PETITION FOR ZONING VARIANCE PROM AREA AND HEIGHT REGULATIONS 49

	Harry C. & Sharon A. Corwell legal owner of the property s'tuate in Balti
County and which	h is described in the description and plat attached hereto and made a part."
	or a Variance from Section
xbank	(1A00.38.5) to permit 42 fest side yardin
lieu	of required 50 foot side yard.

of the Zoning Regulations of Bultimore County, to the Zoning Law of Bultimore County; for the fellowing reasons: (indicate hurdship or practical difficulty)

We are requesting a variance to reduce the side yard from 50 feet to 42 feet on each side so that we may construct a 48 foot by 26 foot house to comply with the restrictions of Pleasant Nun.



TO HAVORE & MINE

ORDER RECEIVED FOR FILING

Property is to be posted and advertised as prescribed by Zoning Requisitions. I, or we, agree to pay expenses of above Variance advertising, porting, etc., upon filing of this tition, and traffer agree to and are to be bound by the zoning regulations and restrictions of

{	Harry C. Cowell
Contract purchaser	Skaron a. Corwell
	Address 58 Ridgelawn Road
	Reisterstown, Md. 21136

, 197 7 ... that the aubject matter of this petition be advertised, as , 197, Z., 197, Ecclock



1-516N

78-84-A

CERTIFICATE OF POSTING DESCRIPTION DECEMBER AND THEORY COLUMN

District 4th	Date of Posting Se PT 30
Posted for: PETITION FOR V	BRUNCE
Petitioner: HARRY C. CORW	54 4
Location of property N/S of MAM	ead CT 550' E of Phensont
: Grove Rd.	W 1
Location of Stene N/S OF MAME	PACT 600 tay- EOF
PLEASAUT GA	(a)

RE: PETITION FOR VARIANCE

: BEFORE THE ZONING COMMISSIONER

HARRY C. CORWELL, et ux, Petitioners : Case No. 78-84-A

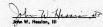
...... ORDER TO ENTER APPEARANCE

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 age of any preliminary or final Order in connection therewith.

Charles & Kounte Charles E. Kountz, Jr. Deputy People's Counsel

John W. Hession, III People's Counsel County Office Building Townon, Maryland 212 494–2188

I HEREBY CERTIFY that on this 27th day of September, 1977, a copy of the aforegoing Order was mailed to Mr. and Mrs. Harry C. Corwell, 58 Ridgelawn Road, Relaterstown, Maryland 21136, Petitioners.





BALTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna Zoning Commissioner Date October 5, 1977

PROM Leslie H. Groef , Director of Planning

Patition #73-84-A. Petition for Varian ce for Side Yards. North side of Managa Court

—550 feat, more or less, East of Pleasant Grove Road.

Petitioner – Harry C. Corwell and Sharon A. Corwell 4th District

HEARING: Monday October 17, 1977 (10.45 A.M.)

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

LHG:JGH:rw



Mr. & Mrs. Harry C. Corwell 58 Ridgelaws Road Reisterstown, Maryland 21136

RE: Petition for Variance N/S of Mamopa Court,550' E of Pleasant Grove Road - 4th Election Harry C. Corwell, et ux - Petitic NO. 78-84-A (Item No. 31)

Dear Mr. & Mrs. Corwells

I have this date passed my Order in the above captioned matter in

G.IM/mc

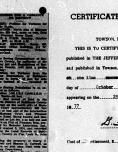
John W. Hessian, III. Esquire

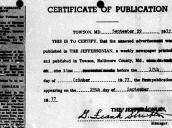
D.R.S. & Associates 1818 Baltimore Boulevard Westminster, 3d. 21157

Description

lying on the north side of Masons Gourt approximately 50 feet more or less east of the interpretate of Masons Gourt and Pleasant Grove Road, Being known and designer, and the state of the

7/18/77





BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this _______ Anny t 1977 Filing Fee \$ 25". Received Check Petitioner Hory C + Shorm & Grand Submitted by Mai/

Petitioner's Attorney _Reviewed by @#5

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





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Harry C. Corwell, N/S of Mamopa Ct. was inserted in the following:

