

95-161-A (Item 120) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kathryn S. Johnson, 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,

herby petition for a Variance from Section 1 A 02.3 B (3)

To permit a side yard setback of 16 ft. in lieu of the regulation 50 ft. and to permit a front yard setback of 27 ft. in

lieu of the regulation 50 ft.

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

1. Addition must be on side of house to be next to kitchen and living room.
2. Existing plumbing and electrical lines on at side of house.
3. Back of house unsuited because of dry well system.
4. Addition at side of house will correct drainage problem runoff can be diverted more easily.
5. Addition can be heated more effectively at side than in back.
6. Concerning front set back; front porch to be enclosed.
7. Porch need enclosure or shelter against cold on north side of house.
8. Porch need enclosure to keep out dampness under porch which effects basement.
9. Retentionally, porch needs enclosure to match rest of house addition.

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 Kathryn S. Johnson
Address Box 294A Holbrook Road
Petitioner's Attorney Randalltown, Md. 21133
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of December 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 27th day of January, 1975, at 10:30 clock A.M.

Zoning Commissioner of Baltimore County,

(over)

Mr. & Mrs. Alexander H. Johnson
Box 294A Holbrook Road
Randalltown, Maryland 21133

RE: Petition for Variances
E/S of Holbrook Road, 950' SW
of Liberty Road - 2nd Election
District
Alexander H. Johnson, et ux -
Petitioners
NO, 75-161-A (Item No. 120)

Dear Mr. & Mrs. Johnson:

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
Zoning Commissioner

SED/scw
Attachments

Beginning at a point located 950' SW of Liberty Road measured along the E side of Holbrook Road said point being also 260' SE of Holbrook Road

Thence - S-65°-45' E 210'

S-23°-44' 185'

N-65°-45'W 210' more or less

N-24°-26'E 185'

Including a 15' wide x 95' long right of way along the northern end of the SW side of property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: St. Eric DiNenna, Zoning Commissioner Date: January 23, 1975

FROM: William D. From, Director of Planning

SUBJECT: Petition #75-161-A, East side of Holbrook Road 950 feet Southwest of Liberty Road

Petition for Variance for Front and Side Yards.
Petitioner - Alexander H. and Kathryn S. Johnson

2nd District

HEARING: Monday, January 27, 1975 (10:30 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 would not be inconsistent with the policies of the 1980 Guideplan, the County's official master plan.

William D. From
William D. From, Director
Office of Planning and Zoning

WDF:REG:rw



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

February 6, 1975

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

Re: Item 120 - ZAC - December 24, 1974
Property Owner: Kathryn S. & Alexander H. Johnson
Location: E/S of Holbrook Rd. 950 ft SW of Liberty Rd. 260 ft. SE of Holbrook Road
Existing Zoning: RGP
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a side yard setback of 16 ft. in lieu of the regulation 50 ft. & to permit a front yard setback of 27 ft. in lieu of the regulation 50 ft.
No. of Acres: 185 X 210
District: 2nd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side and rear yards.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc.

MSF/lb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



January 31, 1975

PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Alexander H. Johnson
Box 294A Holbrook Road
Randalltown, BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Md. 21133

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

Your Petition has been received and accepted for filing this 27th day of January, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Kathryn S. & Alexander H. Johnson
Petitioner's Attorney _____

Reviewed by Franklin T. Moans, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD L. ROOP, M.D., M.P.H.
DEPUTY HEAT. AND COUNTY HEALTH OFFICER

December 19, 1974

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

Dear Mr. DiNenna:

Comments on Item 120, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owner: Kathryn S. & Alexander H. Johnson
Location: E/S of Holbrook Rd. 950 ft. SW of Liberty Rd. 260 ft. SE of Holbrook Rd.

Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B(3) to permit a side yard setback of 16 ft. in lieu of the regulation 50 ft. & to permit a front yard setback of 27 ft. in lieu of the regulation 50 ft.

No. of Acres: 185 x 210
District: 2nd

Comments: Water well and disposal system in good physical condition and functioning properly.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS/mc-

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 Petitioners, the Variances should be granted; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard setback of 16 feet and a front yard setback of 27 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of January, 1975, that the herein Petition for Variances to permit a side yard setback of 16 feet and a front yard setback of 27 feet in lieu of the required 50 feet 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.

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 Petitioners, the Variances should be granted; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard setback of 16 feet and a front yard setback of 27 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of January, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

January 21, 1975

XXXXXXXXXXXXXXXXXXXX
Franklin T. Hogans, Jr.

Mr. Alexander H. Johnson
Box 294A Holbrook Road
Randallstown, Maryland 21133

RE: Variance Petition
Item 120
Kathryn S. & Alexander H. Johnson -
Petitioners

Dear Mr. Johnson:

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.

