

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas W. and Maureen W. Moore, 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 1802.3B, 224.1 to permit a corner side yard, street setback of nine (9) feet in lieu of the required twenty-five (25) feet, and 1802.3B, (2) 4.3 to permit a setback of thirty-nine (39) feet from the center line of the corner street in lieu of the required fifty-five (55) feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To improve the environment for raising the four young children in the family (two girls and two boys) by providing needed additional sleeping and bathroom facilities.

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: Thomas W. Moore
Address: 981 Fairmount Avenue
Petitioner's Attorney: Thomas W. Moore
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of June, 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 through-out 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 29th day of July, 1974, at 11:00 o'clock.

Thomas W. Moore
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date July 24, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-12-A, Northwest corner of Fairmount Avenue and Winsford Road
Petition for Variance for Side and Front Yards.
Petitioner - Thomas W. and Maureen W. Moore

9th District

HEARING: Monday, July 29, 1974 (11:00 A.M.)

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

In group-house neighborhoods, such as the one the subject property is located in, strict adherence to setback requirements is not nearly so important as any proposed additions or alterations being in harmony with the rest of the neighborhood urban-design character.

From the material submitted, it is difficult to visualize the impact on the neighborhood architecture. This addition would create a 5 or 6 bedroom house in a neighborhood of 3 bedroom houses. This house could in general generate more automobiles and a greater need for parking in this neighborhood type where auto parking is almost exclusively met by street parking and is usually not sufficient.

Also an addition of this size could exceed the density limits of this area (10.5 D.U. per acre) if two families were to occupy the dwelling at some later date. This event would likely further aggravate parking deficiencies usually found in group house neighborhoods.

If the variance is granted it should be conditioned to conform to a proposal which is consistent with the architectural character of the neighborhood and the design should be one that would discourage any attempt to create an apartment at a later date.

William D. Fromm
Director of Planning

DESCRIPTION FOR VARIANCE

Thomas W. & Maureen W. Moore

Beginning at a point on the north 1/4 corner of Fairmount Avenue and Winsford Road, and being lot 84 Section A of the subdivision of the Plat of Stone Ridge (Liber 25, Folio 88).

Also known as 981 Fairmount Avenue.

July 30, 1974

Mr. & Mrs. Thomas W. Moore
981 Fairmount Avenue
Towson, Maryland 21204

RE: Petition for Variance
NW corner of Fairmount Avenue and
Winsford Road - 9th District
Thomas W. Moore - Petitioner
NO. 75-12-A (Item No. 207)

Dear Mr. & Mrs. Moore:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mr. Paul G. Moran
President
The Towson Park Association
922 Radcliffe Road
Towson, Maryland 21204

Mr. V. Wayne Berg
President
Stoneridge Improvement Association, Inc.
One Wilfred Court
Towson, Maryland 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

July 24, 1974

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

Re: Item 207 - ZAC - June 25, 1974
Property Owner: Thomas and Maureen Moore
N/S Fairmount Avenue and W/S Winsford Road
Variance from Section 1802.3B (214.1) to permit a corner side street setback of 9 feet in lieu of the required 25 feet and 1802.3B (214.3) to permit a setback of 39 feet from the center line of the corner street in lieu of the required 55 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. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

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

July 16, 1974

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

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

Re: Item #207 (1973-1974)
Property Owner: Thomas W. & Maureen W. Moore
N/S of Fairmount Ave. & W/S of Winsford Rd.
Existing Zoning: D.S. 10.5
Proposed Zoning: Variance from Section 1802.3B (214.1) to permit a corner side street setback of 9' in lieu of the required 25' and 1802.3B (214.3) to permit a setback of 39' from the centerline of the corner street in lieu of the required 55'.
District: 9th No. of Acres: 115.23' x 56.25'

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 is assumed that the Petitioner has reviewed any and all deed restrictions, covenants, etc., if any, relative to this property and his proposed addition to the existing residence.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #207 (1973-1974).

