

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, Woodbridge Joint Venture, 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 1.302.3.3 (208.2) to permit a front setback of 26.42 feet instead of the required 30 feet.

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

Due to an error by the survey party from John E. Harris, Jr. and Associates, Inc., the proposed house on Lot 209, Block J, of Woodbridge Valley Subdivision was staked from a radial line, the lot line is not radial. The error was discovered at the time the as built was prepared and the two story house was under roof. Due to the stage of construction of this house, and the violation involved, we feel that a hardship does exist. (See attached Plats)

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: Donald M. Jett, Partner, Woodbridge Joint Venture
Legal Owner
Address: 1754 E. Joppa Road, Baltimore, Maryland 21234
Petitioner's Attorney: _____
Protestant's Attorney: _____

CONSIDERED 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of March, 1977, at 11:00 A.M.

(over)

March 15, 1977

Mr. Donald M. Jett, Partner
Woodbridge Joint Venture
1754 East Joppa Road
Baltimore, Maryland 21234

RE: Petition for Variance
E/S of Lincoln Woods Drive, 227.80' N of Hunters Wood Circle - 1st Election District
Woodbridge Joint Venture - Petitioner
NO. 77-172-A (Item No. 148)

Dear Mr. Jett:

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

Very truly yours,

S. ERIC DI NENNO
Zoning Commissioner

SED:wrl

Attachments

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

RE: PETITION FOR VARIANCE
E/S of Lincoln Woods Dr. 227.80' N of
Hunters Wood Circle, 1st District
WOODBRIDGE JOINT VENTURE,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 77-172-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. Kowitz, Jr.
Charles E. Kowitz, 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 Mr. Donald M. Jett, Partner, Woodbridge Joint Venture, 1754 E. Joppa Road, Baltimore, Maryland 21234, Petitioners.

John W. Hession, III
John W. Hession, III



JOHN E. HARRIS, JR. AND ASSOCIATES, INC. Consulting Engineers - Land Surveyors PABSTOWN, MARYLAND

DESCRIPTION OF LOT NO. 209 BLOCK J WOODBRIDGE VALLEY SUBDIVISION

Beginning for the same at a point on the easterly right-of-way line of Lincoln Woods Drive (60.00 feet wide) at the point of intersection of the dividing line of Lot No. 208 and 209 Block J, said point being located at a distance of 227.80 feet from the fillet of Hunters Wood Circle, thence binding the right-of-way line of Lincoln Woods Drive along a curve to the left a distance of 68.00 feet, thence leaving said right-of-way line for the outline of said lot, South 74 degrees 40 minutes 24 seconds East 145.11 feet, South 45 degrees 05 minutes 14 seconds West 121.97 feet, North 53 degrees 12 minutes 06 seconds West 111.08 feet to the point of beginning, all as shown on the amended plat of Plat 3, Section 3 of Woodbridge Valley as recorded among the records of Baltimore County in Plat Book E.H.K. JR. 36 at page 123.

CHM/am
630-2
1/12/77



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenno, Zoning Commissioner Date: March 16, 1977
FROM: Norman S. Gerber, Acting Director of Planning
SUBJECT: Petition #77-172-A. Petition for Variance for a Front Yard

East side of Lincoln Woods Drive 227.80 feet North of Hunters Wood Circle
Petitioner - Woodbridge Joint Venture

1st District

HEARING: Monday, March 14, 1977 (11:00 A.M.)

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

Norman S. Gerber
Norman S. Gerber
Acting Director of Planning

SDS:GSH:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Donald M. Jett, Partner
Woodbridge Joint Venture
1754 E. Joppa Road
Baltimore, MD 21234

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 Monday of January 1977

S. ERIC DI NENNO
Zoning Commissioner

Petitioner: Woodbridge Joint Venture
Petitioner's Attorney: _____
Reviewed by: Nicholas S. Gerber, Esq.
Associate III



Mr. S. Eric DiNenno, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenno:

Comments on Item #148, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Woodbridge Joint Venture
Location: SE/S Lincoln Woods Drive 227.80' NE Hunter Woods Cir
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'
Acres: 68.00 x 111.08
121.97 145.11
District: 1st

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

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 findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of 26.42 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 March, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 24, 1977

COUNTY OFFICE BLDG.
111 N. Calverton Ave.
Towson, Maryland 21204

Nicholas P. Condon, Jr.
Acting Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

HOUSING
DEVELOPMENT

Mr. Donald M. Jett, Partner
Woodbridge Joint Venture
1754 E. Joppa Road
Baltimore, Maryland 21234

RE: Variance Petition
Item 148
Woodbridge Joint Venture -
Petitioner

Dear Mr. Jett:

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, currently zoned D.R. 3.5 and improved with a dwelling under construction, is located on the southeast side of Lincoln Woods Drive approximately 227 feet northeast of Hunters Wood Circle, in the First Election District. Adjacent properties to the south and west, and part of this subdivision, are improved with residences, while vacant land exists immediately to the north.

