

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William J. & Beatrice J. Weisman, 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 1A00.3B (3) to permit a side yard setback of 20 feet in lieu of the required 50 ft.

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

- (1) At the time of original purchase there was a 20 ft. setback requirement for this property.
- (2) The 50 ft. setback regulation now in effect prohibits the construction of a desired improvement to the property - the addition of a garage adjacent to the existing house.

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 William J. Weisman
Address 13621 Manor Road
Baldwin, Maryland 21013
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of 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 106, County Office Building in Towson, Baltimore County, on the 18th day of March 1975 at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

March 19, 1975

Mr. & Mrs. William J. Weisman
13621 Manor Road
Baldwin, Maryland 21013

RE: Petition for Variance
E/S of Manor Road, 450' N of
Carroll Manor Road - 10th District
William J. Weisman, et ux -
Petitioners
NO. 75-213-A (Item No. 154)

Dear Mr. & Mrs. Weisman:

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:mnc

Attachments

DESCRIPTION FOR VARIANCE

William J. Weisman

BEGINNING at a point on the center line of Manor Road distant 450 feet, more or less, North of Carroll Manor Road, and running the following courses and distances: 1) N 49°23'E 447.5', 2) N 26°32'W 102.51', 3) S 57°24'W 339.65', 4) S 0°09'W 100.0', 5) S 4°07'W 100.0' to the place of beginning.

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 75-213-A. East side of Manor Road 450 feet North of Carroll Manor Rd. Petition for Variance for a side yard. Petitioner - William J. Weisman and Beatrice J. Weisman

10th District

HEARING: Tuesday, March 18, 1975 (10:30 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

BALTIMORE COUNTY

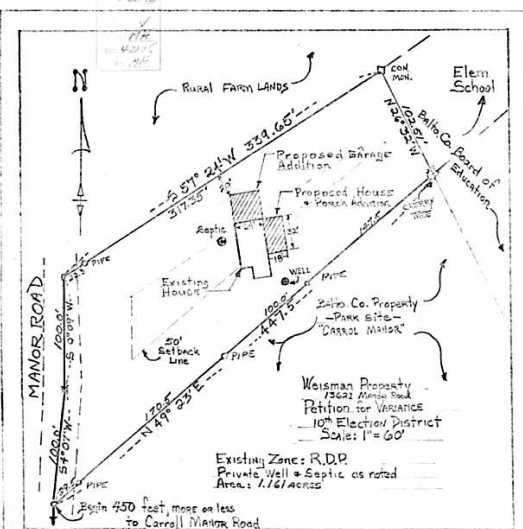
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



Item 154

Mr. William J. Weisman
13621 Manor Road
Baldwin, Maryland 21013

Chairman
Franklin S. Horne / J.C.

14th

February

X5

William J. & Beatrice J. Weisman

Your petition has been received and accepted for filing this day of February 1975.
TOWSON, Maryland 21204
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

March 3, 1975

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

Re: Item 154 - ZAL - January 28, 1975
Property Owner: William J. & Beatrice J. Weisman
Location: E/S of Manor Rd. 450' N of Carroll Manor Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a side yard setback of 20' in lieu of the required 50'.
No. of Acres: 1.161 Acres
District: 10th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineering Assoc.

NSF/bza

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

to permit a side yard setback of 20 feet instead of the a Variance required 50 feet. should be granted.
Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1975, that the herein Petition for a Variance 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.
Deputy 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

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

COUNTY OFFICE BUILDING
111 N. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

February 26, 1975

XXXXXXXXXXXXXXXXX
Chairman
Franklin T. Hogsans, Jr.

MEMBERS
ZONING ADMINISTRATOR ON
HEALTH DEPARTMENT
BUREAU OF
FIRE PROTECTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
MOUNTAIN
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
MILITARY BUSINESS

Mr. William J. Weisman
13621 Manor Road
Baldwin, Maryland 21013

RE: Variance Petition
Item 154
William J. & Beatrice J. Weisman -
Petitioners

Dear Mr. Weisman:

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 east side of Manor Road, 450 feet north of Carroll Road.

The petitioner is requesting a Variance for a side yard setback of 20 feet instead of the required 50 feet in an RDP zone.

This property abuts on the south property owned by Baltimore County, utilized as a public park; to the east public land utilized as an elementary school, and to the north rural farm lands.

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

Mr. William J. Weisman
Re: Item 154
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. Hogsans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

January 30, 1975

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

Dear Mr. DiNenna:

Comments on Item 154, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: William J. & Beatrice J. Weisman
Location: E/S of Manor Rd. 450' N of Carroll
Manor Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38(3)
to permit a side yard setback
of 20' in lieu of the required
50'.

No. of Acres: 1.161 Acres
District: 10th

Comments: Septic tank system and water well
functioning satisfactorily.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHVB/acp

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

February 27, 1975

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

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

Re: Item #154 (1975-1975)
Property Owner: William J. & Beatrice J. Weisman
E/S of Manor Rd., 450' N. of Carroll Manor Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38(3) to
permit a side yard setback of 20' in lieu of the
required 50'.
No. of Acres: 1.161 Acres District: 10th

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:

Manor Road, an existing County road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

Sediment Control:

Development of this property through strippling, 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 strippling of top soil.

