

76-225-A (Case No. 188) PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Fulton E. Knight, 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 400.1 to permit an accessory structure

(garage) to be located 6 inches from side property line in lieu of required

25 feet and 13.79 feet from side street property line in lieu of the

required 17 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. The garage is erected, due to mix up in obtaining building permit.

2. We have a parking problem.

3. We have had one car totaled on the street and two windshields broken.

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.

By Fulton E. Knight Contract purchaser

Address 7701 Wynbrook Rd. Legal Owner

Baltimore, MD 21224

By John W. Hession, III Petitioner's Attorney

Address 7701 Wynbrook Rd. Protestant's Attorney

Baltimore, MD 21224

By John W. Hession, III Protestant's Attorney

Address 7701 Wynbrook Rd.

Baltimore, MD 21224

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

of March 1976, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 28th day of April, 1976, at 10:00 o'clock

PM.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 14, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-225-A, Petition for a Variance for an Accessory Building (Garage)

Southeast corner of 51st Street and Wynbrook Road
Petitioner - Fulton E. Knight

12th District

HEARING: Wednesday, April 28, 1976 (7:00 P.M.)

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

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

WDF:jgh:rv

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner of 51st Street and Wynbrook : OF BALTIMORE COUNTY
Road, 12th District :
FULTON E. KNIGHT, Petitioner : Case No. 76-225-A

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

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 23rd day of April, 1976, a copy of the foregoing Order was mailed to Mr. Fulton E. Knight, 7701 Wynbrook Road, Baltimore, Maryland 21224, Petitioner.

John W. Hession, III



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 188 - ZAC - March 16, 1976
Property Owner: Fulton E. Knight
Location: S/S Wynbrook Rd. 15' E. of 51st Street
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of required 17'
Acres: 34.34 X 102.49
34.29 102.5
District: 15th

Dear Mr. DiNenna:

The requested variance to permit a garage to be located 6" from the side property line is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

baltime county
department of health
TOWSON, MARYLAND 21204

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

May 3, 1976

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

Dear Mr. DiNenna:

Comments on Item #188, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: Fulton E. Knight
Location: S/S Wynbrook Rd. 15' E of 51st St.
Existing Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of the required 17'.

Acres: 34.34 102.49
34.29 102.5
District: 15th

Since this is a variance for an existing garage and public water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:rcs

April 30, 1976

Mr. Fulton E. Knight
7701 Wynbrook Road
Baltimore, Maryland 21224

RE: Petition for Variances
SE/corner of 51st Street and
Wynbrook Road - 12th Elec-
tion District
Fulton E. Knight - Petitioner
NO. 76-225-A (Item No. 188)

Dear Mr. Knight:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:scw

Attachments

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 and the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit an accessory structure (garage) to be located 6 inches from the side property line in lieu of the required 2 1/2 feet and 13.79 feet from the side street property line in lieu of the required 17 feet should be granted.

IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1976, that the herein Petition for the aforementioned Variances 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 Zoning Commissioner of Baltimore County.

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

Zoning Commissioner of Baltimore County



April 14, 1976

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

Re: Item #188 (1975-1976)
Property Owner: Fulton E. Knight
S/S Wynbrook Rd., 15' E. of 51st St.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of the required 17'.
Acres: 34.34 x 102.49 District: 15th
34.29 102.5

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 must be revised. The recording reference for the plat of the subdivision "Northbrook" of which this lot, 7701 Wynbrook Road is a part is G.L.B. No. 17, Folio 56. Further, the relative size and location of the contiguous dwellings should be correctly shown, and the frame garage exists. The paving widths, sidewalks, curb and gutter, walls, driveways, etc. and locations of public utilities are to be shown as is a location plan.

Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. as may be required will be the full responsibility of the Petitioner.

Additional fire hydrant protection may be required in the vicinity.

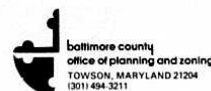
Very truly yours,

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

END: EAM: PWR:SS

cc: W. Manchel

2-NE Key Sheet
1 SE 19 Pos. Sheet, SE 1 E Topo, 96 Tax Map



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 #188, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: Fulton E. Knight
Location: S/S Wynbrook Road 15' E. of 51st Street
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of the required 17'.
Acres: 34.34 x 102.49
34.29 102.5
District: 15th

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 ADVISORY COMMITTEE

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

April 12, 1976

Franklin T. Hogans, Jr.
Chairman

Mr. Fulton E. Knight
7701 Wynbrook Road
Baltimore, Maryland 21224

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

RE: Variance Petition
Item 188
Fulton E. Knight - Petitioner

Dear Mr. Knight:

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 south side of Wynbrook Road, 15 feet east of 51st Street, and is an end of group row home. The petitioner is requesting Variances to permit a garage structure at distances of less than those required from property lines and alley center lines. The petitioner is also requesting a Variance to permit this accessory structure outside of that portion of the rear yard furthest removed from both streets.

