PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONEE OF BALTIMORE COUNTY:

I, or we, Dr. Charles Walowitz legal owner, of the property situate in Baltimore County and which is described in the description and piat attached hereto and made a part hereof,

hereby petition for a Variance from Section. 400.1 permit on accessory structure (tennis court) to be located in side yard in lieu of required rear

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

1 Popography of rear yard does not lend itself to grade of ternis court 2- Excess of large trees in rear yard 2- Floase note on attacked plat side yard would become rear yard if house was shifted 100 year out thould lay in a North South direction

See attached description

operty is to be posted and advertised as prescribed by Zoning Regulations.

I, as we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this included further agree to and are to be bound by the zoning regulations and restrictions of the Country adopted pursuant to the Zoning Law For Baltimore County.

Locali Day atty Cumar de M 5 76 PM Port & Petitioner's Attorney

Rocklin & Rocklin. Attorneys Re: Item 59 November 1, 1976 Page 2

BALLE MO ZILE? Profestant's Attorney

1903 Sugarans

9217

of October ., 1976., at 101300'cloc

-A---M

DONALD J. ROOP, M.D., M.P.H.

Comments on Item #59, Zoning Advisory Committee Meeting, Cotober 5, 1976, are as follows:

yards would be required by the Department of Permits and Licenses.

of the enclosed filing cortificate. Notice of the enclosed filing cortificate. Notice of the test of t

Very truly yours,

Mikla 3 Comordan NICHOLAS B. COMMODARI, Acting Chairman, Zoning Plans Advisory Committee

NBC:JD Enclosure

Very truly yours,

Property Owner: Location:

Acres: District:

Thomas E. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Charles Malowits G/L Garrison Porest Road and Caves Road R.D.P. Variance to permit an accessory structure (termis court) to be located in the side yard in lieu of the required rear yard

THD:RJV/B:E6

- hettime o county

October 5, 1976

Hr. S. Eric Billman, Endig Scool stoner Office of Hensing and Lowing County Office Hallsting Tource, Harpland 2120,

Property Occopy:

Charles valouits

Doublem Rectify

Proposed Journal

Proposed Jour

The items checked below are applicable:

A. Structure shall conform to Baltimore scanty Daisding Sede (N.S.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit shall be required before construction can begin. (X) C. Three sets of construction drawings was be required to file an application for a building permit.

D. Three sets of construction drawings with a registered Earyland Architect or Engineer's original sect will be required to file an application for a building possition.

(T) E. Wood frame walls are not permitted within 3'0" of a property line.

Contact Entilding 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 ______

Moulis & Secretar

licholas B r-warfervadors. cting Charman

BUREAU OF DEPARTMENT OF STATE ROADS CO

BUREAU OF SEALTH DEPARTMEN

PROTECT PLANSE.

BEHLDING DEPARTMEN BOARD OF EDIT ATIO

Mr. S. Eric DiNenna, Zoning Commissioner Mr. S. Eric DiNenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Torson, Maryland 21204

Commants on Item 59, Zoning Advisory Committee Meeting, October 5, 1976, are as follow-

Poperty Curser: Chules Walanitz
Lecetion: C.C. Geritum from a Sad and Cares Road
Popund. 201. Geritum from 15 and and Cares Road
Popund. Zanice; 8.10.9.
Popund. Zanice; 9.00.
You'drace to permit on accessory structure (ronn's court) to be located in the side
you'n file of the required restry yord.
Acres: 3.0

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

RE: Variance Petition Item 59 Charles Walowitz - Petitioner

The Zoning Plans Advisory Cormittee has reviewed the plans submitted with the above referenced potition and has made an on site field inspection of the property. The following communits are a legult of this review and Lispection.

the appropriate that all particles are not intended to indicate the appropriate that all particles are made when it plans or problems with regard to the development plans that problems with regard to the development plans that Planning may lite a title access. The Director of Planning may lite a title access the Director of Corrisioner with recommendations as to the appropriate measurement of the propriate access of the coupset graining and the appropriate measurement of the propriate access to the propriate access the propriate access the propriate access to the propriate access the propriate access to the propri

This nearly wonded size, currently zoned top, and located on the south side of Patron Poal, approximately 2000 lest east of Garrison Poace Road, in the 3rd Election District, is currently improved with a large dealling and graded area for the proposed tion. A contract the side yard. Adjacent properties to the cast and the side yard. Adjacent properties to the cast and the side yard. Adjacent properties to the cast and the side yard. Adjacent properties to the cast and the side yard. Adjacent properties to the cast and the side yard. Adjacent properties to the cast and the side yard.

