

7-74-4 H-2 4-96-464 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, George F. Moxey, legal owner of the property situated 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 25.1 of the Zoning Regulations of Baltimore County to permit a front yard setback of 17.7' for an enclosed front porch in lieu of the required 26.2'.

Foot coverage front yard setback.

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

1. Contractor failed to get permit before starting to construct existing porch.

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: George F. Moxey
George F. Moxey
 Address: 7618 Cedar Road
Millersville, Md. 21222
 Petitioner's Attorney: _____
 Protester's Attorney: _____

ORDERED: By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1976.

1976, that the subject matter of this petition be advertised, as prescribed 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 308, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1976, at _____ o'clock.

Eric D. DiMenna
 Zoning Commissioner of Baltimore County

10-15P
10/13/76

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Plans submitted and accepted for filing
 this _____ day of _____, 1976.

George F. Moxey
 Planning & Zoning
 Item # _____

HALL COUNTY ZONING ADVISORY COMMITTEE

October 6, 1976

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

Mr. George F. Moxey
 7618 Cedar Road
 Baltimore, Maryland 21222

RE: Variance Petition
 Item #4
 George & Mary Moxey - P.O. #1058

Dear Mr. Moxey:

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.

The comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development of the property. The following comments are a result of this review and inspection.

The subject property is located on the southeast side of Cedar Road, approximately 310 feet southeast of the center line of Old North Point Road, in the 12th Election District. It is currently improved with a 1-1/2 story dwelling and attached carport to the side. Adjacent properties surrounding this site are improved with similar type uses. Dwellings along this side of Cedar Road are currently built in an in-line condition with the exception of this dwelling which has an enclosed front porch. The Variance is necessitated by the disruption of this in-line condition.

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

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21204

THORNTON M. MOWING, P.E.
 DIRECTOR

October 4, 1976

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

Re: Item #44 (1976-1977)
 Property Owner: George & Mary Moxey
 8/28 Cedar Rd., 310' S/W Old North Point Rd.
 Existing Zoning: D.S. 5.5
 Proposed Zoning: Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback.
 Acres: 50 x 125 District: 12th

Dear Mr. DiMenna:

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. Additional fire hydrant protection appears required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #44 (1976-1977).

Very truly yours,
Edward M. Oliver
 ELLENBURY, DIVISION, P.E.
 Chief, Division of Engineering

END: MAM/PMS
 cc: W. Monahan
 B-W Key Sheet
 5 x 8 SF 22 Pgs. Sheets
 SE 2 P Vopo
 36 Tax Map

Baltimore County
 Department of Health
 TOWSON, MARYLAND 21204

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

September 20, 1976

Dr. S. Eric DiMenna, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Dear Mr. DiMenna:

Comments on Item #44, Zoning Advisory Committee, September 7, 1976, are as follows:

Property Owner:	George & Mary Moxey
Location:	8/28 Cedar Rd., 310' S/W Old North Point Rd.
Existing Zoning:	D.S. 5.5
Proposed Zoning:	Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback
Acres:	50 x 125
District:	12th

Since metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Doherty
 Thomas H. Doherty, M.D.
 BOARD OF HEALTH MEMBER

END: MAM/MSH

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 2, 1976

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

Z.A.C. Meeting of September 7, 1976

Re: Item #44
 Property Owner: George & Mary Moxey
 Location: 8/28 Cedar Rd., 310' S/W Old North Point Rd.
 Present Zoning: D.S. 5.5
 Proposed Zoning: Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback.

District: 12th
 No. Acres: 50 x 125

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,
Wick Petrowski
 W. Wick Petrowski,
 Field Representative.

JOHN W. MCKENNA, PRESIDENT
 A BOARD MEMBER OF REPRESENTATIVE

MARION W. BISHOP, VICE PRESIDENT
 A BOARD MEMBER OF REPRESENTATIVE

ALICE D. BISHOP, SECRETARY
 A BOARD MEMBER OF REPRESENTATIVE

ORDER RECEIVED FOR FILING

DATE: October 1, 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 1969-09-16-13 compliance with the Baltimore County Zoning Revisions would result in practical difficulties and unreasonable hardship upon the Petitioners.

the above Variance should be had and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of 17.7 feet for an enclosed front porch in lieu of the required 26.2 feet should be granted.

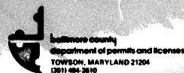
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and 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 following finding of facts 1969-09-16-13 compliance with the Baltimore County Zoning Revisions would result in practical difficulties and unreasonable hardship upon the Petitioners.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



JOHN D. SEYFERT
DIRECTOR

August 31, 1976

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

Dear Mr. DiNenna:

Comments on Item #44, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: George and Mary Mosey
Location: 80/8 Cedar Rd. 310' SW Old North Point Rd.
Existing Zoning: D.R. 5
Proposed Zoning: Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback.

Acres: 50 x 125
District: 12th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Shed frame walls are not permitted within 3'0" of a property line. Outset Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with 19. Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Seibert
Charles E. Seibert
Plans Review Chief



STEPHEN E. COLLINS
DIRECTOR

September 22, 1976

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

Re: Item #4 - SEC - September 7, 1976

Property Owner: George & Mary Mosey
Location: 80/8 Cedar Rd. 310' SW Old North Point Rd.
Existing Zoning: D.R. 5
Proposed Zoning: Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback
Acres: 50 x 125
District: 12th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MEF:nc



NORMAN E. GERBAR
Acting Director

September 27, 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 #44, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: George and Mary Mosey
Location: 80/8 Cedar Rd. 310' SW Old North Point Rd.
Existing Zoning: D.R. 5
Proposed Zoning: Variance to permit a front setback of 17.7' in lieu of the required 26.2' average setback
Acres: 50 x 125
District: 12th

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

DESCRIPTION FOR VARIANCE

PROPERTY OF GEORGE AND MARY MOSEY

12TH ELECTION DISTRICT

Beginning at a point on the Southwest side of Cedar Road 310 feet Southwest of the centerline of Old North Point Road and known as lot 131 as shown on the Plat of "Herrshyne" which is recorded in the Land Records of Baltimore County in Liber 14, Folio 19.

