PETITION FOR ZONING VARIANCE

FROM AREA AND HEIGHT REGULATIONS TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY L or we Raymond C. & Phyllis M. Corkran County and which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from Section 1 NO 2-30.1. to permit a sum of side yard set backs of 33' instead of the permitted 40'. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Recause of the style of the house we are building we find at an extension of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case back of 33° instead of the permitted 40°. Also, we keep valubles in our case 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 and we find it necessary to have our car looked inside a closed garage. BISTER A w/2-77-7 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
tition, and further agree to and are to be bound by the roning regulations and restrictions of Phyllis M. Corker Legal Owner Contract purchase Baltimore, Naryland 21221 Protestant's Attorner ORDERED By The Zoning Commissioner of Baltimore County, this _____23rd ___ Now de Menso NE 23 77 8M 10/3/177 1100

> CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 10 - 17 - 77 Posted for Maring Menday Oct. 31. 1972 C. 10:00 AM.
Potitioner Raymonh C. Conham Jav. Location of property. NIS & Mattingwood Con 235 'N.E. & Karkomed H. Location of Sque I dryn Bortel on Als & Thethogorout Son on Let Posted by Must It New Date of return: 10 - 20 - 7.7

BATTIMORE COUNTY, MARTIAND

. REFORE THE ZONING COMMISSIONER RE- PETITION FOR VARIANCE

N/S of Nottingwood Dr. 225' NE of OF BALTIMORE COUNTY

RAYMOND C. CORKRAN, JR., et ux, : Case No. 78-94-A

ORDER TO ENTER APPEARANCE

Mr Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore Count 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. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the aforegoing Order was mailed to Mr. and Mrs. Raymond C. Corkran, Jr., 750 Seawall Road, Baltimore, Maryland 21221, Petitioners

> W. Hessian ot John W. Hessian, III



on S. Eric DiNenna, Zoning Commissioner Date October 24, 1977

warmer Leslie H. Graef, Director of Planning

SUBJECT Petition #78-94-A. Petition for Variance for Side Yard North side of Nottingwood Drive 225 feet Northeast of Ravenwood Road Petitioner - Raymord C. Corkran, Jr. and Phyliss M. Corkran

14th District

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

There are no comprehensive planning factors requiring comment

LHG:JGH:rw

Nevember 1, 1977

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

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

Dane Mr. & Mrs. Corkran

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

S. ERIC DI NENNA

SED/ef

ec: John W. Hessian, III, Esquire People's Counsel

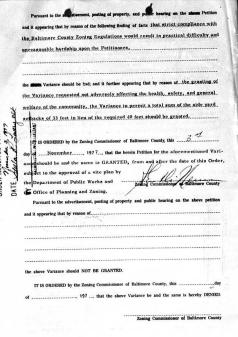
SURVEYOR'S DESCRIPTION

Beginning 225 feet east of the center line of Ravenwood Road at the intersection of Ravenwood Road and Nottingwood Road on the north side of Nottingwood 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 Nottongwood Road.



VALIDATION OR SIGNATURE OF CASHIEL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 1977. Filing Fee \$ 25 00. Cash Other Petitioner Phymand + Phylos Cekhadomitted by Phylos Continu Reviewed by Petitioner's Attorney This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



C. Corkran, Jr.

this 23rd day of August

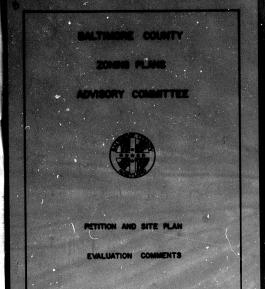
Petitioner Mr. & Mrs. Cortan Petitioner's Attorney

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

ilie M. Corkran mall Road m. Haryland 21221



TOWSON, MARYLAND 21200 DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 1, 1977

28-94 A

Mr. S. Eric DiNenna Nr. 5. 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:

Raymond C. & Phyllis M. Corkran NW/S Nottingwood Rd. 225' NE Raymond Rd. D.R. 2 Variance to permit a sum of side setbacks of 33' in lieu of the required 40'. 0.459 Property Owner: Location:

Existing Zoning: Proposed Zoning:

Acres: District:

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

Very truly yours,

Johns M. Lenin Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

KS: mahs

TOWSON, MARYLAND 21204

M-SE Key Sheet 24 NE 31 Pos. Sheet

THORNTON M. MOURING, P.E.

September 15, 1977

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

Re: Item #41 (1977-1978) Property Owner: Baymond C. & Phyllis M. Corkran N/MS Nottingwood Ed. 225' N/E Ravenwood Ed. Existing Zoning: D.R. 2 Proposed Zoning: Variance to permit a sum of mide setbacks of 33' in lieu of the required 40'. Acres: 0.459 District: 14th

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.

Highways:

Nottingwood Road, an improved public road, is proposed to be further improved in the future as a 30-foot closed section road-ay on the existing 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings domestream of the property. A grading parmit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitions must provide necessary drainage facilities (temporary or permanent) to prevent example you prisences or damages to adjacent properties, precisity by the concentration of entry the property of the property of

Water and Sanitary Sewer:

Public water main and sanitary sewerage exist in Nottingwood Road to serve this property, which is Lot 39 of "Nottingham, Plat 2", recorded J.W.B. 14, Polio 37.

