

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Mr. & Mrs.
G. Vernon Harrington, Jr., legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,
do hereby petition for a Variance from Section 1401.3.B3
to provide a side setback of 24' instead of the required 50'.

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

Hardship: Width of property does not allow the owners to erect a 12' x 21' screened porch needed for the comfort and welfare of the family.

A precedent has previously been set in the neighborhood. The home next door at 708 Berryman's Lane has an addition which is just 16' from the property line. Four houses from us and two houses from Christine Road also has an addition which appears to deviate from present regulations.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. For 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 Vernon Harrington Jr.*
Address: 708 BERRYMAN'S LANE, BELTSVILLE, MARYLAND 21136
Petitioner's Attorney: *Richard H. Dyer*
Protestant's Attorney:

QUERIED By The Zoning Commissioner of Baltimore County, this 9th day of September, 1976, at 1005 Chesapeake Avenue, Baltimore, Maryland.


On September 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 Commission of Baltimore County in Room 406, County Office Building in Towson, Baltimore County, on the 14th day of October, 1976, at 1005 Chesapeake Avenue, Baltimore, Maryland.

Attest: *Richard H. Dyer*
Zoning Commissioner of Baltimore County

UNDER RECEIVED FOR FILING

DATE RECEIVED FOR FILING

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

111 N. Chesapeake Avenue
Towson, Maryland 21284

Your Petition has been received and accepted for filing this day of September, 1976.

Eric DiMenna
Eric DiMenna,
Zoning Commissioner

Petitioner: *G. Vernon & Nancy Lee Harrington, Jr.*
Petitioner's Attorney: *Richard H. Dyer*
Reviewed by: *Richard H. Dyer*
Richard H. Dyer, Councilman,
Planning & Zoning
Associate III

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

111 N. Chesapeake Avenue
Towson, Maryland 21284

September 29, 1976

Dear Mr. DiMenna:

Comments on Item #11, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: G. Vernon & C. Nancy Lee Harrington
Location: SW/S Berryman's Ln. 902' SE Christine Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'

Since this variance is for a side addition and the septic system and water will appear to be working satisfactorily, no health hazard is anticipated.

Very truly yours,
Thomas E. Dwyer
Thomas E. Dwyer, Director
BUREAU OF EPIDEMIOLOGICAL SERVICES

**Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284**

THOMAS M. MOURING, P.E.
DIRECTOR

October 1, 1976

Mr. S. Eric DiMenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #11 (1976-1977)
Property Owner: G. Vernon & C. Nancy Lee Harrington
S/WS Berryman's Lane, 902' S/E Christine Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'.
Acres: 0.72 District: 4th

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 directly involved. Berryman's Lane, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary verifiable easements 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.

This property is beyond the Baltimore County Metropolitan District boundary and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewer Plan, adopted January 1976, indicates "planned service" in the area in 11 to 30 years.

Very truly yours,
Elsworth N. Dyer
ELSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END/EM: PCH/MS

CC: J. Trimmer
J. Sorens

Y-16 Key Sheet
S2 NW 1/4, Sec. 3, Sheet
NW 13 P. Topo
S7 Tax Map

**Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21284
771434-2610**

JOHN D. STEFFERT
DIRECTOR

August 31, 1976

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiMenna:

Comments on Item #11, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: G. Vernon & C. Nancy Lee Harrington
Location: SW/S Berryman's Ln. 902' SE Christine Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'.
Acres: 0.72
District: 4th

The items checked below are applicable:

A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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. Wood frame walls are not permitted within 3'0" of a property line. Control Building Department if distance is between 3'0" and 6'0" of property line.

F. No comment.

G. Gravel setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burman
Charles E. Burman
Plans Review Chief

**Baltimore County
Department of Health
TOWSON, MARYLAND 21284**

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

September 29, 1976

Mr. S. Eric DiMenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiMenna:

Comments on Item #11, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: G. Vernon & C. Nancy Lee Harrington
Location: SW/S Berryman's Ln. 902' SE Christine Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'.
Acres: 0.72
District: 4th

Since this variance is for a side addition and the septic system and water will appear to be working satisfactorily, no health hazard is anticipated.

