

78-109-A 657 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles A. Wall, 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.

herby petition for a Variance from Section 1702.30 (Section 211.21(a) of the Code) and setback of 22 feet and 1/2 feet to the center line of Parkfield Road in lieu of the required 22 feet and 50 feet respectively (Section 211.21(a) to permit a side street setback of 9 feet and 3/4 feet to the center line of Marling Road in lieu of the required 22 feet and 50 feet respectively (Section 211.21(a) to permit a rear yard setback of 7 feet in lieu of the required 10 feet (Section 211.21(a) to permit a rear yard setback of 9 feet in lieu of the required 10 feet.

Expansion of existing home is extremely necessary because of recent illness of two family members, Mother and Mother-in-Law, which will require additional space to both house and accommodate them adequately.

See attached description 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 be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

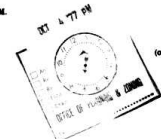
Contract purchaser

Address

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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 104, County Office Building in Towson, Baltimore County, on the 21st day of November, 1977, at 10:00 o'clock A.M.



Beginning at a point at the southwesterly corner of Parkfield Road and Marling Road, being Lot No. 17, Block No. 2 of Section One of Courthaven, as recorded in the Land Records of Baltimore County in Liber No. 75, Folio No. 37. Also known as 3727 Parkfield Road.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Parkfield & Marling Rds., : OF BALTIMORE COUNTY
2nd District :
Charles A. Wall, Petitioner : Case No. 78-109-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 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. Kautz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 2nd day of November, 1977, a copy of the foregoing Order was mailed to Mr. Charles A. Wall, 3727 Parkfield Road, Baltimore, Maryland 21208, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 14, 1977
FROM: Leslie H. Grief, Director of Planning

SUBJECT: Petition 78-109-A. Petition for Variance for Front and Side Yards and Rear Yard
Southwest corner of Parkfield and Marling Roads
Petitioner - Charles A. Wall and Peggy E. Wall
2nd District

HEARING: Monday, November 21, 1977 (10:00 A.M.)

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

Leslie H. Grief
Director of Planning

LHG:JGHr

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 488-1381

S. ERIC DINENNA
ZONING COMMISSIONER

November 23, 1977

Mr. & Mrs. Charles A. Wall
3727 Parkfield Road
Baltimore, Maryland 21208

RE: Petition for Variances
SW/corner of Parkfield and Marling
Roads - 2nd Election District
Charles A. Wall, et ux - Petitioners
NO. 78-109-A (Item No. 57)

Dear Mr. & Mrs. Wall:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 488-1381

Paul H. Reincke
Chief

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

Attention: N. Cowardart, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles A. and Peggy T. Wall
Location: SW/C Parkfield Road & Marling Road
Item No. 57 Zoning Agency Meeting of 10/04/77

Conclusion:

Pursuant to your request, the referenced property has been surveyed by this Bureau and its contents have been 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 used on condition shown at
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 prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comment at this time.

Reviewed: [Signature]
Special Inspection Division

Noted and
Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 3, 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. on Nov. 3, 1977 at one time before the 21st day of November, 1977 the 1977 publication appearing on the 21st day of November, 1977.

THE JEFFERSONIAN
S. Leach Smith
Publisher

Cost of Advertisement \$

78-109-A
11-02-77

NOV 3 1977

78-109-A
11-02-77

Jeffrey Pollack

Cost of advertisement, \$1.00

1-SIGN 78-109-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd
Posted for: PETITION FOR VARIANCE
Petitioner: CHARLES A. WALL

Location of property: SW/cor. of PARKFIELD and MARLING Rds.

Location of Sign: SW/cor. of PARKFIELD and MARLING Rds.

Remarks: See Case No. 78-109-A
Posted by: S. Leach Smith
Signature: [Signature] Date of return: Nov. 16, 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 facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a front yard setback of 22' and 47' to the center line of Parkfield Road instead of the required 25' and 50' respectively; a side street setback of 9' and 34' to the center line of Marling Road instead of the required 25' and 50' respectively; a side yard setback of 7' instead of the required 8'; and a rear yard setback of 9' and 26' instead of the required 30 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of November, 1977, that the herein Petition for the aforementioned Variances should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by 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

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

November 10, 1977

Chairman
Nicholas B. Commodari

Mr. Charles A. Wall
Mrs. Peggy T. Wall
3727 Parkfield Road
Baltimore, Maryland 21208

- MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

RE: Variance Petition
Item Number 57
Petitioner - Charles A. Wall
Peggy T. Wall

Dear Mr. & Mrs. Wall:

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 suitability of the requested zoning.

