

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. L. McCall, 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, hereby petition for a Variance from Section 1802.3C.2(504-V.B.9) to permit a setback from the centerline of a side street of 42 feet instead of the required fifty (50) feet

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

We have two (2) children—a boy, 2 years old and a girl that is 12 years old and it is essential that we build a three (3) bedroom home.

Lawrence McCall

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser
Address
Petitioner's Attorney
Protentant'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 held 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 1:00 o'clock

P. M.
Zoning Commissioner of Baltimore County.

(over)

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 19, 1975

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 #138, Zoning Advisory Committee Meeting, January 7, 1975, are as follows,

Property Owner, Mr. and Mrs. L. McCall
Location: SW/c of Harriestown Road (Victor Rd.) & Winters Lane
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.3C.2(504-V.B.9) to permit a setback from the centerline of a side street of 42' instead of the required 50'
No. of Acres: 130.2 x 60.48
116.76 60.00
District: 1

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, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 16, 1975

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

Dear Mr. DiNenna:

Comments on Item 138, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Mr. & Mrs. L. McCall
Location: SW/c of Harriestown Rd. (Victor Rd.) & Winters Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C.2 (504-V.B.9) to permit a setback from the centerline of a side street of 42' instead of the required 50'
No. of Acres: 130.2 x 60.48
116.76 60.00
District: 1st

Metropolitan water and sewer are available.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene on May 14, 1974; therefore approval may be withheld for this connection.

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

HVB/acp

January 31, 1975

Mr. & Mrs. Lawrence McCall, Jr.
1025 Wicklow Road
Baltimore, Maryland 21229

RE: Petition for Variance
SW/corner of Harriestown Road
(Victor Road) and Winters Lane
1st Election District
Lawrence McCall, Jr., et ux -
Petitioners
NO. 75-164-A (Item No. 138)

Dear Mr. & Mrs. McCall:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
678-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mr. & Mrs. L. McCall

Location: SW/c of Harriestown Rd. (Victor Rd.) & Winters Lane
Item No. #138 Zoning Agenda January 7, 1975

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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. J. Kelly* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

February 26, 1975

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

Re: Item 138 - ZAC - January 7, 1975
Property Owner - Mr. & Mrs. L. McCall
Location: SW/c of Harriestown Rd. (Victor Rd.) & Winters Lane.
Existing Zoning: D.R. 5.5
Proposed Zoning: VARIANCE from Sec. 1802.3C.2 (504-V.B.9) to permit a setback from the centerline of a side street of 42' instead of the required 50'.
No. of Acres: 130.2 x 60.48
116.76 x 60.00
District: 1st

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

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

HSF/bez

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 23, 1975
FROM: William D. From, Director of Planning
SUBJECT: Petition #75-164-A, Southwest corner of Harriestown Road (Victor Road)
Petition for Variance for a Side Yard.
Petitioner - Lawrence McCall, Jr. and Clara N. McCall

1st District

HEARING: Monday, January 27, 1975 (1:00 P.M.)

The staff of the Office of Planning and Zoning has no comment to offer at this time.

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

WDF:INEG:rv



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 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, the Variance to permit a setback from the centerline of a side street of 42 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 a Variance to permit a setback from the centerline of a side street of 42 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 above Variance should NOT 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, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLWORTH N. DYER, P. E., CHIEF

February 13, 1975

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

Re: Item #138 (1974-1975)
Property Owner: Mr. and Mrs. L. McCall
S/W corner of Harristown Rd. (Victor Rd.) & Winters Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.30.2
(50'-0" S.D.) to permit a setback from the centerline
of a side street of 42' instead of the required 50'.
No. of Acres: 130.2 x 60.48
116.76 66.00
District: 1st

Dear Mr. DiMenna:

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:

Harristown Road is a partially improved right-of-way of undesignated width shown on the Plat of McDonough Heights (W.P.C. 5, Folio 69). If improved in the future as a public road, Harristown Road is proposed to be a 30-foot closed section roadway on a 50-foot right-of-way (40-foot minimum).

Winters Lane is a partially improved public road, shown on the aforesaid plat as a 35-foot right-of-way. Winters Lane is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Highway right-of-way widening, including a fillet area for sight distance at the intersection and 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 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.

Item #138 (1974-1975)
Property Owner: Mr. and Mrs. L. McCall
Page 2
February 13, 1975

Storm Drains:

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.

Water and Sanitary Sewer:

Public water mains exist in Harristown Road and Winters Lane and public sanitary exists in Winters Lane to serve this property. This property is tributary to the Dead Run - Guyton Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

ELLWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:RAM:FOR:ISS

cc: J. Somers

H-18 Key Sheet
1/4 SW 25 Pos. Sheet
SE 1/4 & D Topo
95 Tax Map

CERTIFICATE OF PUBLICATION

TOWSON, MD. JANUARY 9, 1975

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 (1) successive weeks before the 17th day of JANUARY, 1975, the first publication appearing on the 23rd day of JANUARY, 1975.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

