

77-60-4 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Chick West, 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 1400, B. 3, to permit side setbacks of 43 feet in lieu of the required 50 feet.

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

Due to the RDP requirement of 50 foot building setbacks, I am unable to build a house of custom design. The house, which is 64 feet long, should be placed in the middle of the lot's 150 feet width, to insure the home's aesthetic value and congenial location to the community. This request would leave building setbacks of only what is outlined on the survey plat.

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: Chick West
Legal Owner: Chick West
Address: 2114 Shortway, Baltimore, Md 21222
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORIGINATED By The Zoning Commissioner of Baltimore County, this 10th day

of August 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 15th day of September 1976 at 10:00 A.M.

By Eric D. DiNenna
Zoning Commissioner of Baltimore County



Mr. Chick West
Re: Item 22
September 7, 1976
Page 2

as shown on the submitted plan.

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,

William A. Gordon
WILLIAM A. GORDON,
Planning & Zoning
Associate III

NBC:JD
Enclosure



August 20, 1976

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

Re: Item #22 (1976-1977)
Property Owner: Chick West
Location: W/S Quail Wood Ct., 500' W. Armacost Rd.
Existing Zoning: C-20
Proposed Zoning: Variance to permit side setbacks of 43' in lieu of the required 50'.
Acres: $150 \times 342.9 = 51,435$ District: 7th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 there are 10-foot rainwater and utility easements along the western and northernmost property. Use of this lot as shown on the recorded plat of "Hansel Farm, Section B" (E.R.), Jr. 39, Folio 21.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #22 (1976-1977).

Very truly yours,

William A. Gordon
WILLIAM A. GORDON,
Chief, Bureau of Engineering

ENC: EAM:PW:JED

ENC: PW: JED
12" x 18" 14" x 17" Pgs. 2/2
NW 31 D Type
16 Tax Map



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

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item # 22, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: Chick West
Location: W/S Quail Wood Ct., 500' W. Armacost Rd.
Existing Zoning: C-20
Proposed Zoning: Variance to permit side setbacks of 43' in lieu of the required 50'.
Acres: $150 \times 342.9 = 51,435$ District: 7th

The septic tank system is apparently functioning properly since there was no evidence of an overflow. The existing drilled water well is in good physical condition.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

PER: mah

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE
TOWSON, MARYLAND 21204

September 7, 1976

MEMORANDUM FOR THE CHIEF

MEMORANDUM

BUREAU OF PLANNING AND ZONING

DEPARTMENT OF PLANNING AND ZONING

STATE ROAD COMMISSION

BUREAU OF PLANNING AND ZONING

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BUREAU OF ENGINEERING

ZONING COMMISSION

INDUSTRIAL DEVELOPMENT

Mr. Chick West
3114 Shortway
Baltimore, Maryland 21222

RE: Variance Petition
Item 22
Chick West - Petitioner

Dear Mr. West:

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 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, zoned RDP, is located at the west end of Quail Wood Court (undeveloped) approximately 500 feet west of Armacost Road, in the 7th Election District. This site is currently improved as is land to the north, west and south. To the east is a dwelling currently under construction.

A Variance to permit side setbacks of 43 feet in lieu of the required 50 feet is being requested.

You should have note of the comments of the Bureau of Engineering, and in addition contact Mr. Charles Burnham, Chief Plans Reviewer, (494-1948) concerning the location of the proposed greenhouse.



STEPHEN COLLINS
DIRECTOR

August 19, 1976

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

Re: Item 22 - ZAC - August 10, 1976

Property Owner: Chick West
Location: W/S Quail Wood Ct., 500' W. Armacost Rd.
Existing Zoning: C-20
Proposed Zoning: Variance to permit side setbacks of 43' in lieu of the required 50'.
Acres: $150 \times 342.9 = 51,435$ District: 7th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
MICHAEL S. FLANAGAN,
Traffic Engineer/Planner

NOTED

ORDER RECEIVED FOR FILING

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 foregoing of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit side yard setbacks of 43 feet instead of the 50 feet required 50 feet should be granted

IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of September 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby 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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of September 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 5, 1976

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

Z.A.C. Meeting of: August 10, 1976

Re: Item 22
Property Owner: Chick West
Location: W/S Quail Wood Ct. 500' W. Armacost Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 43' in lieu of the required 50'.

District: 7th
No. Acres: 150 X 342.9
150 X 342.9

Dear Mr. DiNenna:

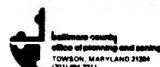
No hearing on student population.

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

JOSEPH H. WILSON, President
BALTIMORE COUNTY BOARD OF EDUCATION
1000 W. WILSON, TOWSON

MARION W. WILSON
BOARDSMAN
1000 W. WILSON, TOWSON
JOSEPH H. WILSON, PRESIDENT

ROBERT M. WILSON
ALLEN WILSON
1000 W. WILSON, TOWSON
JOSEPH H. WILSON, PRESIDENT



Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 326-2111

August 5, 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 #22, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: Chick West
Location: W/S Quail Wood Ct. 500' W. Armacost Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 43' in lieu of the required 50'.
Acres: 150 X 342.9
150 X 342.9
District: 7

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
Planner III
Project and Development Planning



Paul H. Helms
Chief

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

Attention: Mr. Frank Rogers, Chairman
Zoning Advisory Committee

Re: Property Owner: Chick West

Location: W/S Quail Wood Ct. 500' W. Armacost Rd.

