

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, the Variance to permit a side yard setback of fifteen (15) feet in lieu of the required thirty-seven and one-half (37 1/2) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1975, that the herein Petition for a Variance to permit a side yard setback of fifteen (15) feet in lieu of the required thirty-seven and one-half (37 1/2) feet 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

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
212 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204

June 19, 1975

Franklin T. HOGANS, JR.
XXXXXXXXXXXXXXXXXXXX

M's. Elizabeth Newberry
Route #15 - Box #497-A
Bowleys Quarters Road
Baltimore, Maryland 21220

RE: Petition for Variance
Item 220
Jane Elizabeth Newberry -
Petitioner

Dear M's. Newberry:

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 southeast side of Bowleys Quarters Road, 232.03 feet northeast from the intersection of Chesapeake Avenue, and is currently improved with a single family dwelling.

The petitioner is requesting a side yard setback Variance to permit a 15 foot instead of the required 37-1/2 foot setback, in order that a carport may be constructed on the side of this dwelling. Adjacent properties are improved with single family dwellings.

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

M's. Elizabeth Newberry
Re: Item 220
June 19, 1975
Page 2

filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

PTH:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 220

Property Owner: Jane Elizabeth Newberry

Location: SE/S of Bowleys Quarters Rd. 232.03' N.E. from intersection of Chesapeake Avenue & Bowleys Quarters Road

Present Zoning: RDP

Proposed Zoning: Variance from Section 1A00.3B3 to permit a side setback of 15' in lieu of the required 37 1/2'.

District: 15th

No. Acres: 132 x 113

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILE HARRIS, PRESIDENT
EUGENE C. HARRIS, VICE-PRESIDENT
MRS. ROBERT L. BERRY

MARCUS M. GOTTSAL
JOSEPH M. WOODMAN
ALVIN L. JONES

T. HAYES
R. HAYES
MRS. H.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 1, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-11-A, Petition for Variance for a Side Yard.
Southeast side of Bowleys Quarters Road 232.03 feet Northeast of Chesapeake Road.
Petitioner - Jane Elizabeth Newberry

15th District

HEARING: Wednesday, July 9, 1975 (10:00 A.M.)

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

William D. Fromm
Director of Planning

WDF:NEG



BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 29, 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 #220, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Jane Elizabeth Newberry
Location: SE/S of Bowleys Quarters Rd., 232.03' NE from intersection of Chesapeake Ave. & Bowleys Quarters Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B3 to permit a side setback of 15' in lieu of the required 37 1/2'.
No. of Acres: 132 x 113
District: 15th

Since this is an exception for a carport and metro water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/pjs

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 220 - ZAC - June 3, 1975
Property Owner: Jane Elizabeth Newberry
Location: SE/S of Bowleys Quarters Rd. 232.03' NE from intersection of Chesapeake Ave. & Bowleys Quarters Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B3 to permit a side setback of 15' in lieu of the required 37 1/2'.
No. of Acres: 132 x 113
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



June 17, 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 #220, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: Jane Elizabeth Newberry
Location: SE/S of Bowleys Quarters Road 232.03' NE from intersection of Chesapeake Ave. and Bowleys Quarters Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B3 to permit a side setback of 15' in lieu of the required 37 1/2'.
No. of Acres: 132 x 113
District: 15th

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
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 494-3211 ZONING 494-3251

AUG 28 1975

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 30, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204*****
XXXXXXXXXXXXXXXXXXXX
Franklin T. HOGANS, JR.
Hogans, Jr.M's. Elizabeth Newberry
Route #15 - Box #497-A
Bowlers Quarters Road
Baltimore, Maryland 21220RE: Petition for Variance
Item 220
Jane Elizabeth Newberry -
Petitioner

Dear M's. Newberry:

The enclosed comments are to be included with
the Zoning Plans Advisory Committee comments sent
you June 19, 1975 under the above
referenced subject.

Very truly yours,

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

FTH:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

June 25, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21220Re: Item #220 (1974-1975)
Property Owner: Jane Elizabeth Newberry
5/23 of Bowlers Quarters Rd., 232.03' W/2 from inter-
section of Chesapeake Rd. & Bowlers Quarters Rd.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1400.3B3 to permit
a side setback of 15' in lieu of the required 37'.
No. of Acres: 132 x 113 District: 15th

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:

Bowlers Quarters Road, an existing public road, is proposed to be improved in the
future in this vicinity 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 any necessary reversible easement for slopes will be required in connection
with any grading or building permit application. The submitted plan should be
revised to indicate the proposed highway right-of-way widening.

Sediment Control:

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

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.Item #220 (1974-1975)
Property Owner: Jane Elizabeth Newberry
Page 2
June 25, 1975

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The
Petitioner is advised that the proper sections of the Baltimore County Building
Code must be followed whereby elevation limitations are placed on first floor
levels of residential and commercial development and other special construction
features are required.

Water:

Public water supply is serving this residence. It appears that additional
fire hydrant protection may be required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is
utilizing private onsite sewage facilities. This property is beyond the Urban
Rural Demarcation Line. The Baltimore County Comprehensive Sewerage Plan
indicates "Planned Service" in the area in 6 - 10 years.

