

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, BERNARD M. WONG, 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, hereby petition for a Variance from Section 100-2-3-5 TO REWRITE AN OPEN STRUCTURE TO BE CONSTRUCTED WITHIN A FOOT OF THE SIDE PROPERTY LINE IN LIEU OF THE REQUIRED 18 3/4 FEET.

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

DUE TO SMALL SIZE OF LOT IT IS IMPOSSIBLE TO CONFORM TO PRESENT BUILDING CODE. CANOPY IS NEEDED TO PROTECT PERSONAL PROPERTY FROM ELEMENTS.

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 Bernard M. Wong Legal Owner
Address 513 OLD NORTH POINT ROAD
BALTO., MD. 21204
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

FORWARDED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977.

of _____, 1977, 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 _____, 1977, at 10:15 o'clock A.M.

Nicholas B. Conmodari
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Bernard M. Wong
513 Old North Point Road
Towson, Maryland 21204

Item 113

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this _____ day of _____, 1977.

S. Eric DiMenna
S. Eric DiMenna
Zoning Commissioner

Petitioner Bernard M. Wong

Petitioner's Attorney _____

Reviewed by Nicholas B. Conmodari
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 12, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B.
Conmodari
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Bernard M. Wong
513 Old North Point Road
Baltimore, Maryland 21224

RE: Variance Petition
Item 113

Bernard M. Wong - Petitioner

Dear Mr. Wong:

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 problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

This site, currently improved with a two-story frame dwelling and attached open canopy on the side, is located on the northeast side of Old North Point Road, 497 feet southeast of Eastern Avenue, in the 15th Election District. Adjacent properties on the north and south side of Old North Point Road are zoned D.R. 16 and improved with similar type uses.

This Variance is necessitated by your proposal to allow the existing canopy to be located one foot from the side property line in lieu of the required 18-3/4 feet.



THORNTON M. MOURING, P.E.
DIRECTOR

January 13, 1977

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

Re: Item #113 (1976-1977)

Property Owner: Bernard M. Wong
N/S Old North Point Rd., 497.1' S/E Eastern Avenue
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of the required 18.75'.
Acre: 40.00/121.10 District: 15th
40.10/136.40

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:

Old North Point Road (Md. 20) and North Point Boulevard (Md. 15) are State Roads; therefore, all improvements, intersections, retrofits and drainage requirements as they affect these roads come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan dated December 7, 1945, submitted for Zoning Advisory Committee review in connection with this Item #113 (1976-1977).

Very truly yours,

Edward M. Dyer, P.E.
ELSMORTH M. DYER, P.E.
Chief, Bureau of Engineering

END/SM:PM:es

P-NE Key Sheet
2 SE 19 Pos. Sheet
SF 1 & Typo
96 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 17, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B.
Conmodari
Acting Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Bernard M. Wong
513 Old North Point Road
Baltimore, Maryland 21224

RE: Variance Petition
Item 113
Bernard M. Wong - Petitioner

Dear Mr. Wong:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 12, 1977 under the above referenced subject.

Very truly yours,

Nicholas B. Conmodari
NICHOLAS B. CONMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

Mr. Bernard M. Wong
Item 113
January 12, 1977
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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Conmodari
NICHOLAS B. CONMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure



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

January 14, 1977

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

Dear Mr. DiMenna:

Comments on Item 113, Zoning Advisory Committee Meeting, December 6, 1976, are as follows:

Property Owner: Bernard M. Wong
Location: N/S Old North Point Rd. 497.1' SE Eastern Ave.
Baiting Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of the required 18.75'.
Acre: 40.00/40.10 X 121.10/136.40
District: 15th

Comments: Since metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas A. Dwyer
THOMAS A. DWYER,
BUREAU OF ENVIRONMENTAL SERVICES

TED/ALN/rm-

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

to permit an open structure to be constructed within one foot of the side property line instead of the required 18 3/4 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of February, 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 approval of a site plan by the State Highway Administration, 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 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Harry B. Hughes
Deputy
Baltimore M. Evans

December 10, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting of Dec. 6, 1976
Item: 113
Property Owner: Bernard M. Wong
Location: NE/S Old North Point Rd.
497.1' SE Eastern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of the required 18.75'.
Acres: 40.00 x 121.10
40.10 x 130.60
District: 15th

Dear Mr. DiNenna:

The proposed structure will have no adverse effects on the State Highway.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meyers

CLJH:dj

P.O. Box 717 / 300 West Preston Street Baltimore, Maryland 21203



STEPHEN E. COLLINS
DIRECTOR

December 21, 1976

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

Re: Item 113 - ZAC - December 6, 1976
Property Owner: Bernard M. Wong
Location: NE/S Old North Point Rd. 497.1' SE Eastern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of req. 18.75'.
Acres: 40.00 x 121.10
40.10 x 130.60
District: 15th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit an open structure to be located one foot from the side property line.

