

S 77-90A
(Q. 110.09)

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

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

- 1- Topography of rear yard does not lend itself to grade of tennis court
- 2- Excess of large trees in rear yard
- 3- Existing construction already begun in side yard
- 4- Please note on attached plat side yard would become rear yard if house was shifted 10'
- 5- Tennis court should play in a North South direction

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10/25/83

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FORMAL
BT

(over)

John L. Wimbley
Planner
Project and Development Planning

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 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 an accessory structure (tennis court) to be located in the side yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of January, 1977, 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 planting and maintenance of evergreen foliage as screening between the western side of the fence and the property line, and to the potential growth of at least eight feet in height and to laterally meet adjacent plants, and 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 24th day of January, 1977, that the above Variance be and the same is hereby GRANTED.

Zoning Commissioner of Baltimore County

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

Location: C/L Garrison Forest Rd. & Caves Rd.

Present Zoning: R.D.P.

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.

Very truly yours,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative.

NMP/ml

JOSEPH M. MCDONALD, PRESIDENT
T. ALFRED WILKINS, JR., VICE-PRESIDENT
JIM SULLIVAN, SECRETARY

HAROLD H. BURGESS
ROBERT M. BAKER
WILLIAM A. GORDON

ROGER B. KATZ
ALVIN LORICK
ROBERT M. TAYLOR, JR.

JOSEPH M. MCDONALD, PRESIDENT

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Patnor Rd., 2406.55 feet : OF BALTIMORE COUNTY
E of Garrison Forest Rd., 3rd District
DR. CHARLES WALOWITZ, Petitioner : Case No. 77-90-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

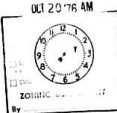
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

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

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

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

John W. Heslery, III
John W. Heslery, III



January 24, 1977

Norman P. Rocklin, Esquire
Rocklin & Rocklin
604 Equitable Towson Building
Washington and Chesapeake Avenues
Towson, Maryland 21204

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

Dear Mr. Rocklin:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/roc

Attachments

cc: Mr. James David Marks
3209 Patnor Road
Owings Mills, Maryland 21117
John W. Heslery, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 4, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-90-A. Petition for Variance for an Accessory Structure (tennis court).

South side of Patnor Road 2406.55 feet East of Garrison Forest Road.
Petitioner - Dr. Charles Walowitz

3rd District

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

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

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

NEG:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE
S/S of Patnor Road, 2406.55' E of : ZONING COMMISSIONER
Garrison Forest Road - 3rd Election :
District : OF
Dr. Charles Walowitz - Petitioner :
NO. 77-90-A (Item No. 59) : BALTIMORE COUNTY

AMENDED ORDER NUNG PRO TUNG

It is hereby ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of January, 1977, that the Order dated January 5, 1977, passed in this matter, should be and the same is hereby AMENDED, NUNG PRO TUNG, to include the following restriction:

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

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

ROCKLIN AND ROCKLIN

ATTORNEYS AT LAW
604 EQUITABLE TOWSON BUILDING
CORNER WASHINGTON AND CHESAPEAKE AVENUES
TOWSON, MARYLAND 21204

January 14, 1977

S. ERIC DI NENNA,
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

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

Dear Mr. DiNenna:

In review of my file, there should be a restriction relative to the above permit upon the erection 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 this agreement.

Very truly yours,

ROCKLIN & ROCKLIN

By: *Norman P. Rocklin*

NRB:bs

cc: Mr. J. David Marks
Dr. Charles Walowitz

ROCKLIN AND ROCKLIN
ATTORNEYS AT LAW
804 EQUITABLE TOWNSHIP BUILDING
CORNER WASHINGTON AND CHESTER AVENUES
TOWSON, MARYLAND 21204

TELEPHONE
282-4440

November 15, 1976



Baltimore County Office of
Planning and Zoning
Towson, Maryland 21204

Attention: Mr. S. Eric DiNenna,
Zoning Commissioner

Re: Petition for Variance for
Dr. Charles Walowitz
#77-90-A

Dear Mr. DiNenna:

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
screening between western side of fence and
property line. Foliage to have potential
growth of at least eight feet in height and
laterally to meet adjacent plants".

