

PETITION FOR VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, as the 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 1200.1 & 1.2a, to permit a lot width of 50 feet in lieu of the required 55 feet for lots 235 and 236, as shown on the plat.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (Indicate locality or project affected):

change of lot size in new regulations
See attached description

Property to be posted and advertised as provided 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, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County as amended from time to time.

BY _____
Contract purchaser

Petitioner's Attorney

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977.

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 100, County Office Building in Towson, Baltimore County, on _____ day of _____, 1977, at _____ o'clock.

County, on _____ day of _____, 1977, at _____ o'clock.
P.M. 12:00 AM

Zoning Commissioner of Baltimore County.

(over)

June 9, 1977

Mr. & Mrs. Sherlie A. Winingham
7545 Chesapeake Road
Baltimore, Maryland 21220

RE: Petition for Variance
SW/8 of Chesapeake Avenue, 200' NW
of Susquehanna Road - 15th Election
District
Sherlie A. Winingham, et al.
Petitioners
NO. 77-236-A (Item No. 224)

Dear Mr. & Mrs. Winingham:

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

Very truly yours,

GEORGE E. MARTINEZ
Deputy Zoning Commissioner

CJH/mc

Attachments

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

RE: PETITION FOR VARIANCE
SW/8 of Chesapeake Ave., 200' NW of
Susquehanna Rd., 15th District
OF BALTIMORE COUNTY
MILDRED C. WININGHAM, et al,
Petitioners
Case No. 77-236-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

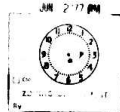
Pursuant to the authority vested in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection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

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

John W. Houston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2168

I HEREBY CERTIFY that on this 1st day of June, 1977, a copy of the foregoing Order was mailed to Mr. Mildred C. Winingham, 7545 Chesapeake Avenue, Oliver Beach, Chase, Maryland 21027, Petitioner.

John W. Houston, III



DESCRIPTION FOR VARIANCE
PROPERTY OF SHERLIE WININGHAM
15TH ELECTION DISTRICT

Beginning at a point on the Southwest side of Chesapeake Avenue 200 feet Northwest of Susquehanna and known as lots 235 and 236 as shown on the plat of Section A "Oliver Beach" which is recorded in the Land Records of Baltimore County in Liber 12, Folio 56.

Containing 0.16 acres, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 24, 1977
FROM: Herman E. Gorker, Acting Director of Planning
SUBJECT: Petition 77-236-A. Petition for Variance for Lot Width
Southwest side of Chesapeake Avenue 200 feet Northwest of Susquehanna Road
Petitioner - Mildred C. Winingham and Sherlie Winingham

15th District

HEARING: Monday, June 6, 1977 (10:00 A.M.)

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

Herman E. Gorker
Acting Director of Planning

END-JGH:mc



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

Dear Mr. DiNenna:

Comments on Item #224, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner: Sherlie Winingham
Location: SW/8 Chesapeake Avenue 200' NW Susquehanna Avenue
Existing Zoning: D.R.S.5
Proposed Zoning: Variance to permit lot width of 50' in lieu of the required 55'
Acres: 0.46
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

DATE *Jan 23, 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 fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners:

the above Variance should be granted, and it further appearing that by reason of the findings of fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners:

to permit a lot width of 50 feet instead of the 55 feet required by the Baltimore County Zoning Regulations, the following should be granted:

It is ORDERED by the Zoning Commission of Baltimore County that the above Variance be granted, 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 fact, that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commission of Baltimore County, that the above Variance be denied, and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THOMAS H. COLLINS, JR.
DIRECTOR

May 9, 1977

Mr. E. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #224 (1976-1977)
Property Owner: Sherlie Wainingham
800 Chesapeake Ave., 200' NW Susquehanna Ave.
Baltimore, D.C. 21204
Proposed Zoning: D.R. 5.5
Variance to permit lot width of 50' in lieu of the required 55'.
Acres: 0.46 District: 15th

Dear Mr. Dillman:

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.

Findings:

Chesapeake Avenue, 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 and any necessary reversible easements for slope will be required in connection with any grading or building permit application.

Setback Control:

Development of this property through striping, 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 striping of top soil.

Storm Drainage:

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.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

STAFF OFFICE
BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

May 21, 1977

Mr. E. Eric Dillman
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Variance Petition
Item No. 224
Petitioner - Sherlie Wainingham

Dear Mr. Wainingham:

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 Chesapeake Avenue approximately 200' southwest of Susquehanna Avenue in the 15th Election District, the subject property is currently improved with a dwelling situated, for all intents and purposes, on a lot having a road frontage of 100 feet. Adjacent properties surrounding this site are also zoned D.R. 5.5 and improved with single family dwellings.

This Variance is necessitated by your proposal to construct a dwelling on lot #224 and thereby create two (2) lots having a width of 50' in lieu of the required 55'.

Item #224 (1976-1977)
Property Owner: Sherlie Wainingham
Page 2
May 9, 1977

Storm Drainage (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:

A public water main and sanitary sewer exist in Chesapeake Avenue.

