

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Oakmont Homes, Inc., a corporation, the undersigned, 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 1A-20, 2B, 3 (to permit side yards of 30 and 30 feet instead of the required 50 feet) Lot #11

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County for the following reasons: Indicate hardship or practical difficulty 1. Sideyards of the required width would present practical difficulty due to the size and nature of the lot and the topography of the lot. 2. The predominant style of house in the development will be approximately 90 to 100 feet wide. When considering the style of house and the restrictive covenants applicable to the subdivision, a side yard requirement of 50 feet on each side of the lot is impracticable.

See attached description

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

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 as cited pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address
Cockeysville, Maryland 21030

Robert E. Carney, Jr., Esq.
Address
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of January 1975, 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 19th day of February 1975, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

January 21, 1975

Robert E. Carney, Jr., Esq.
106 Jefferson Building
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Variance for Oakmont Homes, Inc.
#75-170-A

TIME: 9:30 A.M.
DATE: Wednesday, February 19, 1975

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

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 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 STRAIGHTENING OF the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit side yards of twenty (20) feet and thirty (30) feet for Lot No. 11 in lieu of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of January 1975, that the herein Petition for a Variance to permit side yards of twenty (20) feet and thirty (30) feet for Lot No. 11 in lieu of the required fifty (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 17th day of January 1975, that the above Variance be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of Jan 1975. Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner Oakmont Homes Submitted by CARNEY
Petitioner's Attorney CARNEY Reviewed by NRC

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

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 January 31 1975

THIS IS TO CERTIFY, that the annexed advertisement of Oakmont Homes, Inc. was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 19 day of February 1975; that is to say, the same was inserted in the issues of January 31, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Curran

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO THE ZONING LAW OF BALTIMORE COUNTY FOR THE FOLLOWING REASONS: Indicate hardship or practical difficulty 1. Sideyards of the required width would present practical difficulty due to the size and nature of the lot and the topography of the lot. 2. The predominant style of house in the development will be approximately 90 to 100 feet wide. When considering the style of house and the restrictive covenants applicable to the subdivision, a side yard requirement of 50 feet on each side of the lot is impracticable.

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY Jan. 31, 1975

PETITION FOR A VARIANCE

LOCATION: Beginning 750 feet, more or less, West of Manor Road on the North 2d side of Winifred Court.
DATE & TIME: WEDNESDAY, FEBRUARY 19, 1975 at 9:30 A.M.
PUBLIC HEARING: Room 106, 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

Petition for Variance from the Zoning Regulations of Baltimore County to permit side yards of 20 feet and 30 feet for Lot #11, instead of the required 50 feet.

The Zoning Regulation to be exempted as follows:

Section 1A-20, 2B, 3 - Side Yards - 50 feet.

All that parcel of land in the Eleventh District of Baltimore County

Being the property of Oakmont Homes, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, February 19, 1975 at 9:30 A.M.
Public Hearing: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-170-A, Petition for Variance for Side Yards. Beginning 750 feet, more or less, West of Manor Road on the North side of Winifred Court. Petitioner - Oakmont Homes, Inc.

11th District

HEARING: Wednesday, February 19, 1975 (9:30 A.M.)

The staff of the Office of Planning and Zoning will make no comment on this petition.

William D. Fromm
Office of Planning

WDF:REG:W

PETITION FOR A VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO THE ZONING LAW OF BALTIMORE COUNTY FOR THE FOLLOWING REASONS: Indicate hardship or practical difficulty 1. Sideyards of the required width would present practical difficulty due to the size and nature of the lot and the topography of the lot. 2. The predominant style of house in the development will be approximately 90 to 100 feet wide. When considering the style of house and the restrictive covenants applicable to the subdivision, a side yard requirement of 50 feet on each side of the lot is impracticable.

BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY Jan. 31, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 30, 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 a week for one successive weeks before the 19th day of February 1975, the 19th publication appearing on the 30th day of January 1975

THE JEFFERSONIAN, Manager.

