E. and Claire N. Keadle

8th District

HEARING: Monday, February 11, 1974 (10:15 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:NEG:rw

THE TOWSON TIMES

TOWSON, MD. 21204 January 28 - 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 26 day of January 1974 that is to say, the same was inserted in the issue of January 24, 1974.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 24, 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 26th day of January 1974, the said publication appearing on the 24th day of January 1974.

Cost of Advertisement, \$

THE JEFFERSONIAN
Manager

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th
Posted for: PETITION FOR VARIANCE
Petitioner: MAYNARD E. KEADLE
Location of property: SE/Corner Burwood Rd. & Meadow Court
Location of Sign: Front 101 Meadow Court

Remarks:
Posted by: Thomas B. Bala... Date of return: February 1, 1974

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: JPB	Revised Plans: Change in outline or description Yes									
Previous case:	Map #									

Mr. Maynard Keadle
101 Meadow Court
Timmium, Maryland 21093

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 11th day of December 1973

S. Eric Dinenna
Zoning Commissioner

Petitioner: Maynard E. (Claire N.) Keadle

Reviewed by: John J. Dillon, Jr.
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 21st day of

January 1974 Item #

Submitted by: Maynard E. Keadle
Submitted by: Maynard E. Keadle
Submitted by: Maynard E. Keadle

Patitioner's Attorney: Maynard E. Keadle
Reviewed by: JPB

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

BALTIMORE COUNTY, MARYLAND No. 13057

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: January 21st 1974 ACCOUNT: 01-662

AMOUNT: \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Maynard E. Keadle
101 Meadow Court
Timmium, Md. 21093
Petition for Variance #74-164-A

25.00

BALTIMORE COUNTY, MARYLAND No. 13089

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Feb. 11, 1974 ACCOUNT: 01-662

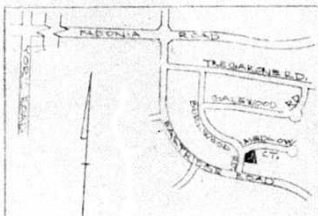
AMOUNT: \$49.50

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Maynard E. Keadle
101 Meadow Court
Timmium, Md. 21093
Advertising and posting of property
#74-164-A

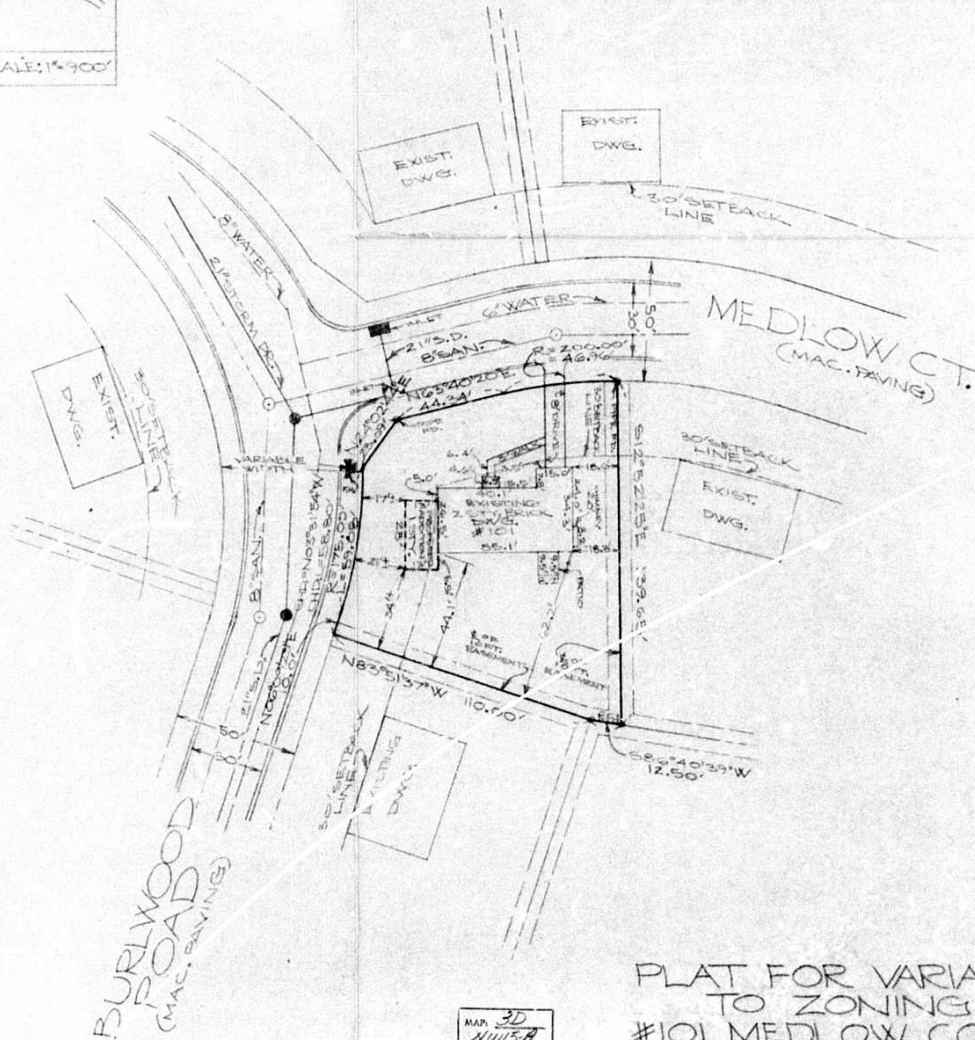
49.50

APR 15 1974

NOTES:
 EXISTING ZONING: DR 3.5
 PROPOSED ZONING: DR 3.5 WITH
 VARIANCE TO SIDE YARD REQ. (B02.3)
 REQUIRED SIDEYARD: 3'-0"
 PROPOSED SIDEYARD: 7'-0" (1/2 of 30'
 AREA OF TRACT: 0.28 ± AC.



VICINITY MAP SCALE: 1"=900'



PLAT FOR VARIANCE
 TO ZONING
 #101 MEDLOW COURT
 BALTIMORE CO., MD.
 8TH DISTRICT

LOT 42, BLOCK 'N', PLAT '1',
 SECT. '2', 'COACHEFORD'
 R.R.G. 30/93

HUDKINS ASSOCIATES INC.
 ENGINEERS AND SURVEYORS

101 SHELL BLDG. 200 E. JOFFA RD.
 TOV/SON, MD. OCT. 2, 1973
 SCALE: 1"=40'

MAP	3D
NO.	NW 58
SECTION	
DATE	2
BY	11-26-73
TH	
RE	✓
BY	MR
FINAL	3-11-74
BY	48



2071 B-713