

75-85-A 843 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles F. & Marjorie V. Kipp, legal owners 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 1802.3C(1) of the Baltimore County Zoning Regulations for an open carport of 6 inches in lieu of the required 7.5 feet required by the Baltimore County Zoning Regulations.

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

Individual owner constructed the lean-to type car port measure of the fact that a building permit was required since the structure consisted only of a roof and columns. Several other residences in the immediate area have constructed similar type car ports in the past with no problems. The property owners on each side of this property have verbally indicated that they would not object to the structure which has been erected. It would result in significant financial hardship if this structure had to be dismantled by the owner. The basic purpose of constructing the car port was to improve the residence.

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: 10/21/74

ORDER RECEIVED FOR FILING

Charles F. Kipp
Contract purchaser

Marjorie V. Kipp
Legal Owner

Address: 36 Lombardy Drive
Baltimore, Maryland 21222
212-3763

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

of September 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 21st day of October, 1974, at 11:15 o'clock

(over)

October 21, 1974

Mr. & Mrs. Charles F. Kipp
36 Lombardy Drive
Baltimore, Maryland 21222

RE: Petition for Variance
S/S of Lombard Drive, 220' W of
Woodwell Road - 12th District
Charles F. Kipp, et ux - Petitioner
NO. 75-85-A (Item No. 43)

Dear Mr. & Mrs. Kipp:

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/me

Attachments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

Mr. Charles F. Kipp
36 Lombardy Drive
Baltimore, Maryland 21222

RE: Variance Petition
Item 43
Charles F. & Marjorie V. Kipp -
Petitioners

Dear Mr. Kipp:

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 Lombardy Drive, approximately 200 feet east of West Woodwell Road, in the 12th Election District of Baltimore County and is presently improved with a 1-1/2 story frame structure.

Surrounding properties are similarly improved in this subdivision of Gray Manor.

The petitioner is requesting a Variance to permit a side yard for an open carport of 6" instead of the 7-1/2 feet. The proposed carport presently exists.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 15, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition# 75-85-A. Petition for Variance for a Side Yard. South side of Lombardy Drive 220 feet West of Woodwell Road. Petitioner - Charles F. Kipp and Marjorie V. Kipp

12th District

HEARING: Monday, October 21, 1974 (10:15 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 is not inconsistent with the policies of the 1980 Zoning Ordinance, the County's official master plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

Mr. Charles F. Kipp
36 Lombardy Drive
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 17th day of September 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: Charles F. & Marjorie V. Kipp

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

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

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

September 11, 1974

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

Re: Item #43 (1974-1975)
Property Owner: Charles F. & Marjorie V. Kipp
S/S of Lombard Dr., approx. 220' E. of W. Woodwell Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 301.1 (1802.3C.1)
to permit a side yard setback of 6" in lieu of the required
7.5' required by the Balto. County Zoning Regulation
No. of Acres: 0.15 District: 12th

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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #43 (1974-1975).

Very truly yours,

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

END:ENM:PNR:ee

3-W Key Sheet
7 SE 23 Pos. Sheet
SS 2 F Top
103 Tax Map

Mr. Charles F. Kipp
Item 43
September 23, 1974

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on the filing certificate, will be forwarded to you in the near future.

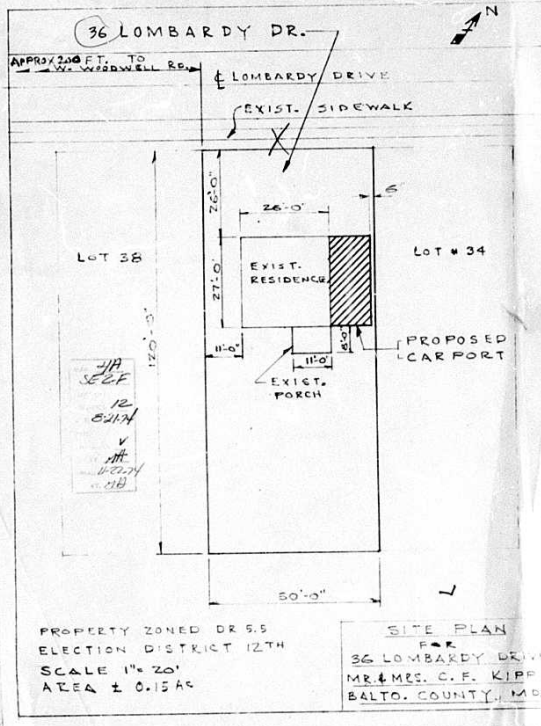
Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

District: 124 Date of Posting: 10-3-74
 Posted for: William Morley Oct. 24, 1974 @ 10:15 P.M.
 Petitioner: Charles Rapp
 Location of property: W. J. Stambach Dr. 220 W. J. Woodruff Rd
 Location of Signs: 1 Sign Each @ 36 Stambach Dr.
 Remarks: _____
 Posted by: Mark H. New Date of return: 10-10-74



FUNCTION	Well 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>J.F.H.</u>	Revised Plans: Change is outline or description ☐ Yes ☐ No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 12th day of

August 1977. Item # _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Kipp Submitted by _____
Petitioner's Attorney _____ Reviewed by [Signature]

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

BALTIMORE COUNTY, MARYLAND No. 16965
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

By Charles F. Kipp ACCOUNT 01-662
October 21, 1974

AMOUNT \$52.25

WHITE - CASHIER
Charles F. Kipp
36 Lombardy Drive
Baltimore, Md. 21222
Advertising and posting of property #15-85-1

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

52.25 REC

BALTIMORE COUNTY, MARYLAND No. 16908
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 30, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Charles F. Kipp
36 Lombardy Drive
Baltimore, Md. 21222
Petition for Variance #15-85-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

25.00 REC

