

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 fact that the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit side setbacks of 34.5 feet, in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of October, 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 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 7, 1977

COUNTY OFFICE BUILDING
111 W. Camden Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

Mr. William E. Openshaw
Bairly Road
Parkton, Maryland 21161

RE: Variance Petition
Item Number 36
Petitioner - Wm. E. Openshaw

Dear Mr. Openshaw:

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.

This currently vacant R.C. 4 zoned site, is located on the south side of a private road approximately 600 feet east of Bernoudy Road in the 7th Election District. Dwellings exist to the north and east of this site, while vacant land exists to the west and south.

This Variance is necessitated by your proposal to construct a dwelling on this property with side setbacks of 34.5 feet in lieu of the required 50 feet. Since this property does not meet the minimum lot size requirement in the existing zone classification, I personally contacted Mrs. Wells in order to determine whether there was any adjacent ownership involved either at present or within the last seven years. Since she assured me that this was not the case and that this lot was in single ownership in the aforementioned time limit, and coupled with Section 304 of the

Mr. William E. Openshaw
Page 2
Item Number 36
October 7, 1977

Baltimore County Zoning Regulations, I have scheduled this petition for a hearing. However, if the Variance is granted and the above information is incorrect, it is possible that the building permit will not be granted.

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
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 431-3211

September 20, 1977

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 #36, Zoning Advisory Committee Meeting, August 23, 1977, are as follows:

Property Owner: William E. Openshaw
Location: 600' E. Bernoudy Road 2000' SE Weisburg Road
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'
Acre: 1.00
District: 7th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner should contact Mr. Williams of this office, (494-3335), to determine compliance with the Subdivision Regulations.

Very truly yours,

John L. Wimbley
Planner III

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #36, Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: William E. Openshaw
Location: 600' E. Bernoudy Rd. 2000' SE Weisburg Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'
Acre: 1.00
District: 7th

Prior to approval of a building permit application, an approved peteculation test and satisfactory water well will be required.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mahC

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

September 23, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item No. 36 - ZAC - August 23, 1977
Property Owner: William E. Openshaw
Location: 600' E. Bernoudy Rd. 2000' SE Weisburg Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'
Acre: 1.00
District: 7th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

NSF/kxn

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 435-7310

Paul H. Reineke
CHIEF

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

Attention: Nicholas B. Commodari
Zoning Advisory Committee

Re: Property Owner: William E. Openshaw

Location: 600' E. Bernoudy Rd. 2000' SE Weisburg Rd.

Item No. 36 Zoning Advisory Committee Meeting, August 23, 1977

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "M" 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 _____ 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 _____

REMOVED 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 on Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *St. J. Kroll*
Planning and Zoning Division

Marked and
Approved: *George M. Gannett*
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEEVERT
DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 36 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: William E. Openshaw
Location: 600' E. Bernoudy Road - 2000' SE Weisburg Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'

Acre: 1.00
District: 7th

The items checked below are applicable:

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

Very truly yours,

Charles E. Burnham

Charles E. Burnham
Plans Review Chief
CP/173

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

S.A.C. Meeting of: August 23, 1977

RE: Item No: 36
Property Owner: William E. Opanchaw
Location: 600' E. Barnum Rd. 2000' SE Weisberg Rd.
Present Zoning: R.C.4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'.

