

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Marvin and Linda Hark, legal owner...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, §§(208.3 & 301.1) (permitting a sideyard setback of 2" rather than the required 7'6" for an attached carport.)

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

1. A zoning variance to allow the construction of the proposed carport will aid in alleviating a physical disability suffered by the Petitioner, Linda Hark.
2. The proposed variance will provide protection for the Petitioner's vehicle and provide additional storage space.
3. The proposed variance will in no manner be detrimental to the health, safety and general welfare of the property in the neighborhood involved.

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 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 Marvin Hark
Address 4620 Hawksbury Road
Legal Owner
Address 4620 Hawksbury Road
Protestant's Attorney
Address 1101 N. Calvert St., Balto., Md. 21202

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day

of September 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 106, County Office Building in Towson, Baltimore County, on the 3rd day of November 1975 at 10:00 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 3, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-97-A, Petition for Variance for a Side Yard.

North side of Hawksbury Road 700 feet Northwest of Streamwood Road.
Petitioner - Marvin Hark and Linda Hark

2nd District

HEARING: Monday, November 3, 1975 (10:00 A.M.)

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

William D. Fromm
Director of Planning

WDF:NEG:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

North side of Hawksbury Road 700 feet
Northwest of Streamwood Road,
2nd District

: OF BALTIMORE COUNTY

MARVIN HARK, Petitioner

: Case No. 76-97-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

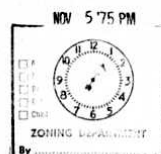
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter,

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 passage of any preliminary or final Order in connection therewith.

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

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

I hereby certify that on this 1st day of November, 1975, a copy of the foregoing Order was mailed to Seymour R. Goldstein, Esquire, 1101 North Calvert Street, Baltimore, Maryland 21202, Attorney for Petitioner.



MICROFILMED

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

Seymour R. Goldstein, Esquire
1101 North Calvert Street
Baltimore, Maryland 21202

November 25, 1975

RE: Petition for Variance
N/S of Hawksbury Road, 700' NW of
Streamwood Road - 2nd Election District
Marvin Hark, et ux - Petitioners
NO. 76-97-A (Item No. 50)

Dear Mr. Goldstein:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

MICROFILMED

DESCRIPTION FOR VARIANCE

MARVIN & LINDA HARK

BEGINNING ON THE NORTH SIDE OF HAWKSBURY ROAD APPROXIMATELY 700 FEET
NORTHWEST OF STREAMWOOD ROAD AND KNOWN AS LOT 34 BLOCK F AS SHOWN ON
THE AMENDED PLAT OF PLAT 2, SECTION 1, "WILLOW GLEN NORTH," AND
RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN LIBER 32
FOLIO 97.

ALSO KNOWN AS 4620 HAWKSBURY ROAD.

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

September 29, 1975

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

Re: Item #50 (1975-1976)
Property Owner: Marvin & Linda Hark
N/S of Hawksbury Rd., 700' N/W of Streamwood Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.38 (208.3 and 301.1) permitting a sideyard setback of 2" rather than the required 7' 6" for an attached carport.
District: 2nd

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, the submitted plan must be revised to indicate the existing drainage and utility easements within this lot, and the existing 12-inch public sanitary sewer along the northwesterly lot line, see Drawing #66-0131, File 1. The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #50 (1975-1976).

Very truly yours,

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

END:RAM:FW:ee

1-GE Key Sheet
29 NW 27 Pos. Sheet
W 5.0 Topo
77 Tax Map

MICROFILMED

JAN 14 1976

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, a Variance to permit 2 inches for a side yard instead of the required 7 feet 6 inches for an attached carport should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of November, 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.

Deputy Zoning Commissioner of Baltimore County

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, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
Stephen E. Collins
Wm. T. Mullen
DEPUTY TRAFFIC ENGINEER

September 15, 1975

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

Re: Item 50 - ZAC - September 2, 1975
Property Owner: Marvin & Linda Mark
Location: N/S of Hawksbury Rd. 700' NW of Streamwood Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B (208.3 & 301.1) permitting a side yard setback of 2" rather than the required 7'6" for an attached carport.

