

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 Petitioner.

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 side yard setback of six feet in lieu of the required eight feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1976, 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 197, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 25, 1975

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

Franklin T. Hogans
XXXXXXXXXXXXX
Chairman

PLANNING
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 BUILDING ENGINEER

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 89
John H. Walsh, Jr., - Petitioner

Dear Mr. Cook:

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 Maxalea Road, 176 feet west of Sherwood Road, and is currently improved with a single family detached dwelling. Adjacent properties are also improved with one family dwellings.

The petitioner is requesting a Variance to permit a side yard setback of 6 feet in lieu of the required 8 feet, in order that a one story addition may be constructed over an existing basement stairwell.

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

James H. Cook, Esq.
Re: Item 89
November 25, 1975
Page 2

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 to you in the near future.

Very truly yours,

Franklin T. Hogans
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Md. 21204

Baltimore County Fire Department

PAUL H. REINCKE
Chief



Towson, Maryland 21204

875-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: John H. Walsh, Jr.

Location: N/S of Maxalea Road 176' W of Sherwood Road

Item No. 89 Zoning Agenda November 11, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. J. Kelly Noted and Approved: James H. Reincke
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 13, 1975

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

Z.A.C. Meeting of: November 11, 1975

Re: Item 89
Property Owner: John H. Walsh, Jr.
Location: N/S of Maxalea Rd. 176' W. of Sherwood Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to allow a 6' side yard instead of the required 8'.

District: 9th
No. Acres: 0.30

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

H. EMILE PARKS, MEMBER
EUGENE C. HERR, MEMBER
MRS. ROBERT L. BERNY

MARCUS M. BOTANIS
JOSEPH M. MCGRAW
ALAN L. DORR
JOSEPH R. WHEELER, CHAIRMAN

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD
MRS. RICHARD L. A. TRACY

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

November 14, 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 89, Zoning Advisory Committee Meeting, November 11, 1975, are as follows:

Property Owner: John H. Walsh, Jr.
Location: N/S of Maxalea Rd. 176' W. of Sherwood Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 1802.3C.1 to allow a 6' side yard instead of the required 8'.
No. of Acres: 0.30 acres
District: 9th

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

FEB 19 1976

OFFICE OF THE TOWSON TIMES

PETITION FOR A VARIANCE

NO DISTRICT

ZONING: Petition for a Variance for a Side Yard

LOCATION: North side of Maxwala Road 178 feet West of Sherwood Road

DATE & TIME: MONDAY, DECEMBER 13, 1975 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 4 feet instead of the required 6 feet.

The Zoning Regulations to be accepted are as follows:

Section 100-2.3 (100-2.3) - Side Yard - 10 feet for one side yard and not less than 25 feet from the rear of both.

All that parcel of land in the North District of Baltimore County, beginning at the corner of a point on the north side of Maxwala Road (40 feet wide) said point being distant from the corner intersection of said Maxwala Road and Sherwood Road (40 feet wide) the three following courses and distances viz: (1) South 89° 40' 00" West 178 feet (2) along a curve to the left having a radius of 227.18 feet for an arc length of 4.82 feet (3) North 89° 40' 00" West 20.00 feet thence heading on the north side of said Maxwala Road along a curve to the left having a radius of 277.18 feet for an arc length of 40.00 feet thence heading the north side of said Maxwala Road North 17° 00' 00" West 173.25 feet thence North 89° 40' 00" East 40.00 feet thence South 89° 40' 00" East 100.00 feet to the place of beginning.

Containing 0.30 acres of land more or less.

Being the property of John T. Walsh, Jr., as shown on plan filed with the Zoning Department.

Hearing Date: Monday, December 13, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF S. ERIC DINENNA Zoning Commissioner of BALTIMORE COUNTY

STROMBERG PUBLICATIONS, Inc.

Nov. 26, 1975

Nov. 26

PETITION FOR A VARIANCE

NO DISTRICT

ZONING: Petition for a Variance for a Side Yard

LOCATION: North side of Maxwala Road 178 feet West of Sherwood Road

DATE & TIME: Monday, December 13, 1975 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of John T. Walsh, Jr., as shown on plan filed with the Zoning Department.

Hearing Date: Monday, December 13, 1975 at 10:00 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order of S. ERIC DINENNA Zoning Commissioner of Baltimore County

Nov. 27

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 27, 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., on ~~one time~~ one time ~~before the 15th~~ before the 15th day of ~~December~~ November, 1975, the first publication appearing on the 27th day of November, 1975.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 11-30-75

Posted for: Shirley Ann Dun 15-19-75 9-16-00 P.M.

Petitioner: John T. Walsh, Jr.

Location of property: 178 ft. of Maxwala Rd. 176 ft. West of Sherwood Rd.

Location of Signs: 1 sign located on 270 Maxwala Rd.

Remarks: Paul H. Howe

Posted by: Paul H. Howe Signature Date of return: 12-4-75

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										
Created by PL, RA, LCP, J										
Reviewed by PL, RA, LCP, J										
Revised Plans: Change in outline or description										
Previous cases										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of Oct 1975 Filing Fee \$ 25 Received Check Hodkins Cash Other

Submitted by Hodkins S. Eric Dinenna, Zoning Commissioner

Petitioner Walsh Submitted by Hodkins

Petitioner's Attorney Franklin T. Hoffans, Jr. Reviewed by Franklin T. Hoffans, Jr.

