

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph J. Norton, 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 102.5 - To permit fence heights of 5 feet and 6 feet within 15 feet of the intersection of a street and alley instead of the required 3 feet.

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

This variance is to allow construction of a 5' and 6' fence within 15' of the alley-street intersection. The existing shrubbery height within this area is 5' - 6' and extends to within about 3' of edge of road. The new fence will be 10' from edge of road and will better the visibility situation at the intersection, while not adversely affecting the present situation. The purpose of the new fence is to replace the existing shrubbery, which in its present condition detracts from the appearance of the property and to afford more privacy than is now afforded by the shrubbery, especially on the west property line. Complying with the zoning regulations would require a 3' height limitation on new construction and the owner would choose not change the existing conditions as described above.

This proposed variance poses a mutual benefit to owner, i.e. privacy and appearance and traffic, i.e. increased visibility.

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 _____ Legal Owner _____
Address _____ Address 7210 Oxford Road
Baltimore, Md. 21212
Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of May 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 23rd day of June, 1975, at 1:30 o'clock

Joseph J. Norton
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE
TO PERMIT FENCE HEIGHTS
OF 5 FEET AND 6 FEET
WITHIN 15 FEET OF THE
INTERSECTION OF A STREET
AND ALLEY INSTEAD OF THE
REQUIRED 3 FEET.
Southwest corner of Stevenson
Lane and Oxford Road,
9th District.
JOSEPH NORTON
Case No. 75-288-A, Item 210

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. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 14th day of June, 1975 to Joseph Norton, 7210 Oxford Road, Towson, Maryland 21212,
Legal Owner.

John W. Hession, III
John W. Hession, III

I will not attend, JWH.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 13, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-288-A, Petition for a Variance for Fence Heights.
Southwest corner of Stevenson Lane and Oxford Road
Petitioner - Joseph Norton

9th District

HEARING: Monday, June 23, 1975 (1:30 P.M.)

There are no comprehensive planning factors which require comment on this petition at this time.

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

WDF:NEG:rw



June 24, 1975

Mr. Joseph J. Norton
7210 Oxford Road
Baltimore, Maryland 21212

RE: Petition for Variances
SW corner of Stevenson Lane and
Oxford Road - 9th Election Dis-
trict
Joseph J. Norton - Petitioner
NO. 75-288-A (Item No. 210)

Dear Mr. Norton:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:eri

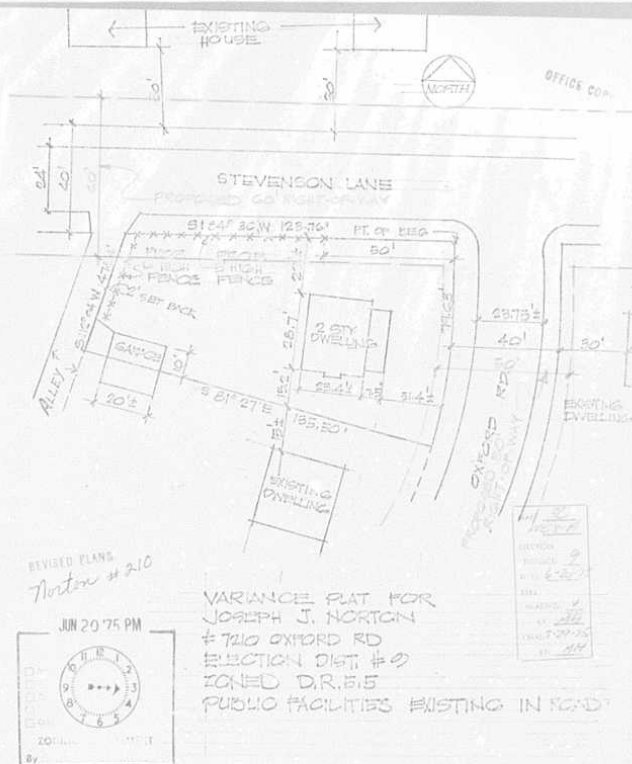
Attachments

cc: Mr. Charles L. Winfield
522 Stevenson Lane
Towson, Maryland 21204

Mr. John W. Aler
520 Stevenson Lane
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

Beginning for a point at the intersection of the south side of Stevenson Lane and the west side of Oxford Road; thence running South 84 degrees 30 minutes West 123.76 feet; thence South 12 degrees 04 minutes West 117.54 feet; thence South 81 degrees 27 minutes East 135.50 feet; thence binding along the west side of Oxford Road to the place of beginning.
Also known as 7210 Oxford Road.



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

Bureau of Engineering
ELLSWORTH H. LIVER, P. E., CHIEF

June 13, 1975

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

Re: Item #210 (1974-1975)
Property Owner: Joseph J. Norton
S/S of Stevenson Lane, 123.76' W. of Oxford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 102.5 to permit
fence heights of 5' & 6' within 15' of the inter-
section of a street & alley instead of the required 3'.
No. of Acres: 123.76 x 135.50
79.67 17.58
District: 9th

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:

Stevenson Lane, an existing public street, is proposed to be improved in the future as a minimum 36-foot width closed section roadway on a 60-foot right-of-way.