Very truly yours, ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Nicholas B. Commodar: FREENEXXXEEREKX

Chairma MEMBERS

BURLAU OF DEFARTMENT OF TRAFFIC ENGINEERIN STATE BOADS COMMISSI

BUREAU OF FIRE PREVENTION HEALTH DEPARTMEN PROTECT PLANNING BOARD OF EDUCATION ZONING ADMINISTRAT INDUSTRIAL DEVELOPMENT

S. ERIC DI NENNA Zoning Commissioner

ITEM 0 41

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

October 17, 1977

Dear Mr. & Mrs. Corkran:

The Zoning Plans Advisory Committee has reviewed 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 appropriateness of the zoning action requested, but or problems that I parties are made care of plans or problems are made care of plans are about the propriate and the propriate are propriated by the propriate are propriated by the zoning commissioner with recommendations as to the appropriateness of the requested zoning.

This 10° by 200° lot, zoned D.R. 2 and located on the northeest side of the histography of the contract of 225 feet northeast of saverneed with a partially con-listrict, is preeenly improved with a partially con-structed dwelling. Adjacent properties are similarly zoned and zer improved with a single family detached

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. Conkran, it was clarified that the permit called for an attached carport, and the proposal at this time

Mr. Raymond C. Cockran 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,

Miss & Souther NICHOLAS B. COMMODARI

Chairman Zoning Plans Advisory Committee

NBC:rf

office of pla TOWSON, MARYLAND 2120

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/S Nottingwood Road 225' NE Ravenwood 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.

September 23, 1977

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

> Item No. 41 - ZAC - August 23, 1977
> Property Owner: Raymond C. 6 Phyllis M. Corkran
> Location: NN/S Nottingwood Rd. 225' NE Ravenwood Rd. Existing Zoning: D.R. 2
> Proposed Zoning: Variance to permit a sum of side setbacks of 33' in lieu of the required 40'. District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a sum of the side setbacks of 33 feet in lieu of the required 40 feet.

Very truly yours. Quelast & Lani. Michael S. Flanigan Traffic Engineer Associate

MSF/kam



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

Zoning Advisory Committee

Ro: Property Osmer: Raymond C. & Phyllis M. Corkras

Location: NW/S Nottingwood Rd. 225' NE Ravenwood Rd.

Item No. 41

Zoning Agenda August 23, 1977

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.

 Fire hydrants for the referenced property are grequired and shall be located at intervals of fost along an approved road in accordance with Baltimore County Stanfards as published by the Department of Public Horks.

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

() 3. The vehicle dead-and condition shown at

RECEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations.

rare revention uses prior to occupancy or occuming of operations.

5. The buildings and structures catching or proposed on the acts onhall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Main Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Pire Provention Bureau has no comments, at this time.

Planning Group

noted and Leonge M. Wegnet Pire Prevention Bureau



JOHN D. SEYFFERT

August 18, 1977

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

Dear Mr. Di Menna.

Comments on Item # 11 Zoning Advisory Committee Meeting, August 23, 1977 are as follows:

Property Owner: Raymond C. & Phyllis M. Corkran N/W/S Nottingwood Road - 225' N/E Ravenwood Road Existing Zoning: D.R. 2 Proposed Zoning: D.R. 2
Proposed Zoning: Variance to permit a sume of side setbacks of
33' in lieu of the required 40'.

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.

() 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 valls 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 ______.

Very truly yours,

Charle & Sumbons

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: August 25, 1977

Mr. S. Eric DiNenna Zoning Commissioner Baltimore County Office Ruilding

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

RE: Item No: 41 Item No: 41

Property Owner: Raymond C. 4 Phyllis M. Corkran
Location: NM/S Nottingwood Rd. 225" ME Ravenwood Rd.

Present Zoning: D.R. 2

Proposed Zoning: Variance to permit a sum of side setbacks of 33' in lieu of the required 40'.

District: 14th

Dear Mr. DiNenna

Mr. S. Eric DiNenna

No bearing on student population.

Very truly your 10. Willetelout W. Nick Petrovich

JOSEPH N. MCGOWAN CHIROSE T. DAYAND WILLIAMS OR AND

ROOFE & MATERIA

Aug Transport





CERTIFICATE OF PUBLICATION

TOWSON, MD.Qetoher. 13, 19.77

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed mk one time specesive weeks before the 31rt appearing on the 13th day of October 19 77

THE JEFFERSONIAN.

Cost of Advertisement, \$...





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-RAYMOND C. CORKMAN JR. was inserted in the following

☐ Catonsville Times

☐ Towson Times

☐ Suburban Times West

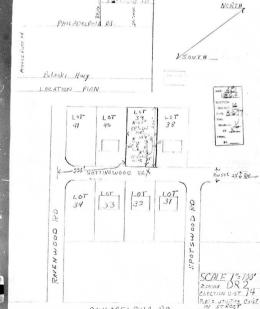
☐ Dundalk Times Cy Essex Times ☐ Suburban Times East

☐ Arbutus Times ☐ Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the

14 day offictober 19 77, that is to say, the same was inserted in the issues of October 13, 1977.

> STROMBERG PUBLICATIONS, INC. By Sthe Burger



PHILADELPHIA RD