This Variance is necessitated by the fact that the existing house was built 26 feet to the front property line in lieu of the required 30 feet.

Mr. Donald M. Jett, Partner
Woodbridge Joint Venture - Item 148
February 24, 1977
Page 2

While the comments of the Project and Development Planning Office and Department of Traffic Engineering were not available at this time, it was verbally indicated to me that no problems with the requested Variance are 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 P. Condon, Jr.
NICHOLAS P. CONDON, JR.,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: John E. Harms, Jr. and Associates, Inc.
Governor Ritchie Highway
P.O. Box 5
Pasadena, Md. 21122

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
1301-694-3550

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

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

Re: Item 148 - ZAC - January 25, 1976
Property Owner: Woodbridge Joint Venture
Location: SE/8 Lincoln Woods Dr. 227.80' NE Hunter Woods Cir.
Existing Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'.
Acres: 68.00 x 111.08
121.97 x 145.11
District: 1st

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to the front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/jlf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 17, 1977

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

Re: Item #148 (1976-1977)
Property Owner: Woodbridge Joint Venture
8/25 Lincoln Woods Dr., 227.80' N/E Hunter Woods Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'.
Acres: 68.00 x 111.08
121.97 x 145.11
District: 1st

Dear Mr. DiMenna:

The following comments are furnished in regard to the plan 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 and are as secured by Public Works Agreement #17003 executed in connection with the development of Woodbridge Valley, Section Three.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #148 (1976-1977).

Very truly yours,

Edmund M. DiMenna, P.E.
EDMUND M. DIMENNA, P.E.,
Chief, Bureau of Engineering

END:EMM:PMH:es

cc: B. Horton (Woodbridge Valley, Sec. 3 Project #4132-341402)

H. Shalowitz

L-SE Key Sheet

1 IN 20 FOR SHOT

HW 1 C TOPS

94 TAX MAP

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 31, 1977

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

Dear Mr. DiMenna:

Comments on Item #148, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Woodbridge Joint Venture
Location: 8/25 Lincoln Woods Dr. 227.80' NE Hunter Woods Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'.
Acres: 68.00/221.97 x 111.08/145.11
District: 1st

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

Very truly yours,

Thomas H. Devlin, Director
THOMAS H. DEVLIN, DIRECTOR
BUREAU OF ENVIRONMENTAL SERVICES

TED/HUN/rbh

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

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

RE: Item No: 148
Property Owner: Woodbridge Joint Venture
Location: 8/25 Lincoln Woods Dr. 227.80' NE Hunter Woods Cir.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'

District: 1st
No. Acres: 68.00 x 111.08
121.97 x 145.11

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NKP/dp

JOSEPH H. MCGOWAN, PRESIDENT
V. MARSHALL HALL, JR., TREASURER
NANCY M. STRANG

THOMAS F. BOYCE
WES. LORECK
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
WES. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.D.

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
1301-694-4610

JOHN D. SEEVERT
DIRECTOR

January 27, 1977

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

Dear Mr. DiMenna:

Comments on Item # 148 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Woodbridge Joint Venture
Location: 8/25 Lincoln Woods Dr. 227.80' N/E Hunter Woods Circle
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a front setback of 26.42' in lieu of the required 30'.
Acres: 68.00 x 111.08
121.97 x 145.11
District: 1

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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 th. Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CEB:rrj

Baltimore County
TOWSON, MARYLAND 21204
1211 825-7755

Paul H. Heilcke
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nicholas B. Comodori
Zoning Advisory Committee

