### PETITION FOR ZONING VAF ANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORS COUNTY:

I, or we, M. Boyd, Rook legal owner. of the property situate in Baltimor County and which is described in the description and plat attached herete and made a part hereof

hereby petition for a Variance from Sectio ... 1. 202.3G [1] .. To provide lot width@of.

50 feet or 1015 51 4 62 in lieu of the required 55 feet respectively, and a

conference (100, 200, 1) To permit side yard set backs of 5 foot

objections and 10 foct. (Lots 61 and 62)

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

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

The Buyers 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 Balimore County auopted pursuant to the Zoning Law For Baltimore County.

merinst

Protestant's Attorney

CORDERED By The Zoning Commissioner of Baltimore County, this 11th day

November ...... 197 4, at \_11100 clock

November 14, 1974

Joseph K. Pokorny, Esquire 408 Jefferson Building Towson, Maryland 21204

RE: Petition for Variance Petition for Variance SE/S of Oakleigh Road, 200' NE of Clearwood Avenue - 9th District W. Boyd Cook - Petitioner NO. 75-104-A (Item No. 44)

Dear Mr. Pokorny

I have this date passed my Order in the above captioned matter in

anux 5 Klay-

JAMES E. DYER Deputy Zoning Commissioner

Attachments

# MORRIS, PING & ASSOCIATES

CONSULTING ENGINEERS P.O. Box 581 - Bel Air, Maryland 21014 - Phone 879-3330

June 17, 1974

PARTICULAR DESCRIPTION
PARCEL OF LAND TO BE CONVEYED BY
CHARLES J. MORGAN AND MAY MORGAN, his wife

BEGINNING FOR THE SAME at a point in the southeasterly Right-of-Way line of Oakleigh Road, said point being North 090 - 44' East 200.00 feet distant from the intersection of the northeasterly Right-of-Way lines of Oakleigh Road and Clearwood Avenue, said point of beginning also being at the common corner of lot #62 and lot #63 on a plat entitled "Hillondale Farms" and recorded among the Plat Records of Baltimore County in Plat Book WPC-8 pages 92 and 93, running thence and binding on the aforesaid southeasterly Right-of-Way line of Oakleigh Road

- (1) North 09° 44' East 100.00 feet to a common corner between lot #60 and lot #61, running thence and binding on the lot line between lots #60 and #61
- (2) South 81° 26' 55" East 201.11 feet to a common corner between lots #60 and #61 as shown on the aforesaid plat, running thence and binding on the rear lot lines of lots #61
- (3) South 09° 35' West 100.00 feet to a common corner between lots #62 and #63, running thence and binding on the lot line between lots #62 and #63
  - (4) North 81° 26' 50" West 201.38 feet to the

Page 2 CHARLES J. HORGAN AND MAY HORGAN

June 17. 1974

beginning hereof containing 0.46 Acres of land, more or less, as prepared from deeds and plats of Record by T. R. Stark, Reg. Land Surveyor in June 1974.

BEING THE SAME IN ALL as that parcel of land conveyed and described in a deed from Joseph P. Moreland and Mamie M. Moreland, his wife, to Charles J. Morgan and May Morgan, his wife, dated 10 August 1931 and recorded among the Land Records of Baltimore County in Liber L.Mc.L.M. 873 page 549 and also being the same in all as lots #61 and #62 as shown on a plat entitled "Hillendale Farms" and recorded among the Plat Records of Baltimore County in Plat Book WPC - 8 pages

## b...TIMORE COUNTY, MA. LAND

### INTER-OFFICE CORRESPON

TO S. Eric DiNenna, Zoning Commissioner Date November 1, 1974

PROM. William D. Fromm, Director of Planning

SUBJECT. Petition #75-104-A. Southeast side of Oakleigh Road 200 feet Northeast of Clearwood Ave.

Petition for Variance for Lot Widths and Side Yards.

