PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS

I, or we Martin P. & Helen M. Towles legal owners of the property situate in Baltim County and which is described in the description and plat attached hereto and made a part hereof

(Olan 10.208)

reby petition for a Variance from Section 1802.3C.1 (304) to permit lot widths of

fifty (50) feet in lieu of the required 55 feet for lots 464 & 466; and to permit side setbacks of five (5) feet on each side of proposed dwelling on lot

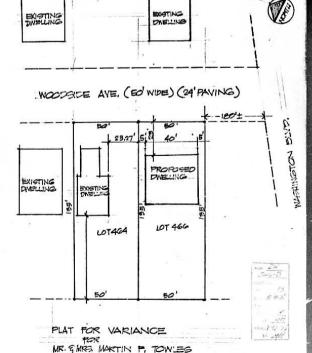
\$466 in lieu of the required ten (10) feet.

Med. 10 Mey of the required ten (10) feet.

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

retitioners desire to deed Lot. No. 165 to their son for the purpose of his ballding a dwelling thereon. Plats for lots in this area were drawn up a long time ago and all of them are 50 feet, facing the street. If petition to build on the 50 feet lot is demind, the lot will be useless, and have no economic value. Therefore, the petitioners would like to build five feet from the boundards purposed in La No. 166; and further, would like to build five feet from the boundards purposed to the adjoining lots so that the building can be conveniently spaced between the boundaries.

boundaries.		B	mental
See a	ttached description	10.5 - 1 4 - 2 (0.3)	100 months 100 dogs
(6) (4)			PI O
6	14	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	tyn
			10 K-14(0)
			- 1 Harris 1 - 11 - 11
Property is to be posted an	d advertised as prescrib	ed by Zoning Regulat	ions. Inut & S
t, or we, agree to pay expensition, and further agree to and	es of above variance adv	ertising, posting, etc.,	upon filing of this av
more County adopted pursuar	t to the Zoning Law For	Daltimore County	nd restrictions of
u i		Duttimore county.	
3#	1-11	Jachn J. Jan	
	246	BRHILT HILL	Leton
37	1/2	len M. To	-0
¥5	12th	ceny 101. 10	
Contract	purcnaser		Legal Owner
drie	Addr	ess 1822 Woodside	Ave.
41			
31		Baltimore, Ma	ryland 21227
S			
<i>A</i>			
Petitioner	's Attorney	Prote	stant's Attorney
D			
areas	**********		
ORDERED by The Zoning Co	ommissiones of Deltimore	County this 204	th .
20 75 AM	ommissioner of natumore	County, this522	day
May - 197	,5that the subject ma		
dired by the Zoning Law of Ba	altimore County in two ne	ner of this petition	be advertised, as
Baltimore County, that proper	ty be posted, and that the	public hearing be had	before the Zoning
nuissioner of Baltimore Count	in Room 106, County	Office Building in 7	owson, Baltimore
	day of July		5 at10:00 lock
inty, ou the	aay ol		at - Clock
A.M.		211 111.	6/
PLANTING & TOWNS	1	1 1/2 /	Carpel Charge
		ng Commissioner of	
	Zonis	ig Commissioner of	satumore County.
	(over)		2/2/7
			11
	2012ACIO 150 T.		



#1822 WOODSIDE AVE LOT NO. 464 9 466 DISTRICT #13

50ALE: 1"=30"

PUBLIC FACILITIES EXISTING IN ROAD

PETITION FOR VARIANCE FOR LOT WIDTHS AND SIDE YARDS. RE: BEFORE THE ZONING COMMISSIONER West side of Woodside Avenue 189 feet Northwest of Washing BALTIMORE COUNTY MARTIN F. TOWLES and HELEN A., TOWLES Case No. 76-1-A. Item 208

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are 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 People's Counsel

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 13 64 day of June, 1975, to Martin F. Towles and Helen M. Towles, 1822 Woodside Avenue, Baltimore, Maryland 21227, Leval Owners.

