

76-219-A 179 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

MARGARET P. WILLIAMS
or we NEWTON A. WILLIAMS, SR. 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, and B. (of the 1969 Zoning Regulations) hereby petition for a Variance from Section 1902.36, 1/ and Section 204.1 and other applicable sections of the Regulations, to permit a side yard of thirteen (13) feet in lieu of the required twenty (20) feet.

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

1. That the requested side yard variance is required to allow construction of a garage addition (in lieu of an existing carport) to an existing home built in an older subdivision "Summer Hill" under previous lot size regulations, and the proposed addition will be an improvement to the property and neighborhood.
2. That without the requested variance the Petitioners will sustain practical difficulty and unreasonable hardship since the existing house location will not accommodate the improvements due to the existing lot width, without a variance as requested.
3. That the requested variance is in strict harmony with the spirit and intent of the Regulations, and will be an improvement to the lot and area involving no injury to the public health, safety and general welfare.

See attached description
Property is to be posted and advertised as prescribed by Zoning Regulations.
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 Newton A. Williams
Address 13624 Bardon Road

Address 204 W. Penna. Avenue
Towson, Md. 21204 (823-7800)

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Towson, Md. 21204 (823-7800)

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Towson, Md. 21204 (823-7800)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
West side of Bardon Road 699.37 feet : OF BALTIMORE COUNTY
SE of Stanwick Road, 10th District :
NEWTON A. & MARGARET P. WILLIAMS, : Case No. 76-219-A
Petitioners :

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

I HEREBY CERTIFY that on this 15th day of April, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Newton A. Williams, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Petitioners.



April 21, 1976

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
W/S Bardon Road, 699.37' SE of
Stanwick Road - 10th Election District
Newton A. Williams, et ux -
Petitioners
NO. 76-219-A (Item No. 179)

Dear Mr. Williams:

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 Counsel

Description To Accompany Petition For
Sideyard Variance For Property Known As
13624 Bardon Road In The Tenth Election District
Of Baltimore County

BEGINNING for the same at a point on the west side of Bardon Road 699.37 feet southeasterly from Stanwick Road and known as Lot 20 of Block B of Section One on the Resubdivision Plan of Summer Hill, as shown on the said plat recorded among the Plat Records of Baltimore County in Plat Book W.J.R. 27, folio 23.

ORDER RECEIVED FOR FILING

DATE

BY

Holan, Plumhoff & Williams, Petitioner's Attorneys

MAILED 16 76 AM

of March

County, on this

A.M.

(over)

10:15A

4/21/76

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 5, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-219-A, Petition for Variance for a Side Yard West side of Bardon Road 699.37 feet Southeast of Stanwick Road Petitioners - Newton A. Williams and Margaret P. Williams

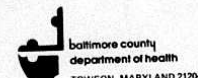
10th District

HEARING: Tuesday, April 20, 1976 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF:JGH:rw



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

April 20, 1976

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

Dear Mr. DiNenna:

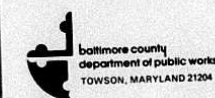
Comments on Item 179, Zoning Advisory Committee Meeting, March 2, 1976, are as follows:

Property Owner: Newton A. & Margaret P. Williams
Location: W/S Bardon Road 699.37' SE of Stanwick Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 13' in lieu of required 20'.
Acres: 150 X 312.54
151.25 331.91
District: 10th

Since the well and septic system are functioning and the garage will not interfere with either, no health hazard is anticipated.

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

RJW:pb6



April 9, 1976

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

Re: Item #179 (1975-1976)
Property Owner: Newton A. & Margaret P. Williams
W/S Bardon Rd., 699.37' S/E of Stanwick Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 13' in lieu of required 20'.
Acres: 150 X 312.54 District: 10th
151.25 331.91

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 highway and utility improvements are not directly involved. The submitted plan should be revised to indicate the 10-foot drainage and utility easement centered upon the rear lot line of this property, lot #20, as shown on the recorded plat "Resubdivision Plan and Addition to Part of Blocks 'B'-'C'-'D' & 'E', Section One Summer Hill" (W.J.R. 27, Folio 23).

