PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

(Du-10.57) 1, or we_Edger, U._Vebb. legal owners of the property situate in Baltimore
County and which is described in the description and plat attached here o and made a part hereof. hereby petition for a Variance from Section, 1 BOL.2C.4 to permit rear yard sitbacks

of 16.4 feet on lot 5-A and 0.67 feet on lot 6-A instead of the required 30 feet, and also to permit a side yard setback of 0.12 feet on lot

6-A instead of the required 8 feet. of the Zoning Regulations of Bait/more County, to the Zoning Law of Bait/more County; for the following reason: (indicate hardship or practical difficulty)

pointy is to be posted and advertised as prescribed by Zeniag Regulations.

Let we, agree to pay expenses of above Variance advertising, posting, etc., upon filling of this periodic, and further agree to and are to be bound by the zoning regulations and restrictions of Ballender County adopted pursuant to the Zoning Law For Baltimore County. Upshiry S. Webb, Sr. J. S. Company D. Webb, Sr. J. S. St. D. St. Address C/O W. Emerson Brown, Jr. Suite 3506 -222 St. Paul Place Ballimore, Maryland 21202

Address Suite 6 -222 St Paul Place

OBC

of 0010000. 197 6, that the subject matter of this petition be advertised, as required by the Zening Law of Battimore County, in two newspapers of general reculation through out hattimere County, that property be posted, as 4 that the public hearing be and before the Zening Consistationer of Anklimore County in Boom 106, and Office Building in Towson, Baltimore Consistance of Anklimore County in Boom 106, and Office Building in Towson, Baltimore Consistance of Anklimore Consistance of Anklim County, on the 1 1006

9-21-74

de

K"

the 1886, His Se. Stat 74, County Office Building 111 W. Chesapeake Avenue attimus, Md. 21302 Towson, Maryland 21204

Petitioner Setate of Ade L. Wood

Petitionur's Attorney N. Penters Brown, St.

SES S. Calvert Street, 12307

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 1, 1976

Sicholas B CHARLES CONTRACTOR

BURGAL OF

STATE MOADS COME BUREAU OF REAL TH DEPARTMENT PROJECT PLANNING

BOILDING DEPARTMEN ZONING ADMINISTRATIO INDESTRUAL DEVELOPMENT

W. Eme.son Brown, Jr., Esq. Suite 3506 222 St. Paul Place Baltimore, Maryland 21204

RE: Variance Petition Item 58 Estate of Ada I, Webb - Petinismen

The Zoning Plans Advisory Cormittee has leviewed the plane submitted bit the above referenced petition and has made an on site lield inspection of the procepty. The following comments are a result of this review and inspection

Times, comments are not intended to indicate the approprieteness of the zorinn cutten requested, but to assure that all parties are not example of plans or a plans of plans or plans of plans or plans of plans o

The subject property, currently moned D.R. 5.5, and improved with a one-story frame dwelling in the front and a two-story stone dwelling to the rare, is footbod. 140 feet cast of Winters Lane, in the First Election District. Adjuent properties surrounding this site are similarly moned and improved with similar type dwelling.

The asserted Variances are necessitated by the motitioner's proposal to subdivide this property and allow the existing beelings to remain on deperate lots. The petitioner should contact %: Charles E. Burnhan, Plans Review Chief, extension 1987, to

W. Eme.son Brown, Jr., Esq. Re: Item 58 November 1, 1976 Page 2

determine whether her proposal conflicts with the requirements of the Department of Permits and Licenses.

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, Micholas B. Commodan
MICHOLAS B. COMMODANI,
Acting Chairman,
Zoning Plans Advisory
Committee

Factosure

cc: Purdum & Jeschke Consulting Engineers & Land Surveyors 1023 N. Calvert Street Baltimore, Md.21202

battimere county department of permits and licenses TOWSON, MARY, AND 21201

October 5, 1976

Mr. S. Eric Dillenna, Zoning Complement Office of Plauning and Emily County Office Hullding Townon, Haryland 21204

Comments on Item | 58 Zoning Advisory Committee Meeting, October 5, 1976

ero no folious

Proporty Court: Estate of Ada I. Webb

Location: Evidence of Man I. Webb

Location: Gold Prederick Rd. 100 E Winters La.

Richitata; Configs. D. R. 55;

Proposed Zoning: Variance to permit a ...or yard setback of 16.1; on 101 5-A and 0.06; on 101 6-A in 180 of the required in Add to permit a side setback of 6.12 on required 81.

The items checked below are applicable:

(X) A. Structure shall conform to Bultimore County Building Code (B.O.C.A.) 1770 Edition and the 1971 Supplement and other applicable codes.

() B. A building permit shall be required before construction can begin.

D. Three sets of construction drawings with a registered laryland Architect or Engineer's original real vill be required to file an application for a building penalt.