Also known as 7618 Cedar Road.

Mr. & Mrs. George F. Mosey
7618 Cedar Road
Baltimore, Maryland 21222

RE: Petition for Variance
80/8 of Cedar Road, 310' SW of
Old North Point Road - 12th Elec-
tion District
George F. Mosey, et al -
Petitioners
N.C. 77-70-A (Item No. 44)

Dear Mr. & Mrs. Mosey:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:apl

Attachments

cc: John W. Heasley, III, Executive
People's Counsel

RE: PETITION FOR VARIANCE
SE/S of Cedar Road 310 feet SW of
Old North Point Rd., 12th District
GEORGE F. MOSEY, et al, Petitioners : Case No. 77-70-A

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

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, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 4th day of October, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. George F. Mosey, 7618 Cedar Road, Baltimore, Maryland 21222, Petitioners.

John W. Heasley, III
John W. Heasley, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 28, 1976
FROM: Norman E. Gerbar, Acting Director of Planning
SUBJECT: Petition 77-70-A. Petition for Variance for a Front Yard.
Southeast side of Cedar Road 310 feet Southwest of Old North Point Road
Petitioner - George F. Mosey and Mary A. Mosey

12th District

HEARING: Wednesday, October 13, 1976 (10:15 A.M.)

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

NORMAN E. GERBAR
Norman E. Gerbar
Acting Director of Planning

NEG:JCH:rw

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

Aug. 1976 Filing Fee \$ 25 Received Cash

Eric H. Hines
Zoning Commissioner

Petitioner MOVEY Submitted by MOVEY

Petitioner's Attorney None Reviewed by None

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

CERTIFICATE OF POSTING

#77-76A

District 12A Date of Posting 9-22-76

Posted for Henry H. Hines, Jr. 12.12.76 9:10 AM

Petitioner Henry H. Hines, Jr.

Location of property 1415 g. Cedar Rd. 201.1M. g. 1415 g. 1415 g.

Location of Sign 1415 g. Cedar Rd. 201.1M. g. 1415 g. 1415 g.

Remarks None

Posted by Eric H. Hines Date of return 10/12-76

OFFICE OF THE TIMES

TOWSON, MD. 21204 Oct. 1, 1976

THIS IS TO CERTIFY that the annexed advertisement of Petition for a Variance - Hoxer 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 1976 successive weeks before the 13th day of October 1976 was to say, the same was inserted in the issues of Sept. 29, 1976.

STROMBERG PUBLICATIONS, INC.

BY John Smith

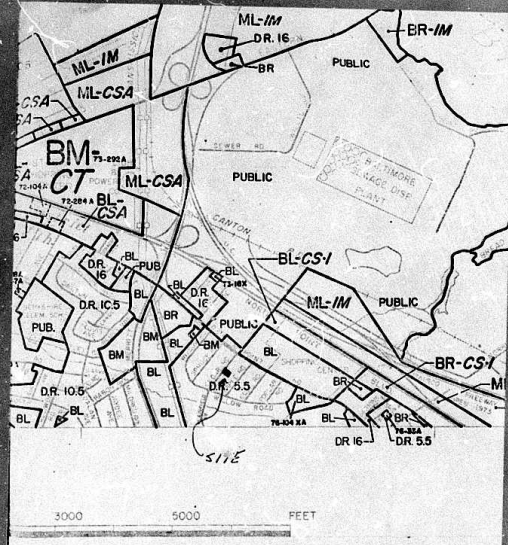
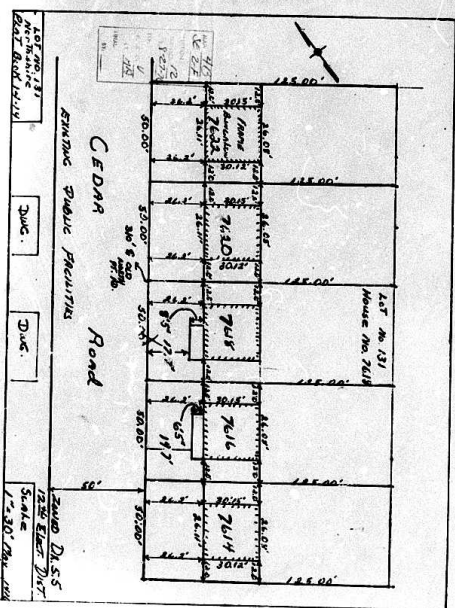
CERTIFICATE OF PUBLICATION

TOWSON, MD. September 30, 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 for 1976 successive weeks before the 13th day of October 1976, the last publication appearing on the 30th day of September 1976.

THE JEFFERSONIAN

Cost of Advertisement, \$.....



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

DATE: Oct. 13, 1976 ACCOUNT: CS-662

AMOUNT: 407.50

RECEIVED Henry Hines, Jr. 12.12.76 9:10 AM (See P. Hines, 7633)

FOR: Advertising and printing of property #77-76A

VALIDATION OR SIGNATURE OF CLERK

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

DATE: Aug. 23, 1976 ACCOUNT: BL-662

AMOUNT: 250.00

RECEIVED John - Mr. George P. Hines, 7633 Cedar Rd.

FOR: Advertising and printing of property #77-76A

VALIDATION OR SIGNATURE OF CLERK

