

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Leonard Orman, 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 a Tennis Court located outside of the rear third of the lot farthest removed from the side street.

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

The Accessory Structure is a Tennis Court which has been located as far as possible from the reference side yard property line. The topography of the land dictates the orientation of the court and an existing stream and drainage area prevents relocation. Since the location is in compliance as much as possible, and the difference from the required set back is so slight, the request is made for practical difficulty.

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 Leonard A. Orman Legal Owner
Address Leonard Orman
Celadon Drive
Owings Mills, Maryland
Leonard A. Orman
Suite 1605 Petitioner's Attorney
1 S. Calvert Street
Baltimore, Maryland 21202
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of April, 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 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 10th day of May, 1976 at 1:00 o'clock PM.

Sh. D. Collins
Zoning Commissioner of Baltimore County.

(over)

LAW OFFICES
ORMAN & DILLI
SUITE 1605
ONE SOUTH CALVERT BUILDING
BALTIMORE, MARYLAND 21202

May 10, 1976

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

RE: Application for Variance-
Corner Velvet Valley Court & Celadon Road

Dear Mr. DiNenna:

Please be advised that I wish to have my permits released by zoning prior to the expiration of the thirty day appeal period so that I can commence construction of the tennis court.

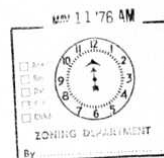
I will assume all responsibility if an appeal is taken and will stop construction if and when an appeal is filed.

Enclosed herein is my check in the amount of \$41.00 representing the open costs.

Yours very truly,

Leonard A. Orman, P.A.

LA0:slh
Enclosure



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Velvet Valley Court and : OF BALTIMORE COUNTY
Celadon Road, 3rd District
LEONARD A. ORMAN, Petitioner : Case No. 76-233-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. 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 7th day of May, 1976, a copy of the foregoing Order was mailed to Mr. Leonard A. Orman, Celadon Drive, Owings Mills, Maryland 21117, Petitioner.



Leonard A. Orman, Esquire
1 South Calvert Street
Baltimore, Maryland 21202

May 11, 1976

RE: Petition for Variance
SW/corner of Velvet Valley
Court and Celadon Road -
3rd Election District
Leonard A. Orman -
Petitioner
NO. 76-233-A (Item No. 200)

Dear Mr. Orman:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

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

DESCRIPTION OF SITE

Located on the southwest corner of Velvet Valley Court and Celadon Road and known as Lot #20 as shown on Plat of Velvet Valley, Section 2, Block B, which is recorded in Land Records of Baltimore County in Liber 31, Folio 127.

Also known as #2 Celadon Road.

Richard S. Davis, P.E.
Richard S. Davis, P.E.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 27, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-233-A. Petition for a Variance for an Accessory Structure (Tennis Court).
Southwest corner of Velvet Valley Court and Celadon Road.
Petitioner - Leonard A. Orman

3rd District

HEARING: Monday, May 10, 1976 (1:00 P.M.)

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

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

WDF:JGH:rw

baltimore county
department of health
TOWSON, MARYLAND 21204

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

June 14, 1976

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

Dear Mr. DiNenna:

Comments on Item #200, Zoning Advisory Committee Meeting, April 20, 1976, are as follows:

Property Owner: Leonard Orman
Location: SW/C Velvet Valley Ct. & Celadon Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a tennis court located outside of the rear third of the lot farthest removed from the side street.

Acres:
District: 3rd

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

Very truly yours,

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

HER:pb

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

STEPHEN E. COLLINS
DIRECTOR

May 12, 1976

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

Re: Item 200 - ZAC - April 20, 1976
Property Owner: Leonard Orman
Location: SW/C Velvet Valley Ct. & Celadon Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a tennis court located outside of the rear third of the lot farthest removed from the side street

Acres:
District: 3rd

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit a tennis court.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

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 grading of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an accessory structure (tennis court) to be located outside of the rear third of the lot farthest removed from the side street should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of May, 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

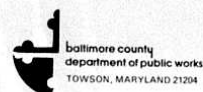
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



May 6, 1976

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

Re: Item #200 (1975-1976)
Property Owner: Leonard Orman
S/W cor. Velvet Valley Ct. & Celadon Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a tennis court located outside of the rear third of the lot farthest removed from the side street.
District: 3rd

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 involved or are as secured by Public Works Agreements #36103 and #36904, executed in connection with the development of "Velvet Valley Section One" and "Velvet Valley Section Two".