John W. Hessian, III

JUN 13'75 PM 0 1 2 3 ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND

TO. S. Eric DiNenna, Zoning Commissioner Date June 25, 1975

FROM William D. Fromm, Director of Planning

SUBJECT Petition #76-1-A. Petition for Variance for Lot Widths and Side Yards. West side of Woodside Avenue 189 feet Northwest of Washington Boulevard Petitioner - Martin F. Towles and Helen M. Towles

13th District

HEARING: Vednesday, July 2, 1975 (10:00 A.M.)

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

WDF :NEG : rw



July 10, 1975

Mr. & Mrs. Martin F. Towles 1822 Woodside Avenue Baltimore, Maryland 21227

Petitioners NO. 76-1-A (Item No. 208)

Dear Mr. & Mrs. Towle

I have this date passed my Order in the above referenced.

Copy of said Order is attached.

S, ERIC DI NENNA

SED/acw

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Woodside Avenue to serve this property.

DESCRIPTION FOR VARIANCE

Beginning for a point on the West side of Woodside Avenue approximately

189 feet Northwest of Washington Boulevard and known as lots 464~&~466 as

shown on Plat of Halethorpe which is recorded in land records of Baltimore

Very truly yours,

C-MW Key Sheet 22 & 23 SW 11 Pos. Sheets SW 6 D Topo 163 Tax Map

Item #208 (1971-1975) Property Owner: Martin F. Helen M. Towles Page 2 June 13, 1975

Ches. Diver, P.E. Chief, Bureau of Engineering

END:EAM: FWR:ss

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

Woodside Avenue, an existing public street, is proposed to be improved in the future as a 30-foot closed section readway on a 50-foot right-of-way. Highway improvements are not required at this time. Sidewalk is required across the frontage of this property. The construction or reconstruction of sidewalk, curb and gutter, entrance, aprop. etc. in connection with the development of this site will be the full responsibility of the Petitioner.

Baltimore County, Maryland

Bepartment Of Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

June 13, 1975

Rot item #208 (1978-1975)

Property Owner: Markin F. & Halen M. Toxles

MS of Moodatid Ave., 189° M/N of Nashington Blvd.

Existing Londang: D.R. 5.5

Proposed Zoning: Markinne from Sec. 1802.30.1 (304)

to permit lot widths of 500 in New of the required

55° for lots MGA, 466% to be permit side setbacks of

5° in each side of proposed dwelling on Lot M66 in New

of the required LO:

No. of Acres: 100 x 135 District: 13th

Mr. S. Eric Dihemma Zoning Commissionar County Office Fuilding Towson, Maryland 2120h

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

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 impropar grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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, the Variances to permit lot widths of fifty (50) feet in lieu of the required fifty-five (55) feet for Lot Nos. 464 and 466; and to permit side yard setbacks of five (5) feet in lieu of the required ten (10) feet on each side of the proposed

IS ORDERED by the Zoning Commissioner of Baltimore County, this 10 E , 1975 ... that the herein Petition for Variances to permit lot widths of fifty (50) feet in lieu of the required fifty. five (55) feet for Lot Nos.

46 and 466; and to permit side yard setbacks of five (5) feet in lieu of the required fifty (6) feet in lieu of the required ten (10) feet on each side of the proposed deciling for Lot to 466 should d the same is GRANTED, from after the date of this Order, sub- ... to the approval of a site plan by Zoning Commissioner of Baltimor Department of Public Works and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petit 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 ..., 197 ..., that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

vanklih T. Hogan *************

NAME OF PARTHER

BUREAU OF

STATE STORMAY BUREAU OF ENTINEERING

INDUSTRIAL TOVELUTIONS CONTINUES BOARD OF INDUSTRIA

OFFICE OF THE BUILDINGS CHICKEN

Mr. Martin F. Towles 1822 Woodside Avenue Baltimore, Maryland 21227

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.

Martin F. & Helen M. Towles -

RE: Petition for Variance Item 208

June 17, 1975

These comments are not intended to indicate These comments are not intended to indicate the appropriateness of the zoning action reque.ed, but to assure that all parties are made aware of plans or probleme with regard to the development plans that may have a bearing on this case. The liroctor 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 west side of Woodside Avenue, 189 feet northwest of Washington Blwd., and is two 50 foot lots, one improved with a single family detached dwelling and the other unimproved.