Storm Drains:

There is an existing drainage swale through the northernmost portion of this property together with a culvert under Manor Road. A future drainage and utility easement will be required in connection therewith.

Item #154 (1975-1975)
Property Owner: William J. & Beatrice J. Weisman
Page 2
February 27, 1975

Storm Drains: (Cont'd)

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 supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates No Planned Service in the area.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EN:WHS

cc: J. Tremmer
D. Grise
J. Somers

U-MR Key Sheet
73 NE 17 Pos. Sheet
NE 19 P Topo
LH Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 24, 1975

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 154, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner, William J and Beatrice J. Weisman
Location: E/S of Manor Road 450' N of Carroll Manor Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.38(3) to permit a side yard setback of 20' in lieu of the required 50'
No. of Acres: 1.161 acres
District: 10th

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

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 154
Property Owner: William J. & Beatrice J. Weisman
Location: E/S of Manor Rd. 450' N. of Carroll Manor Rd.
Present Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.38 (3) to permit a side yard setback of 20' in lieu of the required 50'.

District: 10th
No. Acres: 1.161 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 100 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 684-3211 ZONING 684-3251

H. ENGLISH PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BENEVE

MARCUS M. BOSTERUS
JOSEPH N. MCGARRAN
ALVIN LONCEK
JOSHUA K. WHEELER, SECRETARY

T. DARREN WILLIAMS, JR.
RICHARD M. TRACY, JR.
MR. RICHARD K. ALBERT

PETITION FOR VARIANCE 10TH DISTRICT

ZONING: Petition for Variance for a side yard.
LOCATION: East side of Manor Road 150 feet North of Carroll Manor Road.
DATE & TIME: Tuesday, March 19, 1975 at 10:30 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 a side yard setback of 20 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:
Section 1A-2B.1 - The minimum distance between any building to an R.D.P. zone - 30 feet.

All that parcel of land in the Tenth District of Baltimore County BEGINNING at a point on the center line of Manor Road distant 150 feet, more or less, North of Carroll Manor Road and running the following courses and distances: S 14° 25' 10" E 150.00' to S 17° 24' W 229.65' to S 89° 09' W 180.00' to S 81° 02' W 160.00' to the place of beginning.

Being the property of William J. Weisman and Beatrice J. Weisman, as shown on a plat filed with the Zoning Department.

Hearing Date: Tuesday, March 19, 1975 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of
S. ERIC DINENNO
Zoning Commissioner of Baltimore County
Feb. 25

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 time successive weeks before the 19th day of March 1975, the first publication appearing on the 27th day of February 1975.

THE JEFFERSONIAN,

St. Louis, Missouri
Manager

Cost of Advertisement, \$.

PETITION FOR VARIANCE 10TH DISTRICT

ZONING: Petition for Variance for a side yard.
LOCATION: East side of Manor Road 150 feet North of Carroll Manor Road.
DATE & TIME: TUESDAY, MARCH 19, 1975 at 10:30 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 a side yard setback of 20 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:
Section 1A-2B.1 - The minimum distance between any building to an R.D.P. zone - 30 feet.

All that parcel of land in the Tenth District of Baltimore County BEGINNING at a point on the center line of Manor Road distant 150 feet, more or less, North of Carroll Manor Road and running the following courses and distances: S 14° 25' 10" E 150.00' to S 17° 24' W 229.65' to S 89° 09' W 180.00' to S 81° 02' W 160.00' to the place of beginning.

Being the property of William J. Weisman and Beatrice J. Weisman, as shown on a plat filed with the Zoning Department.

Hearing Date: Tuesday, March 19, 1975 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNO
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 25

THE TOWSON TIMES

TOWSON, MD. 21204 February 28, 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION- EAST SIDE OF MANOR ROAD 150 FEET, was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20 day of March 1975 that is to say, the same was inserted in the issues of February 28, 1975

STROMBERG PUBLICATIONS, Inc.

By *W. Strome*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: *10th* Date of Posting: *2-27-75*
Posted for: *Henry Jones, Daniel L. 1975, 10:30 P.M.*
Petitioner: *William J. Weisman*
Location of property: *E. S. of Manor Rd. 150 ft. N. of Carroll Manor Rd.*
Location of Signs: *1 Sign, Point 6, 13621, Manor Rd. W. Front, Behind, Driveway*
Remarks: *None*
Posted by: *Paul H. Hiss* Date of return: *3-6-75*
Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *20th* day of

January 1975. Item # _____.

Eric Dinenna
Zoning Commissioner

Petitioner *Wm. J. Weisman, et al* Submitted by *same*

Petitioner's Attorney _____ Reviewed by *F. Hoggan*

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

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

No. 17480

DATE Feb. 19, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

William J. Weisman
13621 Manor Road
Baldwin, Md. 21013
Petition for Variance #75-213-A

25.00 NC

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

No. 17955

DATE Mar. 18, 1975 ACCOUNT 01-662

AMOUNT \$13.75

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

William J. Weisman
13621 Manor Road
Baldwin, Md. 21013
Advertising and posting of property #75-231-A
\$13.75 NC

