PETITION FOR ZONING VARIANCE AND/OR CHEEKLE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

or we <u>Melvin a Minion Melinanlegal</u> owners 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 III. 4.13 (1945) parament to Section 103.1 (1955) under the provintions of Section I.B. (1945) to permit a general appropriate As uses and array requirements Section 100.1 to permit an accessory

use (termis courts) in the rear yard instead of the required third of the lot

farthest removed from any street and shall occupy not more them 50% of such third. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

due to existing topography and existing landscaping it is impracticable to construct this structure except in the location as shown on plats

on attached description

DADER RECEIVED FOR FILING

DAT

11-26-20 ertising, posting, etc., upon filing of this zoning regulations and restrictions of

Marian Weinman Legal Owner

Seltimor, Maryland 21:08

Protestant's Attorney

76 133

V5)

1975 ... at 10:00 o'clock

Von Ve Menua

8

October 21, 1975

Mr. & Mrs. Melvin Weinman 3500 Woodvalley Drive Baltimore, Maryland 21208

> RF. Patition for Variance NW/corner of Stevenson Road and Woodvalley Drive - 3rd Election Melvin Weinman, et ux - Petitioners NO. 76-77-A (Item No. 33)

Dear Mr. & Mrs. Weinman

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Me. S. ERIC DI NENNA Zoning Commissione

SED/me

cc: John W. Hersian, III, Esquire People's Coursel

. BEFORE THE ZONING COMMISSIONER

...... ORDER TO ENTER APPEARANCE

ed in Section 524,1 of the Beltimore County Charte In this proceeding. You are requested to notify me of any

I hereby certify that on this 2nd day of October, 1975, a copy of the foregoing Order mailed to Mr. Malvin Weinman, 3500 Woodvalley Drive, Baltimore, Maryland 21208,

Ben

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

PALTIMORE COUNTY, MATYLAND

S. Eric Dillenne, Zoning Commissioner Date.

October 3, 1975

William D. From, Director of Planning

Petition 176-77-A. Petition for Variance for Accessory Structure (Tennis Courts) Northwest corner of Stevenson Road and Woodvalley Drive

3rd District

HEARING: Wednesday, October 8, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this

WDF :NEG : n



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 22, 1975

Pranklin T. Hogan

ALTH DEPARTMENT STREAM OF STREET

STATE STORWAY SCHEAD OF

PROTECT AND

Mr. Melvin Weinman 3500 Woodvalley Drive Baltimore, Maryland 21208

RE: Variance Petition Item 33 Melvin & Mirian Weinman -Petitioners

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 northwest corner of Stevenson Road and Woodvalley Drive, and is currently improved with an existing single family dwelling. Adjacent properties are improved withsimilar one family dwellings. The petitioner is requesting a Variance and/or General Exception to permit the construction of a count in the rear yard of this corner lot.

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 E. F. RAPHEL & ASSOCIATES Begistered Professional Land Surveyors 201 COURTLAND AVENUE

August 4, 1975

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE LOT 1 BLOCK A "LONGMEADOW"

Beginning for the same at the intersection formed by the west sids of Stevenson Road and the north side of Woodvalley Drive running thence and binding on the north side of Woodvalley Drive SB4*49'W 160.00' to the division line between Lots 1 and 2 as shown on the plat of "Longmeadow" and remorded among the Land Records of Baltimore County in Flat Book 26, folio 73, thence leaving Woodvalley Drive and binding on the aforesaid line between Lots 1 and 2 MS*10'W 271.23' running thence and binding on the northernmost line of Lot 1 N85*38 E 180.02 to the west sie of Stevenson Posd running thence and binding on the west side of Stevenson Road 35°10'E 248.69' thence 539"40'40"W 28.28 to the place of beginning.

Containing 1.11 Acres of land more or les ..

Being all of Lot 1 as shown on the ,lat of "Longmeadow" and recorded among the Land Records of Bolti. .. ounty in Plat Book 26, folio 73.



Mr. Melvin Weinman Re: Item 33 September 22, 1975 Page 2

to you in the near future.

