

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Dennis C. & Judith K. Morrison, owners 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 1802.30.1 - To permit a side yard setback of 4 feet instead of the required 10 feet; and to permit a front yard setback of 21 feet instead of the required 25 feet. Section 1802.30.1 (504 V.B.2) - to permit a distance from the centerline of the street of 43.5 feet instead of the required 50 feet.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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 104 ng regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Dennis C. Morrison  
 Legal Owner: Judith K. Morrison  
 Address: 4012 Annapolis Rd. Baltimore, Md 21227  
 Petitioner's Attorney: Franklin T. Hognans, Jr.  
 Protestant's Attorney: John W. Hessian, III

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of March, 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 7th day of April, 1975, at 10:45 o'clock.

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

March 24, 1975

Mr. Dennis C. Morrison  
 4012 Annapolis road  
 Baltimore, Maryland 21227

RE: Variance Petition  
 Item 158  
 Dennis C. & Judith K. Morrison - Petitioners

Dear Mr. Morrison:  
 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 Annapolis Road, 46 feet north of Tennessee Avenue, and consists of two lots, each 20 feet wide, of the Plat of Rosemont (N.P.C. 7-100).

The petitioner is requesting yard Variances to construct a single family dwelling on this property.

Information concerning the ownership of all adjacent properties must be submitted prior to the hearing.

PETITION FOR VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT A SIDE YARD SETBACK OF 4 FEET INSTEAD OF THE REQUIRED 10 FEET; AND TO PERMIT A FRONT YARD SETBACK OF 21 FEET INSTEAD OF THE REQUIRED 25 FEET; AND TO PERMIT A DISTANCE FROM THE CENTERLINE OF THE STREET OF 43.5 FEET INSTEAD OF THE REQUIRED 50 FEET. East side of Annapolis Road 46 feet North of Tennessee Avenue, 13th District

DENNIS C. MORRISON

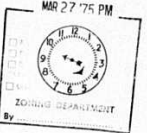
Case No. 75-237-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:  
 Pursuant to the Authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hessian, III  
 JOHN W. HESSIAN, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21204  
 4/4-3211

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 26th day of March, 1975 to Dennis C. Morrison, 4012 Annapolis Road, Baltimore, Maryland 21227, Legal Owner.



I WILL NOT ATTEND, JSM.

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**

**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

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

Re: Item #158 (1974-1975)  
 Property Owner: Dennis C. & Judith K. Morrison  
 E/S of Annapolis Rd., 46' N. of Tennessee Ave.  
 Existing Zoning: BR 5.5  
 Proposed Zoning: Variance from Sec. 1802.30.1 to permit a side yard setback of 4' instead of the required 10', & to permit a front yard setback of 21' instead of the required 25'. Sec. 1802.30.1 (504V.B.2) to permit a distance from the centerline of the street of 43.5' instead of the required 50'.  
 No. of Acres: 4612.5 sq. ft. District: 13th

Very truly yours,  
Franklin T. Hognans, Jr.  
 FRANKLIN T. HOGANS, JR.  
 Chairman,  
 Zoning Plans Advisory Committee

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:**  
 Annapolis Road (Md. 643) is a State Road; therefore, all improvements, inter-sections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the C.A.E in addition to those of Baltimore County.

However, Baltimore County proposes to improve Annapolis Road in this area in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Such future road improvements would be performed under a State contract. Highway right-of-way widening, including any necessary new utility easements for slopes will be required in connection with any grading or grading permit application.

**Sediment Control:**  
 Development of this property through striping, 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 striping of top soil.

BALTIMORE COUNTY, MARYLAND  
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING  
 EUGENE J. CLIFFORD, P.E. DIRECTOR  
 WM. T. MELZER DEPUTY TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 158 - ZAC - February 11, 1975  
 Property Owner: Dennis C. & Judith K. Morrison  
 Location: E/S of Annapolis Rd. 46' of Tennessee Ave.  
 Existing Zoning: BR 5.5  
 Proposed Zoning: Variance from Sec. 1802.30.1 to permit a side yard setback of 4' instead of the required 10', & to permit a front yard setback of 21' instead of the required 25'. Sec. 1802.30.1 (504V.B.2) to permit a distance from the centerline of the street of 43.5' instead of the required 50 feet.  
 No. of Acres: 4612.5 sq. ft.  
 District: 13th

Dear Mr. DiNenna:  
 No traffic problems are anticipated by the requested variances to the front and side yards.

