PETITION FOR ZONING VALUANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Gaylord Brooks Invostment Company, by
I, or we, Richard, A., Moore, Presidence of the property situate in Baltimore
County and which is described in the description and plat attacher, hereto and made a part hereof,

hereby petition for a Variance from SectionLAQQ.3B.3_(ts_parmit_side_yards_____

of 20 and 30 feet instead of the required 50 feet) Lots # 9, 10 & 14

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following resons: (indicate hardship or practical difficulty)
1. Sideyards of the required width would present practical difficulty due to the size and nature of the lots and the topography of the lots.

 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

Preserty is to be posted and advertised as prescribed by Zoning Regulations. Lee we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and retrieve agree to and are to be bound by the zoning regulations and restrictions of Ballmore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

ty - Repairs O. Morre Les Legal Owner

Address R. Q. Box 62 Paper Mill Road

Phoenix, Maryland 21131

.0

Protestant's Attorney

County, on the 18th

Robert E. Carney, Jr. Petitioner's Attorney 406 Jefferson Building Address Towson, Maryland 21204

Armi Oli Maria

loveri

E. F. RAPHEL & ASSOCIATES
Registers Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON MARYLAND 21204

OFFICE: 825-3909

RESIDENCE 771.4592

January 16, 1975

DESCRIPTION TO ACCOMPANY PETITION
FOR SIDE YARD VARIANCE LOT 9

PLAT OF "ADDITION TO MANOR WOODS"
Being Lot 9 as shown on the Plat of Addition to Manor

weing Lot 9 as snown on the Plat of Addition to Manor

Woods and recorded among the Plat Records of Baltimore County

in Liber E.H.K. Jr. No. 37, folio 147 the westernmost corner of said

lot located easterly 828± from the intersection formed by the

North Right-of-Way line of Wineberry Court and the mast Pight

of-Way line of Manor Road as shown on the aforesaid Plat.

Containing 2.396 acres of land more or less.



phel and Surveyor of. Land Surveyor

J. b. Micro flouri

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DINENNA Zoning Commissioner JAMES E. DYER Deputy Zoning Commission

425



494 - 2351 494 - 2391

Robert E. Carney, Jr., Esquire 406 Jefferson Building Towson, Maryland 21204

RE: Petition for Variance
Wineberry Court and Manor Road 11th Election District
Gaylord Brooks Investment Company
Petitioner
NO. 75-211-A (Item No. 150)

Dear Mr. Carney:

I have reviewed your letter of April 17, 1975, in which you request that I amend the restriction in the above referenced case. Your letter points out that a previous Agreement by the property owners within the subdivision consented to changing the minimum building setback lines on Lot Nos. 9, 10, and 11, and was recorded among the land records of Baltimore County on March 11, 1975, thirteen days previous to my Order.

In view of this Agreement, I personally would have no objection to removing the aforementioned restriction from my Order. However, any such deviation from the recorded plat would require *proval of the Director of Planning and/or Mr. George II. Pryor, Jr., Chief, Project and Development Section of the Office of Planning and Zoning.

I am sending Mr. Pryor a copy of this letter together with a copy of your letter and the Agreements pertaining to the setback lines. Should the Planning Official agree that a revised plat is not necessary, I will so amend my Order to reflect this Agreement.

JAMES E. DYER
Deputy Zoning Commissione

JED/mc

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

E. F. RAPHEL & ASSOCIATES
Retitured Professional Land Surreyors
201 COUNTLAND AVENUE
TOWSON. MARYLAND 21204

OFFICE: 825-390

January 13, 1975

RESIDENCE 771.4

DESCRIPTION TO ACCOMPANY PETITION
FOR SIDE YARD VARIANCE LOT 10
PLAT OF "ADDITION TO MANOR WOODS"

Being Lot 10 as shown on the Flat of Addition to Manor Woods and recorded among the Flat Records of Baltimore County in Liber EHK Jr. 37, folio 147 the westernmost corner of said lot located easterly 840.2 from the intersection formed by the north Right of Way line of Mineberry Court and the east Right of Way line of Manor Road as shown on the aforesaid plat.