Very truly yours,

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

RND:EAM:FW:ess

8-SK Key Sheet
12 NE 2 Pos. Sheet
NS 11 A Topo
70 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

#28-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas W. & Maureen W. Moore

Location: N/S of Fairmount Ave. & W/S of Winsford Road

Item No. 207 Zoning Agenda June 25, 1974

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 _____ EXCEEDS 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", 1973 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. Kelly
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Renscher
Deputy Chief
Fire Prevention Bureau

nls
4/16/73

OCT. 2, 1974

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1974 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show practical difficulty or unreasonable hardship

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of July, 1974, that the above Variance be and the same is hereby DENIED.

Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1974

Mr. Thomas W. Moore
981 Fairmount Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 207
Thomas W. & Maureen W. Moore -
Petitioner

Dear Mr. Moore:

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 of the property. 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 at the northwest corner of Fairmount Avenue and Winsford Road, in the 9th Election District of Baltimore County. It is presently improved by an existing two-story rowhouse type dwelling.

All of the adjacent properties are similarly improved as this is part of the rowhouse development of Stone Ridge.

The petitioner is requesting a Variance to permit a side street setback of 9 feet from the property line and 39 feet from the center of the street instead of the required 25 feet and 55 feet respectively. A 16'x40' one story addition is proposed.

Mr. Thomas W. Moore
Re: Item 207
Page 2

July 15, 1974

This Committee feels the petitioner should refer to any possible deed or covenant restrictions which would preclude the proposed addition.

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,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

CC: Neumayer & Foutz, Architects
11 W. Pennsylvania Avenue
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

July 8, 1974

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

Dear Mr. DiNenna:

Comments on Item 207, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: Thomas W. & Maureen W. Moore
Location: N/S of Fairmount Avenue & W/S of Winsford Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Section 1802.3B (214.1) to permit a corner side street setback of 9' in lieu of the required 25' and 1802.3B (214.3) to permit a setback of 39' from the centerline of the corner street in lieu of the required 55'.

No. of Acres: 115.23' x 56.25'
District: 9th

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

Thomas R. Givlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/mc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 26, 1974

Z.A.G. Meeting of: June 25, 1974

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

Re: Item 207

Property Owners: Thomas W. & Maureen W. Moore

Location: N/S of Fairmount Avenue, & W/S of Winsford Road

Present Zoning: D.R. 10.5

Proposed Zoning: Variance from Section 1802.3B (214.1) to permit a corner side street setback of 9' in lieu of the required 25' and 1802.3B (214.3) to permit a setback of 39' from the centerline of the corner street in lieu of the required 55'.

District: 9th

No. Acres: 115.23' x 56.25'

Dear Mr. DiNenna:

No bearing on student population.

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

WDP/ml

M. ENGLISH PARK
EUGENE S. HERR
MRS. AGNES W. S. SINGER

MARSHALL W. STOKES

T. BARNES

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 3, 1974

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

Dear Mr. DiNenna:

Comments on Item #207, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owners: Thomas W. & Maureen W. Moore
Locations: N/S of Fairmount Avenue & W/S of Winsford Road
Existing Zoning: D.R. 10.5

Proposed Zoning: Variance from Section 1802.3B (214.1) to permit a corner side street setback of 9' in lieu of the required 25' and 1802.3B (214.3) to permit a setback of 39' from the centerline of the corner street in lieu of the required 55'.

No. of Acres: 115.23' x 56.25'
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
Planning Specialist II
Project and Development Division

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 11, 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., once in each week, on the 11th day of July, 1974, the first publication appearing on the 11th day of July.

1974

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$.

PETITION FOR A VARIANCE
ZONING: Petition for
Variance for Side and Front
Yards
LOCATION: Northwest corner
of Fairmount Avenue and
Winsford Road
DATE & TIME: MONDAY,
JULY 15, 1974 at 10 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 9 feet instead of the required 25 feet, and to permit a setback of 39 feet from the centerline of the corner street instead of the required 55 feet.

The Zoning Regulations to be proposed are as follows:

Section 1802.3B (214.1) - Side Yard - 25 feet
Side Yard - 39 feet from the corner line of the street

All that parcel of land in the North District of Baltimore beginning at a point on the southeast corner of Fairmount Avenue and Winsford Road, and extending to the centerline of the street.