Very truly yours,
Richard S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

RSF:mc



January 3, 1977

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 #113, Zoning Advisory Committee Meeting, December 6, 1976, are as follows:

Property Owner: Bernard M. Wong
Location: NE/S Old North Point Road 497.1' SE Eastern Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of the required 18.75'.
Acres: 40.00 x 121.10
40.10 x 130.60
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 L. Wimbley
Planner III
Project and Development Planning



JOHN A. SEVIER
DIRECTOR

December 6, 1976

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

Dear Mr. DiNenna:

Comments on Item # 113 Zoning Advisory Committee Meeting, December 6, 1976 are as follows:

Property Owner: Bernard M. Wong
Location: NE/S Old North Point Road - 497.1' SE Eastern Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an open structure to be located 1' from side property line in lieu of the required 18.75'.
Acres: 40.00 x 121.10
40.10 x 130.60
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (1-6-6-2.1) 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,

Charles E. Dunham
ESB

Charles E. Dunham
Plans Review Chief
CDB:rrj

February 1, 1977

Mr. Bernard M. Wong
513 Old North Point Road
Baltimore, Maryland 21224

Re: Petition for Variance
N/S of Old North Point Road, 497.1' SE
of Eastern Avenue - 15th Election District
Bernard M. Wong - Petitioner
NO. 17-128-A (Item No. 113)

Dear Mr. Wong:

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

Very truly yours,

George J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. H. W. Gilbert
511 S. Old North Point Road
Baltimore, Maryland 21224

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

DESCRIPTION FOR VARIANCE
PROPERTY OF BERNARD M. WONG

Beginning at a point on the centerline of Old North Point Road 497.1 feet Southeast of Eastern Avenue and running the following courses and distances: North 39 degrees East, 151.10 feet; thence South 71 degrees 25 minutes East, 40.10 feet; thence South 30 degrees West, 130.60 feet; thence North 60 degrees 17 minutes West, 40.00 feet to the point of beginning.

Also known as 513 Old North Point Road.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 7, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 477-128-A, Petition for Variance for a Side Yard, North side of Old North Point Road 497.1 feet Southeast of Eastern Avenue
Petitioner - Bernard M. Wong

15th District

HEARING: Monday, January 24, 1977 (10:15 A.M.)

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

Norman E. Gerber
Acting Director of Planning

NEG:JHM:rw

MAY 17 1977

RE: PETITION FOR VARIANCE
NE 1/4 of Old North Point Rd., 497.1'
25 of Eastern Ave., 15th District
BERNARD M. WONG, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-128-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.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 19th day of January, 1977, a copy of the aforesaid Order was mailed to Mr. Bernard M. Wong, 513 Old North Point Road, Baltimore, Maryland 21224, Petitioner.

John W. Heslon, III
John W. Heslon, III

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of
Nov 1974. Filing Fee \$ 25. Received ☒ Cash
☐ Other

S. Eric Dinkins
Zoning Commissioner

Petitioner Wong Submitted by Mr. Wong
Petitioner's Attorney Reviewed by John W. Heslon

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 1-6-77
Posted for: Planning Board Jan. 24, 1977 at 10:15 A.M.
Petitioner: Bernard M. Wong
Location of property: N. 1/4 of Old North Pt. Rd. 497.1 ft. E.E.
Location of sign: Along Eastern Ave. 2nd. from old N. Pt. Rd.
Remarks: See No. 573
Posted by: Mark H. Wong Date of return: 1-13-77

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

No. 40485

DATE: November 14, 1975 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Bernard M. Wong - cash

FOR: Petition for Variance
513 Old North Point Road
Baltimore, Maryland 21224

25.00 CASH

VALIDATION OR SIGNATURE OF CARRIER

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

No. 42864

DATE: Jan. 24, 1977 ACCOUNT: 01-662

AMOUNT: \$44.00

RECEIVED FROM: Bernard Wong, 513 North Point Rd., Balto., Md.

FOR: Advertising and posting of property
77-128-A

44.00 CASH

VALIDATION OR SIGNATURE OF CARRIER

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Jan. 6, 1977

THIS IS TO CERTIFY that the annexed advertisement of
Petition for a Variance-- Wong
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 one successive weeks before the
24th day of January 1977, that is to say, the same
was inserted in the issues of Jan. 6, 1977.

STROMBERG PUBLICATIONS, INC.

BY Det. Smith

PETITION FOR A VARIANCE
AND ZONING

BERNARD M. WONG, Petitioner for
Variation from the Zoning Ordinance
of Baltimore County, Maryland, to
vary the zoning of the property
located at the intersection of
Old North Point Road and
Eastern Avenue, 15th District,
Baltimore County, Maryland, from
R-1 to R-2.

The Petitioner desires to vary the
zoning of the property located at
the intersection of Old North Point
Road and Eastern Avenue, 15th
District, Baltimore County, Maryland,
from R-1 to R-2.

The Petitioner desires to vary the
zoning of the property located at
the intersection of Old North Point
Road and Eastern Avenue, 15th
District, Baltimore County, Maryland,
from R-1 to R-2.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 6, 1977

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 or about
the 6th day of January 1977 the same publication
appearing on the 6th day of January
1977.

THE JEFFERSONIAN
S. Leach, Publisher

Cost of Advertisement, \$