Field inspection revealed the garage to have mysteriously been constructed prior to the granting of this Variance. The garage abuts the interior property line at a mere 6" from the existing fence. Access into the garage is from 51st Street.

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

Mr. Fulton E. Knight
Re: Item 188
April 12, 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.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 16, 1976

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

Z.A.C. Meeting of: March 16, 1976

Re: Item 188
Property Owner: Fulton E. Knight
Location: S/S Wynbrook Rd. 15' E. of 51st Street
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of the required 17'.

District: 15th
No. Acres: 34.34 x 102.49
34.29 102.5

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative.

NNP/ml

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 16, 1976

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

Z.A.C. Meeting of: March 16, 1976

Re: Item 188
Property Owner: Fulton E. Knight
Location: S/S Wynbrook Rd. 15' E. of 51st Street
Present Zoning: D.R. 10.5
Proposed Zoning: Variance to permit accessory structure (garage) to be located 6" from side property line in lieu of required 2.5' and 13.79' from side street property line in lieu of the required 17'.

District: 15th
No. Acres: 34.34 x 102.49
34.29 102.5

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative.

NNP/ml

JOSEPH N. HOGAN, PRESIDENT
T. EAVARD WILLIAMS, JR., VICE-PRESIDENT
WILLIAM L. STINEY

MARCUS M. BOTANIS
THOMAS M. BOWEN
WILLIAM L. STINEY

ROGER B. HAYDEN
ALVIN LORICK
RICHARD W. TRACY, JR.

JOSEPH R. WHEELER, SUPERINTENDENT

JOSEPH R. WHEELER, SUPERINTENDENT

AUG 03 1976



**baltimore county
fire department**
TOWSON, MARYLAND 21204
(301) 825-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Fulton E. Knight

Location: S/S Wynbrook Road 15' E of 51st Street

Item No. 188 Zoning Agenda March 16, 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.

~~(XXX)~~ 6. Site plans are approved as drawn.

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

Reviewer: R. H. Hager Noted and Approved: Louis H. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of July, 1976. Filing Fee \$ 25. Received ☒ Check ☐


S. Eric DiNenna,
Zoning Commissioner

Petitioner KNIGHT Submitted by KNIGHT
Petitioner's Attorney — Reviewed by MP

* 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

76-225-H

District 12th Date of Posting 4-2-76
 Posted for: Helmut Wied, April 22nd 1976 @ 2:00 P.M.
 Petitioner: Quinn E. Wright
 Location of property: St. Louis # 51st & Wyndwood Rd
 Location of Signs: 1 Sign Posted on Cor. of 51st & St. Louis
Wyndwood Rd
 Remarks:
 Posted by: Frank H. Nee Date of return: 4-15-76

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 OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204

APR 11 8. 19 76

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

- ☐ Catonsville Times
☒ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one ~~several~~ weeks before the 28th day of April 1976, that is to say, the same was inserted in the issues of April 8, 1976.

STROMBERG PUBLICATIONS, INC.

BY E. Patricia Squire

[illegible]

CERTIFICATE OF PUBLICATION

TOWSON, MD.....Apr 11 8.....19 76

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~~ ~~on one time~~ before the 28th day of April 1976, the ~~first~~ publication appearing on the 8th day of April 1976.

THE JEFFERSONIAN

Manage

Cost of Advertisement, \$ _____

BAITMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33364

DATE April 29, 1976 ACCOUNT 01-662

AMOUNT 44.25

RECEIVED
FROM Patton E. Knight, 7701 Winkbrook Bl., Balto.
PAID Md. 21224
Advertising and posting of property #76-225-A

MD 017894 29 4425 MD

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33317

DATE April 5, 1976 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED
FROM Walter E. Knight, 7701 Wymbrook Road, Balto.
FOR Md. 21224

Petition for Variance 476-225-A

30502 APR 6 2500 HRC

VALIDATION OR SIGNATURE OF CASHIER