

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the undersigned, legal owner(s) 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 1902.2(a) 1-30, 30m11.1, a side setback of 12 feet in lieu of the required 25 feet from the side street, rear setback line and a rear setback of 20 feet in lieu of the required 30 feet, 1901.20.3 to permit a building of 25 feet in lieu of the required 30 feet from the centerline of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate briefly or precisely 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: Cecil R. Walker, Esq.
Address: 6701 University Dr.
Baltimore, Md. 21220
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 104, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1976, at _____ o'clock _____ M.

SEP 21 76 PM
10:15A
10/18/76
Zoning Commissioner of Baltimore County

Mr. Cecil R. Walker
Re: Item 48
October 13, 1976
Page 2

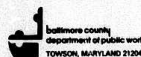
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Michael S. Flanigan
MICHAEL S. FLANIGAN,
Planning & Zoning
Associate III

NBC:JD

Enclosure



THOMAS M. MOWBRAY, P.E.
DIRECTOR

October 4, 1976

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

Re: Item 48 (1976-1977)
Property Owner: Cecil R. Walker
875 Community Rd., 141' SE University Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 25' from side street property line and a rear setback of 20' in lieu of the required 30' and a setback of 25' in lieu of the required 50' from the centerline of Community Rd.
Acres: 0.157 District: 15th

Dear Mr. Dillman:

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 comments supplied November 4, 1974 in connection with the Zoning Advisory Committee review of this property for Item 479 (1974-1975) remain valid and applicable to this petition. It was observed that an alluvial area has been filled and added to the original lots 133 and 134 of the Record Plat of Barrow's Ark, W.P.C. 7, Folio 131. The proposed future widening of the adjacent public roads are not indicated on the present plan. Further information may be obtained from the Baltimore County Bureau of Engineering.

A drainage and utility assessment is required to accommodate the existing storm drain and drainage outfall exisle (subject to tidal flooding) along the east side of the Petitioner's overall property which is located adjacent to the waterfront. The Petitioner is again advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Very truly yours,

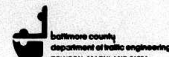
Edmund H. Diver, P.E.
EDMUND H. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:ms

Cc: J. Somers

NW-SW Key Sheet
29 NE 47 Pos. Sheet

NW 8 L Topo
63 Tax Map



STEPHEN E. COLLINS
DIRECTOR

September 22, 1976

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

Re: Item 48 - SAC - September 14, 1976
Property Owner: Cecil R. Walker
Location: 875 Community Rd. 141' SE University Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of req. 25' from side street property line and a rear setback of 20' in lieu of the req. 30' and a setback of 25' in lieu of the req. 50' from the centerline of Community Road

Acres: 0.157
District: 15th

Dear Mr. Dillman:

No traffic problems are anticipated by the requested variances to the side and rear yards.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:mc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 13, 1976

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Cecil R. Walker
6701 University Drive
Baltimore, Maryland 21220

RE: Variance Petition

Item 48
Cecil R. Walker - Petitioner

Dear Mr. Walker:

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 have a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

This site, currently zoned D.R. 5.5, is located on the southeast side of Community Road, 141 feet southeast of University Drive, in the 15th Election District. It currently exists as a vacant 50 foot lot with adjoining properties to the north and west improved with single family dwellings, also zoned D.R. 5.5. Vacant land exists immediately to the east of this site.

The petitioner is requesting assorted Variances in order to construct a 26'x40' dwelling on this site. It should be noted that the property immediately to the north is improved with a single family dwelling which was the subject of a similar Variance request (Case No. 75-123-A).



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

September 21, 1976

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

Dear Mr. Dillman:

Comments on Item #48, Zoning Advisory Committee Meeting, September 14, 1976, are as follows:

Property Owner: Cecil R. Walker
Location: 875 Community Rd. 141' SE University Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 25' from side street property line and a rear setback of 20' in lieu of the required 30' and a setback of 25' in lieu of the required 50' from the centerline of Community Road.
Acres: 0.157
District: 15th

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

Very truly yours,

Thomas E. Berlin, Jr.
THOMAS E. BERLIN, JR.
BUREAU OF ENVIRONMENTAL SANITATION

TEB:JMS

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 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 side yard setback of 12 feet in lieu of the required 25 feet from the side street property line; a rear yard setback of 28 feet in lieu of the required 30 feet; and a setback of 25 feet from the centerline of Community Road in lieu of the required 50 feet should be granted.

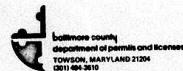
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1976, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and 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



JOHN D. BEYFERT
DIRECTOR

September 9, 1976

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

Dear Mr. DiNenna:

Comments on Item #48, Zoning Advisory Committee Meeting, September 14, 1976 are as follows:

Property Owner: Cecil R. Walker
Location: S/W of Community Road 141' SE University Drive
Existing Zoning: D.R.S. 5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 25' from side street property line and a rear setback of 28' in lieu of the required 30' and a setback of 25' in lieu of the required 50' from the centerline of Community Road.