Revised description of the Plot of Stone Ridge Lot 10, Folio 10, also known as 981 Fairmount Avenue, being the property of Thomas W. & Maureen W. Moore, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, July 15, 1974 at 10 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

BY ORDER OF
ZONING COMMISSIONER
S. ERIC DINENNA
BALTIMORE COUNTY
July 11

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204

July 15 - 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 15 day of July, 1974 that is to say, the same was inserted in the issue of July 11 - 1974.

STROMBERG PUBLICATIONS, Inc.

By: Fred Morgan

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: Change in outline or description ☐ Yes ☐ No							
Previous case: _____			Map # _____							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-12-17

District: 9th Date of Posting: July 11-74
 Posted for: Advertising Weekly July 22nd 1974 to 11:00 P.M.
 Petitioner: Thomas W. Moore
 Location of property: 881 Fairmount Ave. & Fairmount Rd.
 Location of Signs: 1 Sign - 881 Fairmount Ave.
 Remarks: _____
 Posted by: Paul H. Nees Date of return: July 18-74
 Signature

Item 207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Thomas W. Moore
981 Fairmount Avenue
Towson, Maryland 21204

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

Your Petition has been received and accepted

Posting this 27th day of June 1974

S. Eric Dingman
S. ERIC DINGMAN,
Zoning Commissioner

Petitioner: Thomas W. & Maureen W. Moore

Petitioner's Attorney
Condemner & Potts, Architects
11 W. Pennsylvania Avenue
Towson, Md. 21204

Reviewed by: James B. Byrnes, III
Chairman,
Zoning Advisory Committee

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

No. 15116

DATE July 29, 1974 ACCOUNT 01-662

AMOUNT \$43.75

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Maureen W. Moore
981 Fairmount Ave.
Towson, Md. 21204
Advertising and posting of property #75-12-17 43.75 MC

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

No. 15091

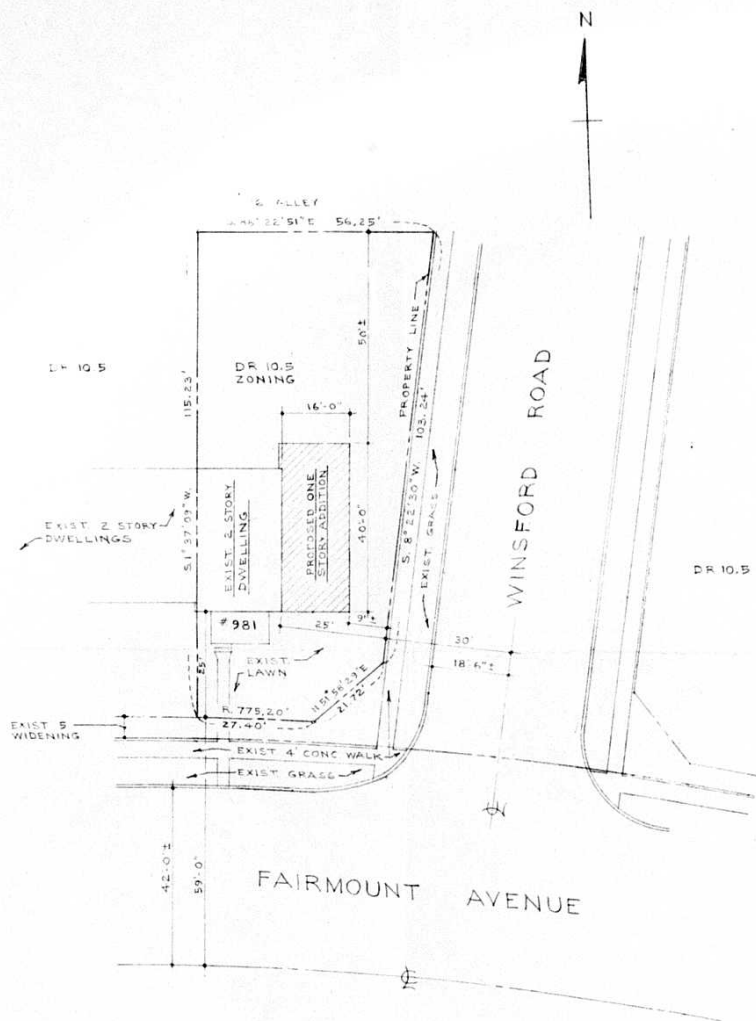
DATE July 5, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Maureen W. Moore
981 Fairmount Ave.
Towson, Md. 21204
Petition for Variance #75-12-17 25.00 MC





