

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Hill-Wood Builders, Inc., 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 1000.3B.3 to permit setbacks of 33' and 63' from front property line and center line of front street, respectively, instead of the required 75 feet.

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

Building is currently under construction and would be extremely expensive to move, remove or discontinue construction. If construction is stopped house would be open to weather damage and vandalism. All footage lines were measured from the center of the existing road (at 86' and 81'). No allowance was made for the proposed change of the center line of the road. This caused an error in the planned setback line.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expense 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 _____
Address _____
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 15th day of March, 1975, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

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

March 6, 1975

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

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

Re: Item #161 (1970-1975)
Property Owner: Hill-Wood Builders, Inc.
N/S of Meredith Rd., 1556' W. of Kirkwood Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1000.3B.3 to permit setbacks of 33' and 63' from front property line & centerline of front street, respectively.
No. of Acres: 1.774 Acres District: 7th

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 in conjunction with the approval of the Record Plat of "Meredith Acres", recorded E.L.N., No. 37, Folio 73.

The submitted plat should be revised to indicate the 10-foot reversible easement for slopes along the Meredith Road widening line and the 10-foot drainage and utility easement along the rear line of this Lot 5.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #161 (1970-1975).

Very truly yours,

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

ENCLOSURES

Set of Key Sheet
113 ME 5 & 6 Pos. Sheets
ME 36 B Topo
8 Tax Map

March 19, 1975

Mr. Milton P. Hill
President
Hill-Wood Builders, Inc.
Falls Road
Monkton, Maryland 21111

RE: Petition for Variance
N/S of Meredith Road, 1556' W of
Kirkwood Road - 7th District
Hill-Wood Builders, Inc. -
Petitioner
NO. 75-214-A (Item No. 161)

Dear Mr. Hill:

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

Very truly yours,

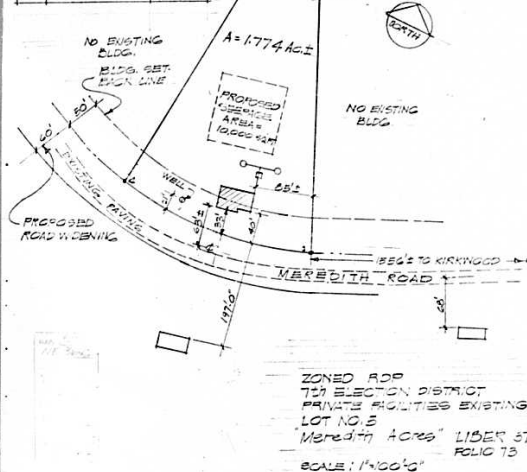
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:mc

Attachments

Located on the north side of Meredith Road approximately 1556' west of Kirkwood Road and known as lot #5, as shown on Plat of Meredith Acres. Said plat recorded among land records of Baltimore County in Liber 37 Folio 73, containing approximately 1.774 acres.

NO.	BEARING	DIST.
1	S 89° 15' W	100.00'
2	S 89° 15' W	100.00'
3	S 89° 15' W	100.00'
4	REGON T457E	248.55'



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

February 11, 1975

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

Dear Mr. DiNenna:

Comments on Item 161, Zoning Advisory Committee Meeting, February 18, 1975, are as follows:

Property Owner: Hill-Wood Builders, Inc.
Location: N/S of Meredith Rd. 1556' W of Kirkwood Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1000.3B.3 to permit setbacks of 33' and 63' from front property line & centerline of front street, respectively.

No. of Acres: 1.774 Acres
District: 7th

Comments: Since this is a variance for setbacks, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

CHVB:ncw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 161
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Milton P. Hill, President
Hill-Wood Builders, Inc. County Office Building
Falls Road 111 W. Chesapeake Avenue
Monkton, Md. 21111 Towson, Maryland 21204

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

S. Eric DiNenna,
Zoning Commissioner

Petitioner Hill-Wood Builders, Inc.

Petitioner's Attorney

Reviewed by
Franklin T. Hoffman 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 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 setback of 63 feet from the centerline of front street instead of the required 75 feet. should be granted.

Deputy
IT 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.

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 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 W. Chesapeake Avenue
Towson, Maryland 21204

February 26, 1975

XXXXXXXXXXXXXXXXXXXX

Franklin T. Hoggans, Jr.

Deputy

IT 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

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Deputy Zoning Commissioner of Baltimore County

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Franklin T. Hoggans, Jr.

Deputy

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Deputy Zoning Commissioner of Baltimore County

XXXXXXXXXXXXXXXXXXXX

Franklin T. Hoggans, Jr.

Mr. Milton P. Hill, President
Hill-Wood Builders, Inc.
Falls Road
Monkton, Maryland 21111

RE: Variance Petition
Item 161
Hill-Wood Builders, Inc. -
Petitioners

Dear Mr. Hill:

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 north side of Meredith Road, 1556 feet west of Kirkwood Road.