☐ Catonsville Times
☐ Dundalk Times ☐ Essex Times

☐ Towson Times ☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

☐ Suburban Times Fast

weekly newspapers published in Baltimore, County, Maryland, ORC: a week for one successive weeks before the 30th day of September 19.77., that is to say, the same was inserted in the issues of September 29, 1977

> STROMPERG PUBLICATIONS, INC. By Este Burger_

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissiones of Baltimore County, this

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

Zoning Commissioner of Baltimore County

DATEOSt. 1	7, 1977 ACCOUNT 01-6	62
	AMOUNT \$13.	85
**************************************	ry C. Corwell, 58 Ridgel	awn Rd., Reisterst
#78-84-A	sing and posting of prop	erty
	6804216.17	4325%
. 21		

MISCELLANE	COUNTY, MARYLAND SOUS CASH RECEIPT 26, 1977 ACCOUNT, 01-6	No. 57172
ECCEIVED	AMOUNT \$25 Honey Order 21290073254	.R.S. A Associates
	Money Order 21290073254 1	.R.S. A Associates
Marry	Honey Order 21290073254 to C. Corwell 58 Ridgelawn 136 f Petition for Variance	.R.S. A Associates

Mr. & Mrs. Harry C. Cornwell 58 Ridgelawn Road Beltimore, Maryland 21136

TTEN 4 31

BALTIMORE COUNTY OFFICE OF PLANTING & ZONING

County Office Building 111 W. Chesapeake Ave. Towson, Maryland 21294

Your Petition has been received and accepted for filing this 16th day of August 1977.

Petitioner Mr. & Mrs. Harry C. Corwell
Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

Mr. & Mrs. Marry C. Cornwell 58 Ridgelawn Road Baltimore, Maryland 2.236

ITEM # 3i 0

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 16th day of August 1977.

S. ERIC DI NENN

Petitioner Mr. & Mrs. Harry C. Corwell Petitioner's Attorney_

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 V. Chesaprahe Ave. Towner, Marriand 21204

Sentember 30, 1977

Nicholas B. Commodari MEMBERS

BUREAU OF

DEPARTMENT OF

BUREAU OF

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMEN

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Mr. Harry C. Corwell Mrs. Sharon A. Corwell 58 Ridgelawn Road Reisterstown, Maryland 21136

RE: Variance Petition Item Number 31 Petitioner - Harry Corwell

Dear Mr. & Mrs. Corwell:

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

These comments are not intended to indicate the 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 Commissionor with recommendations as to the appropriateness of the requested zoning.

This currently vacant site, zoned R.C. 2, is This currently vacant site, Zoned R.C. 2. is more contained by the north side of Manapa Court approximately contained by the north side of Manapa Court approximately side of the court approximately side of the court of the court of the side of the court of the court of the side of the court of the side of the court of the septic system, this Variance to permit a mide setback of 42 feet in lieu of the required 50 feet is necessitated.

At the time of this writing, the comments from the Health Department were not available. While I do not anticipate any problems with the proposed well and

Mr. Harry Corwell Page 2 Item No. 31 Sept. 30, 1977

septic system, it is suggested that you contact Mr. Kenneth Schmidl, of the Health Department at 494-2762, to verify this.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the file of the model of the file of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

MICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf

TOWSON, MARYLAND 21204

August 31, 1977

Mr. Frie S. Di Nenna, Zonina Commissione Mr. Eric S. DiNenna, Zoning Col Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #31, Zoning Advisory Committee Meeting, August 16, 1977, are as follows:

Property Owner: Harry C. and Sharon A. Corwell Lacation: N/S Mamopa Ct. 550' E. Pleasant Grave Road Existing Zoning: RC-2 P opox AZ Coning: Variance to permit side setbacks of 42' in lieu of the required 50' Acres: 1.226

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

This plan har been reviewed and there are no site-planning factors requiring comment.

Very truly yours.

John L. Wimbley

Project and Development Planning

epartment of public work OWSON MARYLAND 21204

THORNTON M. MOURING, P.E.

Zoning Commissioner County Office Building Towson, Maryland 2120

Item #31 (1977-1978) Property Owner: Harry C. & Sharon A. Corwell N/S Manopa Ct. 550' E. Pleasant Grove Hd. N/S Mamopa Ct. 550° E. Picasant Grow ed. Sxisting Zoning: R.C. 2 Proposed Zoning: Variance to permit sim-setbacks of 42° in . Ju of the required 50°. Acres: 1.226 District: 4th

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.