Very truly yours,

Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

U-NW Key Sheet
74 NE 4 & 5 Pos. Sheets
NE 19 A & B Topo
43 Tax Map

AUG 03 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 starting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

Variance to permit a side yard of 13 feet instead of the required 20 feet should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of April, 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



WILLIAM D. FROMM
DIRECTOR

April 2, 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 179, Zoning Advisory Committee Meeting, March 2, 1976, are as follows:

Property Owner: Newton A. and Margaret P. Williams
Location: W/S Bardon Road 699.37' SE of Stanwick Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 13' in lieu of required 20'
Acres: 150 x 312.54
151.25 331.91
District: 10th

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

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 3, 1976

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

Z.A.C. Meeting of: March 2, 1976

Re: Item 179
Property Owner: Newton A. & Margaret P. Williams
Location: W/S Bardon Rd. 699.37' S.E. of Stanwick Rd.
Present Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 13' in lieu of required 20'.

District: 10th
No. Acres: 150 x 312.54
151.25 331.91

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

M. ENSLIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. ROTMAN
JOSEPH N. MCGOWAN
ALVIN LOWECK
JOSHUA B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD X. HUEFEL

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 18, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Franklin T. HOGANS, JR.

Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Newton A. Williams, Esq.
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 179
Newton A. & Margaret P. Williams -
Petitioners

Dear Mr. Williams:

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 west side of Bardon Road, 699.37 feet southeast of Stanwick Road, in the Summer Hill development. The site is currently improved with a single family detached dwelling, with an existing 20 foot carport which is in need of immediate attention. The petitioner apparently agrees and is proposing to replace this carport with a 25 foot garage structure, both at a distance of 15 feet from the side property line. A Variance is therefore requested to permit this setback of 15 feet in lieu of the required 20 feet. Adjacent properties are improved with single family detached dwellings.

Newton A. Williams, Esq.
Re: Item 179
March 18, 1976
Page 2

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 to you in the near future.

Very truly yours,

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

FTH:JD

Enclosure



STEPHEN E. COLLINS
DIRECTOR

March 4, 1976

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

Re: Item 179 - ZAC - March 2, 1976
Property Owner: Newton A. & Margaret P. Williams
Location: W/S Bardon Road 699.37' SE of Stanwick Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit side setback of 13' in lieu of required 20'
No. of Acres: 150 x 312.54
151.25 331.91
District: 10th

Dear Mr. DiNenna:

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

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Newton A. & Margaret P. Williams

Location: W/S Bardon Road 699.37' SE of Stanwick Road

Item No. 179 Zoning Agenda March 2, 1976

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.