Cost of Advertisement, \$ 75

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 CORTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 423-7008

RESIDENCE 771-1424

E. F. Raphael

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA
Zoning Commissioner
JAMES C. DYER
Deputy Zoning Commissioner



Robert E. Carney, Jr., Esq.
106 Jefferson Building
Towson, Md. 21204

Re: Petition for Variance for Oakmont Homes, Inc.
#75-170-A

Dear Sir:
This is to advise you that \$75.00 is due for advertising and posting of the above property.
Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Room 121, County Office Building, before the hearing.

Very truly yours,
S. Eric DiNenna
ZONING COMMISSIONER

SED/ba

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 1/31/75
Posted for: Hearing Held Feb 19, 1975 at Public Hearing
Petitioner: Oakmont Homes, Inc.
Location of property: Beg. 750 ft. W. of Manor Rd. on the N. side of Winifred Ct.
Location of Signs: 1 Sign Public Hearing 7 January 31, 1975
Remarks: Mail H. H.
Posted by: M. H. H.
Date of return: 2-6-75

February 20, 1975

Robert E. Carney, Jr., Esquire
684 Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance
Beginning 740' W of Manor Road
on the E/S of Wineberry Court -
11th Election District
Oakmont Homes, Incorporated -
Petitioner
NO. 75-178-A (Item No. 149)

Dear Mr. Carney:

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/avl

Attachments

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 14, 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 #149, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Oakmont Homes, Inc.
Location: Beg. 740' NE of Manor Road on E/S of Wineberry Court
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.38.3 to permit side yards of 20 and 30' instead of the required 50'.
No. of Acres: Lot 11 - 1.787 acres
District: 11th

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 464-3817 ZONING 464-3821

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 14, 1975

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

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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 464-3817 ZONING 464-3821

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

JOHN L. WIMBLEY, M.D., M.P.H.
DIRECTOR OF HEALTH SERVICES

January 31, 1975

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

Dear Mr. Dinenna:

Comments on Item 149, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Oakmont Homes, Inc.
Location: Beg. 740' NE of Manor Rd. on E/S of Wineberry Ct.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38.3 to permit side yards of 20 and 30' instead of the required 50'.
No. of Acres: Lot 11 - 1.787 Acres
District: 11th

Comments: An approved water well must be provided prior to approval of a building permit.

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ncp

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 30, 1975

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

Z.A.C. Meeting of: January 28, 1975

Re: Item 149
Property Owner: Oakmont Homes, Inc.
Location: Beg. 740' N.E. of Manor Rd. on E/S of Wineberry Ct.
Present Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38.3 to permit side yards of 20 and 30' instead of the required 50'.

District: 11th
No. Acres: Lot 11 - 1.787 acres

Dear Mr. Dinenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

W. NICK PETROVICH, JR.
JOSEPH E. HEDDERLEY, JR.
JOHN L. WIMBLEY, JR.

WILLIAM M. WILSON, JR.
JOSEPH E. HEDDERLEY, JR.
JOHN L. WIMBLEY, JR.

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JOHN L. WIMBLEY, JR.

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFTON, P.E.
DIRECTOR
W. T. MILLER
SENIOR TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 149 - ZAC - January 28, 1975
Property Owner: Oakmont Homes, Inc.
Location: Beg. 740' NE of Manor Rd. on E/S of Wineberry Ct.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38.3 to permit side yards of 20 and 30' instead of the required 50'.

No. of Acres: Lot 11 - 1.787 Acres
District: 11th

Dear Mr. Dinenna:

No traffic problems are anticipated by the requested side yard variance.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

HSP/bas

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

Bureau of Engineering
ALFRED W. DUBOIS, P.E. & CHIEF

February 26, 1975

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

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.

Comments:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #117607 executed in conjunction with the development of "Manor Woods Addition".
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #149 (1975-1975).

Very truly yours,

Alfred W. Dubois
Chief, Bureau of Engineering

WILLIAM D. FROMM

P-101 Key Sheet
13 & 14 NE & E Topo
12 Topo
52-55 NE 16 & 17 Topo, Sheets