Very truly yours,  
Michael S. Flanigan  
 Michael S. Flanigan  
 Traffic Engineering Assoc.

NSF/bca

Item #158 (1974-1975)  
 Property Owner: Dennis C. & Judith K. Morrison  
 Page 2  
 March 3, 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 supply and sanitary sewerage exist adjacent to this property. The submitted plans must be revised to correctly indicate the existing sanitary sewerage which is to serve this property (see Drawing #66-1136, File 1).

Very truly yours,  
Eugene J. Clifford  
 EUGENE J. CLIFFORD, P.E.  
 Chief, Bureau of Engineering

cc: J. Treanor  
 J. Somers  
 J. Meyers (St. Hy. Adm.)

C-ME Key Sheet  
 21 SW 5 Top Sheet  
 SM 6 B Topo  
 109 Tax Map

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; and it 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 side yard setback of 6 feet in lieu of the required 10 feet; a front yard setback of 21 feet in lieu of the required 25 feet; and to permit a distance from the centerline of the street of 43.5 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11<sup>th</sup> day

of April, 1975, that the herein Petition for Variances to permit a side yard setback of 6 feet in lieu of the required 10 feet; a front yard setback of 21 feet in lieu of the required 25 feet; and to permit a distance from the centerline of the street of 43.5 feet in lieu of the required 50 feet should be and the same GRANTED, from and after the date of this Order, subject to the approval of the Zoning Commissioner of Baltimore County 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 failure to show practical difficulty or unreasonable hardship, the Variance to permit 4 feet in lieu of the required 10 feet should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11<sup>th</sup> day

of April, 1975, that the above Variance be and the same is hereby DENIED.

BY *S. Eric DiNenna*  
Zoning Commissioner of Baltimore County

WILLIAM D. FROMM  
DIRECTOR



February 5, 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 #158, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Dennis C. and Judith K. Morrison  
Location: E/S of Annapolis Road 46' N. of Tennessee  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a side yard setback of 4' instead of the required 10', and to permit a front yard setback of 21' instead of the required 25'. Sec. 1802.3C.1(504V.B.2) to permit a distance from the centerline of the street of 43.5' instead of the required 50 feet.  
No. of Acres: 4612.5 sq. ft.  
District: 13th

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 484-2111 ZONING 484-3381

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

February 5, 1975

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

Dear Mr. DiNenna:

Comments on Item 158, Zoning Advisory Committee Meeting, February 11, 1975, are as follows:

Property Owner: Dennis C. & Judith K. Morrison  
Location: E/S of Annapolis Rd. 46' N of Tennessee Ave.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance from Sec. 1802.3C.1 to permit a side yard setback of 4' instead of the required 10', & to permit a front yard setback of 21' instead of the required 25'. Sec. 1802.3C.1(504V.B.2) to permit a distance from the centerline of the street of 43.5' instead of the required 50 feet.  
No. of Acres: 4612.5 sq. ft.  
District: 13th

Metropolitan water and sewer are available.

Very truly yours,

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

GWB/ncp

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1975

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

Z.A.C. Meeting of: February 11, 1975

Re: Item 158  
Property Owner: Dennis C. & Judith K. Morrison  
Location: E/S of Annapolis Road., 46' N. of Tennessee Ave  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side yard setback of 4' instead of the required 10', and to permit a front yard setback of 21' instead of the required 25'. Section 1802.3C.1(504V.B.2) to permit a distance from the centerline of the street of 43.5' instead of the required 50'.

District: 13th  
No. Acres: 4612.5 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Rep. representative.