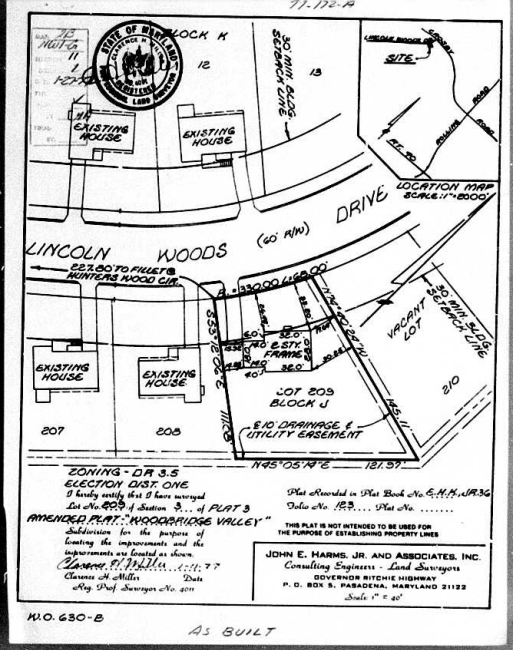
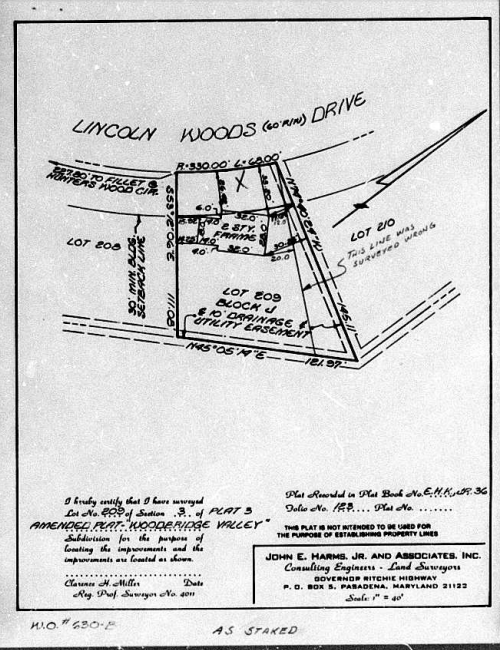
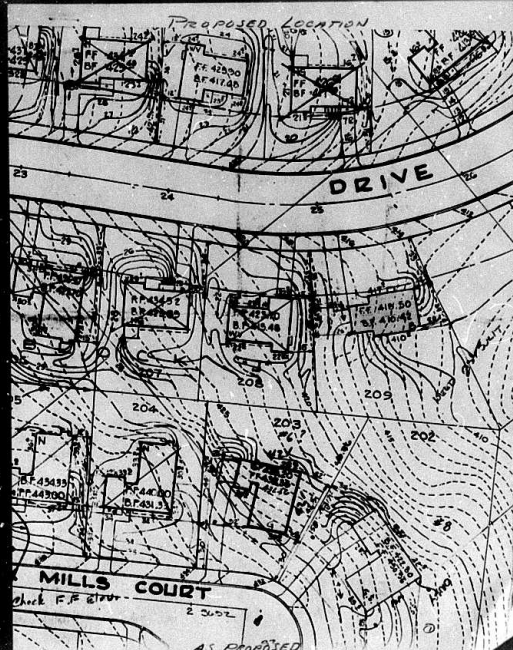
Re: Property Owner: Woodbridge Joint Venture
Location: SE/8 Lincoln Woods Dr. 227.80' NE Hunter Woods Cir.
Item No. 116 Zoning Agenda January 25, 1977

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 100 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.

REVIEWER *HT-3964* Noted and *George M. Hagant*
Planning Group Approved: *Malcolm Chief*
Special Inspection Division Fire Prevention Bureau



OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 Feb. 24, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance-- Woodbridge Joint Venture
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 *Pat Quinn*

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., commencing
on one line, successively, before the 14th
day of March 1977, the first publication
appearing on the 24th day of February
1977.

L. Leank Smith
Manager.

Cost of Advertisement, \$.....

1-S-610 77-172-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: Feb 26, 1977

Posted for: PETITION FOR VARIANCE
Petitioner: Woodbridge Joint Venture
Location of property: E/S OF LINCOLN WOODS DR. 227.80' N.E.
HUNTERS WOODS CHURCH
Location of Sign: E/S OF LINCOLN WOODS DR. 227.80' N.E.
HUNTERS WOODS CHURCH

Remarks: _____ Date of return: MARCH 4, 1977

Posted by: *William K. McDaniel* Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 13th day of
January 1977. Filing Fee \$25.00 Received ☒ Cash
Other ☐

Eric Binenda
S. Eric Binenda,
Zoning Commissioner

Petitioner: *Donald M. Jeff* Submitted by: *Charles M. New*
Petitioner's Attorney: _____ Reviewed by: *Diana Miller*

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



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

No. 46468

DATE: Nov. 14, 1977 ACCOUNT: 36-662

AMOUNT: \$50.50

RECEIVED: Woodbridge Joint Venture 1724, 2-1-77-172-A
Baltimore, Md. 21204
Advertising and posting of property
77-172-A

188972112 15 5050NK

VALIDATION OR SIGNATURE OF CASHIER

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

No. 46418

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

AMOUNT: \$25.00

RECEIVED: John E. Harms, Jr. & Assoc., Inc. P.O. Box 5
Paradise, Md. 21122
FOR: Petitioner For Variance for Woodbridge Joint Venture
77-172-A

188972112 22 2500NK

VALIDATION OR SIGNATURE OF CASHIER