

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Raymond C. Corkran, Jr. 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 11.70.01.01 of the Zoning Ordinance to allow a side yard set back of 33' instead of the permitted 40'.

Because of the style of the house we are building we find it necessary to have a set back of 33' instead of the permitted 40'. Also, we long tubular in and we find it necessary to have our car locked inside a closed garage.

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 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 Raymond Corkran, Jr. Legal Owner
 Address 750 Seawall Rd.
 Baltimore, Maryland 21204

Petitioner's Attorney John W. Hession, III Protestants' Attorney
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of August, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of October, 1977 at 10:00 o'clock A.M.



10:00A
10/31/77

14th
 H-76-807
 RECEIVED
 SECTION
 DATE
 FILE
 SEARCHED
 INDEXED
 BY
 FILED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 24, 1977
 FROM: Leslie H. Graf, Director of Planning
 SUBJECT: Petition #78-94-A, Petition for Variance for Side Yard

North side of Nottingham Drive 225 feet Northeast of Ravenwood Road
 Petitioner - Raymond C. Corkran, Jr. and Phyllis M. Corkran

14th District

HEARING: Monday, October 31, 1977 (10:00 A.M.)

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

Leslie H. Graf
 Leslie H. Graf
 Director of Planning

LHG:GHI:rw

November 3, 1977

Mr. & Mrs. Raymond C. Corkran, Jr.
 750 Seawall Road
 Baltimore, Maryland 21221

RE: Petition for Variance
 N/S of Nottingham Drive, 225' NE of
 Ravenwood Road - 14th Election
 District
 Raymond C. Corkran, Jr., et al -
 Petitioners
 NO. 78-94-A (Item 41)

Dear Mr. & Mrs. Corkran:

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

Very truly yours,

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

SED/sf

Attachment

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



SURVEYOR'S DESCRIPTION

Beginning 225 feet east of the center line of Ravenwood Road at the intersection of Ravenwood Road and Nottingham Road on the north side of Nottingham Road and known as lot 39, of Plat 2, of Nottingham and recorded among Baltimore County Land Records in Liber 14, Folio 37. Also known as 9204 Nottowood Road.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of Aug 1977. Filing Fee \$ 25.00. Received Cash Other

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner Raymond + Phyllis Corkran submitted by Phyllis Corkran
 Petitioner's Attorney _____ Reviewed by SP

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

BALTIMORE COUNTY, MARYLAND No. 57266
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Oct. 31, 1977 ACCOUNT: 01-662
 AMOUNT: \$10.75

RECEIVED Raymond Corkran, Jr. 9204 Nottingham Rd., Baltimore, Md. 21237
 for advertising and posting of property #78-94-A

4075 REC
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 57206
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE: Oct. 7, 1977 ACCOUNT: 01-662
 AMOUNT: \$25.00

RECEIVED Raymond Corkran, Jr., 750 Seawall Rd., Balto. Md. 21221
 for Petition for Variance #78-94-A

475 REC 10
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 14th Date of Posting 10-27-77
 Posted for: Monday, Oct. 31, 1977 @ 10:00 A.M.
 Petitioner: Raymond C. Corkran, Jr.
 Location of property: N/S of Nottingham Dr. 225' N/S of Ravenwood Rd.
 Location of Sign: 1 sign posted on N/S of Nottingham Dr. at Lot # 39 on East of New Haven City limits
 Remarks: _____
 Posted by: Paul H. New Date of return: 10-28-77

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 Petitioners:

the above Variance should be granted; and it further appearing that by reason of the granting of the Variance, requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a total sum of the side setbacks of 33 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 day of November, 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.

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 PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

Baltimore County Department of Health TOWSON, MARYLAND 21204 DONALD 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 #41, Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Raymond C. & Phyllis M. Corkran Location: NW/4 Nottingham Rd. 225' NE Ravenswood Rd. Existing Zoning: D.R. 2 Proposed Zoning: Variance to permit a sum of side setbacks of 33' in lieu of the required 40'. Acres: 0.459 District: 14th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

K5:mah

77-94 H

Baltimore County Office of Planning and Zoning TOWSON, MARYLAND 21204 901-66-3211

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

Property Owner: Raymond C. and Phyllis M. Corkran Location: NW/4 Nottingham Road 225' NE Ravenswood Road Existing Zoning: D.R.2 Proposed Zoning: Variance to permit a sum of side setbacks of 33' in lieu of the required 40'. Acres: 0.459 District: 14th

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 Planner III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 17, 1977

Nicholas B. Conodari, Chairman

- MEMBERS: BUREAU OF ENGINEERING, DEPARTMENT OF TRAFFIC ENGINEERING, STATE ROAD COMMISSION, BUREAU OF THE ENVIRONMENT, HEALTH DEPARTMENT, PROJECT PLANNING, BUILDING DEPARTMENT, BOARD OF EDUCATION, ZONING ADMINISTRATION, INDUSTRIAL DEVELOPMENT

Mr. Raymond C. Corkran, Jr. Mrs. Phyllis M. Corkran 750 Seawall Road Baltimore, Maryland 21221

RE: Variance Petition Item Number 41 Petitioner - Raymond C. Corkran Phyllis M. Corkran

Dear Mr. & Mrs. Corkran:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an 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 100' by 200' lot, zoned D.R. 2 and located on the northwest side of Nottingham Road approximately 225 feet northeast of Ravenswood Road in the 14th Election District, is presently improved with a partially constructed dwelling. Adjacent properties are similarly zoned and are improved with single family detached dwellings.

A review of the building permit that was issued for this structure, indicates that it was to be built with an attached garage. However, through conversation with Mrs. Corkran, it was clarified that the permit called for an attached carport, and the proposal at this time

Mr. Raymond C. Corkran Page 2 Item # 41 October 17, 1977

is to convert this carport to an enclosed garage. Because of the resultant 18' setback in lieu of the required 25', this Variance is required.

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. CONODARI Chairman Zoning Plans Advisory Committee

NBC:rf

ORDER RECEIVED FOR FILING DATE 11/14/77

Mr. Raymond C. Corkran, Jr. Mrs. Phyllis M. Corkran 750 Seawall Road Baltimore, Maryland 21221 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 22nd day of August 1977. S. Eric DiNenna Zoning Commissioner reviewed by Nicholas B. Conodari Chairman, Zoning Plans Advisory Committee

