

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mr. Charles L. & Doris M. Warns, 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 1004.2.B.2.50. PERMITS. R100 setbacks of 23 feet and 28 feet in lieu of the required 50 feet.

in an R.C. 5 Zone

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

Lot was subdivided prior to existing zoning and, therefore, is only 100 feet wide. Addition is to be utilized for additional living quarters, including bedroom, living room & dining room with existing structure to be used as a family room. Unless variances are granted, it would be impossible to construct the proposed addition.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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: Charles L. Warns, Jr.
 Address: 8613 Richmond Ave.

Petitioner's Attorney: _____
 Protester's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

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 106, County Office Building in Towson, Baltimore County on the _____ day of _____ 1977 at 10:15 o'clock.

 Zoning Commissioner of Baltimore County.

(over)

June 2, 1977

Mr. & Mrs. Charles L. Warns
 8613 Richmond Avenue
 Baltimore, Maryland 21234

RE: Petition for Variance
 N/S of Holly Beach Avenue, 700'
 E of Henrietta Avenue - 15th
 Election District
 Charles L. Warns, et ux -
 Petitioners
 NO. 77-233-A (Item No. 214)

Dear Mr. & Mrs. Warns:

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

Very truly yours,

/s/
 S. ERIC DI NENNA
 Zoning Commissioner

SED:eri

Attachments

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

RE: PETITION FOR VARIANCE
 N/S of Holly Beach Ave. 700' E of
 Henrietta Ave., 15th District
 CHARLES L. WARNS, et ux, Petitioner : Case No. 77-233-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

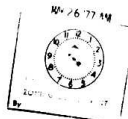
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
 Charles E. Kowitz, Jr.
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 25th day of May, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles L. Warns, 8613 Richmond Avenue, Baltimore, Maryland 21234, Petitioners.

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



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 24, 1977
 FROM: Herman E. Gerber, Acting Director of Planning
 SUBJECT: Petition #77-233-A, Petition for Variance for Side Yards.
 North Side of Holly Beach Avenue 700 Feet East of Henrietta Avenue
 Petitioner - Charles L. Warns and Doris M. Warns

15th District

HEARING: Wednesday, June 1, 1977 (10:15 A.M.)

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

Herman E. Gerber
 Herman E. Gerber
 Acting Director of Planning

HBG:JGH:rw

DESCRIPTION FOR VARIANCE

PROPERTY OF CHARLES L. & DORIS M. WARNS

15TH ELECTION DISTRICT

Beginning at a point on the North side of Holly Beach Avenue, approx. 700 feet East of Henrietta Avenue and known as Lots 25 and 26 as shown on the plat of "Holly Beach", which is recorded in the Land Records of Baltimore County in Liber 4, Folio 182.

Also known as 248 Holly Beach Road.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 25, 1977

COUNTY OFFICE IN
 111 W. Avenue 11
 Towson, Maryland 21204
 Nicholas B. Commodari
 Chairman
 Acting Chairman

MEMBERS

BUREAU OF
 TRANSPORTATION
 STATE ROAD COMMISSION
 BUREAU OF
 FIRE PREVENTION
 HEALTH DEPARTMENT
 PROJECT PLANNING
 BUILDING DEPARTMENT
 HOUSING DEPARTMENT
 ZONING ADMINISTRATION
 INDUSTRIAL
 DEVELOPMENT

Mr. Charles L. Warns
 Mrs. Doris M. Warns
 8613 Richmond Avenue
 Baltimore, Maryland 21234

RE: Variance Petition
 Item No. 214
 Petitioner - Charles L. Warns
 Doris M. Warns

Dear Mr. & Mrs. Warns:

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 in petition.

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 north side of Holly Beach Road approximately 700' east of Henrietta Avenue in the 15th Election District, this R.C. 5 zoned site is currently improved with two frame dwellings and garage. Adjacent properties are similarly zoned and improved with dwellings to the east and west while vacant farm land exists immediately to the south across Holly Beach Road. The Variance is necessitated by your proposal to construct an addition to the rear of one of the existing dwellings and thereby create a resultant side setback of 23' in lieu of the required 50'.

Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed right-of-way of Holly Beach Road as well as the elevation

Mr. Charles L. Warns
 Page 2
 Item No. 214
 May 25, 1977

limitations placed on first floor levels of residential waterfront developments. This latter information can be obtained by contacting Mr. T-d Busham at 494-3987.

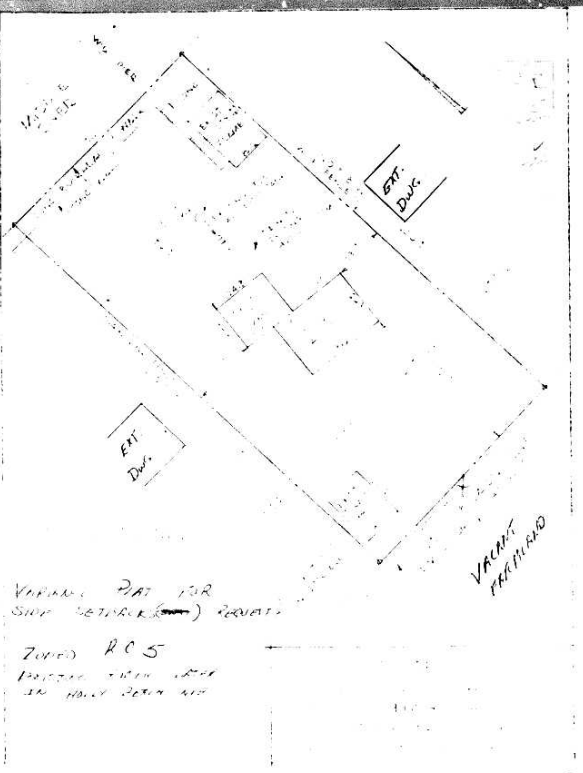
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

HBG:rf

Zoning Commissioner of Baltimore County

NSF/IBN



PETITION FOR A VARIANCE
 The undersigned, Charles L. Warrs, of the County of Baltimore, State of Maryland, do hereby certify that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of May, 1977, for one time, before the 1st day of June, 1977, the 1977 publication appearing on the 12th day of May, 1977.

CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 12, 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 12th day of May, 1977, for one time, before the 1st day of June, 1977, the 1977 publication appearing on the 12th day of May, 1977.

THE JEFFERSONIAN
Charles L. Warrs
 Manager
 Cost of Advertisement, \$

PETITION FOR A VARIANCE
 The undersigned, Charles L. Warrs, of the County of Baltimore, State of Maryland, do hereby certify that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 12th day of May, 1977, for one time, before the 1st day of June, 1977, the 1977 publication appearing on the 12th day of May, 1977.

OFFICE OF THE TIMES
THE TIMES
 NEWSPAPERS
 TOWSON, MD 21204 May 16 19 77
 Petition for Variance - 15th Dist.
 THIS IS TO CERTIFY, that the annexed advertisement of 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 1 successive weeks before the 1 day of June, 1977, that is to say, the same was inserted in the issues of

May 12, 1977
STROMBERG PUBLICATIONS, INC.
 BY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of May 1977. Filing Fee \$ 25 Received ☒ Cash ☐ Other

S. Eric DiNenna
 S. Eric DiNenna
 Zoning Commissioner

Petitioner *Charles L. Warrs* Submitted by *Charles L. Warrs*
 Petitioner's Attorney Reviewed by *Charles L. Warrs*

* 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 13
 Dated for Posting 12th day of May 1977
 Petitioner *Charles L. Warrs*
 Location of property *111 W. Chesapeake Avenue, Towson, Md.*
 Location of Signs *111 W. Chesapeake Avenue, Towson, Md.*
 Remarks
 Posted by *Charles L. Warrs* Date of Posting *12th day of May 1977*

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received and accepted for filing this 20th day of May 1977.

S. Eric DiNenna
 S. Eric DiNenna
 Zoning Commissioner

Petitioner *Charles L. Warrs*
 Petitioner's Attorney Reviewed by *Charles L. Warrs*
 Nicholas B. Commodari
 Planning & Zoning Associate III

BALTIMORE COUNTY MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE May 9, 1977 RECEIPT NO. 01-662
 AMOUNT \$25.00
 Charles L. Warrs, 8613 Richmond Ave., Balto.
 Petition for Variance
 #77-233-A

BALTIMORE COUNTY MARYLAND
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE June 1, 1977 RECEIPT NO. 01-662
 AMOUNT \$10.75
 Charles L. Warrs, 8613 Richmond Ave., Balto., Md.
 Advertising and posting of property
 #77-233-A



MIDDLE CREEK

LOT 17

LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

VACANT PARCELS

VARIANCE PLAT FOR
SIDE SETBACKS (SEE) ROBERT

ZONED R.C.5

EXISTING PUBLIC WATER
IN HOLLY BETH AVE.

RECORD OF
PLAT OF
VARIANCE PLAT FOR
SIDE SETBACKS (SEE) ROBERT
IN HOLLY BETH AVE.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., containing of 100,000 copies, commencing on the 1st day of May, 1977, the 10th day of May, 1977.

H. L. Smith

Cost of Advertisement, \$

OFFICE OF THE TIMES

TOWSON, MD. 21204 May 16 1977

Petition for Variance--B 15th Dist.

THIS IS TO CERTIFY, that the annexed advertisement 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 1 successive weeks before the 1 day of May 1977, that is to say, the same was inserted in the issues of

May 12, 1977

STROMBERG PUBLICATIONS, INC.

BY *CW 5/27/77*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of MAR. 1977. Filing Fee \$ 25 Received ☒ Check ☐ Cash ☐ Other

H. L. Smith
S. Eric Dikens,
Zoning Commissioner

Petitioner *WAGONS* Submitted by *MR. WAGONS*

Petitioner's Attorney *WAGONS* Reviewed by *WAGONS*

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

CERTIFICATE OF POSTING

SENIOR DEPARTMENT OF BALTIMORE COUNTY 177-233-A

Towson, Maryland

District 15th

Date of Posting 5-12-77

Posted for: *Henry M. Jones 1st* 1977 & 10:15 A.M.

Petitioner: *Charles L. Williams*

Location of property: *N.W. of Holly Brook Rd. 200 ft. of Harvillan Rd.*

Location of Sign: *1 sign posted on Road of Lane to side of Holly Brook Rd. 200 ft.*

Remarks:

Posted by *Mark H. New* Date of return 5-19-77

CERTIFICATE OF POSTING

SENIOR DEPARTMENT OF BALTIMORE COUNTY 177-233-A

Towson, Maryland

District 15th

Date of Posting 5-12-77

Posted for: *Henry M. Jones 1st* 1977 & 10:15 A.M.

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Location of Sign: *1 sign posted on Road of Lane to side of Holly Brook Rd. 200 ft.*

Remarks:

Posted by *Mark H. New* Date of return 5-19-77

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: May 2, 1977

AMOUNT: \$25.00

RECEIVED: *Charles L. Williams, 200 ft. of Harvillan Rd., Towson, Md.*

FOR: *Advertising and posting of property*

65-428 1 4075

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: May 2, 1977

AMOUNT: \$25.00

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FOR: *Advertising and posting of property*

65-428 1 4075