There are 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 260 feet east of Holbrook Road, 950 feet south of Liberty Road.

The petitioner is requesting a Variance to permit the construction of an addition and a front porch enclosure. Two single family dwellings about this property to the west.

Please note the comments of the Bureau of Engineering concerning the right-of-way widening of Holbrook Road.

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

Mr. Alexander H. Johnson
Re: Item 120
January 21, 1975

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,

FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



December 23, 1974

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

Dear Mr. DiNenna:

Comments on Item #120, Zoning Advisory Committee Meeting, December 24, 1974, are as follows:

Property Owners: Kathryn S. and Alexander H. Johnson
Location: E/S of Holbrook Road 950 ft. SW of Liberty Road 260 ft. SE of Holbrook Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B(3) to permit a side yard setback of 16 ft. in lieu of the regulation 50 ft. and to permit a front yard setback of 27 ft. in lieu of the regulation 50 ft.
No. of Acres: 185 X 210
District: 2nd

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
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 484-2811 ZONING 484-3381

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

January 9, 1975

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

Re: Item #120 (1974-1975)
Property Owners: Kathryn S. & Alexander H. Johnson
E/S of Holbrook Rd., 950' S/W of Liberty Rd., 260'
S/W of Holbrook Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a side yard setback of 16' in lieu of the regulation 50' and to permit a front yard setback of 27' in lieu of the regulation 50'.
No. of Acres: 185 x 210 District: 2nd

Des: 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:

Holbrook Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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. The submitted plan must be revised to indicate the proposed highway right-of-way widening.

Sediment Control:

Development of this property through striping, 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 creating any nuisance or damage 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 #120 (1974-1975)
Property Owner: Kathryn S. & Alexander H. Johnson
Page 2
January 9, 1975

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates No Planned Service in the area.

Very truly yours,

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

END:EAH:FW:Riss

cc: John Somers

FW-KE Key Sheet
35 NW 44 and 45 Pos. Sheets
NW 9 K and L Topo
66 Tax Map

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 11, 1974

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

Z.A.C. Meeting of: December 24, 1974

Re: Item 120

Property Owner: Kathryn S. & Alexander H. Johnson

Location: E/S of Holbrook Road, 950 ft. S.W. of Liberty Road, 260 ft. S.E. of Holbrook Road.

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B (3) to permit a side yard setback of 16 ft. in lieu of the regulation 50 ft. and to permit a front yard setback of 27 ft. in lieu of the regulation 50 ft.

District: 2nd
No. Acres: 185 x 210

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

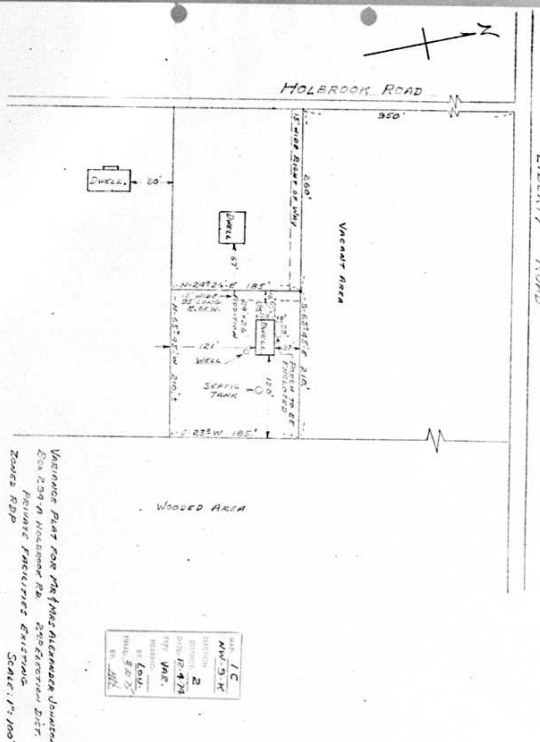
W. Rick Petrovich,
Field Representative.