August 23, 1977

Ealtimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 47405, executed in conjunction with the development of "Pleasant Num", of which this property comprises Lot 4, as recorded E.H.K., Jr. 38, Polio 2.

This office has no further comment in regard to the plan submitted for Zoning Advisory Conmittee review in connection with this P.em #31 (1977-1976).

Very truly yours. Alsworth D. Civy tomes ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 65

C. -SW Key Sheet

89 .W 17 Pos. Sheet NW 23 J Topo 31 & 32 Tax Maps

Mr. Eric S. DiMenna Zoning Comm.ssioner 1st Ploor, County Office Building Towson, Maryland 21204

Pe: Item 31 - ZAC - August 16, 1977
Property Owner: Harry C. & Sharon A. Corwell
Location: M/S Manage K. 150° E Pleasant Grows Rd.
Existing Doning: M/S C. 2
Proposed Doning: Variance to permit side methacks of 42' in lieu of the required 50'. Acres: 1.226

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

Archaels House Michael S. Flanigan Associate Traffic Engineer

78-844

MSF/41f



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

Ro: Property Osmor: Harry C. and Sharon A. Cornell

Location: N/S Manage Ct. 550° E Pleasant Grove Rued Zoning Agenda August 16, 1977

Pursuant to your request, the referenced property has been surveyed by this Dureau and the comments below marked with an "t" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Pire hydrants for the referenced property are grequired and shall be located at intervals of fort along an apervoid road in accordance with half-induced County Standards as published by the Department of Fablic Norts.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at RECEDS the maximum allowed by the Fire Department.

() Am the state account of one fire comparison.

() Am the state hall be made to comply with all post toolbe parts of the comparison of comparison of contract of the comparison of contract of the comparison of the contract of the comparison of the contract of the comparison of the contract of the cont

() 6. Site plans are approved as drawn.

(xx) 7. The Fire Prevention Dureau has no comments, at this time.

ROVICIONOS: ATJONOS

Moted and Leave M Wegand

August 18, 1977

nts on Item # 31 Zoning Advisory Committee Meeting, August 16, 1977

Acres: District:

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.). 1970 Edition and the 1971 Supplement and other applicable codes.

(T) 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.

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.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Charles & Sumbon

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 15, 1977

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

Z.A.C. Meeting of: August 16, 1977

RE: Item No: 51
Proporty Omer: Harry C. 4 Sharon A. Corwell
Location: N/S Manopa Ct. 550° E. Pleasant Grove Rd.
Proposed Zonling: R.C.: Description of the required 50°, described of the required 50°, described to the control of the required 50°.

District: 4th No. Acres: 1.226

Dear Mr. DiNenna:

No bearing on student population,

Very truly yours W. Will Literal W. Nick Petrovich, Field Representative

MNP/bp

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HATDEN ROBERT Y. DUBEL. SUPE

MRS. MILTON N. SHITH, JR. RICHARD W. TRACKY, D.V.M.

TOWSON MARYLAND 2120

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

cember 1/1.1977

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

Dear ". DiNenna:

District:

The following are comments on Item = 31 . Zoning Advisory Meeting of August 16, 1977, are as follows:

Property Owner: Harry C. & Sharen A. Corwell Lecaston N/S Mancha Ct. 550' E Pleasunt Greve Rd.

1.226

Since the percelation test on this undevelopes let is acceptable and the construction allowed by the requested variance will not affect the sewage dispesal system or water well areas health problems are not anticipated.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/pag-

SEC 35 110

11/14/17

Mr. Lung & Martinak Ballemen County Office of Planning & niners Towers Maryland 2/200

RE: Rexister for Variance N/s of Managa (auri 550'E of Cleasury From Rand - 4th Election Dishered Darry C. Carrall ex W. Reviverens No. 78-84-A (Tlem No. 31)

Dear Mr. Lenge Martinal.

We Sarry and Show Corwell do request a release of set building servit, 93294 orior to the 30 day vailing seried and should then be a agual made in regard to the above captured nather within 30 days we will runne any structure that had been trected.

Thank you, Farry C. Cowell Sharon G. Carwell

