

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edward T. Walker 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 1. B02.2.C. (2) 504 (VB2) to permit a distance of 43 ft. from the centerline of the street in lieu of the required 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)
The side yard facing Prince George St. is dedicated but not improved, with no plans for ~~improvement~~ improving this street. This is a beautiful lot and the only remaining lot on this street.

If this variance is granted it will permit me to build my home. All other boundaries are within required Building Code and the total area far exceed the required amount of land for this dwelling.
When this Lot was purchased, I was not aware this was a corner lot. When I applied for a permit I learned for the first time of Prince George St.

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 Edward T. Walker Legal Owner
Address 1216 Daniels Ave.
Catonsville, Md.
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

February 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 108, County Office Building in Towson, Baltimore County, on the 18th day of March, 1975, at 10:15 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

March 19, 1975

Mr. Edward T. Walker
1216 Daniels Avenue
Catonsville, Maryland 21229

RE: Petition for Variance
NW/owner of Daniels Avenue and
Prince George Street - 1st District
Edward T. Walker - Petitioner
NO. 75-212-A (Item No. 148)

Dear Mr. Walker:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:mec

Attachments

cc: Mr. Charles Miller
3501 Alameda Circle
Baltimore, Maryland 21218

LOT DESCRIPTION

Beginning at a point on the N.W. corner of Daniels Avenue and Prince George Street, and being Lots Nos. 23 - 26 of Plot No. 4 of Catonsville Manor, and Recorded among the Land Records of Baltimore County in LIBER 1998 FOLIO 228 and being more particularly described as 1216 Daniels Avenue.

EDWARD T. WALKER
677 WICKHAM RD.
BALTIMORE, MD 21229

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-212-A, Northwest corner of Daniels Avenue and Prince George Street.
Petitioner - Edward T. Walker

1st District

HEARING: Tuesday, March 18, 1975 at 10:15 A.M.

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

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

WDF:NEG:nb

BALTIMORE COUNTY

ZONING PLANS

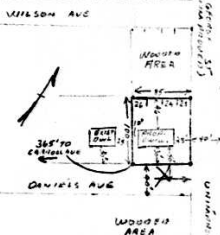
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Plot # Catonsville Manor
OWNER - EDWARD T. WALKER
677 WICKHAM AVE
CATONSVILLE MD.



212
SHEET
1
1/18/75
JED

1st Election District BALTIMORE CO MD 1/18/75
SCALE 1"=50'

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 148 - ZAC - January 21, 1975
Property Owner: Edward T. Walker
Location: NW/4 of Daniels Ave. & Prince George Ave.
Existing Zoning: L2 5.5
Proposed Zoning: Variance from Sec. 1802.3C (2) 504 (VB2) to permit a distance of 43' from the centerline of the street in lieu of the required 50'.
No. of Acres: 85 x 100
District: 1st

Decc Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the setback from the center of the street.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSF/bza

Item 148

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Edward T. Walker
1216 Daniels Avenue
Catonsville, Md. 21207
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 14th day of February, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Edward T. Walker

Petitioner's Attorney _____

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

APR 28 1975

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a distance of 43 feet from the centerline of the a Variance street instead of the required 50 feet should be granted. IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 19th day of March 1975 that the herein Petition for a Variance should be and the same 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 day of 1975 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204

MEMBERS
COUNTY ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
BUREAU OF PLANNING
BUREAU OF DEVELOPMENT
BUREAU OF COMMUNITY PLANNING
BUREAU OF EDUCATION
BUREAU OF ENGINEERING

Mr. Edward T. Walker
1216 Daniels Avenue
Catonsville, Maryland 21207

RE: Variance Petition
Item 148
Edward T. Walker - Petitioner

Dear Mr. Walker:

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 at the northwest corner of Daniels Avenue and Prince George Avenue.

The petitioner is requesting a Variance to permit the construction of a new house at a distance of 43 feet from the center line of Prince George Street instead of the required 50 feet.

A field inspection reveals Prince George Street to be unimproved and, for that matter, nonexistent. This property, except in the case of an existing dwelling to the east, is surrounded by wooded lands.

Please note the comments of the Health Department

Mr. Edward T. Walker
Re: Item 148
February 26, 1975

Page 2

concerning revision of the plot plan.

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 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.

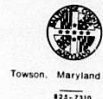
Very truly yours,

Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD
Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
425-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Edward T. Walker

Location: NW/C of Daniels Ave. & Prince George Ave.

Item No. #148 Zoning Agenda January 21, 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

() 4. EXCEEDS the maximum allowed by the Fire Department.

() 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. 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: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



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

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 148, Zoning Advisory Committee Meeting, January 21, 1975, are as follows:

Property Owner: Edward T. Walker
Location: NW/C of Daniels Ave. & Prince George Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C(2) 504(VB2) to permit a distance of 43' from the centerline of the street in lieu of the required 50'.
No. of Acres: 85 x 100
District: 1st.

