

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Georgia D. Pritchett, 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 10.02(a) of the Zoning Ordinance, to permit a rear setback of 12' instead of the required 30'.

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

To enlarge kitchen which at present is only 8'4" x 8'8" with no room for dishwasher. To enclose patio for additional living space and to provide for expansion of kitchen in same enclosure. At present, patio is under roof and partially enclosed with low masonry walls on 2 sides. Existing house encloses the other sides. No additional area will be roofed over.

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.

John A. Emens Contract purchaser
257 Prospect Avenue
East Aurora, N. Y. 14052
Petitioner's Attorney
George D. Pritchett Legal Owner
300 Worthington Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of March, 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 108, County Office Building in Towson, Baltimore County, on the 16th day of March, 1977, at 10:30 o'clock A.M.

John A. Emens
Contract purchaser
257 Prospect Avenue
East Aurora, N. Y. 14052
Petitioner's Attorney
George D. Pritchett Legal Owner
300 Worthington Avenue
Towson, Maryland 21204
Protestant's Attorney

By John A. Emens
Contract purchaser
257 Prospect Avenue
East Aurora, N. Y. 14052
Petitioner's Attorney
George D. Pritchett Legal Owner
300 Worthington Avenue
Towson, Maryland 21204
Protestant's Attorney

By John A. Emens
Contract purchaser
257 Prospect Avenue
East Aurora, N. Y. 14052
Petitioner's Attorney
George D. Pritchett Legal Owner
300 Worthington Avenue
Towson, Maryland 21204
Protestant's Attorney

RE: PETITION FOR VARIANCE
NE/C of Weatherbee & Worthington Rds.,
9th District
GEORGIA D. PRITCHETT, Petitioner
Case No. 77-170-A

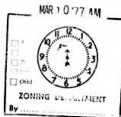
ORDER TO ENTER APPEARANCE

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 therewith, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
John W. Hession, III
John W. Hession, 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 Ms. Georgia D. Pritchett, 300 Worthington Avenue, Towson, Maryland 21204, Petitioner.



March 15, 1977

M's. Georgia D. Pritchett
c/o Mr. & Mrs. John A. Emens
300 Worthington Avenue
Towson, Maryland 21204

RE: Petition for Variance
NE/corner of Weatherbee and
Worthington Roads - 9th Elec-
tion District
Georgia D. Pritchett -
Petitioner
NO. 77-170-A (Item No. 159)

Dear M's. Pritchett:

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

Very truly yours,
S. Eric DiNenno
S. Eric DiNenno
Zoning Commissioner

SED/srl

Attachments

cc: Mr. & Mrs. John A. Emens
300 Worthington Avenue
Towson, Maryland 21204

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

Description of Property
Beginning at a point on the northeast corner of Weatherbee Road and Worthington Road and known as Lot 1, Block 1, Plat No. 2 of Overbrook and recorded among Baltimore County Land Records in Liber 12, Folio 76, also known as 300 Worthington Road (formerly Draper Road).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenno, Zoning Commissioner Date: March 9, 1977
FROM: Norman E. Serber, Acting Director of Planning
SUBJECT: Petition 77-170-A, Petition for Variance for a Rear Yard
Northeast corner of Weatherbee and Worthington Roads.
Petitioner- Georgia D. Pritchett

9th District

HEARING: Monday, March 14, 1977 (10:30 A.M.)

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

Norman E. Serber
Norman E. Serber
Acting Director of Planning

MSD:JCH:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Re: Georgia D. Pritchett
300 Worthington Avenue
Towson, Md. 21204

Item 159

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 25th day of January 1977

Petitioner: Georgia D. Pritchett

Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Planning & Zoning
Associate III

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

Nicholas B. Commodari
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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 24, 1977

M's. Georgia D. Pritchett
300 Worthington Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 159
Georgia D. Pritchett - Petitioner

Dear M's. Pritchett:

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.

Located on the northeast corner of Worthington and Weatherbee Roads, in the 9th Election District, this D.R. 5.5 site is currently improved with a two-story brick dwelling. Adjacent properties are also zoned D.R. 5.5 and improved with similar type uses.

This Variance is necessitated by your proposal to enclose the existing open patio on the side of the dwelling, and due to its orientation on the property, the resultant rear setback would be less than required.

While the comments from Project and Development Planning, Department of Traffic Engineering and

JUL 27 1977

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 1981.07161.500110068 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 a rear setback of 17 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th 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 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

M's. Georgia D. Pritchett
Re: Item 159
February 24, 1977
Page 2

Bureau of Engineering were not available at this time, it was verbally indicated to me that no problems with the proposed construction were anticipated from these offices.

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. Condonari
NICHOLAS B. CONDONARI,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD
Enclosure

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 464-3610

JOHN D. SEYFERT
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 # 159 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Georgia D. Pritchett
Location: NE/C Worthington Rd & Weatherbee Rd
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 17' in lieu of the required 30'.

Acres: 9th
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.) 1976 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. Burnham
Charles E. Burnham
Plans Review Chief
C2B117J

baltimore county
department of health
TOWSON, MARYLAND 21204

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

February 1, 1977

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

Dear Mr. DiNenna:

Comments on 159, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Georgia D. Pritchett
Location: NE/C Worthington Rd. & Weatherbee Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 17' in lieu of the required 30'.