Oxford Road, also an existing public street, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Highway improvements are not required at this time. Highway right-of-way widening, including a fillet area for sight distance at the street intersection and 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 stripping, 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 stripping of top soil.

Item #210 (1974-1975)
Property Owner: Joseph J. Norton
Page 2
June 13, 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 Sewers:

Public water supply and sanitary sewerage are serving this residence.

Very truly yours,

Ellsworth H. Liver
ELLSWORTH H. LIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

cc: J. Trenner
J. Somers

8-4W Key Sheet
32 NE J Pos. Sheet
10 S & Topo
70 Tax Map

AUG 12 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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

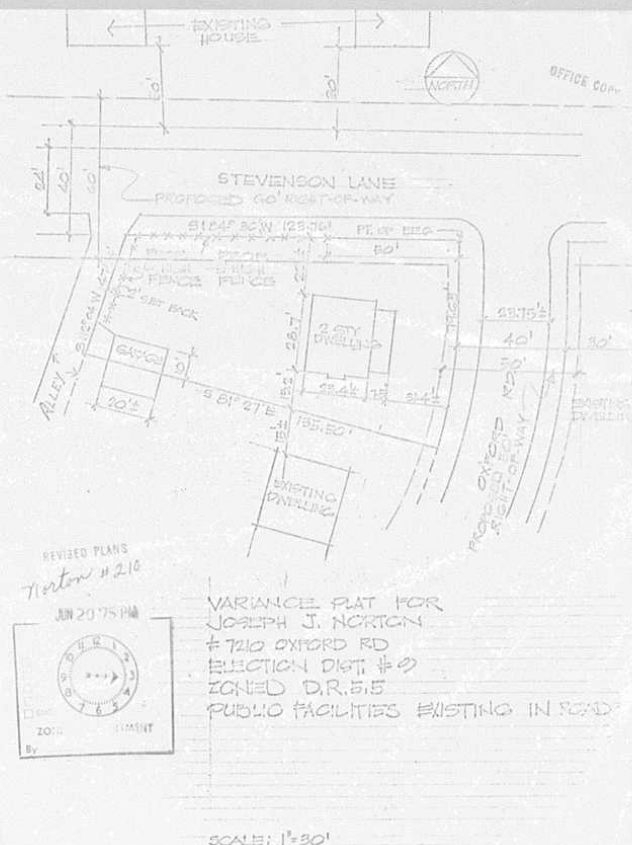
IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1975, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship, Variances to permit fence heights of five (5) feet and six (6) feet with-in fifteen (15) feet of the intersection of a street and alley in lieu of the required three (3) feet should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of June, 1975, that the Variances to permit fence heights of five (5) feet and six (6) feet within fifteen (15) feet of the intersection of a street and alley in lieu of the required three (3) feet be and the same are hereby DENIED.

Zoning Commissioner of Baltimore County



SCALE: 1"=30'

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Joseph J. Norton
7210 Oxford Road
Baltimore, Md. 21212
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item 210

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

Your Petition has been received and accepted for filing this 13th day of May 1975

S. Eric DiNenna,
Zoning Commissioner

Petitioner Joseph J. Norton

Petitioner's Attorney _____ Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

ZONING ADMINISTRATION

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

DEPARTMENT OF PUBLIC WORKS

STATE HIGHWAY ADMINISTRATION

BUREAU OF BUILDINGS

TRAFFIC AND DEVELOPMENT PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE POLLING ENGINEER

June 13, 1975

Mr. Joseph J. Norton
7210 Oxford Road
Baltimore, Maryland 21212

RE: Petition for Variance
Item 210
Joseph J. Norton - Petitioner

Dear Mr. Norton:

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 southwest corner of Stevenson Lane and Oxford Road, and is currently improved with an existing two-story detached single family dwelling. Adjacent properties are also improved with single family dwellings.

This property abuts along its rear property line an alley, and it is this alley's intersection with Stevenson Lane, at which point the petitioner is proposing a 6 foot high fence, with which this petition concerns itself.

Field inspection reveals that a 6 foot high fence at this location could create a site distance problem for vehicles entering Stevenson Lane from the aforesaid alley.