Very truly yours,

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

END:ENM:PMR:iss

cc: J. Somers
W. Hancock2-SW Key Sheet
2 NE 1/4 Sec. 2, Sheet
NE 1 L Topo
98 Tax MapPETITION FOR A VARIANCE
JUNE 1975
ZONING: Petition for Variance for
a Side Yard
LOCATION: Southeast side of Bow-
lers Quarters Road 232.03 feet
West of Chesapeake Road
DATE & TIME: Wednesday, July
3, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 140, County
Office Building, 111 W. Chesa-
peake Avenue, Towson, Maryland.
The Zoning Commission of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard set-
back of 15 feet instead of the re-
quired 37 feet.
The Zoning Regulation to be re-
vised is as follows:
Section 1400.3.B.3 (1941) - Pro-
visions into Variance - If attached
to the main building, a report of a
surveyor, sworn, showing, with or
without a red, may extend into any
required rear yard more than 25%
of the minimum required depth of
a front or rear yard or of the min-
imum required width of a side yard.
All that portion of land in the 15-
teenth District of Baltimore County,
beginning at a point on the south-
east side of Bowlers Quarters Road
approximately 232.03 feet south-
west from intersection of Chesa-
peake Road & Bowlers Quarters
Road and running thence (1) N 30
° 15' 12" E 112.5 feet, thence (2) S 70°
15' 12" E 112.5 feet, thence (3) S 60°
20' 15" W 197.49 feet to point of
beginning.
Being the property of Jane Eli-
zabeth Newberry, as shown on plat
filed with the Zoning Depart-
ment.
Hearing Date: Wednesday, July
3, 1975 at 10:00 A.M.
Public Hearing: Room 140, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
S. ERIC DINENNA,
Zoning Commissioner of
Baltimore County.
June 19, 1975

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 19, 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 consecutive weeks before the 26th
day of July, 1975, the 25th publication
appearing on the 12th day of June
1975THE JEFFERSONIAN
L. Leach Smith
Manager

Cost of Advertisement, \$

PETITION FOR
A VARIANCE
JUNE 1975
ZONING: Petition for
Variance for a Side Yard
LOCATION: Southeast side
of Bowlers Quarters Road
approximately 232.03 feet
West of Chesapeake Road
DATE & TIME: WEDNES-
DAY, JULY 3, 1975 at 10:00
A.M.
PUBLIC HEARING: Room
140, County Office Building, 111
W. Chesapeake Avenue,
Towson, Maryland.
The Zoning Commission of
Baltimore County, by authority
of the Zoning Act and Regu-
lations 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 15 feet in-
stead of the required 37 feet.
The Zoning Regulation to be
revised is as follows:
Section 1400.3.B.3 (1941) - Pro-
visions into Variance - If at-
tached to the main building, a
report of a surveyor, sworn,
with or without a red, may
extend into any required rear
yard more than 25% of the
minimum required depth of a
front or rear yard or of the
minimum required width of a
side yard.
All that portion of land in the
15th District of Baltimore
County,
beginning at a point
on the southeast side
of Bowlers Quarters
Road approximately
232.03 feet south-
west from inter-
section of Chesapeake
Road & Bowlers Quar-
ters Road and running
thence (1) N 30° 15'
12" E 112.5 feet, thence
(2) S 70° 15' 12" E 112.5
feet, thence (3) S 60° 20'
15" W 197.49 feet to
point of beginning.
Being the property of Jane
Elizabeth Newberry, as shown
on plat filed with the Zon-
ing Department.
Hearing Date: Wednesday,
July 3, 1975 at 10:00 A.M.
Public Hearing: Room 140,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.
BY ORDER OF
S. ERIC DINENNA,
ZONING COMMISSIONER OF
BALTIMORE COUNTY
June 19, 1975OFFICE OF
THE
ESSEX TIMES

ESSEX, MD. 21221

June 19, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION- Southeast Side of Bowlers Quarters Road
was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one XXXXXXXXXX
weeks before the 9th day of July, 1975 that is to say, the same
was inserted in the issues of June 19, 1975

STROMBERG PUBLICATIONS, Inc.

By C. C. C. C.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict: 15th Date of Posting: 6-19-75
Posted for: Heavy Veh. July 9th 1975 9:16:00 A.M.
Petitioner: Jane E. Newberry
Location of property: SE 1/4 of Section 2, Quarter 1, 232.03'
N.E. of Chesapeake Rd.
Location of Signs: Signs: (1) Side Yard Setback 15' 497-A
Remarks: [Signature]
Posted by: [Signature] Date of return: 6-25-75BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 21652

DATE July 7, 1975 ACCOUNT 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CARRIER
Joseph L. Newberry
Route #15-Box 497-A
Baltimore, Md. 21220
Advertising and posting of property #16-12-A
YELLOW - CUSTOMER

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: [Signature]			Revised Plans:		Change in outline or description		Yes		No	
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your Petition has been received * this 17th day of
May 1975. Item #[Signature]
S. Eric DiNenna,
Zoning CommissionerPetitioner: Joseph Newberry Submitted by: [Signature]
Petitioner's Attorney: none Reviewed by: [Signature]* 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. 21630

DATE June 16, 1975 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CARRIER
Joseph Newberry
Rt. 15-Box 497-A
Baltimore, Md. 21220
Petition for Variance #16-12-A
YELLOW - CUSTOMER

AUG 28 1975