H. EMBLE PARKS, PRESIDENT  
EUGENE C. HESS, VICE-PRESIDENT  
MRS. ROBERT L. BERNBY

MARCUS M. BOTTSBORN  
JOSPH H. MCGOWAN  
ALVIN LOBECK  
JOSHUA K. WHEELER

F. BAYARD WILLIAMS, JR.  
RICHARD W. TRACY, VICE  
MRS. RICHARD K. HIGDON

Zoning Description

April 11, 1975

Mr. & Mrs. Dennis C. Morrison  
4012 Annapolis Road  
Baltimore, Maryland 21227

RE: Petition for Variances  
E/S of Annapolis Road, 46' N  
of Tennessee Avenue - 13th  
Election District  
Dennis C. Morrison, et ux -  
Petitioners  
NO. 75-237-A (Item No. 158)

Dear Mr. & Mrs. Morrison:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

*S*

S. ERIC DINENNA  
Zoning Commissioner

SED/scw

Attachments

cc: Mrs. Margaret Garman  
3711 Annapolis Road  
Baltimore, Maryland 21227

Mr. W. Wilson Back  
2843 Louisiana Avenue  
Baltimore, Maryland 21227

John W. Heaslan, III, Esquire  
People's Counsel  
Jefferson Building  
Towson, Maryland 21204

Beginning for the same on the E/S of Annapolis Road, 46' N. of Tennessee Ave. Fronts 41' ± on E/S of Annapolis Rd. Average depth 112'. Being Lots # 3 & 4 Section D as shown on a Revised Plat of Rosemont recorded 2/2/24 in V.P.C. 7 Folio 100. containing Approx 4,612.5 sq. ft.

Petition for Variance #75-237-A, to be held at 10:45 a.m., Monday, April 7, 1975.

Due to Mr. & Mrs. Dennis Morrisons inability to attend the zoning hearing, Mr. Wilson Back will be appointed as your representative in this matter only.

*Dennis C. Morrison*  
*Judith K. Morrison*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 7, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-237-A. Petition for Variance for Side and Front Yards and distance from the centerline of the street. East side of Annapolis Road 46 feet North of Tennessee Avenue. Petitioner - Dennis C. and Judith K. Morrison

13th District

HEARING: Monday, April 7, 1975 (10:45 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

