

27-148-A 27-148-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Craig D. & Joan F. Jackson, 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 1-202-203 to allow lot width of 50 feet...
for lots 16 and 17 instead of required 75 feet, Section 203.1 to permit a...
front setback of 20.5 feet for lot No. 15 instead of the required 25.5 feet.

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

Subdivided in 1895 by the Middle River Land and Improvements Company's as 50' lots. The majority of building in sub division on 50' lots. Necessary to acquire variance in order to build on 50' lots #15 and 16. Will conform to majority of sub-division.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense 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 Craig D. Jackson
Joan F. Jackson
Legal Owner
Address 210 Wampler Road
Baltimore, Md. 21220
Petitioner's Attorney _____
Proponent's Attorney _____

WITNESSED By The Zoning Commissioner of Baltimore County, this 25th day of March, 1977.

of January, 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 had before the Zoning Commissioner of Baltimore County in Room 146, County Office Building in Towson, Baltimore County, on the 14th day of March, 1977, at 10:00 o'clock.

W 25 77 AM
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE
W/S of Wampler Rd. 200' S of
Dornton Ave., 15th District
CRAIG D. JACKSON, et al, Petitioners : Case No. 77-168-A
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

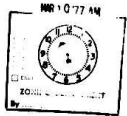
ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 234.1 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. Kemble, Jr.
Charles E. Kemble, Jr.
Deputy People's Counsel
John W. Heselin, III
John W. Heselin, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of March, 1977, a copy of the foregoing Order was mailed to Mr. & Mrs. Craig D. Jackson, 210 Wampler Road, Baltimore, Maryland 21220, Petitioners.



Mr. J. B. Berman
Zoning Commissioner
Towson, MD

March 21 1977

Re: Petition For Variances
W/S of Wampler Road, 200' S of
Dornton Avenue - 15th Election
District
Craig D. Jackson, et al
Petitioners
Re. 77-168-A (Item No. 162)

Dear Commissioner Berman,

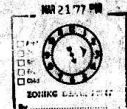
Mr. Craig D. and Joan F. Jackson are requesting a waiver of the appeal period for Petition For Variance No. 77-168-A (Item No. 162).

Furthermore, we Craig D. and Joan F. Jackson do accept responsibility for any appeal of said Petition.

Respectfully,

Craig D. Jackson
Joan F. Jackson
210 Wampler Road
Baltimore, MD., 21220

Cannot meet the appeal period deadline. Please grant to be postponed to 1st day of May 30 day appeal period. JLD



86438

March 17, 1977

Mr. & Mrs. Craig D. Jackson
210 Wampler Road
Baltimore, Maryland 21220

RE: Petition for Variances
W/S of Wampler Road, 200' S of
Dornton Avenue - 15th Election
District
Craig D. Jackson, et al -
Petitioners
NO. 77-168-A (Item No. 162)

Dear Mr. & Mrs. Jackson:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

/s/
J. ERIC DE NENNA
Zoning Commissioner

SED/ert

Attachments

cc: John W. Heselin, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Eric DeNenna, Zoning Commissioner Date: March 9, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-168-A. Petition for Variance for Lot Width and Front Yard.

West side of Wampler Road 200 feet South of Dornton Avenue
Petitioner - Craig D. Jackson and Joan F. Jackson

15th District

HEARING: Monday, March 14, 1977 (10:00 A.M.)

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

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

KDG:joh:rw

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 17th day of March, 1977.

R. A. Z.
R. A. Z.
Zoning Commissioner

Petitioner: Craig D. & Joan F. Jackson
Petitioner's Attorney: _____
Revised by: William R. Gerber
Planning & Zoning
Associate III

DESCRIPTION FOR VARIANCE

PROPERTY OF CRAIG D. & JOAN F. JACKSON
15TH ELECTION DISTRICT

Beginning at a point on the West side of Wampler Road, 200 feet South of Dornton Avenue and known as lots No. 15 and 16 of the "Middle River Land and Improvements Company" which is recorded in the Land Records of Baltimore County in Liber 1, Folio 190.

