PETATION FOR ZONING ARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we._X9s.2.£.Xulla.S. Octon. ...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 ... 39Jul = 1802_35(1).to_presett_s_side_yard setback of 1 foot in lieu of the required 7.5 feet for an oven carport.

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

RECEIVED FOR FILING

10 3

(i) In numer we sit here and use an a breezeway
(2) Keep weather off of whicles
(3) Keep tee and snow off side steps
(4) Keeps Deth. Steel Company (red dust) off of vehicles and
people

See attached description



75:22

Property is to be posted and advertised as prescribed by Zoning Regulations.

L, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of (Ballimer County adopted pursuant to the Zoning Law For Ballimore County.)

30	NCO BUILDERS	Helles I Coton
13	Contract purchaser	Julia of Conford
Addres	6004 LIBERTY RD.	Address 204 S. No Awell Rd.
3		
199	Petitioner's Attorney	Protestant's Attorne
Addres	ss	

197 is, 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 our Baltimore county, that property be posted, and that the public hearing be had before the Zoning Cagministoper of Baltimore County in Room 106, County Office Building in Towaro, Baltimore Cagministoper of Baltimore County in Room 106, County Office Building in Towaro, Baltimore ... 1974..., at _10345 clock

lhth

Bla

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

August 15, 1974

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

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

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

SED/aw

cc: Citco Builders 6004 Liberty Road Baltimore, Maryland 21207

Mr. William T. Coxos 204 S. Wordwell Road Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120-

Your Petition has been received and accepted

for filing this____ 12th

day of July

S. ERIC DINENNA, Zoning Commissioner

Petitioner Wm. T. & Julia S. Comon

Petitioner's Attorney

Zoning Advisory Committee

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 McConas Avenue (50 feet wide) and thence running the following courses and distances:

S72'-49'-50" N, a distance of 50 feet; thence,
 NIT'-10'-10" N, a distance of 140 feet; thence,
 NTZ'-59'-50" E, a distance of 50 feet; and thence,
 S17'-10'-10" E, a distance of 140 feet to the point of beginning.

0

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

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

HEARING: Wednesday, August 14, 1974 (10:45 A.M.)

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

BA TIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

SUBJECT Petition #75-22-A. North side of South Woodwell Road 130 feet Southwest of

TO S. Eric DiNenna, Zoning Commissioner Date August 8, 1974

McComas Avenue.

Petition for Variance for a Side Yard.

Petitioner - William I, and Julia S. Coxon

William D. Fromm, Director of Planning

William D. From

12th District

BALTIMOME 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 -

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 on sure that all parties are made aware of the sure that all parties are made aware of the sure that are the sure that are the sure that any have a bearing on this case. The plane that may have a bearing on this case. The plane that may have a bearing on this case. The plane that may have a bearing on this case. The sure that the zoning commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the north side of Moodwell Avenue, approximately 130 feet southwest of McComas Avenue, in the 12th Election District of Baltimore County. It is presently improved by a 1-1/z story frame dwelling with an existing open carport. All surrounding properties are similarly improved.

The potitioner 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

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,

games E. Egens. JAMES B. BYRNES, III Chairman, Zoning Advisory Corm::

JBB:JD

Enclosure

JABER RECEIVED FOR FR.ING



July 25, 1974

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Buildi Towner, Maryland 21204

Comments on Item #15, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: William T. and Julia S. Coxon Lacation: N/S of South Woodwell Road, 130'SW of the centerline of McComas Avenue Estining Zoning: D.R.3.5
Proposed Zoning: Variance From Section 201.1 - 1802.3C(1) to permit a side yard section 201.1 in the required 7.5' for an open carport No. of Acres: 700 sq. ft.

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

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 AREA CODE 301 PLANNING 494-3211 ZONING 494-3381

Baltimore County Fire Department



Towson, Maryland 21204

...

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: William T. & Julia S. Coxon

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

Location: N/s of South Woodwell Road, 130' SW of the centerline of McComrs Avenue Zoning Agenda July 16, 1974

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of approved road in accordance with Baltimore county Standards as published by the Department of Public Morks.
() 2. A second means of while access is required for the site.
() 3. The vehicle dead-end condition shown at

The venicle dead-end condition shown at

Example the maximum allowed by the Fire Department.
The sits shall be made to comply with all applicable parts of the fire Prevention Code prior to occupancy or beginning of the prevention of the complete the prevention of the prior to occupancy or beginning of the behildings and structures exciting or proposed on the site shall comply with all applicable requirements of the Hational Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy, site plans are approved as drawn.
The Fire Prevention Bureau has no comments at this time.