Comments: Revised plot plan needed showing proposed method of sewage disposal and water supply.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CHVB/acc

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

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

February 27, 1975

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

Re: Item #148 (1974-1975)
Property Owner: Edward T. Walker
N/W cor. of Daniels Ave., and Prince George St.
Existing Zoning: DR 5.5
Proposed Zoning: Variance from Sec. 1802.3C(2) 504(VB2) to permit a distance of 43' from the centerline of the street in lieu of the required 50'.
No. of Acres: 85 x 100 District: 1st

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.

Highways:

Daniels Avenue, a partially improved public street, and Prince George Street, both unimproved in the vicinity of this property, are 40-foot rights-of-way shown on recorded Plat No. 4, Catonsville Manor (W.P.C. 6, Folio 160). These roads are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way (40-foot minimum).

Highway improvements and highway rights-of-way widening, including a fill area for sight distance at the intersection, will be required in connection with any grading or building permit application.

The submitted plan must be revised (to scale) to indicate the proposed highway right-of-way widenings, the existing rights-of-way, extent and type of present road improvements, and existing public water and sewerage within these rights-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, denuding private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #148 (1974-1975)
Property Owner: Edward T. Walker
Page 2
February 27, 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 the Daniels Avenue and Prince George Street rights-of-way.

It appears that additional fire hydrant protection is required in the vicinity.

Public sanitary sewerage must be extended to serve this property, approximately 60 feet, from the existing 8-inch sanitary sewer in Daniels Avenue (See Drawing #SL-1741, File 1).

This property is tributary to the Dead Run - Gwynns Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:FW:iss

cc: J. Somers
W. Munchel

H-MS Key Sheet
1 SW 21 Pgs. Sheet
SW 1 P Typo
95 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



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:

Comments on Item #148, Zoning Advisory Committee Meeting, January 21, 1975, are as follows:

Property Owner: Edward T. Walker
Location: NW/C of Daniels Avenue and Prince George Avenue
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Sec. 1802.3C(2) 504(VB2) to permit a distance of 43' from the centerline of the street in lieu of the required 50'.
No. of Acres: 85 X 100
District: 1st

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,

[Signature]
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 424-3211 ZONING 424-3251

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MAR/LAND - 21204
Date: January 17, 1975

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

Z.A.C. Meeting of: January 21, 1975

Re: Item 148
Property Owner: Edward T. Walker

Location: NW/4 of Daniels Avenue & Prince George Avenue

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C (2) 504 (V82) to permit a distance of 43' from the centerline of the street in lieu of the required 50'

District: 1st

No. Acres: 85 x 100

Dear Mr. DiNenna:

No bearing on student population.

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

WSP/ml

H. EMBLE PARKS, President
EURENE E. HESS, Vice-President
HRS. ROBERT L. BERNER
MARSHALL W. NOTES, President
JOSEPH W. MORGAN, Vice-President
ALVIN LOREAN
JOSHUA W. WHEELER, Treasurer

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		239 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>F.H.</i>	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case:	Map # _____									

PETITION FOR A VARIANCE
1ST DISTRICT
ZONING: Petition for Variance for Sub Yard
LOCATION: Northwest corner of
Daniels Avenue and Prince George Avenue
DATE: 1975
DATE & TIME: TUESDAY, MARCH 19, 1975 at 10:15 A.M.
PUBLIC HEARING: Room 104, 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 distance of 43' from the centerline of the street instead of the required 50'.
The hearing shall take place at the following location:
Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The hearing shall be held on the 19th day of March, 1975, at 10:15 A.M.
First District 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 distance of 43' from the centerline of the street instead of the required 50'.
The hearing shall take place at the following location:
Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The hearing shall be held on the 19th day of March, 1975, at 10:15 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Feb. 17, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 27, 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 line, successive weeks before the 18th day of March, 1975, the last publication appearing on the 27th day of February 1975.

THE JEFFERSONIAN,
A. L. Schuchman
Manager.

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE
1ST DISTRICT
ZONING: Petition for Variance for Sub Yard
LOCATION: Northwest corner of Daniels Avenue and Prince George Avenue
DATE: 1975
DATE & TIME: TUESDAY, MARCH 19, 1975 at 10:15 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
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 distance of 43' from the centerline of the street instead of the required 50'.
The hearing shall take place at the following location:
Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The hearing shall be held on the 19th day of March, 1975, at 10:15 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Feb. 27, 1975

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 February 27, 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION- NORTHWEST CORNER OF DANIELS AVENUE was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 18 day of March 1975, that is to say, the same was inserted in the issues of February 27, 1975

STROMBERG PUBLICATIONS, Inc.

By *C. C. C.*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17944
DATE: March 17, 1975 ACCOUNT: 01-662
AMOUNT: \$13.75
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Edward T. Walker
677 Wickham Rd.
Baltimore, Md. 21229
Advertising and posting of property - 75-212-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 17479
DATE: Feb. 19, 1975 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
Edward T. Walker
677 Wickham Rd.
Baltimore, Md. 21229
Petition for Variance for Edward T. Walker
75-212-A

