

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheets	
	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:			Revised Plans: Change in outline or description _____ Yes _____ No							
Previous case: _____			Map # _____							

Pursuant to the advertisement, 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 welfare 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 feet instead of the required 10 feet for Lots 61 and 62

should be granted.
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of November, 1974, 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.
James B. Byrnes, III
Deputy 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 day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 11, 1974

Joseph K. Pokorny, Esq.
Item 44
408 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 44
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 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 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 about 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.
Item 44
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,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

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

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

September 11, 1974

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

Re: Item #44 (1974-1975)
Property Owner: W. Boyd Cook
200' N. of Clearwood Ave. on Oakleigh Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C (1) to permit lot width of 50' on lots 61 & 62 in lieu of the required 55' respectively, & a variance from Section 1802.3C (1) to permit side yard setbacks of 5' & 5' instead of the regular 10' and 10'
No. of Acres: 0.46 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.

Highways:

Oakleigh Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

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. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

Item #44 (1974-1975)
Property Owner: W. Boyd Cook
Page 2
September 11, 1974

Water:

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

Sanitary Sewer:

Public sanitary sewerage can be made available to serve these lots by extension of the 8-inch public sanitary sewer shown on Drawing #70-0630, File 1. The cost of the construction and off-site right-of-way required is the full responsibility of the Petitioner.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:HAM:FWH:iss

cc: G. Peler

N-M-E Key Sheet
3/4" N.E. 11 Pos. Sheet
NS 9 C Topo
70 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

September 30, 1974

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

Re: Item 44 - ZAC - August 27, 1974

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 1802.3C (1) to permit lot width of 50 ft. on lots 61 & 62 in lieu of the required 55 ft. respectively, & a variance from section 1802.3C (1) to permit side yard set backs of 5 feet & 5 feet instead of the regular 10 feet and 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,

Michael S. Flanagan
Traffic Engineer Asso.

MSF/ib

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

August 29, 1974

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

Dear Mr. DiNenna:

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 1802.3C (1) to permit lot width of 50 ft. on lots 61 & 62 in lieu of the required 55 ft. respectively, & a variance from section 1802.3C (1) to permit side yard set backs of 5 feet & 5 feet instead of the regular 10 feet and 10 feet.

No. of Acres: 0.46
District: 9th

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

Very truly yours,

Thomas R. Favin
THOMAS R. FAVIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

FHB/neg



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 #44, 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
Existing Zoning: D.R.S.5
Proposed Zoning: Variance from Section 1802.3C(1) to permit lot width of 50 ft on lots 61 and 62 in lieu of the required 55 feet respectively, and a variance from 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.
No. of Acres: 0.46
District: 9th

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
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 474-3211 ZONING 494-3281

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9th day of

August 1974. Item # 44.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner Cook Submitted by Robert
Petitioner's Attorney Pokorny Reviewed by Robert

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 10/11/74
Posted for: Posting No. 13, 1974 & 11/16/74
Petitioner: W. Boyd Cook
Location of property: 200 ft. N. of Clearwood Rd. on Oakleigh Rd.
Location of Signs: 1 sign posted on East side of Oakleigh Rd. opp. Sta. Mt. of Clearwood Rd.
Remarks: None
Posted by: Mark H. Huse Date of return: 10/24/74
Signature

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 28, 1974

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

Z.A.C. Meeting of: August 27, 1974

Re: Item 44

Property Owner: W. Boyd Cook

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

Present Zoning: D.R. S.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 variance from section 1 B02.3C (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.

WBP/al

M. KENSLIE PARKER, President
EUGENE C. HESS, Vice President
MRG. ROBERT L. BERNLEY

MARCUS M. ROTLAND
JOSEPH M. MCGOWAN
ALVIN LORECK
JOSHUA H. WHEELER, Superintendent

Very truly yours,
W. Boyd Cook
W. Boyd Cook
Field Representative.

T. KATHAR WILLIAMS, JR.
RICHARD W. TRACY, V.P.D.
ALVIN LORECK
MRG. RICHARD S. WULFEL

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 17, 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 in each of one time, one week, before the 13th day of November, 1974, the 11th publication appearing on the 17th day of October 1974.

THE JEFFERSONIAN,
H. Leach Smith
Manager.

Cost of Advertisement, \$ _____



THE TOWSON TIMES

TOWSON, MD. 21204

Oct. 21 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric 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 successive week 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.

E. Rick Morgan

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

No. 16943

DATE Oct. 14, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Joseph K. Pokorny, Esq.
408 Jefferson Building
Towson, Md. 21204
Petition for Variance for W. Boyd Cook V. Boyd Cook
#75-104-A

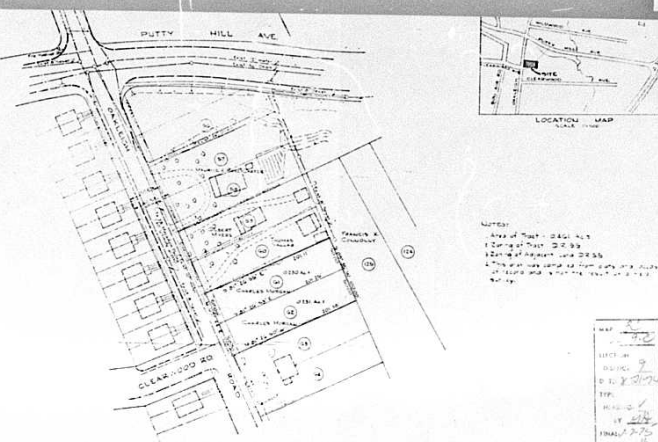
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 16992

DATE Nov. 12, 1974 ACCOUNT 01-662

AMOUNT \$79.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
J. Murray Bradley
12563 Dulany Valley Road
Phoenix, Md. 21131
Advertising and posting of property 79.00
#75-104-A



NOTES:
1. Area of 1.21 - 2.01 A.C.
2. Zone of 1.21 - 2.01 A.C.
3. Lot of 1.21 - 2.01 A.C.
4. This map was prepared by the Planning Department of Baltimore County, Maryland, and is subject to the provisions of the Zoning Ordinance of Baltimore County, Maryland.