District: 7th
No. Acres: 1.00

Dear Mr. Dineen:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

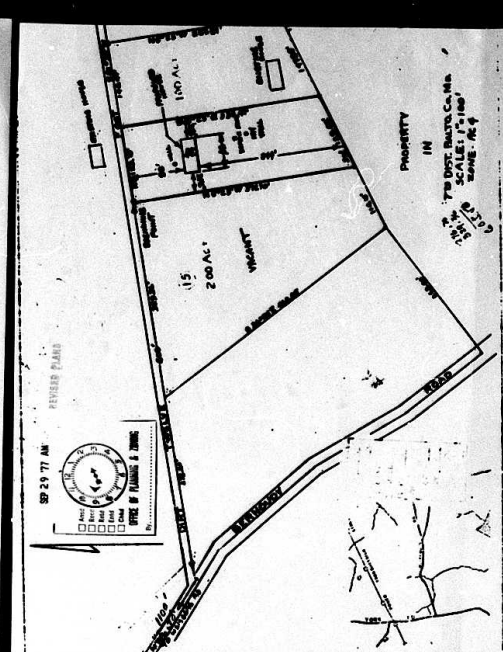
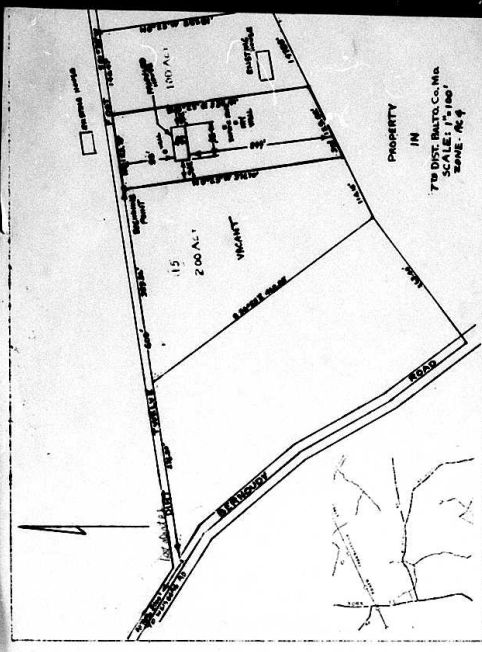
WDP/tp

JOSEPH A. HARRISON, PRESIDENT
T. BAYNE WILLIAMS, JR., VICE-PRESIDENT
HAROLD H. BAYNE

THOMAS H. BRYER
MRS. LORRAINE F. CHURCH
RODNEY D. HAYDEN

ALVIN LOROCK
MRS. WALTON B. SMITH, JR.
RICHARD W. TRACEY, D.D.M.

ROBERT V. DUNEL, SUPERVISOR



TOWSON, MD. 21204 October 6, 1977

THIS IS TO CERTIFY, that the annexed advertisement of
Petition of Variance-William E. Opanchaw
was inserted in the following: N-1303

- | | |
|--|--|
| ☐ 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 27 consecutive weeks before the
7th day of October 1977, that is to say, the same
was inserted in the issues of October 6, 1977.

STROMBERG PUBLICATIONS, INC.

BY *E. E. Singer*

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 6, 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
Oct. 20th 1977, before the 21st day of
October 1977, the 19th day of October
appearing on the 6th day of October
1977.

THE JEFFERSONIAN

B. L. Smith
B. L. Smith, Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 8 day of
August 1977. Filing Fee \$ 25. Received ☒ Check
☐ Cash
☐ Other

S. E. Dineen
S. E. Dineen,
Zoning Commissioner

Petitioner *William E. Opanchaw* Submitted by *W. Nick Petrovich*
Petitioner's Attorney Reviewed by *W. Nick Petrovich*

* 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

#75-88A

District *7th* Date of Posting *Oct. 6, 1977*
Posted for *Variance - side yard of 34.5' instead of required 50'*
Petitioner: *William E. Opanchaw*
Location of property: *600' E. of Barnum Rd. & 1000' S.E. of Weisberg Rd.*
Location of signs: *South side of parcel south side of road*
Remarks:
Posted by: *Ray Francis* Date of return: *Oct. 6, 1977*



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57250
DATE *Oct. 6, 1977* ACCOUNT *75-88A*
AMOUNT *40.75*
RECEIVED *Ray Francis*
FOR *Advertising and posting of property for William Opanchaw*
40.75

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51871
DATE *August 8, 1977* ACCOUNT *75-88A*
AMOUNT *25.00*
RECEIVED *Ray Francis*
FOR *Publication for Variance for William Opanchaw*
25.00

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 25, 1977

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

Z.A.C. Meeting of: August 23, 1977

RE: Item No: 36
Property Owner: William E. Openshaw
Location: 600' E. Bernoulli Rd. 2000' SE Weisberg Rd.
Present Zoning: R.C.4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'.

