

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Milton F. & Dolores A. Althoff
I, or we, 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 301.1 (1802.38) to permit a side yard setback of 3 feet in lieu of the required 5.25 feet for an open carport.

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

- To allow full use of existing driveway and paved parking area.
- Building to required 5.25 ft. would situate structure supports too far into existing driveway area, obstructing entrance to carport.
- Increased width will allow erection of more presentable structure and give better door clearance on house side of carport.

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 Milton F. Althoff
Address 2475 Woodcroft Road
Baltimore, Maryland 21234
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day

of April 1974, 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 30th day of May 1974, at 10:00 o'clock

(w/37)

June 6, 1974

Mr. & Mrs. Milton F. Althoff
2475 Woodcroft Road
Baltimore, Maryland 21234

RE: Petition for Variance
S/S of Woodcroft Road, 269.77'
W of Richmond Avenue - 9th
Election District
Milton F. Althoff, et ux -
Petitioners
NO. 74-273-A (Item No. 179)

Dear Mr. & Mrs. Althoff:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/eri

Attachments

Description for Variance

Milton F. Althoff

Beginning at a point on southside of Woodcroft Road, said point being 269.77 feet west of Richmond Avenue, and being Lot No. 8, of Block "A", Section III, of the Plat of "Woodcroft", recorded amongst the Land Records of Baltimore County in Liber G.L.B. No. 19, Folio 62.

Also known as 2475 Woodcroft Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 28, 1974

FROM William D. From, Director of Planning

SUBJECT Petition # 74-273. South side of Woodcroft Road 269.77 feet West of Richmond Avenue
Petition for Variance for a Side Yard.
Petitioner - Milton F. and Dolores A. Althoff

9th District

Hearing: Thursday, May 30, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official plan.

William D. From
Director of Planning

WDF:NEG:rv

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 6, 1974

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

XXXXXXXXXXXXXXXXX

Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUREAU OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Milton F. Althoff
2475 Woodcroft Road
Baltimore, Maryland 21234

RE: Variance Petition
Item 179
Milton F. & Dolores A. Althoff -
Petitioners

Dear Mr. Althoff:

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 south side of Woodcroft Road, approximately 269 feet west of Richmond Avenue, in the 9th Election District of Baltimore County. It is presently improved by a one-story brick dwelling. Surrounding properties are similarly improved. There is existing curb and gutter throughout the entire subdivision.

The petitioner is requesting a Variance to permit a side yard setback for an open carport of 3 feet instead of the required 5-1/4 feet.

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

Mr. Milton F. Althoff
Item 179
May 6, 1974

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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,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBE:JD

Enclosure

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELSER
DEPUTY TRAFFIC ENGINEER

May 2, 1974

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

Re: Item 179 - 2AC - April 23, 1974
Property Owner: Milton and Dolores Althoff
S/S Woodcroft Road, 269.77 feet W of Richmond Avenue
Variance from Section 301.1 (1802.38) to permit a side yard setback of 3 feet instead of the required 5.25 feet for an open carport District 9

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/pk

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 three (3) feet instead of the required 5.25 feet for an open carport should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this June 6, 1974, that the herein Petition for a Variance to permit a side yard setback of three (3) feet instead of the required 5.25 feet for an open carport 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

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: MILTON F. & DOLORES A. ALTHOFF

Location: S/S Woodcroft Road, 269.77' W of Richmond Avenue

Item No. 179 Zoning Agenda April 23, 1974

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "H" 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. The vehicle dead-end condition shown at
3. the maximum allowed by the Fire Department.
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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. [Signature] Noted and Approved: Paul H. Reincke
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 30, 1974

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 179, Zoning Advisory Committee Meeting
April 23, 1974, are as follows:

Property Owner: Milton F. & Dolores A. Althoff
Location: S/S Woodcroft Rd., 269.77' W of Richmond Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3B) to permit a side yard setback of 3' instead of the required 5.25' for an open carport

No. of Acres: 100' x 65'

District: 9

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVI/cso

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 6, 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 179, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: Milton F. and Dolores A. Althoff
Location: S/S Woodcroft Road, 269.77' W of Richmond Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3B) to permit a side yard setback of 3' instead of the required 5.25' for an open carport
No. of Acres: 100' x 65'
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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 and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3211 ZONING 884-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 29, 1974

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

Z.A.C. Meeting of: April 23, 1974

Re: Item 179
Property Owner: Milton F. & Dolores A. Althoff
Location: S/S Woodcroft Road, 269.77' W. of Richmond Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3B) to permit a side yard setback of 3' instead of the required 5.25' for an open carport

District: 9th
No. Acres: 100' x 65'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. [Signature]
Field Representative

WNP/ml

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

Bureau of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

May 17, 1974

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

Re: Item #179 (1973-1974)
Property Owner: Milton F. & Dolores A. Althoff
Location: S/S Woodcroft Rd., 269.77' W. of Richmond Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3B) to permit a side yard setback of 3' instead of the required 5.25' for an open carport
No. of Acres: 100' x 65' 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:

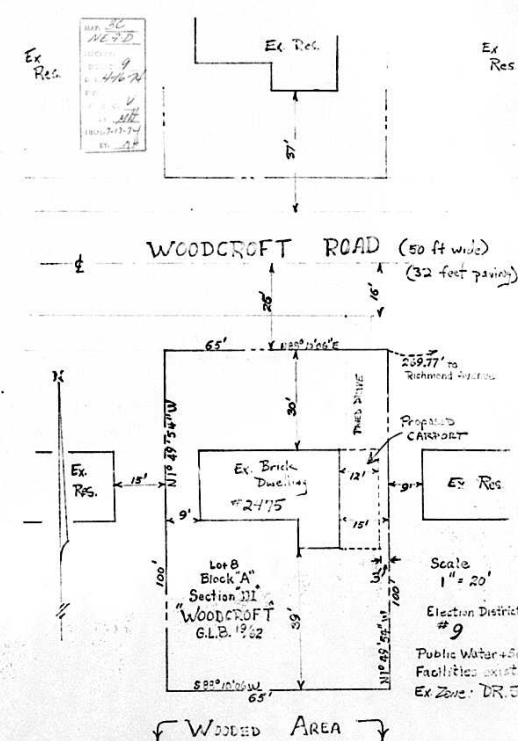
Baltimore County utilities and highway improvements are not involved. It appears that additional fire hydrant protection may be required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #179 (1973-1974).

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:PM:iss

N-NE Key Sheet
35 NE 15 Pos. Sheet
MS 9 D Tops
71 Tax Map



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 5-9-74
Posted for: [Signature] May 2nd 1974
Petitioner: Milton F. Althoff
Location of property: S/S Woodcroft Road 269.77' W of Richmond Ave.
Location of Signs: [Signature] 6' x 24' x 15' Woodcroft Rd.
Remarks:
Posted by: [Signature] Date of return: 5-16-74

080232 APR 11 2500