

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Arthur P. & Mary Lee E. Williams, 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 1802-3B to permit a side yard setback of 7'11" instead of the required 15'.

To provide a summer living space with protection from bees and insects which plague the rear of the house.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, and 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: Arthur P. Williams, Mary Lee E. Williams  
 Address: 9533 Powderhorn Lane, Balto. County, Md. 21234  
 Petitioner's Attorney: Clayton A. Reid  
 Protestants' Attorney: Investment Building, Towson, Md. 21284

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of December, 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 9th day of February, 1976, at 10:30'clock

(over)

76-150-A #115

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER North side of Powderhorn Lane, 112 feet East of Buckhorn Road, 9th District OF BALTIMORE COUNTY ARTHUR P. & MARY LEE E. WILLIAMS, Petitioners Case No. 76-150-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 date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kouss, Jr. Deputy People's Counsel  
 John W. Hession, III People's Counsel County Office Building 494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed to Clayton A. Reid, Esquire, Investment Building, Towson, Maryland 21204, Attorney to Petitioners.



February 11, 1976

Clayton A. Reid, Esquire Investment Building Towson, Maryland 21204

RE: Petition for Variance N/S of Powderhorn Lane, 112' E of Buckhorn Road - 9th Election District Arthur P. Williams, et al. - Petitioners NO. 76-150-A (Item No. 115)

Dear Mr. Reid:

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

Very truly yours,  
 GEORGE J. MARTINAK Deputy Zoning Commissioner

GJM/me

Attachments

cc: Mr. Kemp Byrne 7607 Bellows Avenue Baltimore, Maryland 21204

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

**PROPERTY DESCRIPTION**

Beginning at a point located on the North side of Powderhorn Lane (27 feet wide), and 112 feet east of the centerline of Buckhorn Road (27 feet wide), and thence running the following courses and distances: in a southeasterly direction a distance of 100 feet to a point, thence at a right angle and in a northeasterly direction a distance of 200 feet to a point, thence at a right angle in a northeasterly direction a distance of 100 feet to a point, thence at a right angle and in a southwesterly direction a distance of 200 feet to the place of beginning.

Property known as Lot 4, Block B of plat of Mounting Lodge, GLB 23 Folio 2 containing 20,000 square feet.

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: January 26, 1976  
 FROM: William D. Fromm, Director of Planning  
 SUBJECT: Petition # 76-150-A. Petition for a Variance for a Side Yard. North side of Powderhorn Lane 112 feet East of Buckhorn Road. Petitioner - Arthur P. Williams and Mary Lee E. Williams

9th District

Hearing: Monday, February 9th, 1976 at 10:30 A.M.

There are no comprehensive plan issues raised by this petition.

William D. Fromm Director of Planning

WDF:NEG:nb

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

Clayton A. Reid, Esq. Investment Building Towson, Md. 21204  
 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204  
 Your Petition has been received and accepted for filing this 30th day of December 1975  
 S. Eric DiNenna, Zoning Commissioner  
 Petitioner: Arthur P. & Mary Lee E. Williams  
 Petitioner's Attorney: Reviewed by Franklin M. Rodgers, Jr. Chairman, Zoning Advisory Committee

**Baltimore County Fire Department**

J. Austin Deitz Chief



Towson, Maryland 21204 823-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Arthur P. & Mary Lee E. Williams

Locations: N/S of Powderhorn Lane 112' E of Buckhorn Rd.

Item No. 115 Zoning Agenda December 16, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "n" or "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 \_\_\_\_\_
- ( ) 4. \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department. 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.
- (XX) 7. The Fire Prevention Bureau has no comments at this time.

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

APR 08 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 a side yard setback of 7 feet 1 inch instead of the required 15 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of February, 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.