This Variance is necessitated by the petitioner's proposal to construct a tennis court in the side yard in live of sur rear yard. The petitioner smooth contact Mr. Charles L. Burnham, Plans Raview Chief, extension, 398, to determine what achiekes from the side and rour

Rocklin & Rocklin Attorneys 804 Equitable Towson Building Towson, Maryland 21204

Gentlemen:

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 mude aware of plans or problems with regard to development plans that nowly have a

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

Very truly yours,

John Le mblez iolin L. Wimbley

Project a & Development Planning

| Pursuant to the advertisement, posting of property, and public hearing on the above Petitic |
|---|
| 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. |
| unrrasonable hardship upon the Petitioner. |
| |
| |
| 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 |
| welfere of the community, the Variance to permit an accessory structure its |
| nic court) to be located in the side yard in lieu of the required rear yard sho |
| Be Fanted. |
| T IS ORDERED by the Zoning Commissioner of Baltimore County this |
| day of ARDMAY |
| 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 |
| of, 197, that the above Variance be and the same is hereb, |
| Zonine Commissioner of Baltimore Cou |

DESCRIPTION FOR VARIANCE PROPERTY OF CHARLES VALOVITZ 3RD ELECTION DISTRICT

Bagining at a point in the centerline of Garrison Forest Road and Commission England and Commission to Colloring courses North 3 degrees 50 almosts Band and Commission Commissi

Containing 3.00 acres of land, more or less.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 5, 1976

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

Z.A.C. Meeting of: October 5, 1976

Re: Item 59

Property Owner: Charles Walowitz

Locat ion

C/L Garrison Forest Rd. & Caves Rd.

Proposed Zoning: Variance to permit an accessory structure (tennis court) to be located in the side yard in lieu of the required rear yard.

District: 3rd

No. Acres: 3.0

Dear Mr. DiNenna

No bearing on student population

W. Nick Petrovich., Field Representative

PAYANG MILLIAMS, IN. VICE-PARTIES

MRS LOADAINE F. CHINCUS JOSHUA M. WHITELER, SUPERINTENE

RE: PETITION FOR VARIANCE S/S of Patmor Rd., 2406.55 feet E of Garrison Forest Rd., 3rd District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

DR. CHARLES WALOWITZ, Petitioner · Case No. 77-90-4

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Bultimore 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. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 20th day of October, 1976, a copy of the aforegoing Order was mailed to Dr. Charles Walowitz, 1903 Sulgrave Avenue, Baltimore, Maryland 21209, Petitioner.





January 24, 1977

Norman P. Rocklin, Esquire Rocklin & Rocklin 804 Equitable Townen Building Washingtor, and Chesapeake Aveaues Towson, Maryland 21205

> RE: Petition for Variance S/S of Patmore Road, 2406.55'
> E of Garrison Forest Road - 3rd Election District Dr. Chrites Walowitz - Petitioner NO. 77-90-A (Item No. 59)

Dear Mr. Rocklins

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

> V sy truly yours, 181

S. ERIC DI NENNA

SED/me

Attachments

cc: Mr. James David Marks 3209 Patinor Road Owings Mills, Maryland 21117

John W. Hessian, III, Esquire People's Counsel

RE: PETITION FOR VARIANCE S/S of Patmore Road, 2436.55' E of Garrison Forest Road - 3rd Election District Dr. Charles Walowitz - Petitioner

000 mm m

(8)

ZONING COMMISSIONER OF

NO. 77-90-A (Item No. 59)

BALTIMORE COUNTY

BEFORE THE

AMENDED ORDER

NUNC PRO TUNC

It is hereby ORDERED by the Zoning Commissioner of Baltimore County this gy day of January, 1977, that the Order dated January 5, 1977, passed in this matter, should be and the same is hereby AMENDED. FUNC PRG FUNC, to include the following restriction:

> "that there shall be no erection of lights for the purpose of lighting the site of the tennir courts.

> > Zoning Commissioner of Baltimore County

0.116

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO....... S. Eric DiNenna, Zoning Commissioner Date. Cotober . J. 1976 FROM Norman E. Gerber, Acting Director of Planning

SUBJECT. Petition #77-90-A. Petition for Variance for an Accessory Structure (team's court).

South side of Patmor Road 2406.55 feet East of Garrison Forest Road. Petitioner - Dr. Charles Valowitz

3rd District

HEARING: Wednesday, November 10, 1976 (10:30 A.M.)

