

UNDER RECEIVED FOR FILING

Pursuant to the agreement, 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 STRENGTH of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side setback of five feet instead of the variance required 10 feet should be granted

IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of June 1976, that the hereto 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 17th day of June 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 F. CHESAPEAKE ST.
TOWSON, MARYLAND 21204

June 4, 1976

Chairman
Franklin T. McGinnis, Jr.

Mr. Pernis J. Butler
10 D Rambling Oak May
Baltimore, Maryland 21228

RE: Variance Petition
Item 211
Pernis J. Butler - Petitioner

Dear Mr. Butler:

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 plan.s 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 Johnson Street, 135 feet east of Winters Lane, and is currently an unimproved lot. Johnson Street exists as a small residential right-of-way with unimproved lots abutting the subject property. The petitioner should submit information concerning the ownership of adjacent properties, and should note with particular interest the comments of Bureau of Engineering.

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

Mr. Pernis J. Butler
Re: Item 211
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June 4, 1976

the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Franklin T. McGinnis, Jr.
FRANKLIN T. MCGINNIS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD
Enclosure



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 26, 1976

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

Re: Item 211 (1975-1976)
Property Owner: Pernis J. Butler
N/S Johnson St. 135' E. Winters Lane
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.
Acres: 40 x 110 District: 1st
40 x 110

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 include a location or vicinity map.

Highways

Johnson Street, a public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot minimum right-of-way. A reversible easement for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Sediment Control

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drainage

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 211 (1975-1976)
Property Owner: Pernis J. Butler
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Water and Sanitary Sewers

A public water main and sanitary sewer exist in Johnson Street. This property is tributary to the Owens Falls Sanitary Sewer System, via the Dead Run Interceptor, subject to State Health Department imposed restrictions.

Very truly yours,
William F. Dwyer, P.E.
WILLIAM F. DWYER, P.E.
Chief, Bureau of Engineering

END:DMH:FWH:MS

cc: J. Trenner
J. Somers

H-NE Key Sheet
4 SW 24 Rev. Sheet
SW 1 2 Topo
95 Tax Map



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-2000

STEPHENE COLLIER
DIRECTOR

May 17, 1976

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

Re: Item 211 - ZAC - April 27, 1976
Property Owner: Pernis J. Butler
Location: N/S Johnson St. 135' E Winters Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of req. 10'.
Acres: 40 x 110
40 x 110
District: 1st

Dear Mr. DiNenna:

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

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer - Associate

MSF:mc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 28, 1976

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

Z.A.C. Meeting of: April 27, 1976

Re: Item 211
Property Owner: Pernis J. Butler
Location: N/S Johnson St. 135' E. Winters Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'.

District: 1st
No. Acres: 40 x 110
40 x 110

Dear Mr. DiNenna:

No bearing on student population.

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

JOSEPH M. MULLIGAN, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
WILLIAM H. ROBERTSON
THOMAS A. BOYCE
ROBERT A. JAYSON
ALVIN LUDWIG

May 20, 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 #211, Zoning Advisory Committee Meeting, April 27, 1976, are as follows:

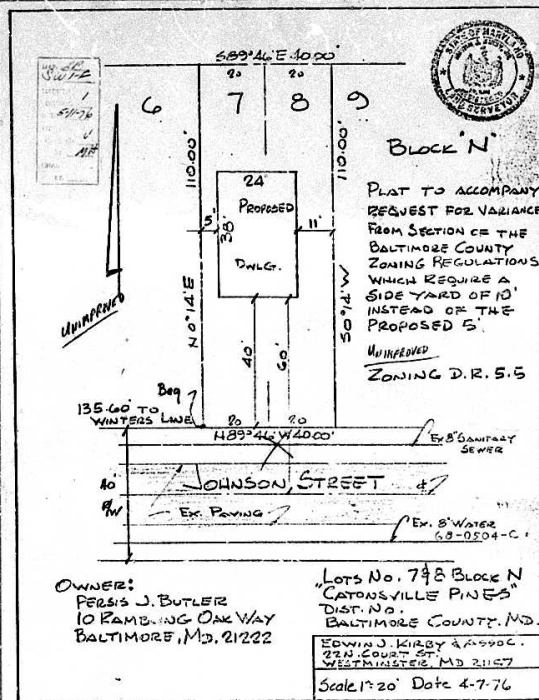
Property Owner: Parris J. Butler
Location: N/S Johnson St. 135' E. Winters Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' in lieu of the required 10'
Acre: 40 x 110
20 T10
District: 1st

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
494-3335



CERTIFICATE OF PUBLICATION

TOWSON, MD May 21 1976

THIS IS TO CERTIFY that the aforesaid advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on May 21 1976 at one time before the 11th day of June 1976 the 1st publication appearing on the 27th day of May 1976.

THE JEFFERSONIAN
L. S. G. G.
Manager

Cost of Advertisement \$

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

No. 33348

DATE April 23, 1976 ACCOUNT 01-643

AMOUNT \$25.00

RECEIVED Cash - Parris J. Butler, 108 Rambling Oak Way, Baltimore, Md. 21220

FOR Petition for Variance

33348 25.00

VALIDATION OR SIGNATURE OF CASHIER

Form 211
Mr. Parris J. Butler, BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
24 S. Rambling Oak Way
Baltimore, Maryland 21204

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

Your Petition has been received and accepted for filing
this 20th day of May 1976.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Parris J. Butler

Petitioner's Attorney Franklin T. Hogan, Jr.
Reviewed by Franklin T. Hogan, Jr.
Chairman, Zoning Plans
Advisory Committee

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
Apr 1976. Filing Fee \$ 25 Received Check

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner P. Butler
Submitted by P. Butler
Petitioner's Attorney Franklin T. Hogan, Jr.
Reviewed by MSL

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

CERTIFICATE OF POSTING

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Towson, Maryland

District 1st

Posted for PETITION FOR VARIANCE Date of Posting May 29, 1976

Petitioner: PARRIS J. BUTLER

Location of property: N/S of JOHNSON ST. 135' E. of WINTERS LANE

Location of Sign: N/S of JOHNSON ST. 110' W. E. of WINTERS LANE

Remarks: Thomas R. Boland

Posted by Thomas R. Boland Date of return JUNE 4 1976

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

No. 33444

DATE June 11, 1976 ACCOUNT 01-662

AMOUNT \$36.00

RECEIVED Parris J. Butler 108 Rambling Oak Way, Baltimore, Md. 21220

FOR Petition for Variance

33444 36.00

VALIDATION OR SIGNATURE OF CASHIER