Part of parcel of land of
CHARLES W. JORGAN & WAY JORGAN
27 LUTHER STREET
BALTIMORE COUNTY, MARYLAND

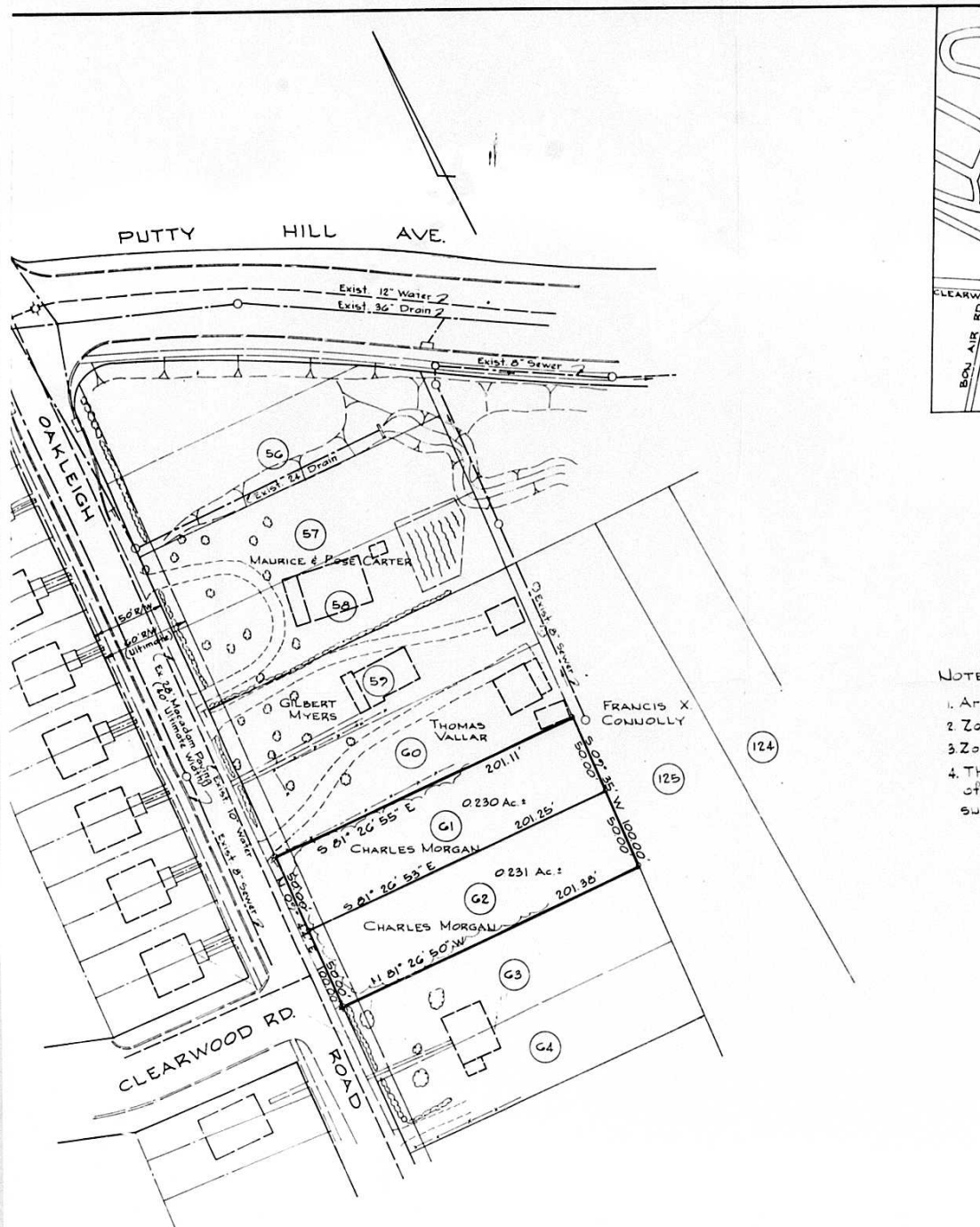
MORRIS, PING & ASSOCIATES
ZONING (NAT'L) 1214 N. BEL AIR RD.
BAL AIR, MARYLAND 21014

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Joseph K. Pokorny, Esq.
408 Jefferson Building
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 11th day of October 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner W. Boyd Cook
Petitioner's Attorney Joseph K. Pokorny Reviewed by James B. Byrnes, III
OC: Morris, Ping & Associates
P. O. Box 581
Bel Air, Maryland 21014
Chairman,
Zoning Advisory Committee



NOTE

1. Are
2. Zor
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