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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE 1/13/76  
BY [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 21, 1976

CLAYTON A. REID, ESQ.  
Investment Building  
Towson, Maryland 21204

RE: Variance Petition  
Item 115  
Arthur P. & Mary Lee E. Williams - Petitioners

Dear Mr. Reid:

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 north side of Powderhorn Lane, 112 feet east of Buckhorn Road, and is currently improved with a single family dwelling. The petitioner is requesting a Variance to permit a side yard setback of 7'11" in lieu of the required 15', in order that the rear portion of the existing carport may be enclosed with windows. Development in the immediate environs consists entirely of single family detached dwellings.

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

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-2550

STEPHEN E. COLLINS  
DIRECTOR

January 8, 1976

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

Re: Item 115 - ZAC - December 16, 1975  
Property Owner: Arthur P. & Mary Lee E. Williams  
Location: N/S of Powderhorn Lane 112' E. of Buckhorn Rd.  
Existing Zoning: D.R. 2  
Proposed Zoning: Var. from Sec. 1802.3B(205.3) to permit a side yard setback of 7'11" instead of the required 15'  
No. of Acres: 20,000 sq. ft.  
District: 9th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to a side yard.

Very truly yours,  
Michael S. Flanigan  
Traffic Engineer Associate

MSF/mc

Clayton A. Reid, Esq.  
Re: Item 115  
January 21, 1976  
Page 2

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

PTH:JD  
Enclosure

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 12, 1975

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

Z.A.C. Meeting of: December 16, 1975

Re: Item 115  
Property Owner: Arthur P. & Mary Lee E. Williams  
Location: N/S of Powderhorn Lane 112' E. of Buckhorn Rd.  
Present Zoning: D.R. 2  
Proposed Zoning: Variance from Sec. 1802.3B(205.3) to permit a side yard setback of 7'11" instead of the required 15'

District: 9th  
No. Acres: 20,000 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

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

MARCUS H. BOTBARIS  
JOSEPH H. HIGDON  
ALVIN LORENZ  
JOSHUA B. WHEELER

baltimore county  
department of health  
TOWSON, MARYLAND 21204

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

January 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #115, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Arthur P. & Mary Lee E. Williams  
Location: N/S of Powderhorn Lane 112' E. of Buckhorn Rd.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance from Sec. 1802.3B(205.3) to permit a side yard setback of 7'11" instead of the required 15'.  
No. of Acres: 20,000 sq. ft.  
District: 9th

Metropolitan water and sewer are existing.

Since this is a variance for an enclosed patio and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dla

baltimore county  
department of public works  
TOWSON, MARYLAND 21204

January 20, 1976

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

Re: Item 115 (1975-1976)  
Property Owner: Arthur P. & Mary Lee E. Williams  
N/S of Powderhorn Lane 112' E. of Buckhorn Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance from Sec. 1802.3B (205.3) to permit a side yard setback of 7'11" instead of the required 15'.  
No. of Acres: 20,000 sq. ft.  
District: 9th

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:

The submitted plan should be revised to indicate that this Lot 4 of Block "B" is in the subdivision "Hunting Lodge" recorded G.L.B. 23, Folio 2.

Baltimore County utilities and highway improvements are not involved, or are as secured by Public Works Agreement 95606, executed in conjunction with the development of "Hunting Lodge".

However, it appears that additional fire hydrant protection may be required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 115 (1975-1976).

Very truly yours,  
Ellsworth H. Diver, P.E.  
Chief, Bureau of Engineering

END:EAM:EMR:eg  
R. S.E. - Key Sheet  
45 - 46 N.E. 18 - Position Sheet  
N.E. 12 - E - Topo  
62 - Tax Map  
cc: W. Hunchel; file

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

WILLIAM D. FROMM  
DIRECTOR

January 7, 1976

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 #115, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