The petitioner is requesting a Variance in an RDP zone to permit a distance of 63 feet from the center line of the road instead of the required 75 feet. Apparently, a proposed relocation of Meredith Road has caused the need for this Variance. A proposed dwelling is currently under construction and appears to be the first dwelling constructed

Mr. Milton P. Hill, President
Re: Item 161
February 26, 1975

Page 2

in this residential subdivision.

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.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 26, 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 #161, Zoning Advisory Committee Meeting, February 18, 1975, are as follows:

Property Owner: Hill-Wood Builders, Inc.
Location: N/S of Meredith Road 1556' W. of Kirkwood Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit setbacks of 33' and 63' from front property line and centerline of front street, respectively
No. of Acres: 1.774 acres
District: 7th

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING AREA 301 ZONING 301-301

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 161 - ZAC - February 18, 1975
Property Owner: Hill-Wood Builders, Inc.
Location: N/S of Meredith Rd. 1556' W. of Kirkwood Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit setbacks of 33' & 63' from front property line & centerline of front street, respectively.
No. of Acres: 1.774 Acres
District: 7th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the setbacks.

Very truly yours,

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

MSF/bz

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 10, 1975

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

Z.A.C. Meeting of: February 18, 1975

Re: Item 161
Property Owner: Hill-Wood Builders, Inc.
Location: N/S of Meredith Road, 1556' W. of Kirkwood Road
Present Zoning: RDP
Proposed Zoning: Variance from Section 1A00.3B.3 to permit setbacks of 33' & 63' from front property line & centerline of front street, respectively.

District: 7th
No. Acres: 1.774 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Jr.
W. Nick Petrovich, Jr.
Field Representative.

H. EMBLE PARKS, President
EUGENE E. HESS, Vice President
MRS. ROBERT L. BERNHEIM

MARCUS M. ROTRANIS
JOSEPH N. MCGOWAN
ALVIN LEBECK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD.
MRS. RICHARD W. TRACY

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Indexing		200 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>WBC</u>	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: MARCH 1, 1975
Posted for: WILLIAM F.B. VARNASS
Petitioner: HILL-WOOD BUILDERS, INC.
Location of property: N/S. & E. MEREDITH RD. 1556' W. & E. KIRKWOOD RD.
Location of Signs: N/S. & E. MEREDITH RD. 1650' W. & E. KIRKWOOD RD.
Remarks: _____
Posted by: William F. Varnass Date of return: MARCH 6, 1975
Signature

PETITION FOR A VARIANCE
7th DISTRICT
ZONING: Petition for Variance for Front Yard.
LOCATION: North side of Meredith Road 1504' West of Kirkwood Road.
DATE & TIME: TUESDAY, March 18, 1975 at 10:45 A.M.
PUBLIC HEARING: Room 104, 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 setback of 55 feet from the centerline of front street instead of the required 75 feet.
The Zoning Regulations to be excepted as follows:
Section 14B.3.3.2 - Center line of the street - 75 feet -
All that parcel of land in the Seventh District of Baltimore County
Located on the north side of Meredith Road approximately 1504' west of Kirkwood Road and known as lot No. 3, as shown on Plat of Meredith Acres. Said plat recorded among land records of Baltimore County in Liber 27 Folio 75, containing approximately 1.774 acres.
Being the property of Hill-Wood Builders, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, March 18, 1975 at 10:45 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 28 (1975)

THE TOWSON TIMES

TOWSON, MD. 21204

February 28 19 75

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - NORTH SIDE OF MEREDITH ROAD

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one successive

weeks before the 18 day of March 1975 that is to say, the same

was inserted in the issues of February 26, 1975

STROMBERG PUBLICATIONS, Inc.

By C. Curran

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 first publication appearing on the 27th day of February 1975.

THE JEFFERSONIAN,

S. Leach Manager.

Cost of Advertisement, \$

PETITION FOR A VARIANCE
7th DISTRICT
ZONING: Petition for Variance for Front Yard.
LOCATION: North side of Meredith Road 1504' West of Kirkwood Road.
DATE & TIME: Tuesday, March 18, 1975 at 10:45 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
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Being the property of Hill-Wood Builders, Inc., as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, March 18, 1975 at 10:45 A.M.
Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
By Order of
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
Feb. 27

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

No. 17481

DATE Feb. 19, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

WHITE - CASHIER
Milton P. Hill
Falls Road
Monkton, Md. 21111
Petition for Variance
/875-211-A

APR 1 1975

25.00 NC

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

No. 17956

DATE Mar. 18, 1975 ACCOUNT 01-662

AMOUNT \$44.50 NC

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

WHITE - CASHIER
Milton P. Hill
Falls Road
Monkton, Md. 21111
Advertising and posting of property - 75-211-A
APR 6 1975

44.50 NC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Hill-Wood Builders Submitted by M.R. Hill

Petitioner's Attorney Reviewed by APC

* 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. 18141

DATE 3-18-75 ACCOUNT 01-661

AMOUNT \$2.00

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

WHITE - CASHIER

1 copy 2A

2.00 NC