

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edith R. Simpson (wife) legal owner... of the property known 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 1B02.3B (208.4) (301.1) to permit... a rear yard setback of 20' in lieu of the required 30' for an... addition and a rear yard setback of 10' in lieu of the required... 22.5 feet for an open porch on the rear of the aforementioned addition. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The existing house has three bedrooms, a living room, a kitchen and a bathroom. The family consists of two adults and three children; therefore, additional bedroom and living space is required. The present house design (no expandable attic) does not lend itself to second story addition and the cost of a new and larger home is prohibitive. Therefore, the variance is sought to permit addition shown on plot.

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 Albert L. Simpson
Address 702 Walgrove Court
Reisterstown, Md. 21136
Legal Owner Edith R. Simpson
Petitioner's Attorney S. Eric DiNenna
Protestant's Attorney Address 1011 W. Chesapeake Avenue

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 held 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 10:30 a.m.

S. Eric DiNenna, Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

February 21, 1975

James Douglas Kniffin, Esquire
1015 Nicodemus Road
Reisterstown, Maryland 21136

RE: Petition for Variances
W/S of Walgrove Court, 160'
S of Walgrove Road - 4th
Election District
Albert L. Simpson, et ux -
Petitioners
NO. 75-174-A (Item No. 127)

Dear Mr. Kniffin:

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/srl

Attachments

Located on the West side of Walgrove Court Approximately 160 feet South of the intersection of the centerlines of Walgrove Road and Walgrove Court and known as lot 6, as shown on Plat 13 of Chantley. Said plat is recorded among land records of Baltimore County in Liber 29, Folio 61.

Also known as 702 Walgrove Court.

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 75-174-A. Petition for Variance for a Rear Yard West side of Walgrove Court 160 feet South of Walgrove Road. Petitioner - Albert L. and Edith R. Simpson

4th District

HEARING: Wednesday, February 19, 1975 (10:30 A.M.)

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

William D. Fromm
William D. Fromm, Director
Office of Planning

WDF:REG:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 28, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
XXXXXXXXXXXXXXXXXXXX
Franklin T. Hogans

Mr. Albert L. Simpson
702 Walgrove Court
Reisterstown, Maryland 21136

RE: Variance Petition
Item 127
Albert L. & Edith R. Simpson -
Petitioners

Dear Mr. Simpson:

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 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 west side of Walgrove Court, 160 feet south of Walgrove Road. It is currently improved with a single family detached dwelling.

The petitioner is proposing to construct an addition on the northern end of the dwelling, resulting in the need for a Variance for rear yard setback. Adjacent properties on Walgrove Court are currently improved with single family dwellings of similar structure and apparent value.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

Mr. Albert L. Simpson
Re: Item 127
January 28, 1975

Page 2

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,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Albert L. Simpson
702 Walgrove Court
Reisterstown, Md. 21136
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 17th day of January 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Albert L. & Edith R. Simpson

Petitioner's Attorney

Reviewed by Franklin T. Hogans, Jr.
Chairman,
Zoning Plans
Advisory Committee

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 had; it is further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a rear yard setback of twenty (20) feet in lieu of the required thirty (30) feet and a rear yard setback of ten (10) feet in lieu of the required 22.5' for an open porch should be and the same is hereby DENIED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of February, 1975, that the herein Petition for Variances to permit a rear yard setback of twenty (20) feet in lieu of the required thirty (30) feet and a rear yard setback of ten (10) feet in lieu of the required 22.5' for an open porch 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 had; it is further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a rear yard setback of twenty (20) feet in lieu of the required thirty (30) feet and a rear yard setback of ten (10) feet in lieu of the required 22.5' for an open porch should be and the same is hereby DENIED.