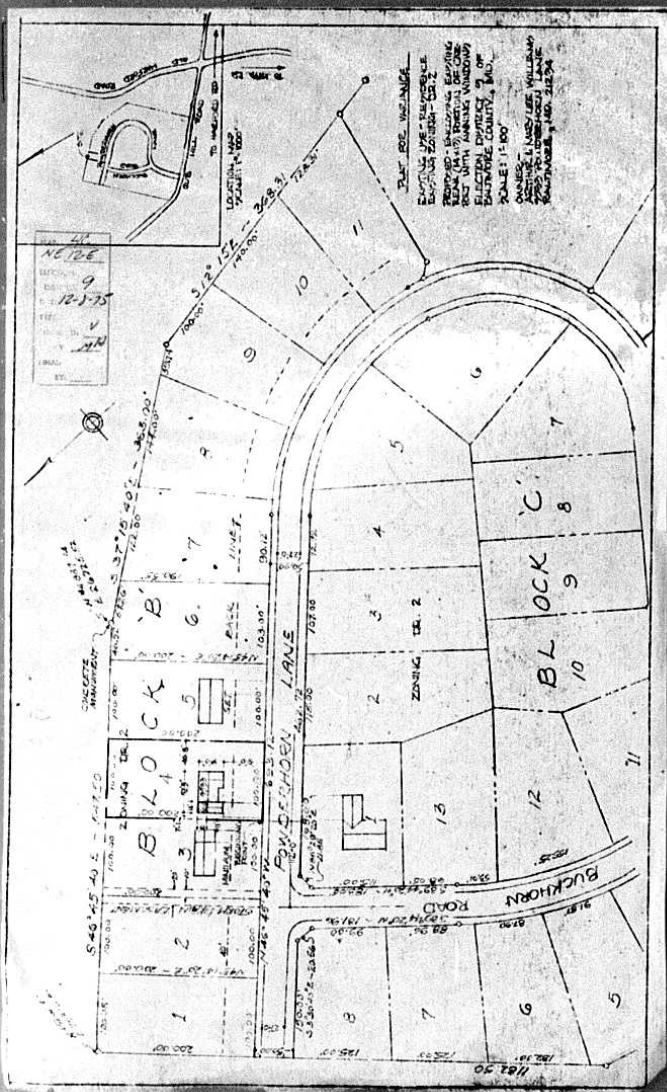
Property Owner: Arthur P. and Mary Lee E. Williams  
Location: N/S of Powderhorn Lane 112' E. of Buckhorn Road  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance from Sec. 1802.3B(205.3) to permit a side yard setback of 7'11" instead of the required 15'  
No. of Acres: 20,000 sq. ft.  
District: 9th

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

APR 08 1976



OFFICE OF  
**THE TIMES**  
NEWSPAPERS

RANDALLSTOWN, MD. 21133      Jan. 22, 1976

THIS IS TO CERTIFY that the annexed advertisement of  
Petition for a Variance- Williams  
was inserted in the following

Catonsville Times       Towson Times  
 Dundalk Times       Arbutus Times  
 Essex Times       Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 9th day of Feb. 1976, that it to say, the same was inserted in the issues of January 22, 1976.

STROMBERG PUBLICATIONS, INC.  
BY [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD.    JANUARY 22, 1976

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 annually before the 9th day of February, 1976, the first publication appearing on the 22nd day of JANUARY 1976.

THE JEFFERSONIAN  
[Signature]  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 5 day of December 1975. Filing Fee \$ 25.00. Received  Check  Cash  Other

[Signature]  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Arthur W. Williams Submitted by [Signature]  
Petitioner's Attorney Arthur W. Williams Reviewed by [Signature]

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

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#76-150-19

District 9A      Date of Posting 1-22-76

Posted for: Hearing Monday Feb. 2<sup>nd</sup> 1976 @ 10:30 A.M.

Petitioner: Arthur W. Williams

Location of property: NW 1/4 of Foxglove Lane, Lot 10, East of Buckhorn Rd.

Location of Signs: 1 sign Parcel C, 2 signs Parcel B

Remarks: \_\_\_\_\_

Posted by [Signature]      Date of return: 1-29-76

**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>[Signature]</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous case: _____	Map # _____									

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

# 20257

DATE Jan. 15, 1976 ACCOUNT 00-668

AMOUNT 25.00

RECEIVED Arthur W. Williams, Co., Towson & Baltimore, Baltimore, Md.  
FOR Petition for Variance for Arthur Williams  
76-150-19

25.00/60

VALIDATION OR SIGNATURE OF CARRIER