

75.21A
(Dkm 110.14)

I, or we, James & Edith Flynn 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.

setback of 1 foot in lieu of the required 7.5 feet for an open carport.

- (1) In summer we sit here and use as a breezeway
- (2) Keep weather off of vehicles
- (3) Keep ice and snow off side steps
- (4) Keeps Beth. Steel Company fallout (red dust) off of vehicles and people

MAP 46
E2-F
ELECTION 12
DATE 20/4
TYPE 1
FOLIO 1
PAGE 1

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.

James H. Flynn
Edith H. Flynn Legal Owner
Address: 209 S. Woodwell Rd.
32222
Protestant's Attorney

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 14th day of August, 1974, at 10:30 o'clock.

(over)

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

August 6, 1974

Re: Item #14 (1974-1975)
Property Owner: James & Edith Flynn
S/S of South Woodwell Rd., 24.5' $\frac{1}{2}$ of the centerline
of McComas Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 - 1902.30(1)
to permit a side yard setback of 1' in lieu of the
required 7.5' for an open carport.
No. of Acres: 7500 sq. ft. District: 12th

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.

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 this Item #14 (1974-1975).

E. N. Diver
EILSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

E-NW Key Sheet
7 SE 23 Pos. Sheet
SE 2 F Topo
103 Tax Map

Mr. & Mrs. James Flynn
209 South Woodwell Road
Baltimore, Maryland 21222

RE: Petition for Variance
S/S of South Woodwell Road, 245¹ SW
of McComas Avenue - 12th Election
District
James Flynn, et ux - Petitioners
NO. 75-21-A (Item No. 14)

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

S. ERIC DI NENNA
Zoning Commissioner

Attachments

cc: Citco Builders
6004 Liberty Road
Baltimore, Maryland 21207

EVALUATION COMMENTS

Beginning at a point located on the south side of South Woodwell Road (50 feet wide) and approximately 245 feet southwest of the centerline of McComas Avenue (50 feet wide) and thence running the following courses and distances:

1. S72°-49'-50" W, a distance of 50 feet; thence,
2. S17°-10'-10" E, a distance of 150 feet; thence,
3. N72°-49'-50" E, a distance of 50 feet; and thence,
4. N17°-10'-10" W, a distance of 150 feet to the point of beginning

Known as 209 S. Woodwell Road and containing 7,500 square feet of area

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date August 7, 1974

FROM William D. Fromm, Director of Planning

SUBJECT: Petition #75-21-A. Southside of South Woodwell Road 245 feet Southwest of
McComas.
Petition for Varfance for a Side Yard.
Petitioner - James & Edith Flynn

12th District

HEARING: Wednesday, August 14, 1974 (10:30 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 1980 Guideplan, the County's official master plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:R

J. Austin Deitz
Chief



Towson, Maryland 21204

828-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: James & Edith Flynn

Location: S/S of South Woodwell Rd., 245' SW of the centerline
of McComas Avenue
Item No. 14 Zoning Agenda July 16, 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 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 _____
EXEMPTED 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 the fire safety requirements of the International Fire Protection Association Standard "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. The plans are in compliance with the Fire Prevention Bureau has no comments at this time.

Reviewer: 7/2/89, W. L. [Signature] Noted and Approved: Paul H. Reinhardt
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the 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 1 foot in lieu of the required 7.5 feet for an open carport should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of AUGUST, 1974, that the herein Petition for a Variance to permit a side yard setback of 1 foot in lieu of the required 7.5 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 15th day of AUGUST, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1974

Mr. James F. Flynn
209 S. Woodwell Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 14
James & Edith Flynn - Petitioners

Dear Mr. Flynn:

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 Woodwell Avenue, approximately 245 feet southwest of McComas Avenue, in the 12th Election District of Baltimore County. It is presently improved by a 1-1/2 story frame dwelling with an existing open carport. All surrounding properties are similarly improved.

The petitioner requests a Variance to permit a side yard setback for an open carport of one foot instead of the required 7-1/2 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 not

Mr. James F. Flynn
Item 14
July 18, 1974

Page 2

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:DD
Enclosure

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 25, 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 #14, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: James and Edith Flynn
Location: S/S of South Woodwell Road, 245' SW of the centerline of McComas Ave.
Existing Zoning: D.R.S.5
Proposed Zoning: Variance from Section 301.1 - 1802.3C(1) to permit a side yard setback of 1' in lieu of the required 7.5' for an open carport
No. of Acres: 7500 square feet
District: 12th

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 & 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 434-3281

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

July 17, 1974

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

Dear Mr. Dinenna:

Comments on Item 14, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: James & Edith Flynn
Location: S/S of South Woodwell Road, 245' SW of the centerline of McComas Avenue
Existing Zoning: D.R.S.5
Proposed Zoning: Variance from Section 301.1 - 1802.3C(1) to permit a side yard setback of 1' in lieu of the required 7.5' for an open carport.