(X) E. Wood frame walls are not permitted within 310" of a preparty line. Contact Daildine Department if dictance in between 310" and 610" of property line. Possible changes may be required for building to seek code under proposed variances. C) F. 16

C. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______

Very truly yours, Martin & show how

Charles E. Burnhan



October 19, 1976

Mr. S. Eric Di Nenna, Loning Commissioner Zoning Advisory Committee Office of Planning and Zuning Baltimore County Office Building

Comments on Item 58, Zoning Advisory Committee Meeting, October 5, 1976, are as follows:

Property Owner: Estate of Add 1. Webb Location: 5/5 Old Frederic Rocal 140° E, Winters Lone Estiring Zoning: D. 8.7.5.5 Proposed Zoning: Variance to permit a new, yard setback of 16.4° on Lot 5-A and 0.6° no Lot 4-A in lieu of the required 30° and to permit a side setback of Access 10.240.

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 roussure that all parties are made aware of plans or problems with regard to development plans thu' may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

John L. Wimbley



ITON M. MOURING, P.E. DIRECTOR

October 26, 1976

Mr. S. Eric DiNenna Zenia; Commissioner County Office Buildin Towson, Maryland 212

item #58 (1976-1,77) item #58 (1976-1977)
Property O.user: Extate of Ada I. Wobb
9/8 Old Frederick Md., 140° L. Winters La.
Existing Zonnig: DR 5.5
Proposed Zoning: UR zisano: to primit a rear yard
setand of 16.4° on Lot 5-% yam 3.6° on Lot 6-A
in less of the regained 30° and to permit a stde
schack of 0.12° on Lot 6-A in less of the required
schack of 0.12° on Lot 6-A in less of the required Acres: 0.264 District: 1st

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.

The P-titioner's proposed resubdivision of Lots 5 and 6 of leewood Methits, recorded W.P.C. 3, Polic 32, is subject to Baltimore County Subdivision Regulations.

Old Frederick Road, an existing public road, is proposed to be improved if the future as a 40-foot closed servicen roadway on a 60-foot tight-of-way. Eighway improvements as not repair old with this time. Highway right-of-way videning, including any mocessary revertible esseement for flopes will be required in recreation with remaindaring or this property or may graving a brilling seemst application.

Development of this property through stripging, graving and "abilization con"! result in a sediment pollution problem, damaging private and while holdings dewnstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drains, e facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, sepecially by the concentration of surface vater. Ourrection of any problem which may remark one "o improper grading or improper mantallation of drainage facilities, would be the fe.] responsibility of the Petitioner.

Pursuant to the evertisement, posting of property, and profit hearing on the masses Prilition 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 Yariances should be had; and it further appearing that by resson of the granting of the Variances requested not advoracly affecting the health, safety, and general welfare of the community. Variances to permit rear yard setbacks of 16.4 feet on Lot 5-A and 0.67 feet on Lot 6-A in lieu of the required 30 feet and a side yard aethack of Q.12 feet on Lot. 6-A in lieu of the required eight feet should be granted. ..., 197 .Z., that the herein Pelition for the aforementioned Varishould be and the same is GRANTED, from sad ster the date of this Or-500 den subject to the approval of a site by the Department of Public Works OPOSE DATE the Office of Planning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the above petitic 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 197 ..., that the above Vari. 'e and the same is hereby DENHED. Zoning Commissioner of Baltimore County

January 4, 1977

I have this date passed my Order in the above referenced matter.

Very truly yours,

15/ S. ERIC DI NENNA Zoning Commissioner

RE: Petition for Variances S/S of Old Frederick Road, 140' E of Winters Lane - 1st Election

District Estate of Ada Iowa Webb -

Petitioner NO. 77-89-A (Itam No. 58)

Property Owner: Ertate of Ada I. Webb Page 2 October 26, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewarage exist in Old Prederick Road.

Very truly yours, Aleworth their / to Mio ELISMORTH N. DIVER, P.E. / Chief, Bureau of Engineering

PND-PL'1-PWR-nn

cc: J. Trenner

H-NE Amy Sheet 6 SW 24 & 25 Pos. Eheets NE 3 & 3 G Topo 95 Tax Map

October 7, 1976

Nr. S. Eric DiNema, Zoning Con Office of Planning and Zoning County Office Building Towson, Maryland 212Ch

Comments on Item #58, Zoning Advisory Committee Meeting, October 5,

Retate of Ada I. Vebb 8/8 UIA Prederick RL. 11/0' R. Winters Lane D.R. 5/5' Fariance to permit a rear yard setback of 16.1s' on lot 54 and 0.67' on lot 54 in 11em of the required 30' and to permit a side setback of 0.12' on 10.54 in 11em of the required 0'.

Netropolitan water and sewer exist; no health hazards are anticipated.

Very touly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD:BJV/3:EG-

Mr. S. Eric BiNeuma Zoning Commissioner Baltimore County Office Buildir: Towson, Maryland 2120: 2.A.C. Meeting of: October 5, 1976 Property Owner: Estate of Ada I. Webb 5/S Olf Frederick Rd. 140' | Winters La.