Containing 1.905 Acres of land more or less.

eg. 12 No. 224

eq. irof. land weger c. 2246 Robert E. Carney. Jr., Esquire May 2, 1975 Page 2

ce: Mr. George II. Pryor, Jr.
Chief
Project and Development Section of
the Office of Planning and Zoning

Mr. S. Eric DiNenna Zoning Commissioner March 24, 1975

Robert E. Carney, Jr., Esquire 406 Jefferson Building Towson, Maryland 21204

RE: Petition for Variances
Beginning 552. N of the intersection of Wineberry Ct. and
Manor Road - 11th District
Gaylord Broaks Investment Co.
Petitioner
NO. 75-211-A (Item No. 150)

Dear Mr. Carney:

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/me

Attachments

cc: Mr. Klon R. Ervin 1310 Dalton Road Baitimore, Maryland 21234

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surreyors
201 COURTLAND AVENUE

OFFICE: 825.3008

January 13, 1975

RESIDENCE: 771-4592

DESCRIPTION TO ACCOMPANY PETITION
FOR SIDE YARD VARIANCE LOT 14
PLAT OF "ADDITION TO MANOR WOODS"

Being Lot 14 as shown on the Plat of Addition to Nanor Moods and recorded among the Plat Records of Baltimore County in Liber EHK Jr. 37, folio 147 the Westernmost corner of said lot located easterly 740'-2 from the intersection formed by the south Right of Way line of Wineberry Court and the east Right of Way line of Manor Road as shown on the aforesaid plat.

Containing 1.907 Acres of land more or less.



F. F. Pajin.)
Fer. 1 and 3 Pagers
10. 1 and

B. TIMORE COUNTY, MAR AND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date. March 14, 1975

FROM William D. Fromm, Director of Planning

Petition *75-211-A. Beginning 852 feet, more or less, North of the SUBJECT - Infériection of Wineberry Court and Manor Road. Petition *For Side Yards. Petitioner * Caylord Brooks Investment Company

11th District

HEARING: Tuesday, March 18, 1975 at 10:00 A.M.

There are no Master Plan factors concerning this petition which requires Office of Planning and Zoning staff comment.

William D. Fromm, Director Office of Planning and Zoning

WDF:NEG:nb

Pursuart 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 to permit side yards of 20 and 30 reet instead of the rea Valiance quired 50 feet for Lot #9, #10 and #14 should be granted Deputy TT IS ORDERED by the Zoning Commissioner of Baltimore County this 24 74 same is granted, from and after the date of this order, subject to revising record plat to reflect new front yard setback and approval of a site plan by the Office of Blanning and Zoning. Deputy Zoning Commissioner of Baltimore County Pursuant to the advertiseme .t, 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, 197 ..., that the above Variance be and the same is hereby DENIED. Zoning Commissioner of Baltimore County

Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Robert E. Carney, Jr., Esq. 406 Jefferson Building Towson, Maryland 21204 County Office Building 111 F. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th

> Di Nenna ning Commissioner

Petitioner Gaylord Brooks Investment Company

Petitioner's Attorney popert %. Carney, Jr Raviewed by Tarable 1 the party.
F. F. Raphel & Associates
Chairman, Brodans Jr.
Chairman, Rosing Jr.
Chairman, R E. F. Raphel & Associates 201 Courtland Avenue Towson, Md. 21204

Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

MONERS IONING ADMINISTRATION

HESLYH DEPARTEDAY

TIME PREFERENCES

TRANSPORTED OF TRANSPORTED THE PROPERTY OF THE

BOARD OF EDUCATION

Robert E. Carney, Jr., Esq. 406 Jefferson Building Pranklin T. Hogan

> RE: Variance Petition Item 150 Gaylord Brooks Investment Company - Petitioner

February 26, 1975

Dear Mr. Carney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced potition and has made an on site field inspection of the property. The following comments are a result of the property.

These comments are not intended to indicate the appropriateness of the zoning action requested, but appropriateness of the zoning action requested, but appropriate and a source of the zoning that the zoning comments are the zoning community of th

This petition is a request for side yard variances involving three huilding lots in an RDP zone. A field inspection reveals a troublesome slope on lots 9 and 10 in the area of the easement as indicated on the plat. Lot No. 14 is traversed by a transmission tower right of way.

In light of the fact that this is a relatively new subdivision, there are no existing residences in this area other than those presently under

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

Robert E. Carney, Jr., Esq. Re: Item 150 February 26, 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.