Petitioner - W. Boyd Cook

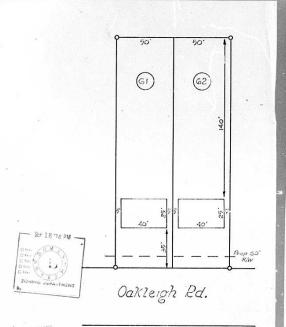
9th District

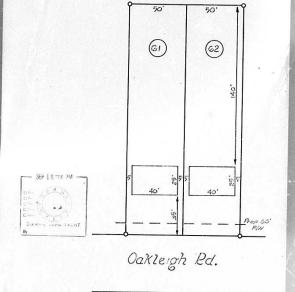
HEARING: Wednesday, November 13, 1974 (II:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

Mucay Varons

WDF:NEG:rw





REVISED PLANS

MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Cranted by ZC, BA, CC, CA Reviewed by: Revised Plans. Change in outline or description\_\_\_Yes Previous case:

ent, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner the above 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 we have of the community, Variances to permit lot widths of 50 feet instead of the required 55 feet for Lots 61 and 62; and to permit side yard setbacks of 5 fdet instead of the required 10 feet for Lots 61 and 62 Deputy
T IS ORDERED by the/Zoning Commissioner of Baltimore County this November , 197 4 , that the herein Petition for a Variance 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. Separty 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 ..... the above Variance should NOT BE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... . 197 ... that the above Variance be and the same is hereby DENIED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

PERMITERS

BEALTH DEPARTMENT

STATE BIGGGAY

BUREAU OF

Joseph K. Pokorny, Esq. 408 Jefferson Building Towson, Maryland 21204

RE: Variance Petition W. Boyd Cook - Petitioner

Dear Mr. Pokorny:

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 appropriateness of parties are made aware of plans or problems with regard parties are made aware of plans may have a bearing on this case. The Direct 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 northeast side of Oakleigh Road opposite its intersection with Clearwood Road, in the 9th Election District of Baltimore County.

The subject properties are both presently unimproved. Various single family dwellings abut the property to both the northwest and southeast along Oakleigh Road, and semi-detached dwellings exist opposite the site on Oakleigh Road.

The petitioner is requesting a Variance to permit lot widths of 50 feet instead of the required 55 feet, and additionally request side yard setbacks of 5 feet instead of the required 5 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

Joseph K. Pokorny, Esq. October 11, 1974

Page 2

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,

Grand B. Erret JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JRR:JD

Enclosure

cc: Morris, Ping & Associates P.O. Box 581 Bel Air, Maryland 21014

### Baltimore County, Margland Bepartment Of Bublic Works COUNTY OFFICE BUILDING

TOWION, MARYLAND 21204

Bureau of Engineering

September 11, 1974

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

Re: Item film (1976-1975)
Propose of Control M. Boyd Cook
Propose of Control M. Boyd Cook
Propose of Charmeod Ave. on Cakleigh Md.
Existing Coning: Dar. 5.5
Froposed Zoning: Variance from Section 1802.30 (1) to
permit 10 width of 50 on late 61 & 62 in lieu of the permit for which of 500 m hous of a first and of the required 55' respectively, & a variance from Section 1BO2.3C (1) to permit side yard setbacks of 5' & 5' instead of the regular 10' and 10' No. of Acres: O,46 District: 9th

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.

Oakleigh Road, an existing County road, is proposed to be improved in the future as a lo-Toot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way wit

### Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. As grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitions must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper instellation of drainage facilities, would be the full responsibility of the Petitioner.

Item #44 (1974-1975) Property Owner: W. Boyd Cook Page 2 aber 11. 197h

Public water supply exists in Cakleigh Road to serve this property. It appears that additional fire hydrant protection may be required in the vicinity.

Public smilery severage can be used svailable to serve these lots by extension of the S-inch public samilary severation on Drawing \$70-050, Pile 1. The cost of the construction and offsate right-of-lawy required in the full responsibility of the Petitions.

Very truly yours,

ELISWORTH N. DIVER, P.S. Chief, Bureau of Engineering

END: EAM: FWR: 88 cc: G. Reier

N-NE Key Sheet 34 NE 11 Pos. Sheet NE 9 C Topo 70 Tax Map BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E.

September 30, 1974

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

Re: Item 44 - ZAC - August 27, 1974 Property Owner: W. Boyd Cood Location: 200 feet N. of Clearwood Ave. on Oakleigh

Road,

Skisting Zoning: D. R. 5.5

Proposed Zoning: D. R. 5.5

Proposed Zoning: Variance from section 1 BO2.3C (1)

to permit low width of 50 ft, oa

lots 61 & 62 in lieu of the required

from section 1 BO2.3C (1) to permit

side yard set backs of 5 feet & 5

feet instead of the regular 10 feet

No. of Acres: 0.46

District: 9th

Dear Mr. DiNenna

There has been no problems anticipated from the subject of petition.