Very truly yours,

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

OWT:KAN/PWR:es

CC: J. SOMERS

MS-SE Key Sheet
27 & 28 MS 52 Pos. Sheets
MS 7 & 8 Key
MS 7 & 8 Key

Mr. E. Eric Dillman
Page 2
Item No. 224
May 31, 1977

It should be noted at this time that it appears that this property may lie within an Environmental Protection Area as shown on the Interim Development Control Map, and therefore will be subject to the applicable requirements of Bill 12-77.

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 S. Comodari
NICHOLAS S. COMODARI,
Chairman
Zoning Plans Advisory Committee

ENC:rf

cc: Edward V. Conner & Company
1309 East 36th Street
Baltimore, Maryland 21218



STEPHENE COLLINS
DIRECTOR

May 18, 1977

Mr. E. Eric Dillman
Zoning Commissioner
2nd Floor, Courthouse
Towson, MD 21204

Re: Item #224 - SAC - April 12, 1977
Property Owner: Sherlie Wainingham
Location: 800 Chesapeake Ave., 200' NW Susquehanna Ave.
Baltimore, D.C. 21204
Proposed Zoning: D.R. 5.5
Variance to permit lot width of 50' in lieu of the required 55'.
Acres: 0.46
District: 15th

Dear Mr. Dillman:

No traffic problems are anticipated by the requested variance to permit lot width of 50 feet.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSF:jif



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

April 14, 1977

Mr. E. Eric Dillman, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Dillman:

Comments on Item #224, Zoning Advisory Committee Meeting, April 12, 1977, are as follows:

Property Owner:	Sherlie Wainingham
Location:	800 Chesapeake Ave., 200' NW Susquehanna Ave.
Existing Zoning:	D.R. 5.5
Proposed Zoning:	Variance to permit lot width of 50' in lieu of the required 55'.
Acres:	0.46
District:	15th

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

Very truly yours,

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

ES:meh



Paul H. DeLoach
Chief

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

Attention: Nicholas S. Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Sherlie Wainingham
Location: 800 Chesapeake Ave., 200' NW Susquehanna Ave.

Item No. 224

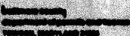
Zoning Agents April 12, 1977

Comments:

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 _____ ~~violates the minimum standards of 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.

Approved: *George M. Hagood*
Special Inspection Division
Fire Prevention Bureau



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

Comments on Item #274, Sealing Advisory Committee Meeting, April 18, 1977, are as follows:

Property Owner: Sherille Wingham
Location: 1/4 N Chesapeake Ave. 200' N/V Southampton Ave.
Existing Zoning: R.R. 5.5
Proposed Zoning: Variance to permit lot widths of 30' in lieu of the required 55'.

Area: 0.44
District: 15th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.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 Professional Engineer shall be required to file an application for a building permit.
- ☐ 5. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 4'0" of property line.
- ☐ 6. No comment.
- ☐ 7. Requested setback variances conflict with the Baltimore County Building Code. See Section

Very truly yours,

Charles E. Burdum CEB

Charles E. Burdum
Plans Review Chief
CEB:rrj

EDWARD, MARYLAND - 21204

Page 1 of 12, 1977

Mr. S. Eric Williams
Serving Commissioner
Baltimore County Office Building
Towson, Maryland 21204

S.A.C. Meeting of: April 12, 1977

RE: Seen No: 234
 Property Owner: Shirley Wainwright
 Location: 60/5 Chesapeake Ave., 200' NW Sanguetown Ave.
 Present Zoning: D.R. 2.5
 Proposed Zoning: Variance to permit lot widths of 20' in lieu of the required 35'.

District: 15th
No. Acres: 0.46

Dear Mr. DiMenna:

No hearing on student suspension.

Very truly yours,

W. Nick Petrovich,
Field Representative

100P/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. SEWARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTHAIRIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER S. HAYDEN
ROBERT T. RUSSEL, Superintendent

ALVIN LORICK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, JR.



EDWARD V. COOMAN & CO.
CIVIL ENGINEERS & SURVEYORS
1209 E 36TH ST
CALIFORNIA 1, BAYLAND 212

June 8, 1977

Mr. George S. Mathews
and the undersigned agree to
be responsible for any tickets
or train appeal on #235
+ 236 for the 30 day period
from June 7, 1977 to July 7, 1977.
Final tickets being bought at
Chesapeake Road, Oliver Road
Baltimore, Maryland 21220

Signed by owner
Sheila A Winningham
Hatched C. Winningham
9345 Chaparral Rd.
2000

 From the desk of
SHERIE WINNOMAN
77-8687

Mr. Macintosh
 There is a house
 located in Lynbrook with
 the name being on me
 It at 235 Chesapeake
 in Oliver Brook which was
 sold on June 7, 1977, by
 your son, please let me
 if the matter for me
 Thank you
 Sherie @ Winnington

April 13, 1977

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

Dear Mr. DiNenna:

Comments on Item #224 Zoning Advisory Committee Meeting, April 12, 1977
are as follows:

Property Owner: Sherlie Winningham
Location: 2345 Chesapeake Ave. 200' x 44' Susquehanna Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 0.46
District: 15th