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

James H. Cook, Esq.
409 Washington Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of November 1975

Petitioner John T. Walsh, Jr.

Petitioner's Attorney James H. Cook, Esq. Reviewed by Franklin T. Hoffans, Jr.

cc: Hodkins Associates, Inc.
101 Shell Building
700 E. Joppa Road
Towson, Md. 21204

Chairman,
Zoning Plans
Advisory Committee

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

No. 25993

DATE Nov. 21, 1975 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Hodkins Associates, Inc. 200 E. Joppa Rd. Towson, Md. 21204

FOR Shirley Ann Dun 15-19-75 9-16-00 P.M.

25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

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

No. 28216

DATE Dec. 17, 1975 ACCOUNT 01-662

AMOUNT \$57.75

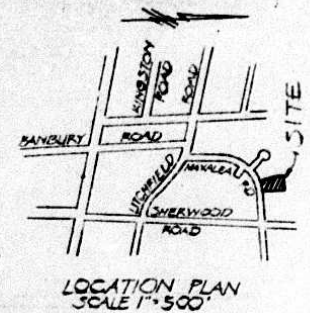
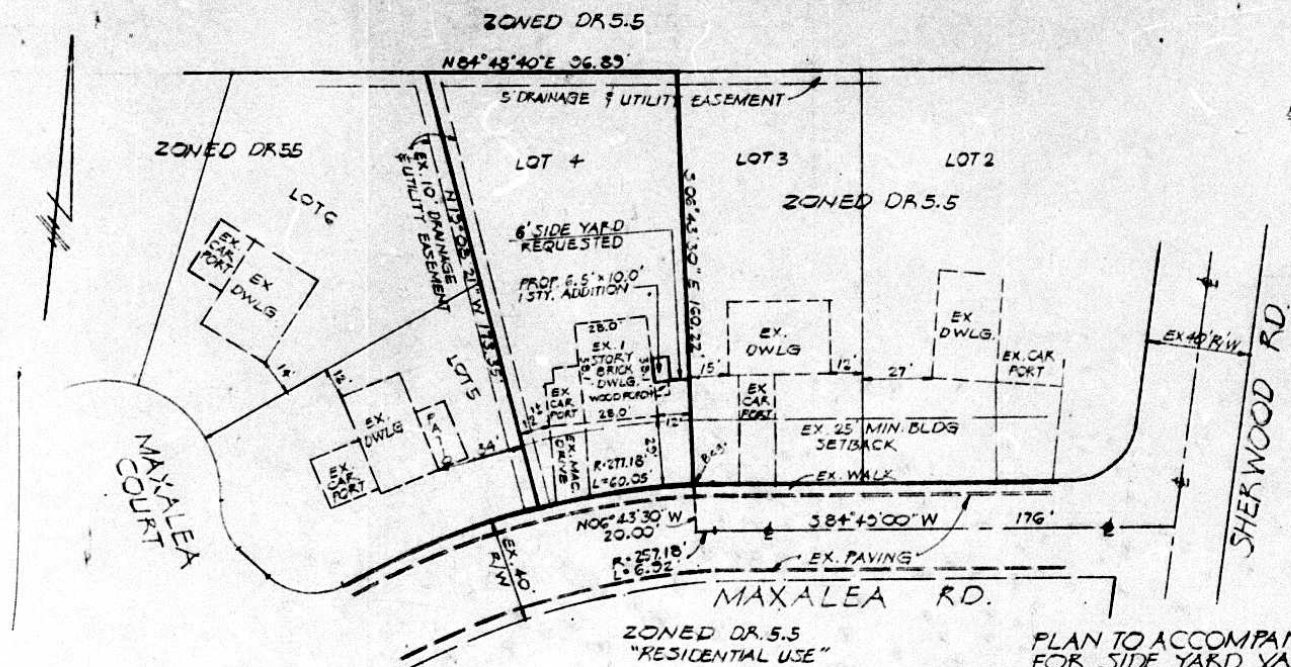
RECEIVED FROM John T. Walsh, Jr., 302 St. Paul Place, American Health & Life, Baltimore, Md. 21202

FOR Advertising and posting of property - #76-127-A

57.75 CASH

VALIDATION OR SIGNATURE OF CASHIER





HUDKINS ASSOC. INC.
101 SHELL BLDG.
200 E. JOPPA ROAD
TOWSON, MD. 21204

NOTES
1. AREA OF LOT - 0.30 AC. ±
2. EX. ZONING DR 5.5
3. EX. USE - RESIDENCE

PLAN TO ACCOMPANY APPLICATION
FOR SIDE YARD VARIANCE
6710 MAXALEA ROAD
ELECTION DISTRICT 3
BALTO. CO., MD
SCALE 1" = 30'
OCTOBER 24, 1975
OWNER
JOHN H. WALSH JR.
6710 MAXALEA RD.
BALTO., MD. 21212

