

76-91-A 242 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BETTY H. & HOWARD A. MORRIS, legal 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 1802.39 (214-1) to permit rear yard setback of thirty (30) feet instead of the required fifty (50) feet.

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

See attached description

In addition to my own family, my Mother who was recently widowed is now living with us.

SEARCHED
INDEXED
SERIALIZED
FILED
OCT 27 1975
FBI - BALTIMORE

Property is to be posted and advertised as prescribed by Zoning Regulations. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Betty H. Morris
Address 3223 Kessler Rd
Baltimore, Md. 21227
Petitioner's Attorney _____
Protector's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day

of October, 1975, that the subject matter of this petition be advertised, as 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 Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 27th day of October, 1975 at 10:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
East side of Kessler Road 336 feet North
of Caledonia Avenue, 13th District

HOWARD A. MORRIS & BETTY H. MORRIS,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 76-91-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

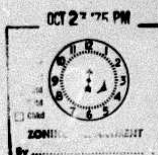
Pursuant to the authority contained in Section 534.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hessian, III
John W. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2260

I hereby certify that on this 23rd day of October, 1975, a copy of the foregoing Order was mailed to Howard A. Morris and Betty H. Morris, 3223 Kessler Road, Baltimore, Maryland 21227, Petitioners.

John W. Hessian, III



76-91-A
Oct 24, 1975
To all concerned,
I, Howard Morris wish to start
building immediately on approval of
the requested Variance, and
will accept financial responsibility
for 31 days.
Howard Morris

DESCRIPTION FOR VARIANCE FOR
BETTY H. & HOWARD A. MORRIS

BEGINNING AT A POINT APPROXIMATELY 336 FEET NORTH FROM THE NORTHEAST CORNER OF THE INTERSECTION OF KESSLER ROAD AND CALEDONIA AVENUE AND BEARING NORTH 00° 00' 00" E for 16.00' TO A POINT THEN BEARING N 90° 00' 00" E 105.00' TO A SECOND POINT THEN BEARING S 00° 00' 00" W 16.00' TO A THIRD POINT, THEN BEARING S 90° 00' 00" W FOR A DISTANCE OF 105.00' TO THE POINT OF ORIGIN. THE PROPERTY FORMERLY DESCRIBED AS LOT 54 IN RIVERVIEW SUBDIVISION, BLOCK 6, LIME 22, FOLIO 20, OTHERWISE KNOWN AS 3223 KESSLER ROAD.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 24, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-91-A. Petition for a Variance for a Rear Yard. East side of Kessler Road 336 feet North of Caledonia Avenue. Petitioner - Howard A. Morris and Betty H. Morris

13th District

HEARING: Monday, October 27, 1975 at 10:00 A.M.

There are no comprehensive plan issues raised by this petition.

William D. Fromm
William D. Fromm,
Director of Planning

WDF:HEG:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

October 27, 1975

Mr. & Mrs. Howard A. Morris
3223 Kessler Road
Baltimore, Maryland 21227

RE: Petition for Variance
E/S of Kessler Road, 336' N of
Caledonia Avenue - 13th Election
District
Howard A. Morris, et ux -
Petitioners
NO. 76-91-A (Item No. 42)

Dear Mr. & Mrs. Morris:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

/s/
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Betty H. Morris
3223 Kessler Road
Baltimore, Md. 21227
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 23rd day of October, 1975.

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner Betty H. & Howard A. Morris

Petitioner's Attorney _____

Reviewed by Franklin T. Rogers, Jr.
Chairman,
Zoning Plans
Advisory Committee

DEC 15 1975

ORDER RECEIVED FOR FILING
DATE 9/23/75 BY [illegible]

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 granted, 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 rear yard setback of thirty (30) feet in lieu of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of October, 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
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Rogers,
Chairman, Jr.

BOARD OF ZONING
HEALTH DEPARTMENT
BUREAU OF FIRE PROTECTION
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

October 16, 1975

Mrs. Betty H. Morris
3229 Kessler Road
Baltimore, Maryland 21227

RE: Variance Petition
Item 42
Betty H. & Howard A. Morris -
Petitioners

Dear Mrs. Morris:

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 east side of Kessler Road, 336' north of Caledonia Avenue, and is currently improved with a single family interior group home.