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 4'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance complies with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham

Charles E. Burham
Plans Review Chief
CBH:rc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 12, 1977

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

Z.A.C. Meeting of: April 12, 1977

RE: Item No: 224
Property Owner: Sherlie Winningham
Location: 2345 Chesapeake Ave. 200' x 44' Susquehanna Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

District: 15th
No. Acres: 0.46

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

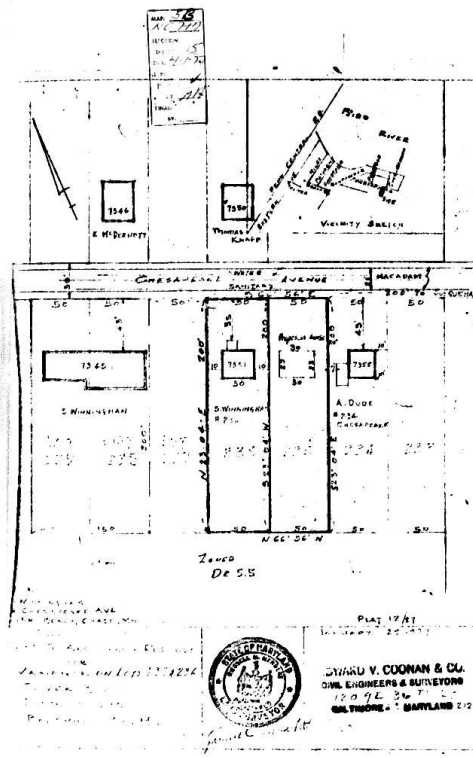
W. Rick Petrovich
W. Rick Petrovich
Field Representative

WSP/tp

JOHN D. SEVPER
DIRECTOR
1. BALTIMORE COUNTY OFFICE BUILDING
2. BALTIMORE COUNTY OFFICE BUILDING
3. BALTIMORE COUNTY OFFICE BUILDING

JOHN D. SEVPER
DIRECTOR
1. BALTIMORE COUNTY OFFICE BUILDING
2. BALTIMORE COUNTY OFFICE BUILDING
3. BALTIMORE COUNTY OFFICE BUILDING

JOHN D. SEVPER
DIRECTOR
1. BALTIMORE COUNTY OFFICE BUILDING
2. BALTIMORE COUNTY OFFICE BUILDING
3. BALTIMORE COUNTY OFFICE BUILDING



June 8, 1977

Mr. George J. Martinelli
we the undersigned agree
to be responsible for any protest
or zoning appeal on lot #235
236 for the 30 day period
from June 7, 1977 to July 7, 1977.
said property being located on
Chesapeake Road, Oliver Bend
Baltimore, Maryland 21220

Signed by owners
Sherlie & Winningham
Sherlie & Winningham
2345 Chesapeake Ave.
Baltimore
21220

From the desk of
SHERLIE WINNINGHAM
77-0887A

Mr. Martinelli
This is a variance
petition in opposition with
the variance being on me
at 235 Chesapeake Rd.
in Oliver Bend, which was
held on June 7, 1977 for
your info. Please let me
know if the matter for me
Sherlie & Winningham



DIAN V. COONAN & CO.
CIVIL ENGINEERS & SURVEYORS
1209 E. 2nd St.
BALTIMORE, MARYLAND 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 19, 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. established at 111 W. Chesapeake Avenue, Baltimore, Md. before the day of 1977, the 19th publication appearing on the 19th day of May 1977.

THE JEFFERSONIAN
[Signature]
 Cost of Advertisement, \$.....



OFFICE OF

THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 May 25 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 5 day of June 19 77, that is to say, the same was inserted in the issues of

May 19, 1977

STROMBERG PUBLICATIONS, INC

BY *[Signature]*

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

No. 51774

DATE May 25, 1977 ACCOUNT 66-60

AMOUNT \$6.75

RECEIVED *[Signature]* *[Signature]* *[Signature]*

FOR *[Signature]* *[Signature]* *[Signature]*

406158 3 4.075 MC

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27th day of May 1977. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

[Signature]
 E. Eric Dillman,
 Zoning Commissioner

Petitioner *[Signature]* Submitted by *[Signature]*
 Petitioner's Attorney Reviewed by *[Signature]*

* 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

#77-235-R

District 15th Date of Posting 5-19-77

Posted for Hearing Monday, June 6, 1977, 10.00 A.M.

Petitioner Michael C. Cunningham

Location of property 1115 E. Chesapeake, On 300 N.W. of Cunningham Rd.

Location of signs 1 sign posted on road side of 1115 E. Chesapeake

Remarks of Michael C. Cunningham

Posted by Michael H. New Date of return 5/22/77

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

No. 51728

DATE May 16, 1977 ACCOUNT 66-60

AMOUNT \$25.00

RECEIVED *[Signature]* *[Signature]* *[Signature]*

FOR *[Signature]* *[Signature]* *[Signature]*

2503028 15 25.00 MC

VALIDATION OR SIGNATURE OF CARRIER