The petitioner is requesting a Variance to permit lot widths for those lots of less than the required 55 feet, and side yard setbacks of 5 feet instead of the required 10 feet for a dwelling proposed on the vacant lot.

Adjacent purporties in the immediate environs of this size are for the most part improved with

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING

XXXXXXXXXXXXX Franklin T. Hogans .Jr.

MIMBERS REALTH DEPARTMENT BUREAU OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERS STATE HIGHWAY

INDUSTRIAL DEVILOPMENT COMMISSION

BUARD OF EDUCATION OFFICE OF THE

June 24, 1975

RE: Potition for Variance

The enclosed comments are to be included with the thing play dvisory Committee comments sent you under the above you referenced subject.

Very truly yours,

Franklin T. Hogans J. FRANKLIN T. HOGANS, JR. Chairman, Zoning Plans Advisory Committee

FTH:JD Enclosure

Mr. Martin F. Towles

single family dwellings. Property abutting to the south at the corner of Washington Blvd. and Woodside Avenue ap wars to be utilized commorcially, although field inspection could not definitively verify this statement.

This partition 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. HOGANS, JR.

Chairman, Zoning Plans Advisory Committee

Re: Item 208 June 17, 1975 Page 2

FTH: JD Enclosure

BALTIMORE COUNTY ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

J. Austin Deitz



Towson. Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Martin F. & Helen M. Towles

Location: W/S of Woodside Avenue 189' NW of Washington Blvd.

Item No. 208

Zoning Agenda May 20, 1975

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.

Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Nortes.

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-and condition shown at

EXCERDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Frevention Code prior to occupancy or beginning of operations, the buildings and structures existing or proceeded on the site shall comply with all applicable requirements of the Mational Fire Frotection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

 $(\chi\chi$) 7. The Fire Prevention Bureau has no comments at this time.

Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

filing this

Petitioner's Attorney_

Petitioner Martin 7. 4 Balon H. Towles

May 13, 1975

DONALO J. ROOP, M.D., M.P.H.

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

Comments on Item #208, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Martin F. & Helen M. Towles
Location: W/S of Woodside Ave. 189' NW of
Washington Blvd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Oxinince from Sec. 1802.3C (304)
to permit lot widths of 50' in lieu
of the required 55' for lots 464 &
466; & to permit side setbacks of
5' on each side of proposed dwelling
on lot 466 in lieu of the required 10'.
District: 13th

Metropolitan water and sewer are available to the

Very truly yours,

Thomas N. Devlin, Director DUREAU OF ENVIRONMENTAL SERVICES

zHVB/cas

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Emilding 111 W. Chesapeake Avenu Towson, Maryland 21204

Your Petition has been received and accepted for day of New 19785



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

June 9, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 208 - ZAC - May 20, 1975 Property Owner: Martin P. & Helen M. Towles

Location: W/S of Woodside Ave. 189' NW of Washington Blvd. Existing Zoning: D. R. 5.5 Proposed Zoning: Variance from Sec. 1802.3C.1 (304) to permit lot

widths of 50' in lies of the required 55' for lots 464 & 466; & to permit side setbacks of 5' on each side of proposed dwalling on lot 466 in lieu of the required 10'.

No traffic problems are anticipated by the requested variance to the

lot widths.

Michael S. Planigan Traffic Engineering Associate

MSF/bza

Beginning for a point on the rest side of Woodside Avenue ap-voximately 137 feet Northwest of sahington Boulevard and known lots (46 & 66 as shown on Fini Halethorpe which is recorded land recorded of Ballimore County Also known as 1312 Woodside Av-vers

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 12 19_75

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 ots one time successive weeks before the 2nd day of ____July ______, 1975 , the first publication appearing on the 12th day of June

THE JEFFERSONIAN

Cost of Advertisement. \$____

WILLIAM D. FROMM

S. ERIC DINENNA



June 3, 1975

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committe^{**} Office of Planning and Zoning Baltimore County Office Buildin Towson, Maryland 21204