There are no comprehensive planning factors requiring comment on

NEG: JGH: rw

ROCKLIN AND ROCKLIN

ATTORNEYS AT LAW 834 EQUITABLE TOWSON BUILDING COPNER WASHINGTON AND CHESAPEARS AUTHORS TOWSON, MARYLAND 21204

January 14, 1977

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

S HOME P BOCKLIN

RE: Petition for Variance S/S of Patmore Road, 2406,55 E of Garrison Forest Road - 3rd Election District Dr. Charles Walowitz - Petitioner NO. 77-90-A (Item No. 59)

75.1 - 351 796 - 1443

Dear Mr. PiNenna;

In review of my file, there should be a restriction relative to the above permit upon the crection of lights or lighting specifically for the tennis courts. This morning I received a copy of a letter directed to you by Mr. J. David Marks, and he is correct as to 'his agreement

Very truly yours,

ROCKLIN & ROCKLIN By: -----

VPR he

ces Mr. J. David Marks Dr. Charles Walowitz

ROCKLIN AND ROCKLIN ATTORNEYS AT LAW 804 EQUITABLE TOWSON BUILDING

ASHINGTON AND CHESAPEAKE AVENUES TOWSON, MARYLAND 21204

TE-EPHONE

NOV 16 '76 AM

10

ZCANICA - ... A MACHT

November 15, 1976

Baltimore County Office of Planning and Zoning Towson, Maryland 21204 Attention: Mr. S. Eric DiNenna,

Zoning Commissione

Re: Petition for Variance for Dr. Charles Walowitz

Mr. Marks and Dr. Walowitz have agreed on the following language relative to the screening of the tennis area;

> "Plant and maintain evergreen foliage as rant and maintain evergresh foliage as screening between western side of feece and property line. Foliage to have potential growth of at least eight feet in height and erally to meet adjacent plants"

It would be appreciated if you will file an Order in these

Very truly yours,

ROCKLIN & ROCKLIN

by: Cec Store

NPR/Ic

cc: Dr. Charles Walowitz Mr. James D. Marks



ber 15. 1976

47.90 B

Mr. Eric S. DiNenn Zoning Commissioner 2nd Floor, Courthouse

tion 19 - EMC - october 5, 1970 Property Owner: Charles Sulfortz Location: C/L Garrison Forest Md. & Caves Md. Raisting Forings R.D.P. Proposed Zooling: Variance 10 purelt an accessory structure (tennis court) to be 100-100f of the safety sard in line of the required rear yard

No traffic problems are anticipated by the requested variance to permit a termis court to be located in the side yard.

Very truly yours,

November 17, 1976

Ar. S. Eric DiNenna Zoning Commissioner Councy Office Building Towsen, Maryland 21204

> Re: 7tom #59 (1976-1977) Property Owner: Charles Walcwitz C/L Garrison Porest al. & Caves Rd. C/L Garrison Porest xi. & Caves Md.
> Existing Soning: RDP
> Proposed Zoning: Variance to permit an accessory
> structure (tannis court) to be located in the side
> yard in liqu of the required rear yard.
> Acres: 3.0 Dist.ict; 3rd

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.

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 59 (1976-1977).

Elewanth M. Direct & ME ELLSWORT N. DIVER, P.E. Chief, Bureau of Engineering

END: ELM: PWR: SE

T-SZ Key Sheet 44 & 45 MM 26 & 27 Pos. Sheet NM 11 & 12 G Topo 58 Tax Map

EUNING Petition for Variance for an Accessory Stracture (totals court) U CAT UN: South side of Patener blood South into Real of Corre-

PETITION FOR A VARI

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 21 19 76 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed Nevember ... 19 76 the ASS publication appearing on the Clot day of October

> THE JEFFERSONAN. I Lear & Jonation

Con of Advertisement, \$...

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN THE REVENUE DIVISION
MISCELLANLOUS CASH RECEIPT No. 40448 Oct. 15, 1976 01-662 AMOUNT \$25.00 Melvin C. Membolf & Sons, Inc., Williamon Jane Gooksysville, Md. 21030 Petition for Variance for Br. Charles Walowitz 25.00 KK

TOWSON, MD. 21 .04 Ostober 21,1976

THIS IS TO CERTIFY, that the annexed advertisement of Petitionfor a Variance-- Walewitz was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times ☐ Suburban Times East

☐ Towson Times ☐ Arbutus Times
☐ Community Times

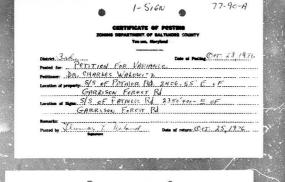
weekly newspapers published in Baltimore, County. Maryland. once a week for one successive weeks before the 101hday of Nex. 19.76., that is to say, the same was inserted in the issues of October 20, 19761

STROMBERG PUBLICATIONS, INC.



VALIDATION OR SIGNATURE OF CASHIEL





County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this_ SEPT. 1976 Piling Fee \$ 25 .

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

_Submitted by M. B tMOFF Petitioner WALDWITZ Reviewed by MR Petitioner's Attorney_____

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