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

WDF:NEG:rw

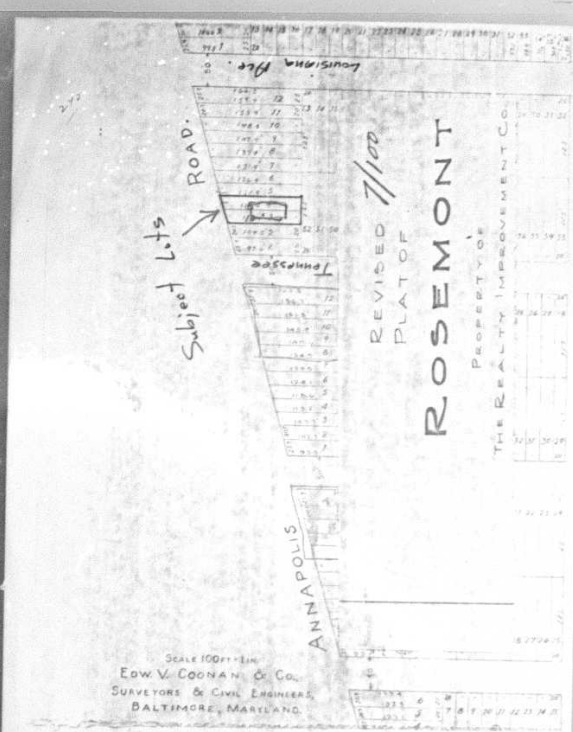
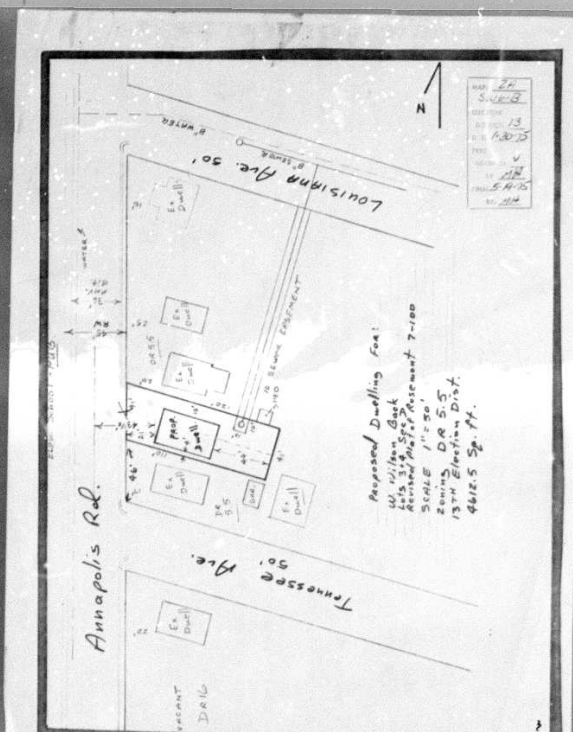
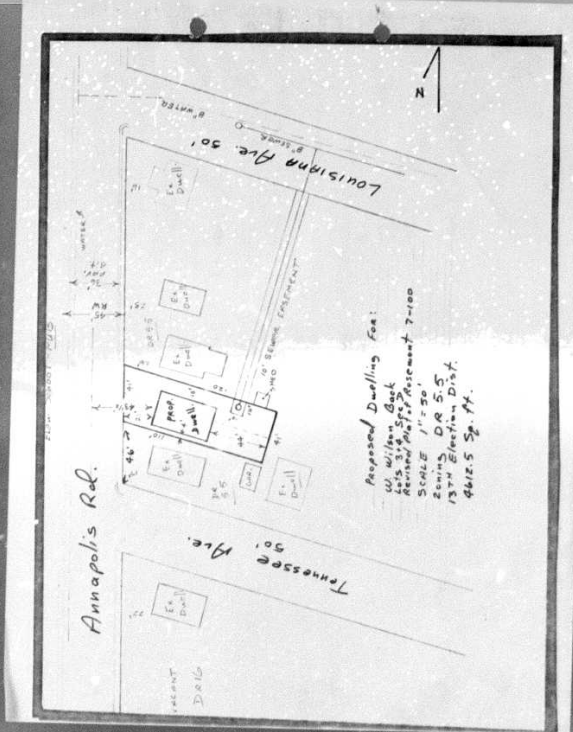
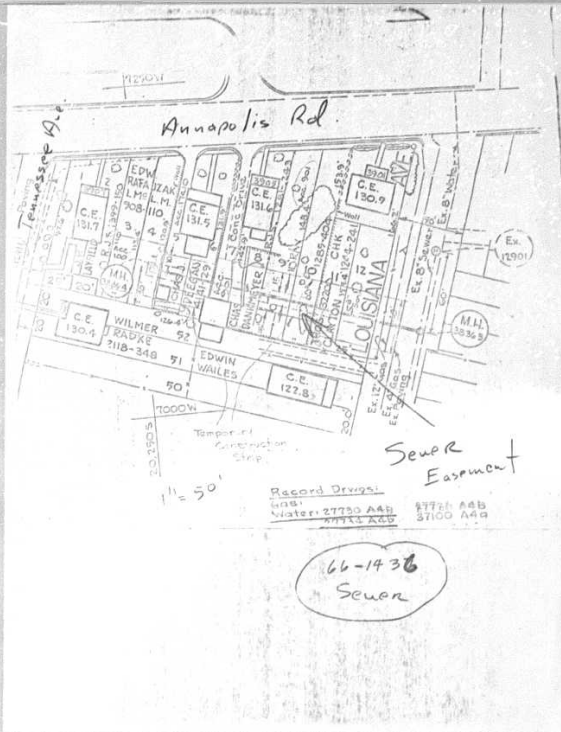


ORDER RECEIVED FOR #114

DATE: April 11, 1975

ORDER RECEIVED FOR #114

DATE: April 11, 1975



**CERTIFICATE OF PUBLICATION**  
 BALTIMORE COUNTY, MD., March 19, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once a week in each of one (1) consecutive week before the 7th day of April, 1975, the last publication appearing on the 19th day of March, 1975.