> Very truly yours, Inichael Flanice Michael S. Flanigan Traffic Engineer Asso.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

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

Comments on Item 44, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: W. Boyd Cook
Location: 200 feet N. of Clearwood Ave. on Oakleigh
Road.
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from section 1 B02.3C (1)
to permit lot width of 50 ft. on
lots 61 & 62 in lieu of the required
55 ft. respectively, & a veriance from
section of the cook of the cook of the regular 10 feet and 10 feet.
No. of Acres: 0.46

No. of Acres: 0.46 District: 9th

Comments: Sanitary sewer must be extended; metropolitan water available.

Very truly yours,

Thomas H. Favlin, Director BUREAU OF ENVIRONMENTAL SERVICES

BHVB/nc&

MSF/1b



September 19, 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 444, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: W. Boyd Cook Location: 200 feet N. of Clearwood Avenue on Oakleigh: Road

Location: 200 feet N. of Clearwood avenue on Concerge nooa Existing Zoning: D.R.5.5 Proposed Zoning: Variance from Section 1802.3C(1) to permit lot width of 50ft on lots 61 and 62 in lieu of the required 55 feet respectively, and a variance frem Section 1802.3C(1) to permit side yard set backs of 5 feet and 5 feet instead of the regular 10 feet and 10 feet.

This office has reviewed the subject position 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

This plan has been reviewed and those are no site-planning factors requiring comment.

Very truly yours.

John L. Wimbley Planning Specialis II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING JUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 404 3211 ZONING 494-3351

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 9th day of

1974. Item •

Zoning Commissioner

Coots Submitted by Reviewed by Petitioner's Attorney Potenty

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

G DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 10 MIZITY N Bryl Cool Location of property: SE/S J Belleift RN 200' NE. J Claimond Rd Location of Signs: I Sign Postal So last Sile & Belief Rel offert 200' N. E. J. Charwood Rd Date of return: 10/24/74

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1974

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

Z.A.C. Meeting of: August 27, 1574

Res Ttem lib

Property Owner: W. Boyd Cook

Location: 200 ft. N. of Clearwood Ave. on Cakleigh Road.

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from section 1 802,30 (1) to permit lot width of 50 ft. on lots 61 & 60 in lieu of the recuired 55 ft. respectively, & a variance from section 1 802,30 (1) to permit side yard set backs of 5 ft. & 5 ft instead of the regular 10 ft. and 10 ft.

District: 9th

No. Acres: 0.46

Dear Mr. DiNenna: No bearing on student population.

WNP/ml

EUGENE C. HESS. PCC PRINCES MRS. NOBERT L. BERNEY

Which tetroud W. Nick Petrovich., Field Representative MARCUS M BOTE JOSEPH N. MIGGWAN

JOSHUA N. WHEELER, SUPPL

Very truly yours,

RICHARD W. TRACEY, VIND

19.74

man and an

LOCATION MAP

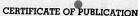
-

Area of Post - 0461 449 1 Congress Post - 0295 1 Congress Against Lora 0256

ETH was not come to the day one out of the series of the s

ir 414

0



TOWSON, MD. ..... October 17 ......... 1974 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed , 19\_74, the set publication appearing on the 17th day of October

THE JEFFERSONIAN, D. Frank Structur

Cost of Advertise





TOWSON I MES

TOWSON, MD. 21204

OFFICE OF

THIS IS TO CERTIFY, that the annexed advertisement of S. Bric 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 weeky before the 21 day of Oct. 1974 that is to say, the same was inserted in the issue of October 18 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruch morgan

BALTIMORE CONTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 16943

DATE Oct. 14, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION Joseph K. Poltorny, Esq.

Towson, Md. 21204

Petition for Variance for Worksphotock V. Boyd Gook

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

Nov. 12, 1974 ACCOUNT 01-662

AMOUNT\_ \$79.00

PINK - AGENCY

J. Murray Bradley 12563 Dulaney Valley Road Phoenix, Md. 21131

Advertising and posting of property 79.00 mg

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenu-Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th

S. ERIC DINENNA,

Zoning Commissioner

Petitioner W. Boyd Cook

Petitioner's Attorney Joseph K. Pokorny

OCI MCETIS, Ping & Associates

Po. Ecc. 50:

Bel Air, Maryland 21014

Enl Air, Maryland 21014

\*. 4" OF BLESS, OF ..... 30 CHARLES - VORGAN & VAY VORGAN STO ELECTION DOTALLY

MOCH WORRIS, PING & ASSOCIATES