No. of Acres:
District: 2nd

Dear Mr. DiNenna:

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

Very truly yours,
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hoggans, 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

October 24, 1975

Seymour R. Goldstein, Esq.
1101 N. Calvert Street
Baltimore, Maryland 21202

RE: Variance Petition - Item 50
Marvin & Linda Mark - Petitioners

Dear Mr. Goldstein:

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 north side of Hawksbury Road, 700 feet northwest of Streamwood Road, and is currently improved with a single family detached dwelling. The petitioner is proposing to construct an open carport for which this Variance is requested.

Adjacent properties in the immediate environs of this site are improved with single family dwellings, similar in construction and apparent value.

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

Seymour R. Goldstein, Esq.
Item 50
Re: Marvin & Linda Mark - Petitioners
October 24, 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. Hoggans, Jr.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

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 50
Property Owner: Marvin & Linda Mark
Location: N/S of Hawksbury Rd. 700' N.W. of Streamwood Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B (208.3 & 301.1) permitting a sideyard setback of 2" rather than the required 7'6" for an attached carport.

District: 2nd
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich,
Field Representative.

WNP/ml

H. ENSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BUTSARIS
JOSEPH N. MCGOWAN
ALVIN LUREK

JOSHUA R. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WULFEL

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

Property Owner: Marvin and Linda Mark
Location: N/S of Hawksbury Rd. 700' NW of Streamwood Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3B(208.3 & 301.1) permitting a sideyard setback of 2" rather than the required 7'6" for an attached carport.

No. of Acres:
District: 2nd

Since this is a variance for a carport and metropolitan water and sewer exists, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dla

1-SIGN 76-97-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

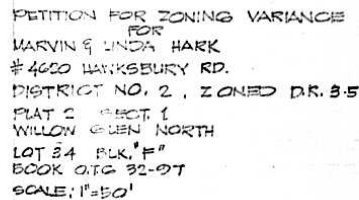
District: 2nd Date of Posting: OCT. 18, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: MARVIN MARK
Location of property: N/S OF HAWKSBURY RD. 700' NW OF STREAMWOOD RD.
Location of Sign: FRONT 4620 HAWKSBURY RD.
Remarks: Thomas H. Devlin
Posted by: Thomas H. Devlin Date of return: OCT.

1-SIGN 76-97-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: Nov. 8, 1975
Posted for: PETITION FOR VARIANCE
Petitioner: MARVIN MARK
Location of property: N/S OF HAWKSBURY RD. 700' NW OF STREAMWOOD RD.
Location of Sign: FRONT 4620 HAWKSBURY RD.
Remarks: Thomas H. Devlin
Posted by: Thomas H. Devlin Date of return: Nov. 10, 1975

JAN 14 1976



MAP: 2C
 NW 8-6
 HIGHWAY
 DISTRICT: 2
 G-TL: 825-25
 TYPE
 PLANS: ✓
 BY: ML
 SMALL: 1-7-76
 BY: AK

THE JEFFERSONIAN,
H. L. Smith
 Manager.
 Cost of Advertisement, \$.....

[illegible]By Patricia Smith

By E. P. Gwink

[illegible]

FUNCTION	Well Map		Original		Duplicate		Tracing		800 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: *dl*

Previous case:

Revised Plans:
Change in outline or description Yes No

Map #

THE JEFFERSONIAN,
H. Frank Stricker
Manager.

Cost of Advertisement, \$-----

[illegible]