District: 7th
No. Acres: 1.00

Dear Mr. DiNenna:

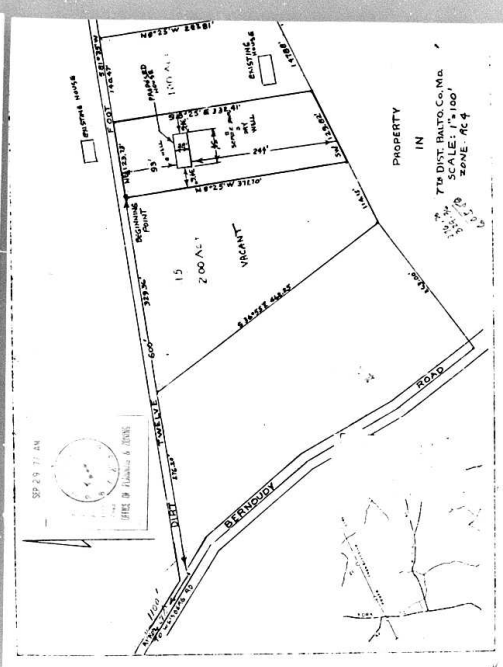
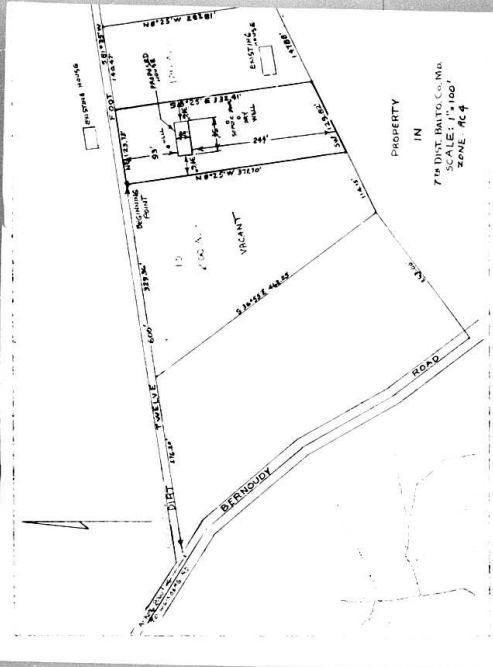
No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NKP/bp

JOSEPH H. MCDONALD, President
Y. BARBARA WILLIAMS, JR., Vice President
MARCUS W. RICHARDS
THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ALVIN LORICK
MRS. WILSON B. SMITH
RICHARD W. TRACY, D.D.M.



OFFICE OF
THE BALTIMORE
TIMES
TOWSON, MD 21204 October 6, 1977

THIS IS TO CERTIFY that the annexed advertisement of
Petition of Variance-William E. Openshaw
was inserted in the following N-1383

☐ 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 week, ending on the
7th day of October, 1977 that is to say the same
was inserted in the issues of October 6, 1977.

STROMBERG PUBLICATIONS, INC.

BY *[Signature]*

PETITION FOR A VARIANCE
TO ZONING
BONDING: Petition for Variance for
Location: 600' E. Bernoulli Rd. 2000' SE Weisberg Rd.
Present Zoning: R.C.4
Proposed Zoning: Variance to permit side setbacks of 34.5' in lieu of the required 50'.

CERTIFICATE OF PUBLICATION

TOWSON, MD, October 6, 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. once in each
day, one time successive week, before the 1977
day of October 19, 1977 the final publication
appearing on the 6th day of October 1977.

THE JEFFERSONIAN
[Signature]
Out of Advertisement \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received • this 1st day of
August 1977. Filing Fee \$ 20.00 Received ☒ Check
☐ Cash
☐ Other
[Signature]
S. Eric DiNenna,
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

#78-88A
District 7th Date of Posting Oct. 6, 1977
Posted for Variance - side yard of 34.5' instead of required 50'
Petitioner William E. Openshaw
Location of property 600' E. of Bernoulli Road & 1000' S.E. of
Weisberg Road
Location of Signs South Side of gravel Road, 600' east of
Bernoulli Road
Remarks
Posted by Gary Evans
Signature Date of return Oct. 6, 1977



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51250
Oct. 2, 1977 ACCOUNT 01-662
DATE
AMOUNT \$10.75
RECEIVED Cash Jackie Wally
FROM Advertising and posting of property for William
Openshaw #78-88A
VALIDATION ON SIGNATURE OF CLERK

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51871
August 2, 1977 ACCOUNT 01-662
DATE
AMOUNT \$25.00
RECEIVED Cash Jackie G. Wally, c. Blinnar Ct., Balto., Md.
FROM #1270
FOR Petition for Variance for William Openshaw
VALIDATION ON SIGNATURE OF CLERK