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. Contact Building Department if distance is between 3'0" and 6'0" of property line.
☐ F. No comment.
☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Norman E. Gerber
Norman E. Gerber
Planning Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 14, 1976

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

Z.A.C. Meeting of: September 14, 1976

Re: Item #48
Property Owner: Cecil R. Walker
Location: SE/S of Community Rd. 141' S.E. University Dr.
D.R.S. 5.5
Present Zoning: Variance to permit a side setback of 12' in lieu of the required 25' from side street property line and a rear setback of 28' in lieu of the required 30' and a setback of 25' in lieu of the required 50' from the centerline of Community Road.

District: 15th
No. Acres: 0.157

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/ml

JOSEPH H. HARRISON, PRESIDENT
E. HARVEY WILLIAMS, JR., VICE-PRESIDENT
WILLIAM A. BERRY

MARCUS H. BUTTS
THOMAS R. ROYER
WILLIAM J. GIBSON

ROPER R. HAYDEN
ALVIN LORUCK
RICHARD W. TRACY, D.M.

October 19, 1976

Mr. Cecil R. Walker
6701 University Drive
Baltimore, Maryland 21220

RE: Petition for Variance
SE/S of Community Road,
141' SE of University Drive -
15th Election District
Cecil R. Walker - Petitioner
NO. 77-78-A (Item No. 48)

Dear Mr. Walker:

I herewith 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 FOR VARIANCE PROPERTY OF CECIL R. WALKER 15TH ELECTION DISTRICT

Beginning at a point on the Southeast side of Community Road 141 feet Southeast of University Drive and running the following courses: South 10 degrees 10 minutes 37 seconds East, 20.1 feet; thence South 10 degrees 34 minutes West, 145 feet; thence North 50 degrees 25 minutes West, 10 feet; thence North 30 degrees 34 minutes East, 10 feet; thence North 10 degrees 34 minutes East, 130 feet to the point of beginning.

Containing 6830 square feet of land.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 15, 1976

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-78-A, Petition for Variance for setbacks (rear and side)
Southeast side of Community Road 141 feet Southeast of University Drive
Petitioner - Cecil R. Walker

15th District

HEARING: Monday, October 18, 1976 (10:15 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEJ:JHR

RE: PETITION FOR VARIANCES
SE/S of Community Rd. 141' SE of
University Drive, 15th District
CECIL R. WALKER, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-78-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

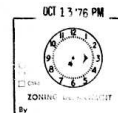
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kautz, Jr.
Charles E. Kautz, 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 11th day of October, 1976, a copy of the foregoing Order was mailed to Mr. Cecil R. Walker, 6701 University Drive, Baltimore, Maryland 21220, Petitioner.

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



Norman E. Gerber
Acting Director

October 18, 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 #48, Zoning Advisory Committee Meeting, September 14, 1976, are as follows:

Property Owner: Cecil R. Walker
Location: SE/S of Community Road 141' SE University Drive
Existing Zoning: D.R.S. 5.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 25' from side street property line and a rear setback of 28' in lieu of the required 30' and a setback of 25' in lieu of the required 50' from the centerline of Community Road.
Acres: 0.157
District: 15th

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 I. Winkley
John I. Winkley
Planner III
Project and Development Planning

JAN 18 1977

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 7, 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., commencing at 5:00 P.M. on October 6, 1976, the 18th day of October, 1976, the 7th day of October, 1976.

THE JEFFERSONIAN
L. Lash, Publisher

Cost of Advertisement, \$



TOWSON, MD. 21204 Oct. 6, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Cecil Walker 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 18 consecutive weeks before the 18th day of October, 1976, that is to say, the same was inserted in the issues of October 6, 1976.

STROMBERG PUBLICATIONS, INC.

BY *P. Stork*

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

No. 40427

DATE: Oct. 1, 1976 ACCOUNT: 01-662
AMOUNT: \$55.00
RECEIVED: Cecil R. Walker, 6701 University Dr., Baltimore, MD. 21204
FOR: Petition for Variance - 777-104
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 10-2-76
Posted for: Henry Mandy, Oct. 16, 1976, 9:15 A.M.
Petitioner: Cecil R. Walker
Location of property: 5615 of Comm'n's Rd. 141 ft. S.P. 4
University Dr.
Location of Sign: 1 sign posted along across from Cecil Walker Dr. 100 feet from
Remarks: M.H. New
Posted by: M.H. New Date of return: 10-14-76

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

No. 40449

DATE: Oct. 18, 1976 ACCOUNT: 01-662
AMOUNT: \$45.00
RECEIVED: Cecil R. Walker, 6701 University Dr., Baltimore, MD. 21204
FOR: Advertising and posting of property - 777-104
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of Sept. 1976 Filing Fee \$ 25 Received ☒ Cash ☐ Other

S. Eric Dineen
S. Eric Dineen,
Zoning Commissioner

Petitioner: *W. Walker* Submitted by: *W. Walker*
Petitioner's Attorney: _____ Reviewed by: *W. Walker*

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