The submitted plan must be revised to indicate that this property is Lot 20 of the recorded subdivision "Section Two Velvet Valley" (O.T.G. 31, Folio 127); the existing 5-foot Drainage and Utility Easement along the westernmost outline of this Lot 20; the indicated 61.72-foot portion of the property line along the south side of Velvet Valley Court is 62.72 feet in length; correctly indicate the existing driveway configuration and relationship to the well; and a location or vicinity plan for this site.

Very truly yours,

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

END:EAM:FWR:ss

T-SE Key Sheet
45 NW 23 Pos. Sheet
NW 12 F Topo
59 Tax Map

Item 200
Leonard A. Orman, Esq.
Suite 1605
1 S. Calvert Street
Baltimore, Maryland 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
this 5th day of April 1976. Your Petition has been received and accepted for filing

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Leonard Orman

Petitioner's Attorney Leonard A. Orman Reviewed by *Franklin T. Hogans, Jr.*
cc: Richard D. Sherwood Professional Engineer
6909 Dogwood Road
Baltimore, Md. 21207
Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 6, 1976

Leonard A. Orman, Esq.
Re: Item 200
May 6, 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

cc: Richard D. Sherwood
Professional Engineer
6909 Dogwood Road
Baltimore, Maryland 21207



Paul H. Reincke
CHIEF

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

Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: Leonard Orman

Location: SW/C Velvet Valley Ct. & Celadon Road

Item No. 200

Zoning Agenda April 20, 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. P. Diver* Noted and Approved: *John L. Wimbley*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



WILLIAM D. FROMM
DIRECTOR

April 26, 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 #200, Zoning Advisory Committee Meeting April 20, 1976 are as follows:

Property Owner: Leonard Orman
Location: SW/C Velvet Valley Ct. and Celadon Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a tennis court located outside of the rear third of the lot farthest removed from the side street.
Acres:
District: 3rd

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 22, 1976

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

Z.A.C. Meeting of: April 20, 1976

Re: Item 200
Property Owner: Leonard Orman
Location: SW/C Velvet Valley Ct. & Celadon Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a tennis court located outside of the rear third of the lot farthest removed from the side street.

District: 3rd
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

NNP/ml

JOSEPH M. BOWMAN, President
T. BAYARD WILLIAMS, Jr., Chairman
HIS ROBERT L. BOWMAN
MARCELO M. BOTSARIS
SHONAN M. BOWEN
WES LARSEN, P. CHURCH
JONAS M. WHEELER, Superintendent
AGNES B. HAYDEN
ALVIN LONICK
RICHARD W. TRACY, D.V.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 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 before the 10th day of May, 1976, the ~~first~~ publication appearing on the 22nd day of April, 1976.

THE JEFFERSONIAN,

Sh. Leand Shuman
Manager.

Cost of Advertisement, \$.

PETITION FOR A VARIANCE
3rd DISTRICT
Zoning: Petition for a Variance for an Accessory Structure (Tennis Court).
LOCATION: Southwest corner of Velvet Valley Court and Celadon Road.
DATE & TIME: Monday, May 19, 1976 at 1:00 P.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.
Petition for Variance from the Zoning Regulations of Baltimore County is to permit an Accessory Structure (Tennis court) to be located outside of the rear third of the lot farthest removed from the side street.
The Zoning Regulations to be ascertained as follows:
Section 106-1 Accessory Structures: To be erected only on the lot farthest removed from the side street and shall occupy not more than 10% of the lot.
All that parcel of land in the Third District of Baltimore County located on the southwest corner of Velvet Valley Court and Celadon Road and known as Lot No. 20 as shown on Plan of Velvet Valley, Section 2, Block 2, which is recorded in Land Records of Baltimore County in Liber 31, Page 127. Also known as No. 2 Celadon Road.
Being the property of Leonard A. Orman, as shown on plat filed with the Planning Department. Hearing Date: Monday, May 19, 1976 at 1:00 P.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
Apr. 22



TOWSON, MD. 21204

April 21, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Orman 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 successive weeks before the 10th day of May, 1976, that is to say, the same was inserted in the issues of April 21, 1976.