SITE PLAN
SCALE: 1" = 20'

MAP: 96
NEUP
ELECTION: 9
DISTRICT: 127
TYPE: ✓
REVIEW: G
BY: JH
FINAL: 7/7/74

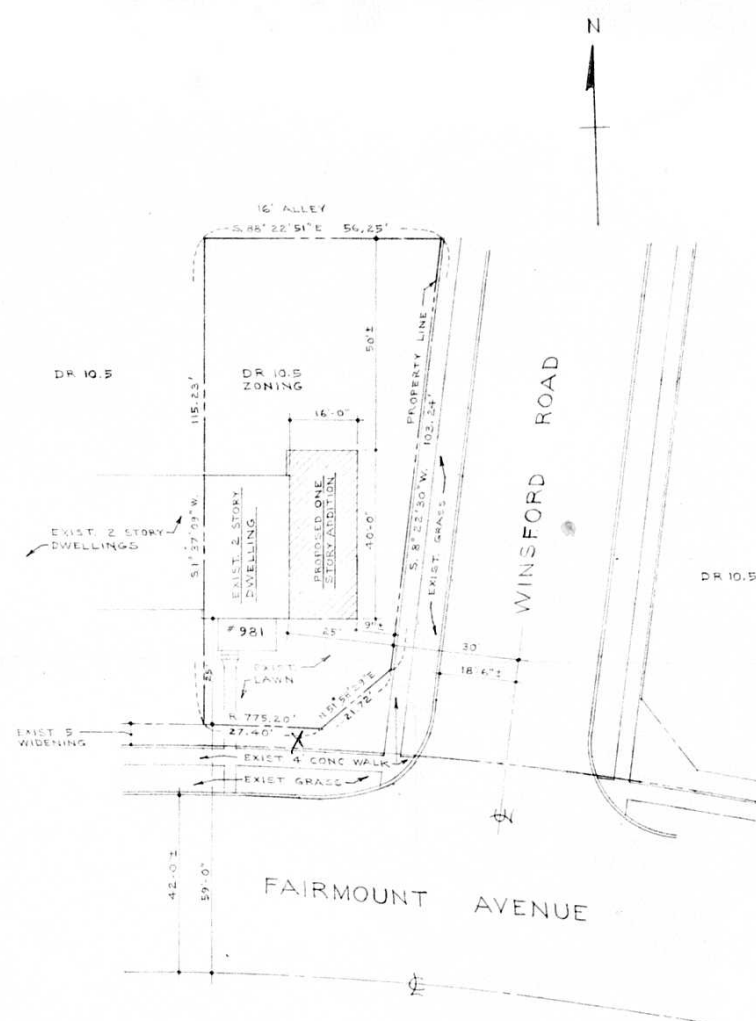
NEUMAYER & FOUTZ
ARCHITECTS
11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

PROPOSED ONE STORY ADDITION
MR. & MRS. THOMAS MOORE
281 FAIRMOUNT AVENUE
TOWSON, MARYLAND

date APR. 16, 74 comm 7412

drawing

1 of 1



SITE PLAN
SCALE: 1" = 20'

NEUMAYER & FOUTZ
ARCHITECTS
11 W. PENNSYLVANIA AVE., TOWSON, MD. 21204

PROPOSED ONE STORY ADDITION
MR. & MRS. THOMAS MOORE
281 FAIRMOUNT AVENUE
TOWSON, MARYLAND

date APR. 16, 74 comm 7412

drawing

1 of 1