Item No. 22 Re: Line Agenda August 10, 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 load-and condition shown at _____

EXCEEDED 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 construction.

() 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.

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

Reviewed: *John L. Wimbley* Noted and Approved: *George M. McConell*
Planning Group Special Inspection Division Station Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 31, 1976

FROM: Norman E. Getter, Acting Director of Planning

SUBJECT: Petition #77-60-A
Petition for Variance for Side Yards,
West end of Quail Wood Court 500 feet West of Armacost Road
Petitioner - Chick R. West and Martha H. West

7th District

HEARING: Wednesday, September 15, 1976 (10:45 A.M.)

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

Norman E. Getter
Norman E. Getter
Acting Director of Planning

RE: PETITION FOR VARIANCE
West end of Quail Wood Court 500 feet
West of Armacost Road, 7th District
CHICK R. WEST, et al., Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-60-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

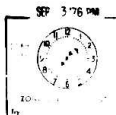
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated thereof, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of September, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Chick R. West, 3114 Shortway, Baltimore, Maryland 21222, Petitioners.

John W. Heslian, III



September 18, 1976

Mr. Chick West
3114 Shortway
Dundalk, Maryland 21222

RE: Petition for Variance
West end of Quail Wood Court, 500' W
of Armacost Road - 7th Election District
Chick R. West - Petitioner
NO. 77-60-A (Item No. 22)

Dear Mr. West:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/me

Attachments

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

Mr. Ronald Meyer
17212 Maxemore Road
Parkton, Maryland 21120

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Aug. 25, 1976

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

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

Any newspapers published in Baltimore County, Maryland,
once a week for one consecutive weeks before the
15th day of Sept. 1976, that is to say, the same
was inserted in the issues of Aug. 25, 1976.

STROMBERG PUBLICATIONS, INC.

By P. Stromberg

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 1976

THIS IS TO CERTIFY, that the annex advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. 21204-2000
at one time consecutive weeks before the 15th
day of September 1976, the one publication
appearing on the 26th day of August
1976.

THE JEFFERSONIAN
A. Frank Smith
Manager

Cost of Advertisement \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Blinn, Zoning Commissioner Date: August 31, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-60-A.

Petition for Variance for Side Yards,
West end of Qu. 1 Wood Court 500 feet West of Arnacost Road
Petitioner - Clark R. West and Martha M. West

7th District

HEARING: Wednesday, September 15, 1976 (10:45 A.M.)

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

Norman E. Gerber
Acting Director of Planning

NEE:JEM:rw

Re: Variance #77-60-A
3 years right of use

10:45 a.m.
September 15, 1976

Mr. Eric Blinn
Zoning Commissioner

Dear Mr. Blinn:

I am aware of the 30-day appeal
period that exists after a variance
hearing. I accept full financial
responsibility for any delay that
would result from such an appeal.
I am requesting that you approve
my building permit so that I may
begin immediate construction
of my home.

Sincerely yours

Clark West

3114 Shortway
Baltimore, Md. 21222

CERTIFICATE OF POSTING BUILDING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7th Date of Posting Aug. 28, 1976
Posted for Variance for Variance
Petitioner Clark R. West
Location of property West End of Qu. 1 Wood Ct. 500 ft. W. of
Arnacost Rd.
Location of Sign West End of Qu. 1 Wood Ct. 500 ft. W. of
Arnacost Rd.
Remarks
Posted by Norman E. Gerber Date of return Sept. 3, 1976

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 26th day of August 1976.

A. Frank Smith
Zoning Commissioner

Petitioner Clark West

Petitioner's Attorney

Reviewed by Norman E. Gerber
Planning & Zoning
Associate III

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38959
DATE Aug. 23, 1976 ACCOUNT 38-602
AMOUNT \$57.00
RECEIVED BY Norm J. Hester 3114 Shortway, Balto.
FOR City Petition for a Variance #77-60-A
\$4.00 TAXES 23 25.00 FEE
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 38966
DATE Sept. 3, 1976 ACCOUNT 38-602
AMOUNT \$65.75
RECEIVED BY Norm J. Hester 3114 Shortway, Balto.
FOR City Petition for a Variance #77-60-A
\$51.00 TAXES 3 4525.00 FEE
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

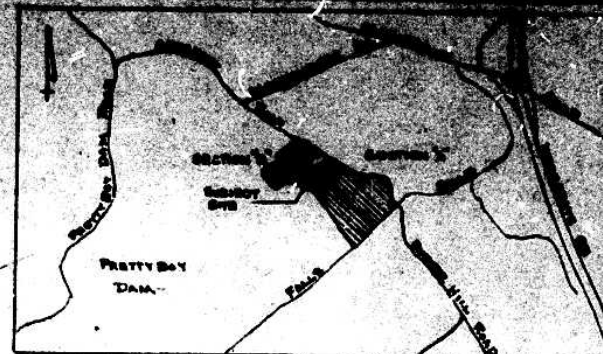
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 30 day of
July 1976. Filing Fee \$ 25 Received ☒ Check
☐ Cash
☐ Other