Very truly yours,

Frank T. Hyarf PRANKLIN T. HOGANS, JR. Chairman, Zoning Plans

PTH:JD

Enclosure

cc: E. F. Raphel & Associates 201 Courtland Avenue Towson, Maryland 21204

the above Variance should NOT BE GRANTED

Mr. S. Eric D'Nenna, Zoning Commissioner

Zoning Advisory Committee
Office of Planning and Zoning
Boltimore County Office Building
Towson, Maryland 21204

Dear Mr. Di Nenna:

August 27, 1975

197 ... that the above Variance be and the same is hereby DENNED

BALTIMORE COUNTY, MARYLAND

1.1



DEPARTMENT OF TRAFFIC ENGINEERING Busine A. Curreno P.E. Wr. T. Meusen

igust 15, 1975

Mr. S. Eric Dillens Zoning Commissioner County Office Building Townon, Maryland 21204

Item 33 - EAC - August 19, 1975
Property Owner: Molvin & Hirian Weinman
Location: BMC of Stevemon Rd. & Woodwalley Dr.
Existing Soning: D.R. 5.5
Proposed Soning: Variance and/or General Exception from Sec. IIIAl3
(1945) pursuant to Sec. 103.1 (1955) under the
provisions of Sec. X-8 (1945) to permit a general
exception to use & area reguirements Sec. 400.1 to
permit an accessory use (tennis court) in the rear yard
instead of the required third of the lot fartherset
removed from any street & shell occupy not more than
50s of such third.

10. of Acres: 1.11

No traffic problems are enticipated by the requested variance muit a tennis court.

Very truly yours, nichael & Harrigan Michael S. Flanigan Traffic Engineering Associate

Bepartment Of Public Borks

Re: Item #33 (1975-1976)
Property Cheer: No.174 and Norton Notional
Efforce of theremeen Rd. and Mondrallay Dr.
Existing Zening: D.R. 5.5.
Existing Zening: D.R. 5.6.
Existing Zening: Verlance and/or General Exception from
Sec. IIIAI3 (1845) surmant to Sec. 103.1 (1955) under the
provintion of Sec. R-8 (1845) to penut a openioral exception
to use and own requirements Sec. 100.1 to prust an
accommony use (sening search in the rear yeard instead of
the required third of the lot farther reserved from any
struct and shall enough set more than 505 of such third.
No. of Agrees 1,11 Bistricts 3rd

The following comments are furnished in regard to the plat submitted to this office for review by the loning Advisory Committee in commention with the subject item.

Baltimore County utilities and highest improvements are not directly involved, additional fire hydroni pretection may be required in the vicinity. The schmitted plan should be revised to indicate that this property is Lot 1, Block "2", as shown on "Amended Flat 1 of Lenguesdow Meet" recorded W.J.R. 25, Felio 73, not "Longmendow Subtivision" as indicated on the schmitted plan.

This office has no further comment in regard to the plan subsitted for Zoning sory Countties review in commettee with this Item #33 (1975-1976).

ELIMONTH W. DIVER, P.E. Chief, Bereau of Engineering

ec: William Munchel C-WW Key Sheet 37 WW 19 Pos. Sheet WW 10 E Topo 68 Tax Hap

THE PARTY

-BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH-

August 20, 1975

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning & Zoning County Office Bullding Towson, Maryland 2120k;

Comments on Item #33, Zoning Advisory Committee Meeting, August 19, 1975, are as follows:

Property Owner: Melvin & Mirian Weinman
Location: NM/c of Stevenson & Woodvalley Drive
Existing Zening: D.E. 5.5

Proposed Zening: Trainage and/or General Exception from
Sec. IIIAI3 (1945) pursuant to Sec. 103,1 (1955)
under the provisions of Sec. X-81(1945) to permit
a general exception to use & area requirements
Sec. Lido.1 to permit an accessory use (tennis
court) in the rear yard instead of the required
third of the lot farthest removed from any
atreet & shall occupy not more then 50% of such
third.

Since this is a variance for tennis courts and public water and sever exist, no health hazard is anticipated.

Very truly yours,

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

GHVB/ek

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: August 15, 1975

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

Z.A.C. Meeting of: August 19, 1975

Re: Item

Property Owner: Melvin & Mirian Weinman

NW/C of Stevenson Road & Woodvalley Drive

Proposed Zonlog: Variance and/or General Exception from Sec. IIIA15 (1945) pursuant to Sec. 103.1 (1955) under the provisions of Sec. X-B (1945) to permit a general exception to use & area requirements Sec. 400.1 to permit an accessory use (tennis court) in the rear yard instead of the required third of the lot farthest removed from any street & shall occupy not more than 50% of such third.

