

75-123-A #79 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Cecil R. Walker, 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, (1801.2C.3) hereby petition for a Variance from Section 1802.3C(1) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The house needs a solid foundation. In process of putting new foundation, I would like to move house to center of lot and off the right-of-way through property.

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.

Contract purchaser _____ Legal Owner _____
Address _____ Address: 6832 Cornell Rd., Rte. 16
Baltimore, Md. 21220
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of November 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 4th day of December, 1974, at 11:15 clock

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

December 6, 1974

Mr. Cecil R. Walker
6832 Cornell Road
Route 16
Baltimore, Maryland 21220

RE: Petition for Variances
SE corner of University Road and
Community Road - 15th District
Cecil R. Walker - Petitioner
NO. 75-123-A (Item No. 79)

Dear Mr. Walker:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

MICROFILMED

Being located on the Southeast Corner of University Road and Community Road, and known as lots 133, 134, 137, and 138 as shown on the Plat of Harewood Park, which is recorded among the land records of Baltimore County in Liber # 7, folio # 131.

MICROFILMED

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM T. MELLEN
DEPUTY TRAFFIC ENGINEER

November 25, 1974

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

Re: Item 79 - ZAC - October 15, 1974
Property Owner: Cecil R. Walker
Location: SE/C of University Dr. & Community Dr.
Existing Zoning: DB S.5
Proposed Zoning: VARIANCE from Sec. 1802.3C (1)/(1801.2C.3) to permit a corner side street setback of 12 ft. in lieu of the regulation 25 ft. & 27 ft. in lieu of the 50 ft. from centerline of road.
No. of Acres: 50 x 250
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

MICHAEL S. FLANIGAN
Michael S. Flanigan
Asso. Traffic Engineer

MSF/bza

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

November 14, 1974

Mr. Cecil R. Walker
6832 Cornell Road, Rte. 16
Baltimore, Maryland 21220

RE: Variance Petition
Item 79
Cecil R. Walker - Petitioner

Dear Mr. Walker:

The Zoning Plans 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 of the property. The following comments are a result of this review and inspection.

The subject property is located at the intersection of the southwest side of University Road and the southeast side of Community Road, in the 15th Election District of Baltimore County. This corner lot is presently improved with an existing one-story frame residence. Various shore homes exist opposite the site on Community Road and along Swan Creek. The property immediately adjacent on the southeast is unimproved, and a residential use exists opposite the site on University Road.

The petitioner is requesting a Variance to permit a side street setback of 12 feet from the property line, and 27 feet from the center of the street instead of the required 25 feet and 50 feet, respectively. He proposes to relocate the existing dwelling on the subject lots.

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Mr. Cecil R. Walker
Item 79
November 14, 1974

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

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Edward V. Coonan & Co.
1209 E. 36th Street
Baltimore, Md. 21218

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Cecil R. Walker
6832 Cornell Road, Rte. 16
Baltimore, Md. 21220
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 79

Your Petition has been received and accepted for filing this 1st day of November 1974.

ERIC DINENNA
Zoning Commissioner

Petitioner: Cecil R. Walker

Petitioner's Attorney

cc: Edward V. Coonan & Co.
1209 E. 36th Street
Baltimore, Md. 21218

Reviewed by

Chairman,
Zoning Advisory
Committee

MICROFILMED

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 side street setback of 12 feet from property line instead of the required 25 feet; and 27 feet from the centerline of the side street instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 6th day of December, 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.

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

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

November 4, 1974

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

Re: Item #79 (1974-1975)
Property Owner: Cecil R. Walker
S/E corner of University Dr. and Community Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1)/(1801.2C.3) to permit a corner side street setback of 12' in lieu of the regulation 25' and 27' in lieu of the 50' from centerline of road.
No. of Acres: 50 x 250 District: 15th

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:

The submitted plan should be revised to indicate the existing garage and well on this property.

Highways:

Community Road and University Drive, existing public roads, are proposed to be improved in the future, both as 30-foot closed section roadways on 40-foot and 50-foot rights-of-way, respectively.

Highway improvements are not required at this time. Highway right-of-way widening including a fillat area for eight distances at the intersection and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

It is the responsibility of the Petitioner to clarify the indicated 15-foot right-of-way between these lots and others (see Record Plat of Harwood Park, W.P.O. 7, Folio 131) and to ascertain his rights therein, and to initiate such action as may be necessary to abandon, relocate, widen, extend, etc. such right-of-way.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. There is a storm drain and drainage outfall swale, subject to tidal flooding, just east of this site.

Item #79 (1974-1975)
Property Owner: Cecil R. Walker
Page 2
November 4, 1974

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating 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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist at this location. The Petitioner is responsible for the cost of capping any water main connection and plugging any sanitary sewer house connection removed from service at this site.

Very truly yours,

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

END:HAM:PMR:as

cc: J. Somers

MM-SW Key Sheet
29 NE 47 Pos. Sheet
NE 8 L Topo
53 Tax Map

Baltimore County Fire Department



Towson, Maryland 21204

875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Cecil R. Walker

Location: SE/C of University Rd. & Community Rd.

Item No. 79 Zoning Agenda October 15, 1974

Gentlemen:

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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: 4/22/75 Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

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

October 30, 1974

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

Dear Mr. DiNenna:

Comments on Item 79, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: Cecil R. Walker
Location: SE/C of University Rd. & Community Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1)/(1801.2C.3) to permit a corner side street setback of 12 ft. in lieu of the regulation 25 ft. & 27 ft. in lieu of the 50 ft. from centerline of road.

No. of Acres: 50 x 250
District: 15th

Comments: Revised plot plan showing utilities needed.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/acg

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 1, 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 #79, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: Cecil R. Walker
Location: SE/C of University Road and Community Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C(1) (1801.2C.3) to permit a corner side street setback of 12 ft. in lieu of the regulation 25 ft. and 27 ft. in lieu of the 50 ft. from centerline of road
No. of Acres: 50 X 250
District: 15th

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.

1. 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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 17, 1974

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

Re: Item 79 Z.A.C. Meeting of: October 15, 1974

Property Owner: Cecil R. Walker
Location: SE/C of University Road & Community Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C (1) - (1801.2C.3) to permit a corner side street setback of 12 ft. in lieu of the regulation 25 ft. and 27 ft. in lieu of the 50 ft. from centerline of road.

District: 15th
No. Acres: 50 x 250

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours,
W. Eric DiNenna
Field Representative

PETITION MAPPING PROGRESS SHEET

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: 723C	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									



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

No. 16931

DATE Oct. 7, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHILE: CASHIER
Cash
Petition for Variance for Cecil Walker

DISTRIBUTION
FIVE AGENCY

YELLOW - CUSTOMER

REC-53 39240- 6
and 11064.30.2 (501-7,163)

from property 110
/ 25.00 CR