Dear Mr., Di Nena:

Comments on Item \$208, Zoning Advisory Committee Meeting, May 20, 1975, are as follows:

Property Owner: Martin F. and Helen M. Towles Location: W/S of Woodside Avenue 189* NW of Washington Blvd Existing Zoning: D.R.5.5

Proposed Zoning: Vertinare from Sec. 1802.3C.1(304) to permit lot widths of 50' in lieu of the required 55' for lets 404 and 466; to permit side serbacks of 5' on each side of proposed dwelling on lot 466 in lieu of the required 10'
No. of Acres: 100 x 135'

This office has reviewed the subject petition and offers the tallowing 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.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

SUITE L'11 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John 2 Wembly

John L. Wimbley Planning Specialist II Project and Development Planning

TOWSON, MARYLAND 21204

AREA CODE 301 PLANNING 494-3211 TONING +94-3351

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

Property Owner: Martin F. & Helen M. Towles Location: M/S of Woodside Ave. 189' N.W. of Washington Blvd. Location: W/S of Noc Present Zoning: D.R. 5.5

Proposed Zening: Variance from Sec. 1802.3C.1(304) to permit lot widths of 50° in lieu of the required 55° for lots 464 & 466, and to permit side setbacks of 5° on each side of

proposed dwelling on lot 466 in lieu of the required

District:

Dear Mr. DINenna:

No effect on student population.

Wall Map Original Duplicate Tracing 200 Sheet

Revised Plans:

Change in outline or description____Yes

WNP/m1

FUNCTION

Descriptions checked and

Petition number added to

outline plotted on map

Denied

Reviewed by: 77. B

Previous case:

outline

Granted by ZC. BA. CC. CA W. Nick Petrovich.. Field Representative

CUGENE C. HESS. VICE-PRESSE MRS REBERT L DERNEY

MARCUS M. BOTSARIS JOSEPH N. McGOWAN ALVIN LORECK JOSHUA R. WHEELER. PURENTENNE

PETITION MAPPING PROGRESS SHEET

RICHARD W. TRACEY, V.M.D. MRS. RICHARD K. WUESFEL

Location of Signs FRONT 1812 WCCDSIDE AVE Posted by Lloring 5. Boland Date of return TUNE 19, 1975

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property. W/S of Woods De Ave. 189' NW of WASHINGTON

Posted for PETITION FOR VARIANCE Petitioner MARTIN F. Towhes

Tourson, Maryland

76-1-A

Date of Posting JUNE 13 975

BALTIMORE COUNTY, MARYLAND No. 21645 OFFICE OF FINANCE LEVENUE DIVISION MISCELLANEOUS CASH PECEIPT DATE June 27, 1975 ACCOUNT 01-662 AMOUNT_\$48.50 Martin P. Towles 1822 Woodside Ave. Baltimore, Md. 21227 Advertising and posting of property 4 8.5 CHSE

TE_ June 6, 19	75 ACCOUNT 01-	-662
	Victoria de la companya de la compan	
	AMOUNT	\$25.00
	DISTRIBUTION	
WHITE - CASHIER	PINK - AGENCY	VELLOW - CUSTOMER
artin F. Towles		
822 Woodside Ave.		
ltimore, Md. 212	27	
		#16-1-A
etition for Varia		2500st

CERTIFICATE OF PUBLICATION

THE TIMES ARBUTUS

ment. Hearing Date: July 7, 1973 at 10:50 A.M.
Public Hearing: Room 106.
County Office Building, 111 W.
Chexapeake Avenue, Towson,
Maryland. BY ORDER OF 8. ERIC DINENNA ING COMMISSIONER CF BALTIMORE COUNTY

Intil recently. District of Intil recently. District of Intil recently in the Intil rece

BALTIMORE COUNTY. MD. June 11 . 19 75 THIS IS TO CERTIFY. Ti at the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in each of SOCCESION weeks before the 2nd. July . 1975 , the first publication appearing on the 11th. day of June

a Curran

Cost of Advertisement. \$