THE TIMES  
 ARMTUS  
 A. Curran  
 Manager

Cost of Advertisement \$

**CERTIFICATE OF PUBLICATION**  
 TOWSON, MD., March 20, 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 a week in each of one (1) consecutive week before the 7th day of April, 1975, the last publication appearing on the 20th day of March, 1975.

THE JEFFERSONIAN  
 Manager

Cost of Advertisement, \$

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		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	JPH									
Previous case:	Map #									
	Reviewed Plans: Change in outline or description Yes No									

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 134  
 Date of Posting: MARCH 22, 1975

Petitioner: DENNIS C. MORRISON  
 Location of property: EJS OF ANNAPOLIS RD. 46' N. OF TENNESSEE AVE.

Location of Sign: EJS OF ANNAPOLIS RD. 60' +/- N. OF TENNESSEE AVE.

Remarks: Thomas K. Balaban  
 Date of return: MARCH 21, 1975

BALTIMORE COUNTY, MARYLAND No. 17977  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: April 1, 1975 ACCOUNT: 01-662

AMOUNT: \$124.50

WHITE CASHIER: WILSON BANK  
 DISTRIBUTION: YELLOW CUSTOMER

2813 Louisiana Ave.  
 Baltimore, Md. 21227  
 Advertising and posting of property for Dennis C. Morrison  
 6, Morrisroad-#75-237-A

BALTIMORE COUNTY, MARYLAND No. 17942  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE: March 17, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE CASHIER: WILSON BANK  
 DISTRIBUTION: YELLOW CUSTOMER

W. Wilson Bank  
 2813 Louisiana Ave.  
 Baltimore, Md. 21227  
 Petition for Variance for Dennis C. Morrison  
 #75-237-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21284

Your Petition has been received \* this 29th day of Jan 1975 Item

Submitted by: Dennis C. Morrison  
 Reviewed by: [Signature]

Petitioner: Morrison  
 Submitted by: Back  
 Petitioner's Attorney: [Signature]  
 Reviewed by: [Signature]

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

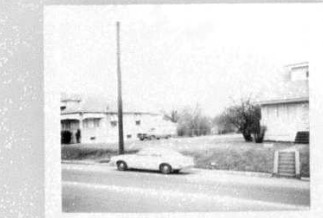
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this 4th day of March 1975

Submitted by: Dennis C. Morrison  
 Reviewed by: [Signature]

Petitioner: Dennis C. & Judith K. Morrison  
 Submitted by: [Signature]  
 Petitioner's Attorney: [Signature]  
 Reviewed by: [Signature]

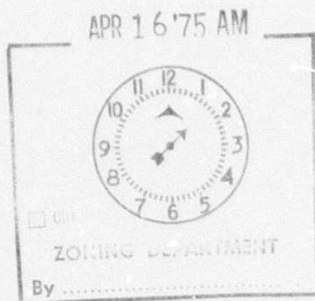
Chairman, Zoning Advisory Committee



DENNIS C. MORRISON

Order 4-11-75

FH  
OK



April 14, 1975

Mr. Eric Di Ninna, Zoning Commissioner  
Baltimore County, Md.  
County Office Bldg.  
Towson, Maryland 21204

Ref: Petition for a Variance  
#75-237-A  
Lots 3 & 4 Annapolis Rd.  
Plat of Rosemont

Dear Sir:

We respectfully request your permission to proceed with filing a building permit to erect a house prior to the 30 day appeal time expiration with the understanding that upon the completion of the permit processing it will not be released until at least the 31st day from the date of your order granting the variance.

Yours truly,

*W. Wilson Back*

W. Wilson Back  
Contract Purchaser

2843 Louisiana Ave.  
Baltimore, Md. 21227

WWB:met