Mr. Joseph J. Norton
Re: Item 210
June 13, 1975
Page 2

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. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph J. Norton

Location: S/S of Stevenson Lane 123.76' W. of Oxford Road

Item No. 210 Zoning Agenda May 20, 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 100 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 _____ exceeds the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
5. 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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: J. Kelly Noted and Approved: Paul H. Rincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

June 9, 1975

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

Re: Item 210 - SAC - May 20, 1975
Property Owner: Joseph J. Norton
Location: S/S of Stevenson Lane 123.76' W of Oxford Rd.
Existing Zoning: D. B. 5.5
Proposed Zoning: Variance from Sec. 102.5 to permit fence heights of 5' & 6' within 15' of the intersection of a street & alley instead of the required 3'.
No. of Acres: 123.76 135.50
79.63 x 47.54
District: 9th

Dear Mr. DiNenna:

The requested variance to permit a fence heights of 5 and 6 feet would severely restrict the sight distance from the alley.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate

MSF/bza

AUG 12 1975

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 20, 1975

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

Z.A.C. Meeting of: May 20, 1975

Re: Item 210
Property Owner: Joseph J. Norton
Location: S/S of Stevenson Lane 123.76' W. of Oxford Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 102.5 to permit fence heights of 5' and 6' within 15' of the intersection of a street and alley instead of the required 3'.

District: 9th
No. Acres: 123.76 x 135.50
79.63 47.54

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich,

Field Representative.

WNP/ml

H. EMILIE PARKS, President
EUDENE C. HESS, Vice President
MRS. ROBERT L. BERNY

MARLENE M. ROTSDARF
JUDITH N. MUGGERMAN
ALVIN LUDWIG

T. WAYNE WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. WILBERT

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 13, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #210, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Joseph J. Norton
Location: S/S of Stevenson Lane 123.76' W of Oxford Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 102.5 to permit fence heights of 5' & 6' within 15' of the intersection of a street & alley instead of the required 3'.

No. of Acres: 123.76 x 135.50
79.63 x 47.54

District: 9th

Metropolitan water and sewer are available to the site.

Since this is a variance for a fence, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cag

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 3, 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 #210, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Joseph J. Norton
Location: S/W of Stevenson Lane 123.77' W of Oxford Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 102.5 to permit fence heights of 5' and 6' within 15' of the intersection of a street and alley instead of the required 3'
No. of Acres: 123.76 x 135.50
79.63 x 47.54
District: 9th

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.

The fence, as proposed, could create a problem as far as sight distance to the east of the property.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 304 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3011 ZONING 494-3081

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-288-A

District: 9th Date of Posting: 6-5-75
Posted for: Harry M. Norton
Petitioner: Joseph J. Norton
Location of property: S/W of Stevenson Lane & Oxford Rd.
Location of Signs: 1 sign posted on corner of Stevenson Lane & Oxford Rd.
Remarks: Harry M. Norton
Posted by: Harry M. Norton Signature Date of return: 6-12-75

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: JBC										
Revised Plans: Change in outline or description										
Previous case:										

PETITION FOR A VARIANCE 9th DISTRICT

ZONING: Petition for a Variance for Fence Height.
LOCATION: Southwest corner of Stevenson Lane and Oxford Road.
DATE & TIME: MONDAY, JUNE 2, 1975 at 1:30 P.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 fence heights of 5 feet and 6 feet within 15 feet of the intersection of a street and alley instead of the required 3 feet.

The Zoning Regulation to be excepted as follows:

Section 102.5 - Fence - On a corner lot no residential fence no higher than 6 feet shall be placed or maintained within the triangular area bounded on two sides by the front and side street property lines.

All that parcel of land in the Ninth District of Baltimore County, beginning for a point at the intersection of the south side of Stevenson Lane and the west side of Oxford Road, thence South 84 degrees 30 minutes West 123.76 feet, thence South 12 degrees 04 minutes West 135.50 feet, thence South 81 degrees 27 minutes East 135.50 feet, thence bounding along the west side of Oxford Road to the place of beginning. Also known as 728 Oxford Road.

Being the property of Joseph Norton, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 2, 1975 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY
June 1, 1975

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204 June 6 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION - SOUTHWEST CORNER OF STEVENSON LANE
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 23 day of June 1975 that is to say, the same was inserted in the issues of June 5, 1975

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

PETITION FOR A VARIANCE 9th DISTRICT

ZONING: Petition for a Variance for Fence Height.
LOCATION: Southwest corner of Stevenson Lane and Oxford Road.
DATE & TIME: MONDAY, JUNE 2, 1975 at 1:30 P.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.

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Being the property of Joseph Norton, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, June 2, 1975 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner of
Baltimore County
June 1, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 5, 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 of one time successive weeks before the 23rd day of June 1975, the first publication appearing on the 5th day of June 1975.

THE JEFFERSONIAN
L. L. Smith, Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 1 day of June 1975. Item #

Petitioner: Mr. Norton Submitted by: Mr. Norton
Petitioner's Attorney: Reviewed by: MRL

* 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. 20248

DATE May 1, 1975 ACCOUNT 01-662

AMOUNT \$25.00 (CHECK)

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Variance for Joseph J. Norton
\$25.00 2 25.00

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

No. 21635

DATE June 19, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Joseph J. Norton
7210 Oxford Rd.
Baltimore, Md. 21212
Advertising and posting of property #75-288-A