The petitioner is requesting a Variance to permit a rear yard setback of 30' instead of the required 50' in order that an addition may be constructed on the rear of this dwelling.

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

Mrs. Betty H. Morris
Re: Item 42
October 16, 1975
Page 2

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

Very truly yours,

Franklin T. Rogers, Jr.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Office of Engineering
EUGENE C. HESSE, P.E., Chief

September 26, 1975

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

Re: Item 42 (1975-1976)

Property Owner: Betty H. and Howard A. Morris
Reg. at a point 336' N. from the N/E cor. of the intersection of Kessler Rd. and Caledonia Ave.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B (214.1) to permit rear yard setback of 30' instead of the required 50'.
No. of Acres: 1.680 sq. ft. District: 13th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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. Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Eugene C. Hesse
EUGENE C. HESSE, P.E., Chief
Chief, Bureau of Engineering

EH:JTB:JTB

cc: W. Marshall

C-22 Key Sheet
25' x 35' Top. Sheet
25' x 35' Top. Sheet
25' x 35' Top. Sheet

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
Stephen E. Collins
Wm. T. Flanagan
Traffic Engineering Division

September 11, 1975

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

Re: Item 42 - ZAC - September 2, 1975
Property Owner: Betty H. & Howard A. Morris
Location: Reg. at a point 336' N from the NE/C of the intersection of Kessler Rd. & Caledonia Ave.
Existing Zoning: DR 10.5
Proposed Zoning: Var. from Sec. 1802.3B (214.1) to permit rear yard setback of 30' instead of the required 50'.

No. of Acres: 1680 sq. ft.
District: 13th

Dear Mr. DiNenna:

No Traffic Engineering problems are anticipated by the requested variance to the rear yard.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:mc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 8, 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 #42, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Betty H. & Howard A. Morris
Location: Reg. at a point 336' N from the NE/C of the intersection of Kessler Rd. & Caledonia Ave.

Existing Zoning: DR 10.5
Proposed Zoning: Variance from Sec. 1802.3B (214.1) to permit rear yard setback of 30' instead of the required 50'.

No. of Acres: 1680 sq. ft.
District: 13th

Since this is a variance for a rear addition to an existing dwelling and metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DHVB:dias

WILLIAM D. PHIBBS
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 22, 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 #42, Zoning Advisory Committee Meeting, September 2, 1975, are as follows:

Property Owner: Betty H. and Howard A. Morris
Location: Reg. at a point 336' N from the NE/C of the intersection of Kessler Road and Caledonia Ave.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B(214.1) to permit rear yard setback of 30' instead of the required 50'.
No. of Acres: 1680 sq. ft.
District: 13th

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 464-5111 ZONING 464-5881

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 4, 1975

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

Z.A.C. Meeting of: September 2, 1975

Re: Item 42

Property Owner: Betty H. & Howard A. Morris

Location: Reg. at a point 336' N. from the NE/C of the intersection of Kessler Rd. & Caledonia Avenue.

Present Zoning: D.R. 10.5

Proposed Zoning: Variance from Section 1802.3B (214.1) to permit rear yard setback of 30' instead of the required 50'.

District: 13th

No. Acres: 1680 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Jr.
W. Nick Petrovich, Jr.
Field Representative.

WNP/ml

H. ENSLEY PARKS, President
EUGENE C. HESSE, Vice President
MRS. ROBERT L. BERNY

MARCUS M. ROTGARD
JOSEPH N. MCDONNELL
ALVIN L. GORDON

WILLIAM W. HILL, JR.
RICHARD W. TRACY, JR.
WILLIAM RICHARDSON, JR.

[illegible]

THIS IS TO CERTIFY, that the annexed advertisement of

- ☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Towson Times
☒ Arbutus Times
☐ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one ~~several~~ weeks before the 27th day of October 1975, that it to say, the same was inserted in the issues of Arbutus Times- October 2, 1975.

STROMBERG PUBLICATIONS, INC.

BY E. P. Smith

CERTIFICATE OF PUBLICATION

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 a week~~ at one time ~~seventeen weeks~~ before the 27th day of October, 1975, the day publication appearing on the 9th day of October, 1975.