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Proposed Joning: Variance to mermit a rear pard serback of 16.17 on 10t 5-A and 0.677 on 10t 6-A in Theu of the required 50° and to permit a side serback of 0.12° on 10t 6-A in Theu of the requires 5°.

District

Present Zoning: D.P 5.5

No Arres

Dear Mr. DiNenna:

No bearing on student population.

6%

F of Winten Lone, 1st District

Very truly sours, . W hick teteral.

WNP/m1

K. Sick P-trovich., Field Representative

Date: October 5, 1976

RE: PETITION FOR VARIANCE S/S of Old Frederick Rd. 140 feer

. REFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ESTATE OF ADA IOWA WEBB, Petitioners : Case No. 77-89-A

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, ! 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 " erefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. Deputy People's Counse

John W. Hessian, III People's Counsel
County Office Saliding
Towson, Maryland 21204
494-2158

I HEREEY CERTIFY that on this 20th day of October, 19.6, a copy of the grangeling Order was mailed to W. Emerson Brown, Jr., Esquire, Suite 3506-222 St. Paul Place, Baltimore, Maryland 21202, Attorney for Petitioner.

John A. Hessien, III



DESCRIPTION FOR VARIANCE

paginting et a point on the South side of Old Frederick Bood. as proposed to be widered, 100 Feed Boat of Witters Bose and running thence South 13 degrees O2 minutes 13 seconds East, 5-01 Feet thence Borth 10 degrees O2 minutes 10 seconds Boat, 5-00 Feet; thence Bouth 13 degrees O2 minutes 13 seconds Boat, 5-00 Feet; thence Bouth 13 degrees O2 minutes 13 seconds Boat, 5-00 Feet; thence Botth 13 degrees O2 minutes 13 seconds West, 50,00 Feet; thence South 13 degrees O2 minutes 13 seconds West, 100,00 Feet to the place of beginning.

ESTATE OF ADA I. WEEB

1ST ELECTION DISTRICT

Containing 11.515 squar feet.

1st District

SUBJECT Petition #77-89-A

HEARING: Wednesday, November 10, 1976 (10:00 A.M.)

As to the requested yard setback variances, there are no comprehensive planning factors requiring comment on this petition.

PACTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Petition #77-89-A
Petition for Variance for ide and Rear Yards.
Petition for Variance for ide and Rear Yards.
South side of Old F-cderick Road | No feet Cast of Winters Line
Petitioner - Estatz of Ada lows Nebb, Edgar D. Nebb, Petional Representative
and Upshur S. Nebb, Sr. Personal Representative

TO ... Eric Dimenna, Zoning Commissioner Date. October 20, 1976

FROM. Norman E. Gerber, Acting Director of Planning

MEG - ICH - PM

People's Counsel

cc: John W. Hessian, III, Esquire

SED/erl

W. Emerson Brown, Jr., Esquire Suite 3596, 222 St. Paul Place Baltimore, Maryland 21202

Copy of said Order is attached

N.D. 11/10/10

STEPHEN E. COLLINS ORECTOR

November 15, 1976

Mr. Eric S. DiNenna Zoning Commissioner 2nd floor, Courthouse Towson, Meryland 21204

Re: Item 56 - 2K. - On-toker 5, 1976
Freperty Ower: Instate of Ma. I. Webb
Exception 65° Cd Prederick Ma. 40° E. Winters L. e
Existing Davissips 10.8; 3.5°
Proposed Tokings 10.8; 3.5°
Proposed Tokings 10.8; 3.5°
Proposed Tokings 10.8; 3.5°
Openits a rear yard setback of 16.4° on lot 5-A
Side setback of 0.12° on lot 6-A
In leaf of req. 4°

Acres: C.264 District: 1st

No traffic engineering problems are ant_cipated by the requested variances to the required setbacks.

Very truly yours. Michael S. Flanigan Traffic Engineer Assoc

1. SIGN CERTIFICATE OF POSTING

77-89-A

Date of Posting Oct - 23, 1976 Petition FOR VARIANCE ADA IOWA WEBB (ESTATE) Location of reporty 5/5 OF OLD FREDERICK Rd. 140' F OF WINTERS LANE Location of Signar FRONT 5931 OLD FREDERICK Rd Posted by Thomas T. Rolemal Date of return Oct 25, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 SEPT. 198. Filing Fee \$ 25.

Reviewed by WAR Petitioner's Attorney BROWN

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

BALTIM COUNTY, MARYLAND
OFFICE FIRANCE; REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT No. 40409 DATE Best. 22, 1976 ACCOUNT 01-662 \$25.00 2869 PHEF 22 25.0 CHSC VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 40475 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE NOV. 18, 1976 ACCOUNT 01-662

115.75

Paul Place, Beltimore, Md. 21202

888 2 °21 19 4 5.7 5 MC VALID: TION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

appearing on the 21st. .day of Detacher ...

THE JEFFERSONIAN. L. Liank Sun tan

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avoa

FREDERICK

M/0 0

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ZONED

CONED

で宝 LEEWOOD I

5.0

25Nos

BB