WSP/ml

H. EMERLE PARKS, President
EUGENE C. HESS, Vice President
MR. ROBERT L. BERNY

MARCUS M. ROSE, JR.
JOSEPH M. MCGOWAN
ALVIN LORECK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, VMD
MR. RICHARD A. MULLIN, EL



PETITION FOR A VARIANCE
 THE DISTRICT
 ZONING: Petition for Variance for
 Front and Side Yards
 LOCATION: East side of Holbrook Road
 Road 500 feet northwest of Liberty Road
 DATE & TIME: Monday, January
 22, 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 114, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 The Zoning Commission of Baltimore County, by authority of the
 Zoning Act and Regulations of Baltimore County, will hold a public hearing
 on the Petition for Variance from the
 Zoning Regulations of Baltimore County to permit a side yard setback
 of 14 feet and a front yard setback
 of 20 feet instead of the required 30 feet.
 The zoning Regulation to be var-
 ied is as follows:
 Section 14-20.2. The minimum
 distance between any building on an
 R-1-P zone and any lot line other
 than a street line shall be 30 feet.
 All that parcel of land in the
 second District of Baltimore County
 Beginning at a point located 500'
 southerly from the intersection of
 the E side of Holbrook Road and
 ending being also 500' of the
 E side of Holbrook Road, 500' of
 180' N-60°-45' W. 180' more or
 less, N-24°-30' E 180' including a
 1/2 acre, a lot line 180' of the
 NW side of property being the property
 of Alexander H. Johnson, as
 shown on plat plan filed with the
 zoning Department.
 Hearing Date: Monday, January
 27, 1975 at 10:00 A.M.
 Public Hearing: Room 114, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By order of:
 S. ERIC DINENNA
 Zoning Commissioner of
 Baltimore County
 Jan. 9

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 2, 1975

THIS IS TO CERTIFY, that the annexed ad-
 vertisement was published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., once in each
 of one line successive weeks before the 27th
 day of JANUARY, 1975, the first publication
 appearing on the 2th day of JANUARY
 1975.

THE JEFFERSONIAN

L. L. Landon
 Manager

Cost of Advertisement, \$.

PETITION FOR A VARIANCE
 THE DISTRICT
 ZONING: Petition for Variance for Front
 and Side Yards
 LOCATION: East side of Holbrook Road
 Road 500 feet northwest of Liberty Road
 DATE & TIME: Monday, January 27,
 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 114, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and
 Regulations of Baltimore County, will hold a
 public hearing on the Petition for Variance from the
 Zoning Regulations of Baltimore County to permit a side yard setback
 of 14 feet and a front yard setback of 20 feet instead of the required 30 feet.
 The zoning Regulation to be var-
 ied is as follows:
 Section 14-20.2. The minimum
 distance between any building on an R-1-P
 zone and any lot line other than a street line
 shall be 30 feet.
 All that parcel of land in the second
 District of Baltimore County Beginning at a
 point located 500' southerly from the
 intersection of the E side of Holbrook
 Road and ending being also 500' of the
 E side of Holbrook Road, 500' of
 180' N-60°-45' W. 180' more or
 less, N-24°-30' E 180' including a
 1/2 acre, a lot line 180' of the
 NW side of property being the property
 of Alexander H. Johnson, as
 shown on plat plan filed with the
 zoning Department.
 Hearing Date: Monday, January 27, 1975
 at 10:00 A.M.
 Public Hearing: Room 114, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Maryland
 By order of:
 S. ERIC DINENNA
 Zoning Commissioner of
 Baltimore County

It is hereby certified, that the annexed ad-
 vertisement was published in the JEFFERSONIAN,
 a weekly newspaper published in
 Towson, Baltimore County, Maryland
 before the 27th day of
 Jan. 1975

the first publication appearing on the
 2th day of Jan. 1975

the second publication appearing on the
 12th day of Jan. 1975

the third publication appearing on the
 19th day of Jan. 1975

the fourth publication appearing on the
 26th day of Jan. 1975

Donald Landon

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting JAN. 11, 1975

Posted for: PETITION FOR VARIANCE

Petitioner: ALEXANDER H. JOHNSON

Location of property: E/S of Holbrook Rd. 950' SW of Liberty Rd.

Location of Signs: 275' on E/S of Holbrook Rd. 950' on SW of
 LIBERTY Rd.

Remarks:

Posted by: *Thomas E. Poland* Date of return: JAN. 17, 1975

1-Sign 75-161-A

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <i>NBC</i>										
Previous case:										

Revised Plans:
 Change in outline or description Yes
 No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3rd day of
 Dec 1974. Item #

Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner *Mr. Alex Johnson* Submitted by *Mr. Johnson*
 Petitioner's Attorney Reviewed by *NBC*

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

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

No. 17418

DATE Jan. 6, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
 PINK - AGENT YELLOW - CUSTOMER
 Alexander H. Johnson
 Box 294 Holbrook Road
 Randallstown, Md. 21133
 Petition for Variance 75-161-A
 25.00

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

No. 17447

DATE Jan. 21, 1975 ACCOUNT 01-662

AMOUNT \$12.50

WHITE - CASHIER DISTRIBUTION
 PINK - AGENT YELLOW - CUSTOMER
 Alexander H. Johnson
 Box 294-A Holbrook Road
 Randallstown, Md. 21133
 Advertising and posting of property 75-161-A
 12.50