STROMBERG PUBLICATIONS, INC.

BY *PA. Smith*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: APRIL 23 1976
Posted for: PETITION FOR VARIANCE
Petitioner: LEONARD A. ORMAN
Location of property: SW/C VELVET VALLEY CT. AND CELADON RD.
Location of Signs: FRONT #2 CELADON RD.
Remarks: Signature: S. Eric DiNenna
Posted by: Signature: S. Eric DiNenna Date of return: APRIL 30 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10 day of APRIL 1976. Filing Fee \$ 25. Received Check

Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner ORMAN Submitted by Mr. Davis
Petitioner's Attorney ORMAN Reviewed by NBC

* 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. 33337

DATE: April 15, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

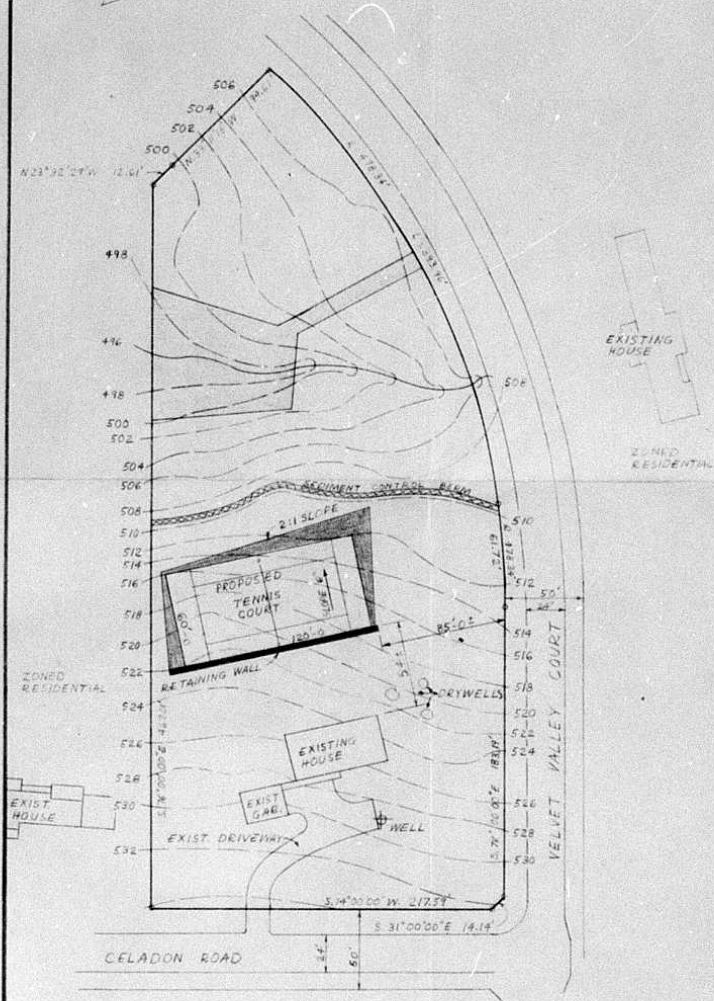
RECEIVED: Richard S. Davis, 19130 D Iandowne Rd.
FROM: Baltimore, Md. 21227
FOR: Petition for Variance for Leonard A. Orman
#16-233-A

367249 19

25.00 MS

VALIDATION OR SIGNATURE OF CASHIER





EXISTING HOUSE
ZONED RESIDENTIAL

ELECTION DISTRICT

SCALE 1/2" = 50'	TENNIS COURT PLAN	PERMIT NO. 78079
DATE 4-5-76	LEONARD ORMAN RESIDENCE	
LURZ, E.	2 CELADON ROAD	
7611		X-1

