

EVALUATION	COMMENTS

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 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 exception 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of October, 1975, that the herein Petition for the aforementioned Variance 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

the above Variance should NOT BE GRANTED

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 OFFICE OF PLANNING & ZONING
COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 27
Your Petition has been received and accepted for filing this 19th day of August 1975

Petitioner: Beverly G. & C. William Reather
Petitioner's Attorney: Franklin T. Hogans, Jr.
Reviewed by: Franklin T. Hogans, Jr.
Chairman, Zoning Plans Advisory Committee

S. Eric DiNenna,
Zoning Commissioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HIGHWAY ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT PLANNING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BUILDINGS ENGINEER

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 Dulany 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 properties are improved with large single family dwellings on substantial lots.

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

R. Bruce Alderman, Esq.
Re: Item 27
August 25, 1975
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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

FTH:JD
Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 6, 1975

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

Dear Mr. DiNenna:

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

Property Owner: Beverly G. & C. William Reather
Location: S/S of Dulany Valley Road 970' E of Manor Road
Existing Zoning: 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:
District: 11th

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

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

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

August 19, 1975

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

Re: Item 27 - ZAC - August 12, 1975
Property Owner: Beverly G. & C. William Reather
Location: S/S of Dulany Valley Rd. 970' E of Manor Rd.
Existing Zoning: 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:
District: 11th

Dear Mr. DiNenna:

The requested variance to permit an accessory use in the side yard is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Traffic Engineering Associate

MSP/bza

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



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

Property Owner: Beverly G. and C. William Reather
Location: S/S of Dulany Valley Road 970' E. of Manor Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance from Sec. IIIA.13(1945) to 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:
District: 11th

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 15, 1975

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

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

Re: Item 27
Property Owner: Beverly G. & C. William Reather
Location: S/S of Dulany Valley Road, 970' E. of Manor Road
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section III.A.13(1945) pursuant to Section 103.1(1955) under the provision of Section XB(1945) to permit an accessory use (tennis court) in the side yard instead of the required rear yard.

District: 11th
No. Acres:

Dear Mr. DiNenna:

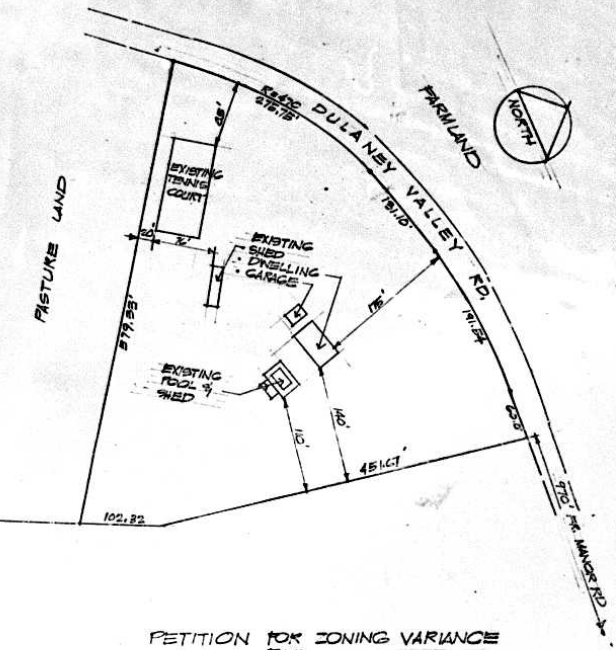
No bearing on student population.

Very truly yours,

Wm. T. Melzer
Wm. T. Melzer
District Superintendent

WSP/mj

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 494-3291



PETITION FOR ZONING VARIANCE
FOR
C. WILLIAM REATHER & DEVERLY REATHER

ELECTION DISTRICT NO. 11
"DULANEY HILLS"
LOT 2 & 3 SECTION B
PLAT BOOK G.L.D. NO. 20
FOLIO 59

SCALE: 1"=1'

4D
NE 1/4
11
84-25
✓
✓
✓

CERTIFICATE OF PUBLICATION

ROSDALE, MD., Sept. 29, 1975

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 October 1975, the publication appearing on the 18th day of September 1975.

THE OBSERVER,
Robert A. Ginnell
Advertising Mgr.

Cost of Advertisement \$23.20

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 28, 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., one time before the 1st day of October 1975, the RWA publication appearing on the 18th day of September 1975.

THE JEFFERSONIAN,
L. Frank Struthers
Manager.

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #76-63-A
Towson, Maryland

District 11th Date of Posting 9-12-75
Posted for: Hearing Room Oct. 6th 1975 @ 10:30 A.M.
Petitioner: C. William Reather
Location of property: 515 g. Dulaney Valley Rd. 9th E. of Manca Rd.
Location of Sign: 1 sign posted on Manca Rd. Return Property Owners Com. & Home Reg.
Remarks: _____
Posted by: Paul H. Hise Date of return: 9-25-75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 23330
DATE August 15, 1975 ACCOUNT 03-662
AMOUNT \$25.00
RECEIVED FROM Hess, Dockmaster, White, Mindel & Clarke
FOR 305 W. Chesapeake Ave., Towson, Md.
Petition for Variance for C. William Reather #76-63-A
25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25907
DATE Oct. 8, 1975 ACCOUNT 03-662
AMOUNT \$49.20
RECEIVED FROM Hess, Dockmaster, White, Mindel & Clarke,
FOR 305 W. Chesapeake Ave., Towson, Md. 21204
Advertising and posting of property for C. William Reather #76-63-A
49.20 CASH
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY #76-73-A
Towson, Maryland

District 11th Date of Posting 9/18/75
Posted for: Hearing Monday Oct. 6th 1975 @ 10:30 A.M.
Petitioner: Donald C. Mulcahey &
Location of property: 515 g. Hwy. 185, 20th West of Long Green Rd.
Location of Sign: 1 sign posted on 515 185 Hwy. Rd. on Post
Remarks: _____
Posted by: Paul H. Hise Date of return: 9/25/75

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: <u>DA</u>					Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>					
Previous case:					Map #					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received * this 23rd day of June 1975. Filing Fee \$ 25. Received Check Cash Other
S. Eric Dinenna
S. Eric Dinenna,
Zoning Commissioner
Petitioner C. William Reather Submitted by Bruce Alderman
Petitioner's Attorney Bruce Alderman Reviewed by Paul H. Hise
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.