TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Beverly G. Reather

Bowerly G. Reather

Legal owners of the property situate in Baltimor

County and which is described in the description and plat attached hereto and made a part hereo

hereby petition for a Variance from Secti v. III.A. 13. (1945) pursuant to Section

103.1 (1955) under the provisions of Section X-B (1945) to permit

a general exception to use and area requirements to permit an accessory use (tennis court) in the side yard instead of the required rear yard,

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

1. Strict compliance with the Regulations would cause the Petitioner practical difficulty and unreasonable hardship due, among other factors, to the size, shape and topography of the Petitioner's property and the location of the existing improvements thereon.

2. That the requested variance and/or general exception is in spirit and harmony with the Regulations, and will in no way adversely affect the public health, safety and general welfare of the area involved, but will, in fact, be of benefit to the area.

See attached description

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 thir little, and further agree to and are to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law Fug. Baltimore County.

C. William Reather
Beverly G. Reather Legal Owner

Address Dulaney Valley Road

Glen Arm. Maryland 21057

Contract purchaser

Contract purchaser

R. Bruce Alderman White, Mindel, Clarke & Hill Petitioner's Attorney

Adhess 305 M. Chesapeake Avenue. Towson, Maryland 21204 ORDERED By The Zoning Commissione: of Baltim

4. A. M

CRED By The Zoning Commissioner of Baltimore County, this 12th

197 5, that the subject matter of this petition be advertised, as 12 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 Computationer of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 29th day of 2 personner 197 5 at 10100 clock

2575

(over)

BALTIMORF COUNTY, MARYLAND

INTER-OFFICE COHRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date October 3, 1975.

FROM. William D. Fromm, Director of Planning

SUBJECT Petition #76-63-A. South side of Dulaney Valley Road 970 feet East of Manor Rd.

Petition for Variance to permit an accessory use (tennis court) in the side yard instead of the required rear yard. Petitioner - C. William Reather

11th District 4th Councilmanic District

HEARING: Monday, October 6, 1975

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

William D. Fromm, Director Office of Planning and Zoning

VDF:NEG: nv



RE: PETITION FOR VARIANCE South side of Dulaney Valley Road 970 feet East of Manor Road, lith District

C. WILLIAM REATHER, Petitione

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 76-63-A

ORDER TO ENTER APPEARANCE

W. C......

XXXXXXXXXXXXX

MANAGES.

MEALTH DEPARTMENT

DEPARTMENT OF TRAFFIC DISINEES

STAYS BIGGRAY

MUSEUM OF ENGINEERING

PROJECT AND DEVELOPMENT PLACE INDUSTRIAL DEVELOPMENT POSTERATION

BOARS OF EDUCATION

OFFICE OF THE

FTH: JD

Enclosure

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
appearance of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Ressian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

Bea

September 3, 1975

RE: Variance Petition
Item 27
Beverly G. & C. William Reather
Petitioners

I hereby certify that on this 22nd day of September, 1975, a copy of the foregoing Order was mailed to R. Bruce Alderman, Esquire, white, Mindel, Clarke & Hill, 305 W. Chesapeoke Avenue, Towson, Maryland 21204, Attorney for Petitioner.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you August 25, 1975 under the above referenced subject.

Very truly yours,

Franklin T. Hogans J.

Chairman, Zoning Plans Advisory Committee

R. Bruce Alderman, Esq. White, Mindel, Clarke & Hill 305 W. Chesapeake Avenue Towson, Maryland 21204

SEP 23 75 PM __



Maryland 21204

E: Potition for Variance

8/8 of Dalamp Valley Read.

970' E of Manor Read
11th Election District

C. William Renther, et uz
Potitionere

NO. 76-51-4 (Den No. 27)

Dear Mr. Alderma

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

Copy of said Order is attached.

S. ERIC DE NENNA Zoning Commissioner

October 29, 1975

SED/see

Attachments

ce: John W. Hossian, III, Esquire People's Counsel

> Baltimore County, Maryland Bepartment Of Fublic Works

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Career of Engineering

August 2,, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #27 (1975-1976)
Property Owner: Beverly G. & C. William Reather S/S of Dulaney Valley Rd., 970° E. of Manor Rd.
Existing Zoning: Rs.G..
Proposed Zoning: Variance from Sec. III.A.13 (1915)
pursuant to Sec. 103.1 (1955) under the provision of Sec. IB (1915) to permit an accessory use (tennis court) in the side yard instead of the required rear yard.
District: 11th

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.