No. Acres:

Dear Mr. DiNenna:

No bearing on student population

W True tetroul

JOSEPH N. M. SOWAN

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

appearing on the 18th day of September 10.75

G. Leank Strupe

Cost of Advertis

1-SIGN

76-77-A

CERTIFICATE OF POSTING MENT OF BALTIMORE COUNTY

District 3rd		ute of Posting SCPT 20,1975
Posted for PETITION FOI	VARIANCE	we in roung (A.1.2.2.2.2.1.1.2
Welving Wel	MMAN	
Location of property: NW/COR, WOOD VAL	OF STEVENSON	Rd. AND
Location of Signa: NW/CoR, C	F Stevenson PJ	. AND WOODVALLEY DR.
Remarks:	,,,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Posted by Floring & No.	bered Date of	return Sept. 26, 1975

PETITION	MAPPING		NG	PROGRESS		SHE	ET			
FUNCTION	Wall Map		Original	Duplicate date by		Tracing		200 Sheet		
Descriptions checked and outline plotted on map	date	by	date	by	gate	by	date	by	dole	by
Petition number added to outline			TV -							
Denied										i
Granted by ZC, BA, CC, CA										
Reviewed by: Da. S.		=			ed Pla e in ou		or des	cripti		
Previous case;				Мар			_		-	No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING AMER CODE 301 PLANNING 494-3211 ZONING 494-3351

Comments on Item #33, Zoning Advisory Committee Meeting, August 19, 1975, are as follows:

Existing Zoning: D.R.5.5

Proposed Zoning: Variance and/or General Exception from Sec. IIIA13 (1945) pursuant to Sec. 103.1(1955) under the provisions of Sec. X-B (1945) to permit a general exception to use and area requirements Sec. 400.1 to permit an accessory use (tennis court) in the rear yard instead of the required third of the lot forthest removed from any street and shall accupy not more than 50% of such third.

No. of Acres: 1.11

District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriatents of the zoning in question, but are to assure that all parties are made oware 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.

Property Owner: Melvin and Mirian Weinman Location: NW/C of Stevenson Road and Woodvalley Drive Existing Zoning: D. R. 5.5

John Lumbles

John L. Wimbley Planning Specialist II Project and Development Planning

H EMELIE PARKE, PRESIDENT EUGENE C. HESE. ... PREFICE MUC. POSERT L. SCHNEY

WNP/ml

Petitioner's Attorney BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 1975. Item #_

Reviewed by &A This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Petitioner Mariam Warman Submitted by Hole

Petitioner's Attorney

23346 BALTIMORE COUNTY, MARYLAND
OFFICE OF CANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT DATE Me. 26, 1975 Mecaver Malvin Weissen, 3701 014 Court Md., 21208 FOR Potition for Variance #76-77-4 21 0 ARMS 26 25.00 msc VALIDATION OR SIGNATURE OF CASHIER

m. 25904 BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 00\$, 7, 1975 ACCOUNT 01-662 AMOUNT \$64.75 Nichael E. Meirman, 3701 Old Court Ed., Balto.

2008 2008 21208 Advertising and posting of property - 276-77-1 200 0 TESCT 7 6 4.7 5 HSC VALIDATIO - SIGNATURE OF CASHIER

N 66-38'E 180.02" Ex. Evergreens EXIST 38 X 80 DWELLING STEVENSON 40' SETBACK BLOCK 'A' LOT I DR 5.5 LOT 2 DR5.5 \$84°49' W 160.0' WOODVALLEY DRIVE P-575 1" - 30" " AR w. 126-15 BLOCK 'C' LOT 1 DR 5.5 TAX ACCOUNT Nº 03-23-019600 PROPOSED TENNIS COURT PLAT TO ACCOMANY LIBRE 26 PLAT 73 MELVIN WEINMAN PETITION FOR LONGME ADOW SUBDIVISION 3500 WOOD VALLEY DRIVE DISTRICT 3 VARIANCE AREA 1.11 ACRES Extraod included land to record 20 Contract diverses 20 Contract diverses Towson, Maryland 71204 28 JULY 75

4-1-1-5-17-13-1-1-3-1-3-1-1-3-1-1-3-1-1-3-1