Very truly yours,
Thomas E. Dwyer
Thomas E. Dwyer, Director
BUREAU OF EPIDEMIOLOGICAL SERVICES

THE/DM-8/2

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 Petitioners

It is further appearing that by reason of the STRAIGHTNESS of the VARIANCE requested, not adversely affecting the health, safety and general welfare of the community.

to permit a side yard setback of 24 feet instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th 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 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

ORDER RECEIVED FOR FILING
DATE: 10/20/76 BY: [Signature]



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
(410) 486-2111

September 27, 1976

Norman E. Gerber
Acting Director

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

Property Owner: G. Vernon & C. Nancy Lee Warrington
Location: SW/S Berrymans Lane 902' SE Chromine Road
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'
Acres: 0.72
District: 4th

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,

[Signature]
John L. Wirtzley
Director III
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 2, 1976

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

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

Re: Item 41
Property Owner: G. Vernon & C. Nancy Lee Warrington
Location: SW/S Berrymans Lane, 902' S.E. Chromine Rd.
Present Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of the required 50'.

District: 4th
No. Acres: 0.72

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
M. Nick Petrovich,
Field Representative.

STEPHEN M. BROADBENT
Y. BAYARD WILLIAMS, JR., PRESIDENT
MRS. ROBERT L. BURNETT
JACQUES M. BOUTIER
THOMAS R. BOYER
MRS. LUCARNE F. CAROLUS
JENNIFER A. WHEELER, SUPERVISOR
ROGER B. HANCOCK
ANNY LONICK
RICHARD W. TUCKER, JR.



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(410) 484-2800

STEPHEN COLLINS
DIRECTOR

September 22, 1976

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

Re: Item 41 - SAC - September 7, 1976
Property Owner: G. Vernon & C. Nancy Lee Warrington
Location: SW/S Berrymans Lane 902' SE Chromine Rd.
Existing Zoning: R.S.C.
Proposed Zoning: Variance to permit a side setback of 24' in lieu of req. 50'
Acres: 0.72
District: 4th

Dear Mr. DiNenna:

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

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF/mc

October 20, 1976

Mr. & Mrs. G. Vernon Warrington, Jr.
706 Berrymans Lane
Reisterstown, Maryland 21136

RE: Petition for Variance
SW/S of Berrymans Lane, 902' SE
of Chromine Road - 4th Election
District
George V. Warrington, Jr., et ux -
Petitioner vs
NO. 77-75-A (Item No. 41)

Dear Mr. & Mrs. Warrington:

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

Very truly yours,
[Signature]
GEORGE H. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John V. Heesias, III, Esquire
People's Counsel



DESCRIPTION FOR VARIANCE
PROPERTY OF GEORGE VERNON & C. NANCY LEE WARRINGTON
4TH ELECTION DISTRICT

Beginning for the same on the Southwest side and in the center of Berrymans Lane at a point distant 902 feet measured and southeasterly along the center of Berrymans Lane from its intersection with the center of Chromine Road and running thence South 37 degrees 45 minutes East, thence in the center of Berrymans Lane, 103 feet; thence leaving said lane and running South 51 degrees 26 minutes 30 seconds West, 325.86 feet; thence North 37 degrees 45 minutes West, 50 feet; thence North 52 degrees 11 minutes East, 325 feet to the place of beginning.

Also known as 706 Berrymans Lane.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 28, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-75-A. Petition for a Variance for a Side Yard. Southwest side of Berrymans Lane 902 Feet Southeast of Chromine Road.
Petitioner - George Vernon Warrington, Jr. and C. Nancy Lee Warrington

4th District

HEARING: Thursday, October 14, 1976 (10:15 A.M.)