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of February, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



February 4, 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 #127, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owners: Albert L. and Edith R. Simpson
Location: W/S of Walgrove Ct. 160' S of the intersection of Walgrove Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.4) to permit a rear yard setback of 20' in lieu of the required 30' for an addition and a rear yard setback of 10' in lieu of the required 22.5' for an open porch on the rear of the aforementioned addition
No. of Acres: 120.87 X 138.38
District: 4th

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 Fire Department



Towson, Maryland 21204

875-7310

Office of Planning and Zoning
Zoning Commissioner
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners: Albert L. & Edith R. Simpson

Location: W/S of Walgrove Ct. 160' S of the intersection of Walgrove Rd.
Item No. #127 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 should 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 150 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: *H. J. K. M.* Noted and Approved: *Paul H. Reincke*
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 8, 1975

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

Z.A.C. Meeting of: January 7, 1975

Re: Item 127

Property Owners: Albert L. & Edith R. Simpson

Location: W/S of Walgrove Ct. 160' S of the intersection of Walgrove Road

Present Zoning: D.R. 3.5

Proposed Zoning: Variance from Section 1802.3B (208.4) to permit a rear yard setback of 20' in lieu of the required 30' for an addition and a rear yard setback of 10' in lieu of the required 22.5' for an open porch on the rear of the aforementioned addition.

District: 4th

No. Acres: 120.87 x 138.38

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WSP/ml

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

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

February 3, 1975

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

Re: Item #127 (1975-1975)

Property Owner: Albert L. & Edith R. Simpson
Location: W/S of Walgrove Ct., 160' S of the intersection of Walgrove Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.4) to permit a rear yard setback of 20' in lieu of the required 30' for an addition and a rear yard setback of 10' in lieu of the required 22.5' for an open porch on the rear of the aforementioned addition.
No. of Acres: 120.87 x 138.38 District: 4th

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:

Baltimore County utilities and highway improvements are not involved. However, the submitted plan should be revised to indicate the existing 10-foot drainage and utility easement, centered upon the 172-foot lot line of this Lot #6, Block "B" as shown on the recorded plat entitled "Revision of Plat Thirteen and Revision of Lot 17-Block 1-Plat 12-Charley", (S.B.C. 29, Folio 84), which title and reference should also be included on the revised plan.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements or reservations.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #127 (1975-1975).

Very truly yours,

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

END:RAM:PMB:ss

T-W Key Sheet
58 MW 40 Pos. Sheet
NW 15 J Topo
18 Tax Map

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 15, 1975

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

Dear Mr. DiNenna:

Comments on Item 127, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Albert L. & Edith R. Simpson
Location: W/S of Walgrove Ct. 160' S of the intersection of Walgrove Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B(208.4) to permit a rear yard setback of 20' in lieu of the required 30' for an addition and a rear yard setback of 10' in lieu of the required 22.5' for an open porch on the rear of the aforementioned addition.
No. of Acres: 120.87 x 138.38
District: 4th

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EHVb/acc

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. 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 127 - ZAC - January 7, 1975

Property Owner: Albert L. & Edith R. Simpson
Location: W/S of Walgrove Ct. 160' S of the intersection of Walgrove Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.4) to permit a rear yard setback of 20' in lieu of the required 30' for an addition and a rear yard setback of 10' in lieu of the required 22.5' for an open porch on the rear of the aforementioned addition.
No. of Acres: 120.87 x 138.38
District: 4th

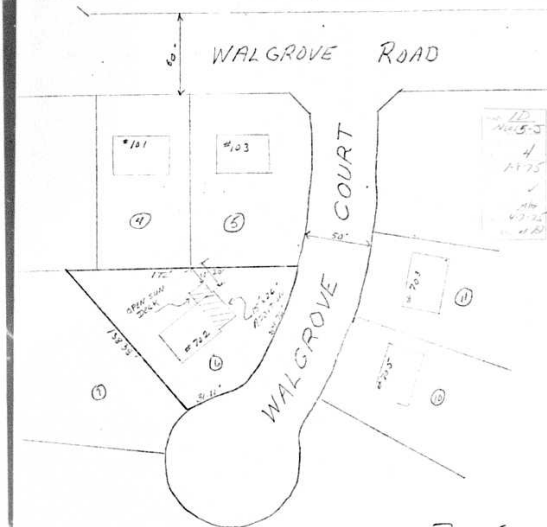
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