THE JEFFERSONIAN

Cost of Advertisement, \$-----

PETITION MAPPING PROGRESS SHEET

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Your Petition has been received * this 21 day of AUG 1975. Filing Fee \$ _____. Received Check

S. Eric DiNenna,
Zoning Commissioner

Petitioner Morris Submitted by M. Morris
Petitioner's Attorney _____ Reviewed by MB

* 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. 23338

DATE Aug. 21, 1975 ACCOUNT 07-662

AMOUNT \$25.00

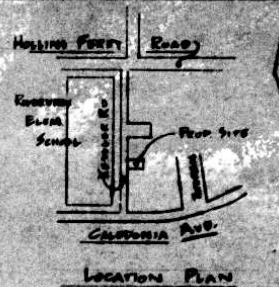
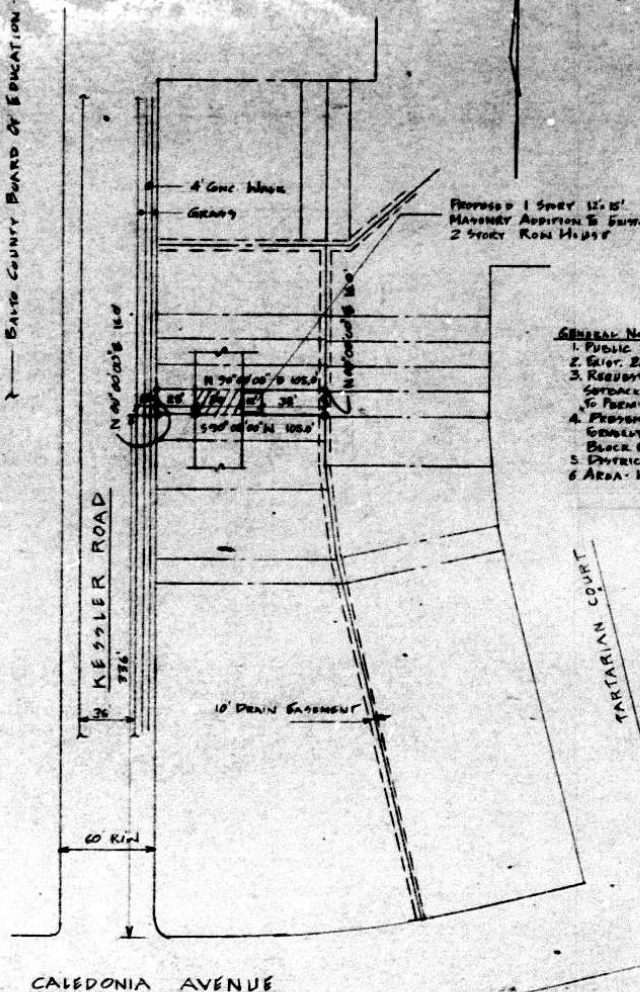
RECEIVED M. and Mrs. Howard A. Morris, 3021 Keseler Rd.
FROM alto., Md. 2122

FOR Variance (Cash)

25802388 21 25.00 NC

VALIDATION OR SIGNATURE OF CASHIER

BALD COUNTY BOARD OF EDUCATION



MAP	20
SCALE	1/4" = 1'
ELECTRIC	1/8"
DRAINAGE	1/8"
WATER	1/8"
SEWER	1/8"
ROAD	1/8"
RAILROAD	1/8"
WATER	1/8"
SEWER	1/8"

GENERAL NOTES

1. PUBLIC UTILITIES BUILDING
2. GUYT. ZONING - PD-105
3. REQUEST VARIANCE ON REAR SETBACK FROM 50' TO 20' TO PERMIT REAR ADDITION
4. PRESENT ADDRESS 3223 KESSLER ROAD GUYT. LOT 34 KENTVIEW SUB-DIVISION BLOCK 6 LIBERTY FOLIO 20
5. DISTRICT - 15
6. AREA - 55' x 16' - 1680 S.F.

PROPOSED ADDITION
3223 KESSLER ROAD
JEROME SHUMAN
CONSULTING ENGINEER
4730 BYRON ROAD
PINEVILLE MARYLAND

SITE PLAN 1" = 50'