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

Very truly yours,
ROCKLIN & ROCKLIN
by: *Charles Walowitz*

NPR/jc
cc: Dr. Charles Walowitz
Mr. James D. Marks

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-3800

STEPHEN F. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 59 - ZAC - October 5, 1976
Property Owner: Charles Walowitz
Location: C/L Garrison Forest Rd. & Caves Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit an accessory structure (tennis court) to be
located in the side yard in lieu of the required rear yard
Acres: 3.0
District: 3rd

Dear Mr. DiNenna:

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

Very truly yours,
Michael F. Flinnigan
Michael F. Flinnigan
Traffic Engineer Associate

MSF:mcc

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURIK, P.E.
DIRECTOR

November 17, 1976

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

Re: Item #59 (1976-1977)
Property Owner: Charles Walowitz
C/L Garrison Forest St. & Caves Rd.
Existing Zoning: RDP
Proposed Zoning: Variance to permit an accessory
structure (tennis court) to be located in the side
yard in lieu of the required rear yard.
Acres: 3.0 District: 3rd

Dear Mr. DiNenna:

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. 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).

Very truly yours,
Thornton M. Mourik
THORNTON M. MOURIK, P.E.
Chief, Bureau of Engineering

END:SMH:PMR:SS
T-EE Key Sheet
44 x 45 MM 26 & 27 Pos. Sheets
MM 11 & 12 C Topo
58 Tax Map

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2A, 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. on the 19th
day of November, 1976, the 19th publication
appearing in the 1st day of October, 1976.

THE JEFFERSONIAN,
Baltimore County, Md.

Cost of Advertisement \$.

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

No. 40448

DATE: Oct. 15, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED BY: *Walter G. Mendenhall & Sons, Inc.*
Towson, Md. 21204

PAY TO THE ORDER OF: *Dr. Charles Walowitz*
#77-90-A

25.00 CASH

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 October 21, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petitioner for a Variance: Walowitz
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 an 11 successive weeks before the
10th day of May, 1976, that is to say, the same
was inserted in the issues of October 20, 1976!

STROMBERG PUBLICATIONS, INC.
BY: *Pat Smith*

1-SIGN 77-90-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

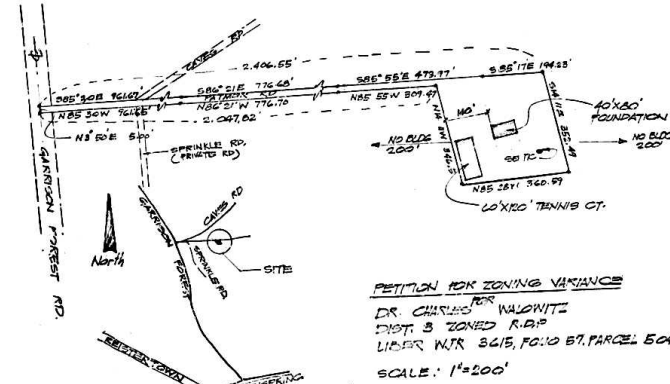
District: *3rd* Date of Posting: *Oct 23 1976*
Posted for: *PETITION FOR VARIANCE*
Petitioner: *DR. CHARLES WALOWITZ*
Location of property: *S/S. OF PATRICK RD. 200' E. S. E.*
Location of Sign: *S/S. OF PATRICK RD. 200' E. S. E. OF GARRISON FOREST RD.*
Remarks: *Thomas J. Richard*
Posted by: *Thomas J. Richard* 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 *9* day of
SEPT. 1976 Filing Fee \$ *21* Received ☒ Cash
☐ Other

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner: *WALOWITZ* Submitted by: *M. BENDON*
Petitioner's Attorney Reviewed by: *NPR*

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



PETITION FOR ZONING VARIANCE
DR. CHARLES WALOWITZ
DIST. 3 ZONED R.D.P.
LIES WTR 3615, FOLD 57, PARCEL 504
SCALE: 1"=200'

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

No. 40472

DATE: Nov. 10, 1976 ACCOUNT: 01-662

AMOUNT: \$50.50

RECEIVED BY: *Dr. Charles Walowitz, 7121 Park Heights Ave.,*
Baltimore, Md. 21215

PAY TO THE ORDER OF: *Advertising and printing of property*
#77-90-A

50.50 CASH





8-21 NW

4