Chairman, Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: E. F. Raphel & Associates 201 Courtland Avenue Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 2120



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

March 3, 1975

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

Re: Item 150 - ZAC - January 28, 1975
Property Owner: Gaylord Brooks Investment Co.
Location's Beg. 740' Ste O'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 regulred
50'.

No. of Acres: Lots 9, 10 & 1' 6.208 Acres

No traffic problems are anticipated by the requested side

yard variances.

Very truly yours.

mechants. Humain Michael S. Flanigan Traffic Engineering Assoc.

MSF/bza

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

Baltimore County, Maruland Bepartment Of Public Borks COUNTY OFFICE BUILDING

TOWSON, MARYLAND 21204

February 26, 1975

The following comments are furnished in regard to the plat submitted to thir office for review by the Zoning Advisory Committee in commention with the subject

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 commention with this Item #150 (107m-1975).

ELISWOOTH N. DIVER, P.S. Chief, Bureau of Engineering

Very truly yours,

Re: Item #150 (1974-1975)
Property Owner: Gaylord Brooks Investment Co.
Rey. 700 NY: of Manor Rd. on E/S of Wimberry Ct.
Existing Zening: RDP
Proposed Coning: Wartance from Sec. 1000.78m.3 to
permit side yards of 20 and 30 instead of the
recutred 50.

No. of Acres: Lots 9, 10 & 14 6.208 Acres District: 11th

SONALD J. ROOP, M.D., MPH

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

Comments on Item 150, Zoning Advisory Committee Heeting, January 28, 1975, are as follows:

Property Owner: Gaylord Brooks Investment Co.
Location: Beg. 740' XE of Nanor Rd. On E/S
of Wineberry C.
Existing Zoming: EDP
Proposed Zoming: Upriame from Sec. 1400.38.3
to permit side 'ards of 20 and re'
No. of Acres: Lies 9, 10 & 14. 6.08 Acres
District: 11th

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

Very truly yours,

Thom M Mening Thomas H. Devlin. Director BUREAU OF ENVIRONMENTAL SERVICES

END: EAM: FWH: 88

R-NE Key Sheet 52, 53 & 5L NE 16 & 17 Pos. Sheets 13 & 1L NE D & E Topo 62 Tax Map

ELLSWORTH N. DIVER. P. E. CHIEF

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Dear Mr. DiMenna:

Towson, Maryland 21206

January 31, 1975

WILLIAM D. FROMM DIRECTOR

ZONING COMMISSIONE



February 21, 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:

Remarks:

Comments on Item #150, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Gaylord Brooks Investment Co. Location: Beg. 740' NE of Manor Road on E/S of Winebury Court Existing Zoning: R.D.P. Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side yard of 20 and 30' instead of the required 50'. No. of Acres: Lots 9, 10, and 14 6,208 acres

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 begring on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. ' mbley

Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

AREA CODE 301 PLANNING 404-3211 ZONING 484-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 30, 1975

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

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

Present Zoning: RDP

Property Owner: Gaylord Brooks Investment Co. Beg. 740' N.E. of Manor Rd. On L/S of Wineberry Ct. Proposed Coning: Variance from Sec. 1A00.38.3 to permit side yards of 20 and 30' instead of the required 50'.

Lots 9, 10 & 14 - 6,208 acres

Dear Mr. OlNenna:

No bearing on student population.

JOSHUA R. WHEELER, SUPERINT

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

WNP/m1

H EMBLIE PARKS PROPERTY EUGENE C. HESS, VICEMBERS JOSEPH N. MICHWAN ALVIN L'INCEK

T. HAYARD WILLIAMS JR RICH WO W. TRACEY, VMII HE RICHARD K WUERTE

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #75-211-19

Towson, Maryland Date of Posting 22-75 Posted for Heaving True march 181 1975 = 1.1. 1912 Petitioner Maylord Breche Box Co Location of property: Boy 8.521 M. y M. Betweelen & Menny of Suga Boated on Sat 1114

Mul House Date of return: 3-6-75

PETITION MAPPING PROGRESS SHEET Wall Map | Original | Duplicate | Tracing | 200 Sheet FUNCTION date by date by Descriptions checked and outline plotted on map Petition number added to outline ZC, BA, CC, CA Reviewed by: Z. L. C Revised Blance Change in outline or description___Yes Previous case:

intersection of Wineberry Court and Manor Road. DATE & TIME: TUESDAY MARCH 18, 1975 at 10:00 A M. PUBLIC HEARING: Room 106, County Office Building, 11 TOWSON, MD, 21204