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

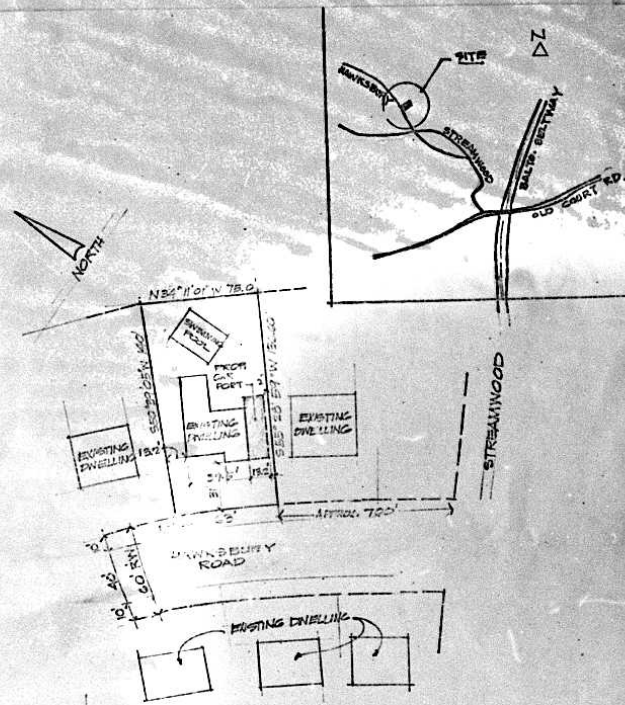
DATE Oct. 1967 ACCOUNT 02-662
AMOUNT \$95.00
RECEIVED BY Hessner, Goldstein and Albertini, 1103 N. Oak
FROM St., Wash., D.C. 20004 Petition for Variation of
FOR Maryland Bank
616-57-8
A8472000 15 2500

DATE Nov. 24, 1975 ACCOUNT 01-668
AMOUNT 500.00
RECEIVED Cash Marvin Mack
FROM Advertising and posting of property 714-97-4
FOR
304226 24 500.00
VALIDATION OR SIGNATURE OF CARRIER

DATE Nov. 10, 1975 01-662
ACCOUNT _____
RATE _____
FROM Mervin B. Bush, 1400 Broadway Bld., Baltimore, Md.
EL908 Advertising and printing of newspaper
FOR 976-97-a
_____ 500.00 PER
ACC 44 72811 10

VALIDATION OR SIGNATURE OF CARRIER





PETITION FOR ZONING VARIANCE
FOR
MARVIN & LINDA HARK
#4620 HAYKSBURY RD.
DISTRICT NO. 2, ZONED DR. S.5
PLAT 2 SECT. 1
WILSON GREEN NORTH
LOT 34 BLK. F
BOOK OTC 32-27
SCALE: 1"=50'

MAP 2C
MAY 1975
SECTION 2
LOT 34
BLK. F
BOOK OTC 32-27
SCALE: 1"=50'

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 16, 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., commencing at 10:00 A.M. on the 10th day of November, 1975, the first publication appearing on the 10th day of November, 1975.

THE JEFFERSONIAN
S. L. Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 4, 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., commencing at 10:00 A.M. on the 10th day of November, 1975, the first publication appearing on the 10th day of November, 1975.

THE JEFFERSONIAN
S. L. Smith
Manager

Cost of Advertisement, \$.....

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 Nov. 6, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for A Variance- Hark was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of Nov. 1975, that is to say, the same was inserted in the issues of Nov. 6, 1975.

STROMBERG PUBLICATIONS, Inc.

E. P. Glink

THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 October 16, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Marvin Hark was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 3rd day of Nov. 1975 that is to say, the same was inserted in the issues of October 16, 1975.

STROMBERG PUBLICATIONS, Inc.

E. P. Glink

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>S. L.</u>	Revised Plans: Change in outline or description Yes ☐ No ☐				
Previous case: _____	Map # _____				

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 12, 1975

RECEIVED: Marvin & Linda Hark 4620 Hayksbury Rd., Towson, Md.

FOR: Advertising and printing of maps

AMOUNT: \$47.95

50.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 12, 1975

RECEIVED: Marvin & Linda Hark 4620 Hayksbury Rd., Towson, Md.

FOR: Advertising and printing of maps

AMOUNT: \$39.42

50.00

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 12, 1975

RECEIVED: Marvin & Linda Hark 4620 Hayksbury Rd., Towson, Md.

FOR: Advertising and printing of maps

AMOUNT: \$44.70

50.00

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 20th day of August 1975. Filing Fee \$ 25 Received ☐ Check ☐ Cash ☐ Other ☐

S. Eric Dineen
Zoning Commissioner

Petitioner Marvin & Linda Hark submitted by John Wild

Petitioner's Attorney Samuel Golden reviewed by P. Dittus

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.





8-17 SW



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