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

[Signature]
Norman E. Gerber
Acting Director of Planning

NEG-JGR/rw

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER
 SW/3 of Berryman's Lane 902 feet SE of
 Charmian Road, 4th District OF BALTIMORE COUNTY
 GEORGE V. WARRINGTON, JR., et al.,
 Petitioners Case No. 77-75-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. Kowitz, Jr. John W. Hession, III
 Charles E. Kowitz, Jr. John W. Hession, III
 Deputy People's Counsel People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 6th day of October, 1976, a copy of the aforesaid Order was mailed to Mr. & Mrs. George V. Warrington, Jr., 706 Berryman's Lane, Beltswood, Maryland 21136, Petitioners.

John W. Hession, III
 John W. Hession, III



CERTIFICATE OF PUBLICATION

TOWSON, MD. September 28, 1976

THIS IS TO CERTIFY that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at 8:00 A.M. immediately before the 11th day of October, 1976, the 20th day of September, 1976.

H. Leach
 H. Leach, Manager

THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 Sept. 29, 1976

THIS IS TO CERTIFY that the enclosed advertisement of Petition for a Variance - Warrington, Jr. was inserted in the following:

Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West

weekly newspaper, published in Baltimore County, Maryland, once a week for 20 successive weeks before the 14th day of October, 1976, that is to say, the same was inserted in the issues of Sept. 29, 1976.

STROMBERG PUBLICATIONS, INC.
 BY *Patricia Smith*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 26 day of August 1976. Filing Fee \$22.00 Received Cash Other

John W. Hession, III
 S. Eric Dikema
 Zoning Commissioner

Petitioner *George V. Warrington, Jr.* submitted by *Charles E. Kowitz, Jr.*
 Petitioner's Attorney Reviewed by *John W. Hession, III*

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

BALTIMORE COUNTY, MARYLAND No. 40442
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Oct. 14, 1976 ACCOUNT: 00-552

AMOUNT: \$4.75

RECEIVED BY: George V. Warrington, Jr. 706 Berryman Lane
 FOR: Subscriptions - 706-753-5
 APPROVED AND PAYABLE BY: 771-75-A

\$4.04201 14 4.97500

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 40418
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

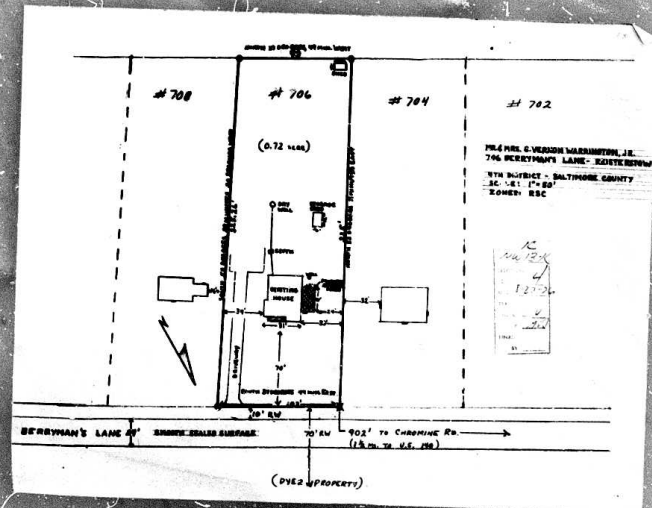
DATE: Sept. 27, 1976 ACCOUNT: 00-552

AMOUNT: \$5.00

RECEIVED BY: George V. Warrington, Jr. 706 Berryman Lane
 FOR: Subscriptions - 706-753-5
 APPROVED AND PAYABLE BY: 771-75-A

\$5.00000 27 25.00000

VALIDATION ON SIGNATURE OF CASHIER



1-56N 77-75-4

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 4th Date of Posting: OCT. 2, 1976

Posted for: PETITION FOR VARIANCE
 Petitioner: GEORGE V. WARRINGTON, JR.
 Location of property: SW/3 of BERRYMAN'S LANE 902' SE of CHARMIAN RD.
 Location of signs: FRONT 706 BERRYMAN'S LANE

Notar: Thomas B. Heland
 Posted by: Thomas B. Heland Date of return: OCT. 8, 1976