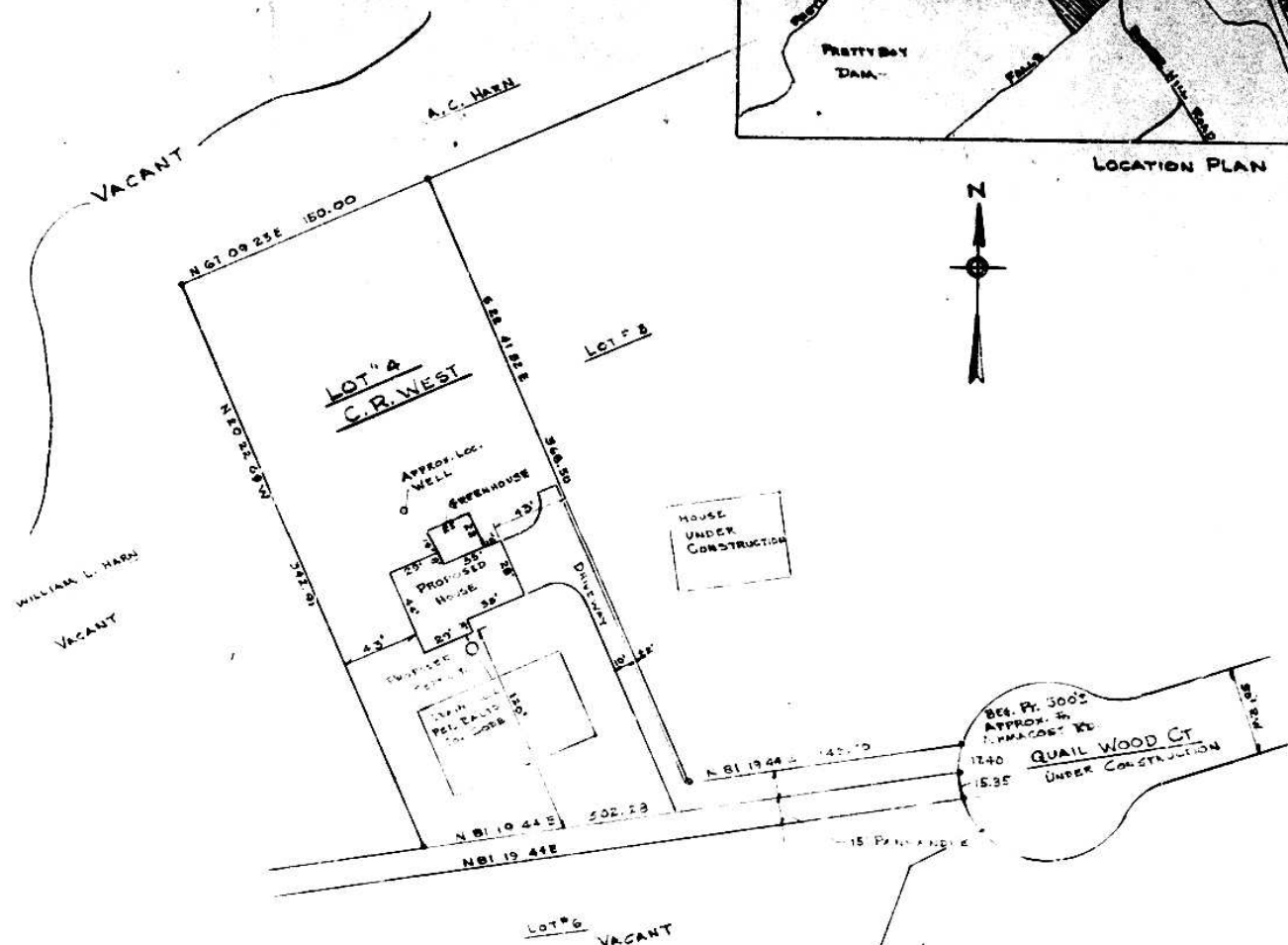
S. Eric Blinn
Zoning Commissioner

Petitioner Clark West Submitted by West
Petitioner's Attorney Reviewed by Norm

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



LOCATION PLAN



SCALE: 1" = 50.00'

REF: MOTT ASSOCIATES PLAT
HAMLET FARMS
SECTION "B"
DEC 1, 1975
SURVEYOR: R. M. HERBERT # 8615
E.H.K. JR. 39 FOLIO 28

25
NW 31-D
7
8 3/4
1
2

DESIGN
D.H. BACHELOR
SCALE: NOTED

OWNER: C.R. WEST
#8 QUAIL WOOD CT
BALTO. Co. Md. ELECT. DIST #7

D.W. TITLE
PLOT PLAN
PROPOSED ONE FAMILY DWELLING

Dwg No.
PI-24

PROJECT No.
24-762