TOWSON I IM IES February 28 19 75

tions of Baltimore County, will hold a public hearing. Petition for Variance from the Zoning Regulations of Baltimore County to permisside yas, is of 20 and 20 feet in side yas do (20 and 20 feet in-ideal of the required 20 feet for John No. 9, No. 10 and No. 14. The Zeang Regulation to be excepted as follows: Section 1400 38.3 - The dis-lance between any buildings in an R. D. P. zone 50 feet. All that guized of land in the Eleventh Fairfrei of Baltimore

County FOR SIDE YARD VARIANCE POR SIDE YARD VARIANCE.
LOT 9
PLAT OF "ADDITION TO
MANOR WOODS"
Being Lee 9 as: Nown on the
Plat of Addition to Manor
Woods and recorded among the
Plat Records of Baltimore
County in Liber E. H. K. Jr. No.
37. folio 107 the westernmost
corner of said lot located cerner of said lot located easterly 828 more or less from the intersection formed by the North Right-of-Way line of Wireberry Court and the East Right-of-Way line of Manor Head as shown on the aforesaid

Idead as a been on the afternand
Containing Libb acres of land
more or less.
FOR SIDE YARD
PART OF "SIDETY TO
MANON WOODS"

Being Lot 19 as shown on the
words and recorded among the
PLAT OF PART OF
MANON WOODS
Being Lot 19 as shown on the
Woods and recorded among the
Plat Records of Ballimore
County in Libber Fills dr. 27,
one of and list faction canterly
able "more or less from the intersection formed by the north
Court and the cast Right of
Court and the What is well as the second with the course and the second will be considered with the continued withas the continued with the continued with the continued with the c Containing 1.807 Acres of land more or less. Being the property of Gaylerd Brooks Investment Company, a thin the Zoning Description of the Coning Description of the Coning Hearing Date: Tuesday. March II, 1975 a 10:00 A.M. Public Hearing: Room 106. County Office Building, III W. Chesapeake Avenue, Towson, Md. BY ORDER OF Md. BY ORDER OF S. ERIC DINENNA ZONING COMMISSIONER OF BALTIMORE COUNTY Feb. 28. (196)

JAN

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building

Towson, Maryland 21204

* This is not to be interpreted as acceptance of the Petition for

1975 Item #

Petitioner's Attorney CARNEY

assignment of a her ing date.

111 W. Chesapeake Avenue

Your Petition has been received * this /7 day of

OFFICE OF

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - BEGINNING 852 FEET, WHE OR LESS, NORTH OF THE INTERSECTION OF WINEBERRY COURT. was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one weeks before the 18 day of agent 1973 that is to say, the same was inserted in the issues of February 28, 1975

STROMBERG PUBLICATIONS, Inc.

C. Caman

CERTIFICATE OF PUBLICATION

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 appearing on the 27th day of Zobrusry THE JEFFERSONIAN.

and Shufter

Cost of Advertisement, \$...

NO Parities for Var a for

ning 2.294 acres of lan

THE PART OF "ABDITION TO MANDER WORDS".

Being Icd 10 as shown in the Part of Addition to Manufacture of the Part of Addition to Manufacture of the Part of Addition to Manufacture of Bellimer County in Lifer SERIE At 11, 15 that 11 the weather large 40°C from the Interesting 1872 from the Interesting 1872 from the Interesting 1872 from the Interest of William of Windows part and the William of Windows part and the Part of William of Windows part and the Part of Manufacture of Windows Interesting 1,000 Acres of Inc.

ron side YARD VARIANCE LOT 11 - PLAT OF "ADDITION TO 14 - PLAT OF "ADDITION TO

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANC REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT DATE Feb. 19, 1975 ACCOUNT 01-662

AMOUNT_ \$25.00

No. 17927

PINE AGENCY Robert E. Carney, Jr., Esq. 406 Jefferson mulding

le Traymon Md. 21201. Petition for Variance for Gaylord Brooks Iny. Co. #75-211-A

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

March 12, 1975 ACCOUNT 01-662

AMOUNT \$86.75

WHITE - CASHIER Robert E. Carney, Jr., Esq. 406 Jefferson Eailding

Towson, Md. 21204 Advertising and posting ofproperty for Caylord Brooks Inv. Co. -- #75-21:-A