Reviewer: Lanning group Man Approved: Paul & Reinche Planning group Group Division Pire Prevention Bureau

mls 4/16/73

Department Of Jubite Warks

COUNTY OFFICE BUILDING

August 6. 1976

Mr. S. Eric Di Nenna Zoning Commissioner County Office Building Towson, Maryland 2120

Re: Item #15 (197%-1975)

Property Owner: William T. & Julia S. Coxon
H/S of South Woodwell Rd., 130° S/N of the centerline
of McComma Ave.
Existing Towning: D.R. 5.5

Proposed Zoning: Variance From Section 201,1 - 1802,30 (1)
to permit a side yard exbeck of 1 in lieu of the
TOWNING OF TOWN OWNERS OF TOWNING OWNERS OF TOWN OWNERS OF TOWNING OWNERS OF TOWNING OWNERS OF TOWNING OWNERS OF TOWNING OWNERS OWNERS

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. Ceneral:

Reltimore 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 #15 (1978-1975).

Very truly yours, ELISIORIH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR ...

PETITION FOR A VARIANCE THE DETRICT

ATTORIC North side of Booth

6. 8 17 digree - 10" - 10" E

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



DONALD J. ROOP, M.C. MPH

July 17, 1974

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

Comments on Item 15, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: William T. & Julis S. Coxon Location: N/S of South Woodwell Road, 190' SW of the Centerline of AcComma Avenue Existing Zoning: D.R.5.5 Proposed Zoning: D.R.5.5 Troposed Zoning: D.R.5.5 It to permit a mide yard setback of 1' in lieu of the required 7.5' for No. of Acres: 700 sq. ft. District: 12th

Metropolitan water and sower are available.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 19, 1974

Hr. 5. Eric DiNenna Zoning Cormissioner Baltimore County Office Building Towson, Maryland 2120k

Z.A.C. Neuting of: July 16, 1974

Property Owner: William T. & Julia S. Coxon

Tocation:

N/S of South Woodwell Road, 130' S.W. of the centerline of McComas Avenue

Proposed Zoning: Variance from Section 201.1 - 1802.3C (1) to permit a side yard setback of i' in lieu of the required 7.5' for an open carport.

District:

WNP/ml

12th

700 sq. ft

No effect on student population.

Very truly your, W. Wick Fetrovich. Field Representative.

H EMSLIE PARKS, PATRICE

I BAYARD WILLIAMS IR

CERTIFICATE OF PUBLICATION

OFFICE OF **Dundalk Eagle**

August 7 19 74

THIS IS TO CERTIFY, that the annexed advertisement of THIS IS TO LEMTIFY, that the annexed advertisement of Zoning Commissioner of Balto Count in matter of petetion of William T. Coxon was inserted in **The Decodelli Engle** a weekly newspaper published in Baltimore County, Maryland, once a Wine

26th day of August the same was inserted in the issued of July 25, 1974

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 25

published in THE JEFFERSCNIAN, a weekly newspaper printer day of _____ August______, 19_74, the first publication appearing on the 25th day of July

THE JEFEERSONIAN,

Cost of Advertisement, \$

19.74

PETITION	MAPPING			PROGRESS			SHE	ET		
	Wall Map		Criginal		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										1
Petition number added to outline			10							
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: H		_			ed Pla		or des	cript		
Previous case:				Мар	٠		_		-	No

CERTIFICATE OF POSTING	7.4	0
ZONNIG DEPARTMENT OF BALTIMORE COUNTY	#75-12	/
Towers, Maryland		

Posted for Heaving Ned	Date of Posting # 7-25-74
Petitioner: Wan Color	7
McCornes Old	Date of Parting # 7-25-74 May 14 1924 C 16 15 MM. 2 M. Wardsonl M. 1324 Sell J.
Location of Signa: 1 Agin P.	ald Qual god & 204 do Modwell
Remarks:	
Posted by Mul H New	Date of return: 8-1-79

(9)

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Petitioner's Attorney

Petitioner's Attorney

Petitioner's Attorney

Petitioner's Attorney

Petitioner's Attorney

 This is not to be interpreted as acceptance of the Petition for assignment of a hearing late. BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE. REVENUE OVISE

MISCRILANEOUS CASH RECEIPT

June 28, 1971 ACCOUNT 03-662

AMOUNT \$25.00

MITE CASHER FOR AGENCY

CITED BALIBORS

COOL Abouty Boad

Baltimore, ML, 20007

Putition for Parlance for May Cognon 1

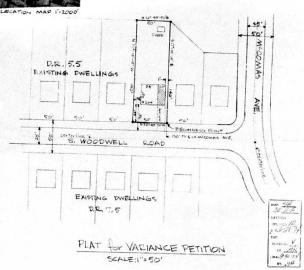
BALTIMORE COUNTY, MARYLAND
DOPICE OF PRANCE REVENUE DIVISION
MISCELLARICOUS CASH RECEIPT

AMOUNT 568,50

AMOUNT







EXISTING USE - RESIDENCE EXISTING ZONING - D.R. 5.5 FUBLIC 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