No. of Acres: 7500 sq. ft.
District: 12th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB/ncd

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 19, 1974

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

Re: Item 14

Property Owner: James & Edith Flynn

Location: S/S of South Woodwell Road, 245' S.W. of the centerline of McComas Avenue

Present Zoning: D.R. S.5

Proposed Zoning: Variance from Section 301.1 - 1802.3C(1) to permit a side yard setback of 1' in lieu of the required 7.5' for an open carport.

District: 12th

No. Acres: 7500 sq. ft.

Dear Mr. Dinenna:

No effect on student population.

WNP/ml

H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
WES. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH M. MUGGERMAN
ALVIN LORICH
JOSHUA R. WHEELER, Superintendent

R. BAYARD WILLIAMS, JR.
F. MARION W. TRACEY, VAND.
MRS. RICHARD A. WHEELER

Very truly yours,
W. H. H. H. H.
Field Representative.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 25, 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 a week, at one time, successive weeks before the 11th day of August, 1974, the first publication appearing on the 25th day of July, 1974.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE 12TH DISTRICT

SEKONDI, Petitioner for Variance for a Side Yard
LOCATION: Southwest of South Woodwell Road 245 feet Southwest of McComas Avenue.
DATE & TIME: WEDNESDAY, AUGUST 14, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 105 West Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner 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 1 foot instead of the required 7.5 feet for an open carport.

The Zoning Regulation to be excepted as follows:
Proposition Two Yards

Section 301.1 (1802.3C) is amended to read: "The minimum required width of a front or rear yard or of the minimum required width of a side yard, shall be as follows:

1. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

2. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

3. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

4. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

5. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

6. 10 feet, for a distance of 10 feet from the centerline of the lot, and thereafter, 1 foot for each 10 feet of distance beyond the first 10 feet.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

August 7, 1974

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Comm Balto Co. re petition of James Flynn was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week, at one time, successive weeks before the 11th day of August, 1974; that it is to say, the same was inserted in the issue of July 25, 1974

Kimbel Publication, Inc.
Publisher

By Kimbel P. Kimbel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-21-A

District 12A Date of Posting Aug. 25-74
Posted for James F. Flynn, 209 S. Woodwell Rd., Baltimore, Md.
Petitioner: James F. Flynn
Location of property: 209 S. Woodwell Rd., Baltimore, Md.
Location of Signs: 1 sign, 209 S. Woodwell Rd.
Remarks: None
Posted by James F. Flynn Date of return 8-1-74
Signature

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

No. 15134

DATE Aug. 11, 1974 ACCOUNT 01-662

AMOUNT \$68.50

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

6100 Builders
6000 Liberty Rd.

Baltimore, Md. 21007
Advertising and posting of property for James Flynn
#75-21-A \$68.50

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

No. 15082

DATE June 28, 1974 ACCOUNT 01-662

AMOUNT \$25.00

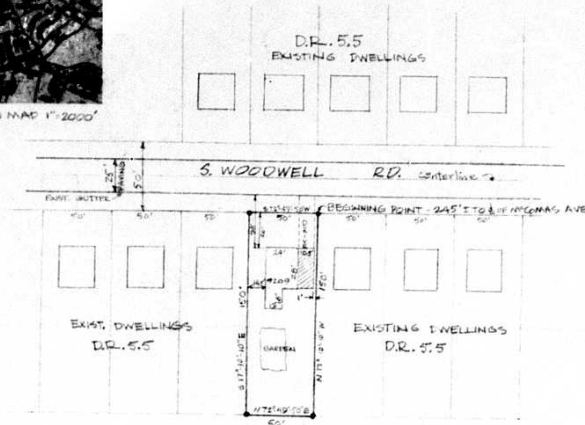
WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

6100 Builders
6000 Liberty Rd.
Baltimore, Md. 21007

Petition for Variance for James Flynn
25.00



LOCATION MAP 1"=2000'



PLAT for VARIANCE PETITION
SCALE 1"=50'

EXISTING USE - RESIDENCE
EXISTING ZONING - D.R. 5.5
PUBLIC WATER AND SEWER
FACILITIES ARE EXISTING
ELECTION DISTRICT - 12

LOT #100 OF AMENDED PLAT OF
GRAY MANOR - 12/112
OWNER: JAMES F. FLYNN
209 S. WOODWELL ROAD
BALTO. MD. 212

MAP 211
DATE 6-28-74
BY J.F.F.
CHECKED V.
THAD 8/1/74
BY J.F.F.