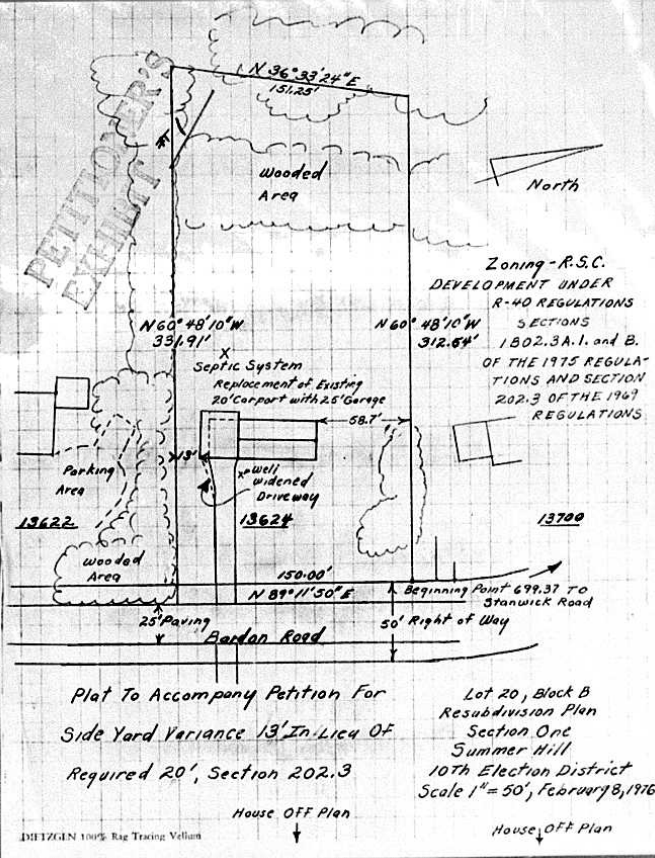
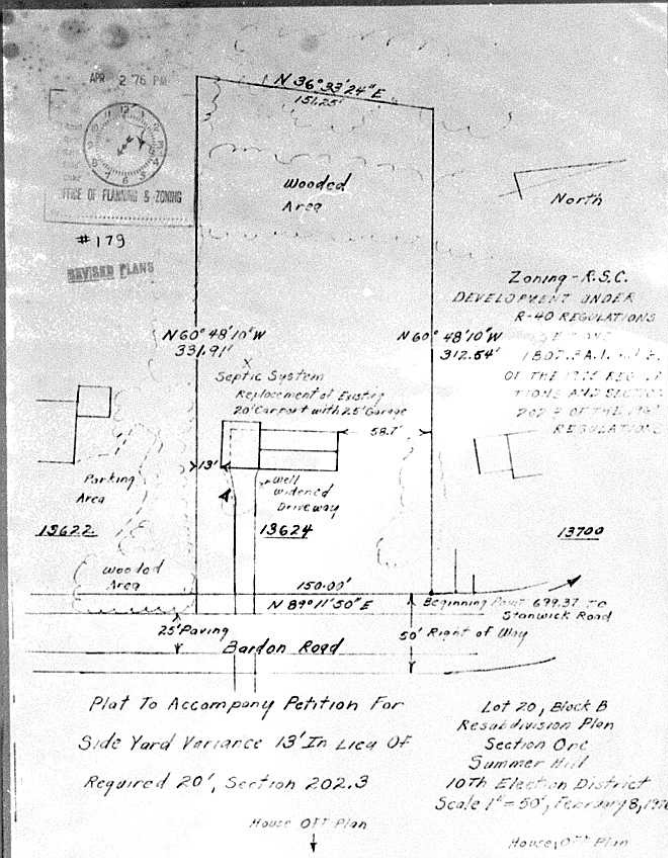
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

AUG 03 1976



OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 April 1, 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
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one ~~week~~ weeks before the 20th day of April 1976, that is to say, the same was inserted in the issues of April 1, 1976.

STROMBERG PUBLICATIONS, INC.
 BY *E. J. Stromberg*

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 April 1, 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 in each of the 100 successive weeks before the 20th day of April 1976, the first publication appearing on the 1st day of April 1976.

THE JEFFERSONIAN,
E. J. Stromberg Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 11 Date of Posting 4-1-76

Posted for: Newton A. Williams, Reg. Zoning Commissioner

Petitioner: Newton A. Williams

Location of property: 111 W. Chesapeake Avenue, Towson, Md. 21204

Location of Sign: 111 W. Chesapeake Avenue, Towson, Md. 21204

Remarks: Newton A. Williams, Reg. Zoning Commissioner

Posted by: Mark H. Hines Date of return: 4/1/76

Newton A. Williams, Reg. Zoning Commissioner
 204 W. Pennsylvania Avenue
 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 23 day of March 1976

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Newton A. & Margaret P. Williams

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23 day of FEB. 1976. Filing Fee \$ 25. Received ☒ Cash ☐ Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Williams Submitted by Williams

Petitioner's Attorney Williams Reviewed by Williams

* 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. 33305

DATE Mar. 30, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Messrs. Nolan, Plumbhoff & Williams, 204 W. Penna. Ave., Towson Md. 21204

FOR Petition for Variance for Newton Williams #76-219-A

492 APR 30 25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33342

DATE April 20, 1976 ACCOUNT 01-662

AMOUNT \$39.25

RECEIVED FROM Messrs. Nolan, Plumbhoff & Williams 204 W. Penna. Ave., Towson, Md. 21204

FOR Advertising and posting of property for Newton Williams #76-219-A

79 APR 20 39.25 CASH

VALIDATION OR SIGNATURE OF CASHIER