Acres: 9th
District: 9th

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/BAW/tch

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-1210

Paul H. Heinke
CHIEF

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

Attention: Nicholas B. Condonari
Zoning Advisory Committee

Re: Property Owner: Georgia D. Pritchett

Location: NE/C Worthington Rd. & Weatherbee Rd.

Item No. 159

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 an "x" 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 _____ 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 _____ EXCEEDS 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 BY: *[Signature]*
Planning Group
Special Inspection Division

Noted and Approved: *[Signature]*
Nicholas B. Condonari
Fire Prevention Bureau

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

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

RE: Item No: 159
Property Owner: Georgia D. Pritchett
Location: NE/C Worthington Road & Weatherbee Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 17' in lieu of the required 30'.

District: 9th
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH M. MCGOWAN, PRESIDENT
T. BARBARO WILLIAMS, JR., VICE-PRESIDENT
MARION M. WILKINS

THOMAS M. ROYER
MR. JEROME F. CHURCH
ROGER W. HARTER

ALVIN LORECKE
MR. MILTON H. SMITH, JR.
ROBERT M. TRACY, D.D.

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 464-3211

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 #159, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Georgia D. Pritchett
Location: NE/C Worthington Road and Weatherbee Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 17' in lieu of the required 30'.

Acres: 9th
District: 9th

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) 464-2650

STEPHENE COLLINS
DIRECTOR

March 8, 1977

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

Re: Item 159 - ZAC - January 25
Property Owner: Georgia D. Pritchett
Location: NE/C Worthington Rd. & Weatherbee Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of 17' in lieu of the required 30'.

Acres: 9th
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setback.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSP/jif

JUL 27 1977

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 11, 1977

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

Re: Item #159 (1976-1977)
Property Owner: Georgia D. Pritchett
N/E cor. Worthington Rd. & Weatherbee Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a rear setback of
17' in lieu of the required 30'.
District: 9th

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 directly involved.
This office has no further comment in regard to the plan submitted for zoning
Advisory Committee review in connection with this Item #159 (1976-1977).

Very truly yours,

Edward M. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

10-100 Key Sheet
12 NE 4 Pse. Sheet
NE 8 A Topo
70 Tax Map

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 the
at the time _____ before the _____
day of _____, 1977, the 1977 publication
appearing on the _____ day of _____, 1977.

19.77.

THE JEFFERSONIAN
S. L. Smith
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of
Jan 1977. Filing Fee \$ 25.00. Received _____
_____ Cash
_____ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

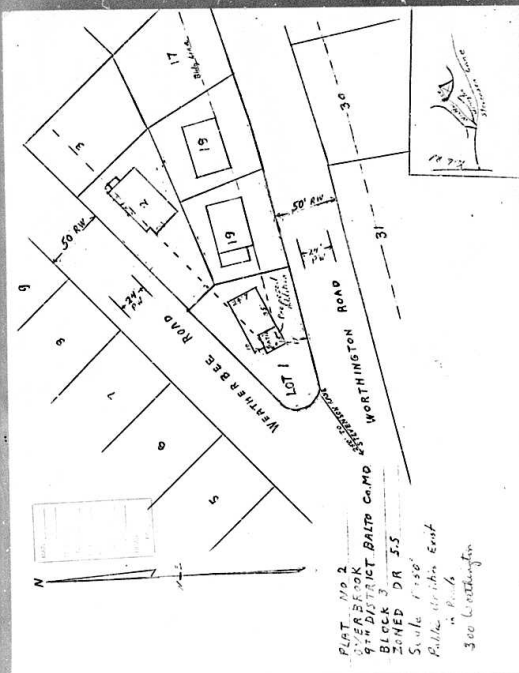
Petitioner *Georgia D. Pritchett* Submitted by *John P. Lohary*
Petitioner's Attorney Reviewed by *John P. Lohary*

* 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

77-170-A

District 9th Date of Posting 2-24-77
Posted for: Henry J. Moe, Jr., 141 E. 14th St.
Petitioner: Georgia D. Pritchett
Location of property: N/E cor. Worthington & Weatherbee Rds.
Location of Signs: 1 sign. Pritchett, 1 sign. Moe, Jr.
Remarks: _____
Posted by: John P. Lohary Date of return: 3-3-77



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
at the time _____ before the _____
day of _____, 1977, the 1977 publication
appearing on the _____ day of _____, 1977.



TOWSON, MD. 21204 Feb. 24, 1977

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

STROMBERG PUBLICATIONS, INC.

BY *Pete Simile*

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

No. 42834

DATE Feb. 3, 1977 ACCOUNT 01-662

Cash AMOUNT \$25.00

RECEIVED BY John P. Lohary, 2111 N. Charles St.
FROM Baltimore, Md. 21204
FOR Petition for Variance for Georgia Pritchett

891-244 3 25.00

VALIDATION OR SIGNATURE OF CARRIER

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

No. 46459

DATE Mar. 11, 1977 ACCOUNT 01-662

AMOUNT \$37.50

RECEIVED BY Estimating Specialist, Inc. 2111 N. Charles St.
FROM Baltimore, Md. 21202
FOR Advertising and posting of property for Georgia Pritchett
77-170-A

4863 92-11 37.50

VALIDATION OR SIGNATURE OF CARRIER

