

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

I, or we, CHRISTOPHER GOMERINGER 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 B02-3 C1 to permit lot widths of 50 feet for lots 556 & 557 and lots 558 & 559 (each lot 1/2 acre in width) instead of the required 55 feet.

The lots in "Harewood Park" as recorded in the Baltimore County Land Records in Plat Book W.P.O. No. 7 Folio 121 dated March 30, 1928 have a frontage of 55 feet and it is desired to combine four of these existing 55 foot lots into two 50 foot lots as shown in this subdivision have done.

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 to 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: Christopher Gomeringer
Legal Owner
Address: 221 Stemmers Run Road
Baltimore, Md. 21221
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioners of Baltimore County, this 15th day of February, 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 Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of April, 1977, at 10:15 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dillema, Zoning Commissioner Date: March 10, 1977
FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition #77-190-A, Petition for Variance for Lot Widths.
Southeast side of Harewood Park Drive 175 feet West of Loyola Drive.
Petitioner - Christopher Gomeringer

15th District

HEARING: Monday, April 4, 1977 (10:15 A.M.)

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

Norman E. Gerber
Acting Director of Planning

WJD:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Harewood Park Drive 175 W of : OF BALTIMORE COUNTY
Loyola Drive, 15th District
CHRISTOPHER GOMERINGER, Petitioner : Case No. 77-190-A

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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. Kautz, Jr.
Charles E. Kautz, 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 30th DAY OF MARCH, 1977, a copy of the aforesaid Order was mailed to Mr. Christopher Gomeringer, 221 Stemmers Run Road, Baltimore, Maryland 21221, Petitioner.

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



MICROFILMED

Mr. Christopher Gomeringer
221 Stemmers Run Road
Baltimore, Maryland 21221

April 6, 1977

RE: Petition for Variance
SE/S Harewood Park Drive, 175' W
of Loyola Drive - 15th Election
District
Christopher Gomeringer - Petitioner
NO. 77-190-A (Item No. 168)

Dear Mr. Gomeringer:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

MICROFILMED

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470
January 26, 1977

Zoning Description

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southwest side of Harewood Park Drive at the northeast corner of lot No. 559 as laid out on a plat of Harewood Park which plat is recorded among the Plat Records of Baltimore County in Plat Book W.P.O. No. 7 Folio 131, said point being distant north 40 degrees 30 minutes West 175 feet measured along the southwest side of Harewood Park Drive from the northwest side of Loyola Drive and running thence north 40 degrees 30 minutes West 100 feet to the northwest corner of lot No. 556, thence leaving said Harewood Park Drive and running on the division line between lots Nos 556 and 555, South 40 degrees 30 minutes West 150 feet to the southeast corner of lot No. 556, thence South 40 degrees 30 minutes East 100 feet to the southeast corner of lot No. 559 and thence running on the division line between lot No. 559 and lot No. 560, North 40 degrees 30 minutes East 150 feet to the place of beginning.

Containing 0.34 of an Acre of land more or less.
Being a part of the land of the petitioner herein as shown on a plat filed in the office of the Baltimore County Zoning Commissioners.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OF THE CITY
100 N. CALVERT ST.
TOWSON, MARYLAND 21204
Nicholas B. Gerber, Jr.
President

March 24, 1977

Mr. Christopher Gomeringer
221 Stemmers Run Road
Baltimore, Maryland 21221

RE: Variance Petition
Item No. 168
Christopher Gomeringer -
Petitioner

Dear Mr. Gomeringer:

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 southwest side of Harewood Park Drive approximately 175' west of Loyola Road, this E.R.S. 5 zoned site is currently improved with a one-story framed dwelling proposed to be razed. Adjacent properties surrounding this site are also zoned D.R.S. 5 and are improved with similar type uses.

This Variance is necessitated by your proposal to construct two dwellings on the subject property with lot widths of 50' in lieu of the required 55'. In view of the fact that you own additional property abutting this site to the west, it is the feeling of this committee that further subdivision of this property would allow you to proceed with the proposed construction and at the same time meet the required 55' lot width.

JUL 1 1977

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
111 W. Chesapeake Avenue
Towson, Maryland 21204
1977

Your Petition has been received and accepted for filing this 10th day of February, 1977.

S. Eric Dillema
S. Eric Dillema
Zoning Commissioner

Petitioner: Christopher Gomeringer

Petitioner's Attorney: _____

Reviewed by: Nicholas B. Gerber, Jr.
Nicholas B. Gerber, Jr.
Planning & Zoning
Associate III

MICROFILMED

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 granted, and it further 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

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of April, 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 Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Christopher Gomeringer
Item No. 188
Page 2
March 24, 1977

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,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:tk

Enclosure

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

April 6, 1977

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

Re: Item #188 (1976-1977)

Property Owner: Christopher Gomeringer
S/W Harewood Park Dr., 175' NW Loyola Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.344 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:

Harewood Park Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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.

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:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan. A drainage and utility easement is required along the rear of these properties.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-5000

STEPHEN E. COLLINS
DIRECTOR

March 9, 1977

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

Re: Item 188 - ZAC - February 15, 1977
Property Owner: Christopher Gomeringer
Location: SW/S Harewood Park Dr. 175' NW Loyola Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.344
District: 15th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit width for 50' in lieu of the required 55'.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/jlf

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 188, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Christopher Gomeringer
Location: SW/S Harewood Park Dr. 175' NW Loyola Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.344
District: 15th

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

Very truly yours,

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

TBD:BJM:mah

Item #188 (1976-1977)
Property Owner: Christopher Gomeringer
Page 2
April 6, 1977

Water and Sanitary Sewer:

Public water main and sanitary sewerage exist in Harewood Road.

Very truly yours,

DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWT:EAR:FWB:ES

29-50 Key Sheet
29-50 47 Pch. Sheet
100 11 Topo
11 The Map

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEEVERT
DIRECTOR

February 16, 1977

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

Dear Mr. DiNenna:

Comments on Item #188 Zoning Advisory Committee Meeting, February 15, 1977 are as follows:

Property Owner: Christopher Gomeringer
Location: SW/S Harewood Park Dr. 175' NW Loyola Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.344
District: 15th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ 2. A building permit shall be required before construction can begin.
- ☒ 3. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ 4. 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.
- ☐ 5. Used frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 50' of property line.
- ☐ 6. No comment.
- ☐ 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdham
Charles E. Burdham
Plans Review Chief
(301) 494-3610

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

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 #188, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Christopher Gomeringer
Location: SW/S Harewood Park Drive 175' NW Loyola Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.344
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. Wimberly
Planner III
Project and Development Planning

VALIDATION OR SIGNATURE OF CASHIER