Said lot containing 8,000 square feet of land.

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 granted and it further appearing that by reason of the granting of the Variance requested, no adverse effect on the health, safety, and general welfare of the community.

Variances to permit a lot width of 50 feet for Lot Nos. 15 and 16 in lieu of the required 55 feet and a front yard setback of 32.5 feet for Lot Nos. 15 and 16 in lieu of the required 36.2 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 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 Department of Public Works and the Zoning Commissioner of Baltimore County 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 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 granted and it further appearing that by reason of the granting of the Variance requested, no adverse effect on the health, safety, and general welfare of the community.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE Bldg.
111 W. Chestnut St.
Towson, Maryland 21204
Nicholas B. Commodari, Jr.
President

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
INDUSTRIAL DEVELOPMENT

Mr. Craig D. Jackson
210 Wampler Road
Baltimore, Maryland 21220

Mr. Variance Petition
Item 162
Craig D. & Joan F. Jackson -
Petitioners

Dear Mr. Jackson:

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.

The subject property, zoned D.R. 5.5, and consisting of two vacant 50 foot lots, is located on the west side of Wampler Road, 200 feet south of Dornton Avenue in the 15th Election District. Adjacent properties surrounding this site are similarly zoned and improved with dwellings.

In light of the fact that these lots, as well as the lot immediately to the north are owned by you, a Variance for lot width and front setback to the property line is required. A Variance was not required on the existing property improved with a dwelling and known as 210 Wampler Road, in light of the fact that the width of the lot at the front building line meets the required 55 feet.

February 25, 1977

Mr. Craig D. Jackson
Re: Item 162
February 25, 1977
Page 2

It should be emphasized that based on the configuration of the proposed dwellings, the front entrance must face Wampler Road.

While the comments of the Department of Traffic Engineering Office, Project and Development Planning and Bureau of Engineering were not available at this time, it was verbally indicated that no problems were anticipated by your proposal, however, it is suggested that you verify this with these respective departments.

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. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

February 2, 1977

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

Dear Mr. DiNenna:

Comments on Item 162, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Craig D. & Joan F. Jackson
Location: W/S Wampler Rd. 200' S Dornton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.
2 lots @ 8,000 sq. ft.
15th District

Since metropolitan water and sewer exist, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/UV/ruc

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 825-7210

Paul H. Reiske
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas B. Commodari
Zoning Advisory Committee

Re: Property Owner: Craig D. & Joan F. Jackson

Location: W/S Wampler Rd. 200' S Dornton Ave.

Item No. 162

Zoning Agenda January 25, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with asterisks are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at

RECORDING the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature]
Special Inspection Division

Noted and Approved: [Signature]
Battalion Chief
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3010

JOHN D. SEIBERT
DIRECTOR

JANUARY 27, 1977

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

Dear Mr. DiNenna:

Comments on Item # 162 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Craig D. & Joan F. Jackson
Location: W/S Wampler Rd. - 200' S. Dornton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.
2 Lots @ 8,000 sq. ft.
15th District

The items checked below are applicable:

- (X) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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 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.
- (X) 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,

Mark E. Lankford

Charles E. Durbach
Plans Review Chief
CDB:rvj

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211

March 1, 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 #162, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Craig D. & Joan F. Jackson
Location: W/S Wampler Road 200' S. Dornton Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.
Acres: 2 lots @ 8,000 square feet
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
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

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

Re:

Item 162 - ZAC - January 25, 1976
Property Owner: Craig D. & Joan F. Jackson
Location: W/S Wampler Rd. 200' S Dornton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.
Acres: 2 lots @ 8,000 sq. ft.
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit lot widths of fifty-feet in lieu of the required fifty-five feet.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Traffic Engineer Associate

NSF/31E

ORDER RECEIVED FOR FILING
DATE: March 2, 1977
FILED: [Signature]

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

Z.A.C. Meeting of: January 25, 1977

RE: Item No: 162
Property Owner: Craig D. & Joan F. Jackson
Location: W/S Wampler Road 200' S. Dornton Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.