General:

Baltimore County utilities and highway improvements are not directly involved, However, Dulancy Valley Foad, an existing County road is proposed to be improved in the future as a 50-foot closed-section roadway on a 70-foot right-of-way. The submitted plan should be revised to scale, to indicate the 70-foot right-of-way width and that the mbject site indicated on the plan as lots 2 and 3 comprises only lot 3 of "Dulancy Hills" (G.L.B. 20, Folio 59).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #27 (1975-1976).

Very truly yours,

Elldword of Luc-Ellsworth N. Diver, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

cc: J. Trenner

U-SE Key Sheet 70 NE 17 Pos. Sheet NE 18 E Topo hh Tax Map BALTIMORE COUNTY
ZONING PLANS

DESCRIPTION POR VARIANCE

BEGINNING AT A POINT 970 PEET BAST FROM MANOR ROAD ON THE SOUTH SIDE

OF DULANEY VALLEY ROAD AND KNOWN AMONG THE BALTIMORE COUNTY LAND RECORDS

AS LOTS # 2 & 3 IN SECTION B. DULANEY HILLS, PLAT BOOK NO. 20, POLIO 59.

C. WILLIAM & BEVERLY REATHER

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

re County Zoning Regulations would result in practical difficulty and nable hardship upon the Petitioners, 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 general examption to use and area requirements to permit an accessory use (tennis court) in the side yard in lieu of the required rear yard should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this 29..., 1975 ..., that the herein Petition for the aforementioned Varday of October H M // Le Zoring Commissioner of Baltimore County and the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petition ove 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, MARYLAND DEPARTMENT OF HEALTH-

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

August 6, 1975

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning & Zoning County Office Building Baltimore, Maryland 21204

Comments on Item #27, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Beverly G. & C. William Reather
Location: 9/8 of Dulaney Valley Road 970' E of Manor Road
Existing Zooning: R.S.C.
Proposed Zoning: Variance from Sec. III.A.13(1945) pursuant to
Sec. 103.1(1955) under the provision of Sec.
XB (1945) to permit an accessory use (tennis court)
in the side yard instead of the required rear
yard.
No. of Acres:

Since there is a tennis court built, no health hazard exists.

Thomas H. Devlin. R.S., Director Bureau of Environmental Services

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1975

Franklin T. Hogan

MEMPIERS

ZONING ADMINISTRATIO

HEALTH DEPARTMENT

BUREAU OF FIRE PREVENTION

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND ELOPHENT PLANNING

OFFICE OF THE

R. Bruce Alderman, Esq. White, Mindel, Clarke & Hill 305 W. Chesapeake Avenue Towson, Maryland 21204

RE: Variance Petition
Item 27
Beverly G. & C. William Reather Petitioners

Dear Mr. Alderman:

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 south side of Dulancy Valley Road, 970 feet east of Manor Road, and is currently improved with a single family dwelling, swimming pool, garage and shed, and tennis court, which is the subject of this petition. The petitioner is requesting a Variance to permit the location of this tennis court in the side yard in lieu of the required rear yard. Adjacent proporties are improved with large single family dwellings on substantial lots.

This petition is accepted for filing on the date the enclosed filing certificate. Notice of the

Re: Item 27 August 25, 1975 Page 2

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

TOWSON, MARYLAND - 21204

Z.A.C. Meeting of: August 12, 1975

Very truly yours W lich tetrout

: Item 27
Property Owner: Beverly G. & C. William Reather
Location: S/S of Dulaney Valley Road, 970' E. of Manor Road
Present Zoning; R.S.C.
Proposed Zoning/Ariance from Section III.A.15(1945) pursuant to Section
105.1(1955) under the provision of Section. X8(1945) to
permit an accessory use (tennis court) in the side yard
instead of the required rear yard.

FTH: JD

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Mr. S. Eric DiNenna Zuning Cormissioner Baltimore County Office Building Towson, Maryland 21204

Enclosure

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

BALTIMORE COUNTY OFFICE OF PLANNING & SONING

County Office Building
111 W. Chesapeake Avenu
Towson, Haryland 21204

Petitioner Beverly C. & C. Cillian Bo

August 19, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item 27 - ZAC - August 12, 1975
Property Owner: Bewerly G. & C. William Reather
Location: S/S of Dulaney Valley Rd. 970' E of Manor Rd.
Existing Zoning: R. S. C.
Proposed Zoning: R. S. C.
1(3.1 (1955) under the provision of Sec. XB (1945) to
permit an accessory use (tennis court) in the side
yard instead of the required rear yard.

The requested variance to permit an accessory use in the side yard expected to cause any traffic problems.