MSF/bza



PETITION FOR A VARIANCE
IN DISTRICT
ZONING: Petition for
Variation for a Rear Yard
Setback. West side of
Walgrave Court 160 feet South
of Walgrave Road.
DATE & TIME: WEDNESDAY
FEBRUARY 19, 1975 at
10:00 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 is hereby filed for a
rear yard setback of 30 feet in
stead of the required 35 feet,
and to permit a rear set-
back of 10 feet instead of the
required 25 feet for an
open porch.
The Zoning Regulations will be
enforced as follows:
Section 1902.10 (2)(a) 1-
161.1: Rear Yard: 30 feet.
If attached to the main build-
ing, a porch or a secondary
open porch, with or without a
roof, that extends into any re-
quired set back more than 20'
of the minimum required depth
of a front or rear yard or of the
minimum required width of a
side yard.
All that parcel of land in the
Fourth District of Baltimore
County
Located on the West side of
Walgrave Court. Approx-
imately 160 feet South of the in-
tersection of the corners of
Walgrave Road and Walgrave
Court and known as to G. as
shown on Plot 13 of Change.
Said plot is recorded among
land records of Baltimore
County in Liber 26, Page 44.
Also known as 702 Walgrave
Court.
Being the property of Albert
L. and Edith N. Simpson, as
shown on plan filed with the
Public Hearing.
Hearing Date: Wednesday
February 19, 1975 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
MD.
BY ORDER OF
S. ERIC DINONNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Jan 29 1975

OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 January 29 1975

THIS IS TO CERTIFY, that the annexed advertisement was
inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for 30 consecutive
weeks before the 19th day of Feb. 1975 that is to say, the same
was inserted in the issues of January 24, 1975

STROMBERG PUBLICATIONS, Inc.
By C. C. Stroman

PETITION FOR A VARIANCE
ON DISTRICT
ZONING: Petition for Variance
for a Rear Yard
Setback. West side of Walgrave
Court 160 feet South of Walgrave
Road.
DATE & TIME: Wednesday, Febru-
ary 19, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 106, Coun-
ty Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County is hereby filed for a rear
yard setback of 30 feet instead of the
required 35 feet, and to permit a
rear yard setback of 10 feet instead
of the required 25 feet for an
open porch.
The Zoning Regulations will be en-
forced as follows:
Section 1902.10 (2)(a) 1-
161.1: Rear Yard: 30 feet.
If attached to the main building,
a porch or a secondary open porch,
with or without a roof, that ex-
tends into any required set back
more than 20' of the minimum re-
quired depth of a front or rear yard
or of the minimum required width of a
side yard.
All that parcel of land in the
Fourth District of Baltimore
County
Located on the West side of Wal-
grave Court. Approximately 160
feet South of the intersection of the
corners of Walgrave Road and Wal-
grave Court and known as to G.
as shown on Plot 13 of Change. Said
plot is recorded among land records
of Baltimore County in Liber 26, Page
44.
Also known as 702 Walgrave
Court.
Being the property of Albert L.
and Edith N. Simpson, as shown
on plan filed with the Zoning
Department.
Hearing Date: Wednesday, Febru-
ary 19, 1975 at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By order of
S. ERIC DINONNA
Zoning Commissioner of
Baltimore County
Jan. 29

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 in each
of 30 consecutive weeks before the 19th
day of February, 1975, the last publication
appearing on the 30th day of January
1975.

THE JEFFERSONIAN,
A. L. Simpson, Manager

Cost of Advertisement, \$.....

1-SIGN 75-174-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: FEB 19 1975

Posted for: PETITION FOR VARIANCE

Petitioner: ALBERT L. SIMPSON

Location of property: W.S. & F. WALGRAVE CT. 160 S. OF WALGRAVE RD.

Location of Signs: FRONT 702 WALGRAVE CT.

Remarks: Thomas B. Roland

Posted by: Thomas B. Roland Signature Date of return: FEB 7 1975

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		ZOD 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: <u>TBC</u>										
Previous case:										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 30th day of
DEC 1975. Item #

Alvin L. Simpson
S. ERIC DINONNA,
Zoning Commissioner

Petitioner SIMPSON Submitted by SIMPSON
Petitioner's Attorney Reviewed by TBC

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

BALTIMORE COUNTY, MARYLAND No. 17494
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Feb. 13, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Albert L. Simpson
702 Walgrave Court
Randallstown, Md. 21136
Advertising and posting of property-----#75-174-A CMC

BALTIMORE COUNTY, MARYLAND No. 17482
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 27, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Albert L. Simpson
702 Walgrave Court
Randallstown, Md. 21136
Petition for Variance-----#75-174-A CMC