District: 15th
No. Acres: 2 lots @ 8,000 sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/tp

JOSEPH H. MCGILLAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BUTLER

THOMAS H. BOWEN
MRS. LORRAINE F. CHURCH
ROGER B. HAYES
ALVIN LORREY
MRS. WILTON K. RYAN, JR.
RICHARD W. TRACY, D.D.M.

ROBERT X. DUBEL, REPRESENTATIVE

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 14, 1977

Mr. Craig D. Jackson
210 Wampler Road
Baltimore, Maryland 21204

RE: Variance Petition
Item No. 162
Craig D. & Joan F. Jackson

Dear Mr. Jackson:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you February 23, 1977 referenced subject.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THOMAS H. MCGILLAN, P.E.
DIRECTOR

March 11, 1977

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

RE: Item #162 (1976-1977)
Property Owner: Craig D. & Joan F. Jackson
W/S Wampler Rd., 200' S. Dornton Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 15 and 16 and to permit a front setback of 32.5' in lieu of the required 36.2' for lot 15.
Acres: 2 lots @ 8,000 sq. ft. District: 15th

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.

Highways

Wampler Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.



TOWSON, MD. 21204 Feb. 24, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance - Jackson 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 14th day of March 1977, that is to say, the same was inserted in the issues of Feb. 24, 1977.

STROMBERG PUBLICATIONS, INC.

BY: *Signature*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY #77-168-A Towson, Maryland

District: 15th Date of Posting: Feb. 24-27, 1977
Posted for: Henry M. Jackson, et al. vs. Board of Zoning Appeals
Petitioner: Craig D. Jackson
Location of property: W/S Wampler Rd. 200' S. Dornton Ave.
Location of Sign: 1 sign posted on W/S Wampler Rd. @ No. 210
Remarks: See Pet. 162
Posted by: *Michael H. Hays* Date of return: 3-3-77

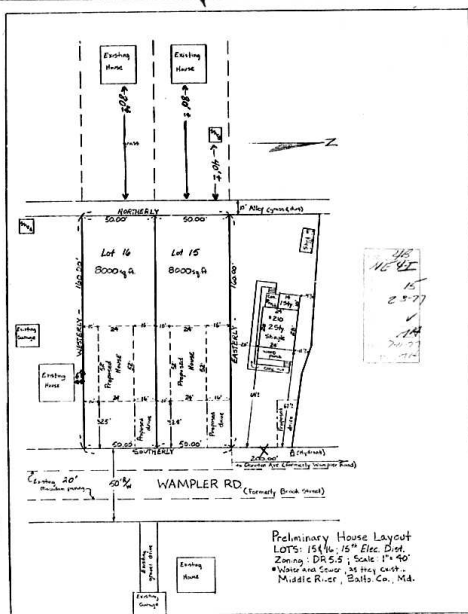
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 10 day of Feb. 1977. Filing Fee \$ 25. Received ☒ Cash ☐ Other

Petitioner: Jackson Submitted by: *Signature*
Petitioner's Attorney: *Signature* Reviewed by: *Signature*

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



CERTIFICATE OF PUBLICATION

TOWSON, MD. February 24, 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 24th day of March 1977, the date of publication appearing on the 24th day of February 1977.

THE JEFFERSONIAN
Signature
Manager

Cost of Advertisement \$ 25.00

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

No. 46415

DATE: Feb. 18, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: *Signature*
FOR: *Signature*
77-168-A

250.00

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

No. 46464

DATE: Mar. 14, 1977 ACCOUNT: 01-662

AMOUNT: \$52.25

RECEIVED: *Signature*
FOR: *Signature*
77-168-A

522.50