

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. T. & Julia S. Coxon, 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 1002.3C(1) to permit a side yard setback of 1 foot in lieu of the required 7.5 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)

- (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 (red dust) off of vehicles and people

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.

DATE July 12, 1974 BY Julia S. Coxon
CITIZEN BUILDERS
Contract-purchaser
6004 LIBERTY RD.
Address 204 S. Woodwell Rd.
Petitioner's Attorney
Protestant's Attorney
Address

FORWARDED By The Zoning Commissioner of Baltimore County, this 12th day

of July, 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 14th day of August, 1974, at 10:15 o'clock

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. William T. Coxon
204 S. Woodwell Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted
for filing this 12th day of July, 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Mr. T. & Julia S. Coxon

Petitioner's Attorney _____ Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

August 15, 1974

Mr. & Mrs. William T. Coxon
204 South Woodwell Road
Baltimore, Maryland 21222

RE: Petition for Variance
N/S of South Woodwell Road, 130'
SW of McComas Avenue - 12th
Election District
William T. Coxon, et ux -
Petitioners
NO. 75-22-A (Item No. 15)

Dear Mr. & Mrs. Coxon:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/sw

Attachments

cc: Citco Builders
6004 Liberty Road
Baltimore, Maryland 21207

PROPERTY DESCRIPTION

Beginning at a point located on the north side of South Woodwell Road (50 feet wide) and 130 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. N17°-10'-10" W, a distance of 140 feet; thence,
3. N72°-49'-50" E, a distance of 50 feet; and thence,
4. S17°-10'-10" E, a distance of 140 feet to the point of beginning.

Known as 204 S. Woodwell Road and containing 7,000 square feet of area.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 8, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-22-A, North side of South Woodwell Road 130 feet Southwest of McComas Avenue.
Petitioner - William T. and Julia S. Coxon

12th District

HEARING: Wednesday, August 14, 1974 (10:45 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:NGJFW

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1974

Mr. William T. Coxon
204 S. Woodwell Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 15
William T. Coxon & Julia S. Coxon -
Petitioners

Dear Mr. Coxon:

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 north side of Woodwell Avenue, approximately 130 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. William T. Coxon
Re: Item 15
July 18, 1974

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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
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

Cost of Advertisement: \$

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 # _____									

BALTIMORE COUNTY, MARYLAND No. 15081
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 28, 1974 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
Cltco Builders
6004 Liberty Road
Baltimore, Md. 21007
Petition for Variance for Wm. Coxon

PINK - AGENCY
YELLOW - CUSTOMER

25.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

475-12 P

District 12th Date of Posting 6-28-74
Posted for: Hearing held Aug. 14, 1974 at 11:45 AM
Petitioner: Wm. Coxon
Location of property: W.D. of South Woodwell Rd. 152' S.W. of
McLennan Rd.
Location of Signs: 1 sign on East. Side of Rd. at Woodwell
Remarks: _____
Posted by: Michael H. Hara Date of return: 6-1-74
Signature

BALTIMORE COUNTY, MARYLAND No. 15133
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Aug. 14, 1974 ACCOUNT 01-662

AMOUNT \$68.50

DISTRIBUTION
WHITE - CASHIER
Cltco Builders
6004 Liberty Rd.
Baltimore, Md. 21007
Advertising and posting of property for Wm. T. Coxon
#15-22-A

PINK - AGENCY
YELLOW - CUSTOMER

68.50

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of

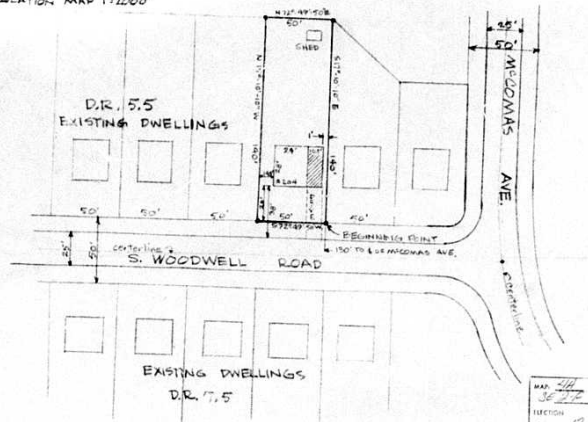
June 1974 Item # _____

Petitioner: Wm. T. Coxon Submitted by: Cltco Builders
Petitioner's Attorney: _____ Reviewed by: ETH

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



LOCATION MAP 1"=200'



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 #132 OF AMENDED PLAT OF
GRAY MANOR - 12/112
OWNER: WILLIAM T. COXON
204 S. WOODWELL ROAD
BALTO. MD. 212