Very truly yours michaels. Hannigan Michael S. Flanigan Traffic Engineering Associate

MSF/bza



August 27, 1975

Mr. S. Eric DiNenna, Zoning Commissi Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #27, Zoning Advisory Committee Meeting, August 12, 1975, are as follows:

Property Owner: Beverly G. and C. William Reather
Location: \$\sigma \text{VS}\$ of Dulaney Valley Road 970' E. of Manor Road
Existing Zoning: R.S.C.
Proposed Zoning: Voriance from Sec. IIIA/13(1945) to pursuant to Sec. 103.1(1955) under
the provision of Sec. X8 (1945) to permit an accessory use (tennis court) in the side yard
instead of the required rearyord
No. of Areas:

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

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

WNP/ml

ALCON TOTAL

No bearing on student population

WICHARD WITHOUT A

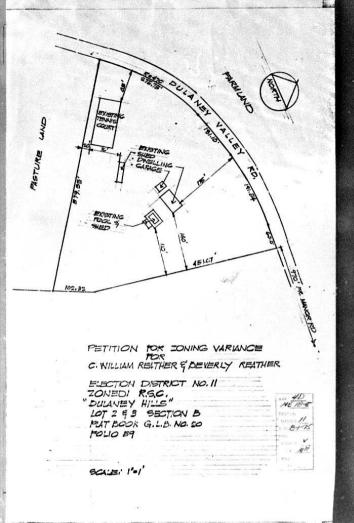
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING

LDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 494-3351 ZONING 494-3351

District:

Dear Mr. DiNenna:

lith



	12 2 2 7 9	C. S.	ial is	100
	93	e de la compania del compania del compania de la compania del compania		
			2	
			=	3
00			-	
100		Z	73	3
	-			3
	¥	T	Ī	
		7.		
			喧	
E				2
4	4	4	71	-
102			챸	3
		W	四	Z.
			-7	4
90			5	
	4			2
			-61	2

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., Sept. 29, 19 75

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 6th day of 0atober 19.75, the publication appearing on the 18th day of 3eptember 19.75.

Advertising Mgr.

Cost of Advertisement \$23,20



CERTIFICATE OF PUBLICATION

L. Leank Struck

CERTIFICATE OF POSTING

District. 1184.

District. 1184.

Posted for Albering Norm Set - 6 19.75 @ 20:02 A.M.

Postitioner G. Millians Brattler

Location of prognery Sh. g. Dulancy Vally Rd. 9.20 C. of Maner. Rd.

Location at Same I Sign Gentle on Mana At Bater Charles .

Posted by Mul H Hers

ETMENT OF BALTIMORE COUNTY \$ 76-63-A

Date of return: 9-25-75-

Cost of Advertisement, \$_____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	m. 23330
DATE August 15, 1975 ACCOUNT 01-6	8
AMOUNT 825,0	,
Received Reserve. Rachmaster, Maite, M. 305 W. Cheenpeaks Ave., Towner, M. Petition for Variance for C. Wil	ndel & Clarke
Potition for Variance for C. Wil	liam Reather
2845 ARIU 18	25.00m

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	 259 07
DATE - 001. 8. 1975 ACCOU	03-662
AMOU	\$6.20
PROEFUED MARRIE Bulenator,	thite Hindel & Clarke,
ros Afrestining and porting	of property for C.
98120EEE 8	4920mc
VALIDATION OR SIG	NATURE OF CASHIER

CERTIFICATE OF POSTURE ZONNIG DEPARTMENT OF BALTIMORE COUNTY	#76-73-H
Tourse, Maryland	

	7	Manager, to a branch again	alient
District	hilm Ad.	Date of Partia	130 RM
Posted for Allowing	C m Cahus	*	e
Posted for Aloung Petitioner Canala Location of property: S/S q	Hyder Kd	185,20 · What	& Long Bur Bill
Location of property S.A. J	w Dodd C	56 15 Thydes	Plan Front
Posted by Mul H	Here	Date of return:	1/25/25

PETITION		MAPPING PROGRESS SHEET								
	Wall Map Or		Ori	ginal Duplicate		Tracing		200 Sheet		
FUNCTION .	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: D. S.					ed Pl ge in o		or des	script		Yes
Previous case:				Мар	+					

	•		9	
BAL	TIMORE COUNTY OFFICE	OF PLANNING A	ND ZONING	
	County Offic 111 W. Chesa Towson, Mary	peake Avenue		
, ,	Your Petition has be	en received *	this 23 - 7	_day of
June	_197). Filing Fee	\$ 25 .	Received	Check
				Cash
	,	S. Eric DiNen Zoning Commis		Other
Petitioner C	Wellow Kenther	_Submitted by	Brue al	Com
Petitioner's A	Attorney Burn alle	Revi	ewed by Par	in land
* This is not	to be interpreted of a hearing date.	as acceptance	of the Potit	ion for