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

No. 17454

DATE Jan. 24, 1975 ACCOUNT 01-662

AMOUNT \$41.25

WHITE - CASHIER DISTRIBUTION FINE AGENCY YELLOW - CUSTOMER

Money Order #0018212296
Advertising and posting of property for Lawrence McCall, Jr.
\$75-164-A

41.25

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

No. 17421

DATE Jan. 6, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION FINE AGENCY YELLOW - CUSTOMER

Money Order #01-5536804
Petition for Variance for Lawrence McCall, Jr.
\$75-164-A

25.00

PETITION FOR A VARIANCE
to DISTRICT
ZONING. Petition for
Variance for a Side Yard
LOCATION: Southwest corner
of Harristown Road (Victor
Road) and Winters Lane
JANUARY 21, 1975 at 10:00 P.M.
PUBLIC HEARING
100 County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

THE CATONSVILLE TIMES
CATONSVILLE, MD. 21228 JANUARY 9, 1975
THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTHWEST CORNER OF HARRISTOWN ROAD (VICTOR ROAD) AND WINTERS LANE
was inserted in THE CATONSVILLE TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for one (1) successive weeks before the 17th day of JANUARY, 1975, the first publication appearing on the 23rd day of JANUARY, 1975.

STROMBERG PUBLICATIONS, INC.

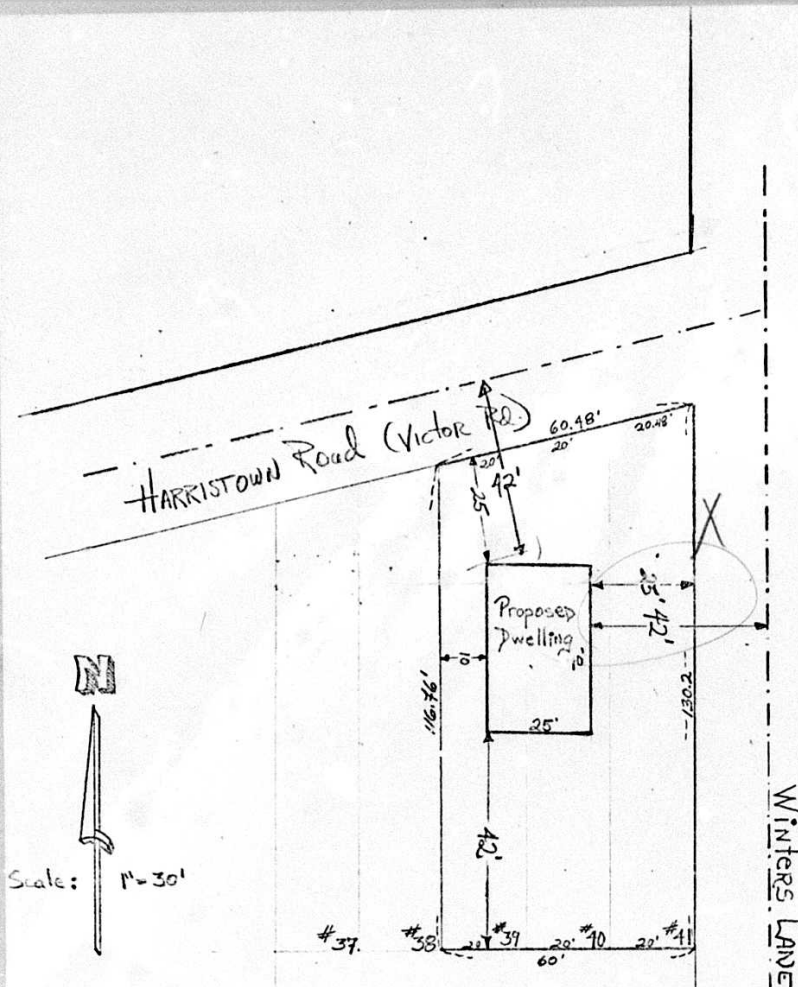
By C. Stromberg

PETITION FOR A VARIANCE
to DISTRICT
ZONING. Petition for the Variance for a Side Yard

LOCATION: Southwest corner of Harristown Road (Victor Road) and Winters Lane
JANUARY 21, 1975 at 10:00 P.M.
PUBLIC HEARING
100 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for a Variance from the Zoning Regulations of Baltimore County to permit a setback from the centerline of a side street of 42 feet instead of the required 50 feet.

The Zoning Regulations to be proposed as follows:
Section 1802.30.2 (S.D.) - Setback from existing lot line, 42 feet.
All that parcel of land in the First District of Baltimore County, BEGINNING at a point on the southeast corner of Harristown Road (Victor Road) and Winters Lane, and being Lot 34, 44 and 45 of "McDonough Heights", W.P.C. 5, Folio 69.
More the property of Lawrence McCall, Jr. and Clara M. McCall, as shown on plat filed with the Zoning Department.
Hearing Date: Monday, January 27, 1975 at 10:00 P.M.
Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
K. ERIC DIMENNA
Zoning Commissioner of Baltimore County
Jan. 9.



Petition for VARIANCE

~ McCall ~
Property

Lot No. 39, 40, & 41

Plat of

"McDonough Heights"

W.P.C. 5 folio 69

EX. ZONE: DR. 5.5

Public Water and
Sewerage Available

1st Election District