Located on the southwest corner of Parkfield and Marling Roads in the 2nd Election District, the subject property is zoned D.R. 5.5 and is presently improved with a one-story frame and shingle dwelling. Adjacent properties are similarly zoned and are also improved with individual dwellings with the exception of property to the southeast along Marling Road which consist of vacant wooded land.

This Variance request is necessitated by your proposal to construct a number of additions to the existing dwelling which would result in deficient front, side and rear setbacks.

Mr. Charles A. Wall
Mrs. Peggy T. Wall
Page 2
Item Number 57
November 10, 1977

Since the comments from the Fire Department are not available at this time, I suggest that you personally contact Lt. Thomas Kelly at 494-3985 to discuss this matter.

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
department of public works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

November 14, 1977

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

Re: Item #57 (1977-1978)
Property Owner: Charles A. & Peggy T. Wall
S.W. cor. Parkfield Rd. & Marling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Rd. in lieu of the required 25' and 50' respectively and a side setback of 9' and 34' to the center of Marling Rd. in lieu of the required 25' and 50' respectively and a rear setback of 7' in lieu of the required 8' and a rear setback of 9' in lieu of the required 30'.

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.

General:
Baltimore County highway and utility easements are not directly involved.
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #57 (1977-1978).

Very truly yours,
Edmund M. Dwyer
Chief, Bureau of Engineering

ESD/CAN:PWP:as
P-SK Key Sheet
25 NW 20 Pos. Sheet
JM 7 G Topo
77 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(800) 486-2271

November 4, 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 #57, Zoning Advisory Committee Meeting October 4, 1977, are as follows:

Property Owner: Charles A. & Peggy T. Wall
Location: SW/C Parkfield Road and Marling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Rd. in lieu of the required 25' and 50' respectively and a side setback of 9' and 34' to the center of Marling Rd. in lieu of the required 25' and 50' respectively and a rear setback of 7' in lieu of the required 8' and a rear setback of 9' in lieu of the required 30'.

District: 2nd
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. Winkler
Planner III
Project and Development Planning

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 #57, Zoning Advisory Committee Meeting of October 4, 1977 are as follows:

Property Owner: Charles A. & Peggy T. Wall
Location: SW/C Parkfield Rd. & Marling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Rd. in lieu of the required 25' and 50' respectively and a side setback of 9' and 34' to the center of Marling Rd. in lieu of the required 25' and 50' respectively and a rear setback of 7' in lieu of the required 8' and a rear setback of 9' in lieu of the required 30'.

Acres: 2nd
District:
Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS"mah"

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 16, 1977

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

- MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Housing Administration
Industrial Development

Mr. Charles A. Wall
Mrs. Peggy T. Wall
3727 Parkfield Road
Baltimore, Maryland 21208

RE: Variance Petition
Item Number 57
Petitioner - Charles A. Wall
Peggy T. Wall

Dear Mr. & Mrs. Wall:

The enclosed comments were forwarded to this office subsequent to those sent to you on November 10, 1977. If any revisions to the site plan are required, these revisions should be made and submitted to this office prior to the scheduled hearing date.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf
Enclosure

October 20, 1977

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

Re: Item 57 - ZAC - October 4, 1977
Property Owner: Charles A. and Peggy T. Wall
Location: SM/C Parkfield Rd. and Marling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Rd. in lieu of the required 25' and 50' respectively and a side setback of 9' and 34' to the center of Marling Rd. in lieu of the required 25' and 50' respectively and a side setback of 7' in lieu of the required 9' and a rear setback of 9' in lieu of the required 30'.

Acres: .2nd
District: 2nd

Dear Mr. DiNenna:
No traffic problems are anticipated by the requested variance to the side setbacks.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CBM/cmw

JOHN D. SEYFFERT
DIRECTOR

October 5, 1977

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

Dear Mr. DiNenna:

Comments on Item # 57 Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Charles A. & Peggy T. Wall
Location: S/W/C Parkfield Road & Marling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Road in lieu of the required 25' and 50' respectively and a side setback of 7' in lieu of the required 9' and a rear setback of 9' in lieu of the required 30'.
Acres: .2nd
District: 2nd

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. Burman

Charles E. Burman
Plans Review Chief
CDB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 3, 1977

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

Z.A.C. Meeting of: October 4, 1977

RE: Item No. 57
Property Owner: Charles A. & Peggy T. Wall
Location: SM/C Parkfield Road & Marling Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 22' and 47' to the center of Parkfield Rd. in lieu of the required 25' and 50' respectively and a side setback of 9' and 34' to the center of Marling Rd. in lieu of the required 25' and 50' respectively and a side setback of 7' in lieu of the required 9' and a rear setback of 9' in lieu of the required 30'.

District: 2nd
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

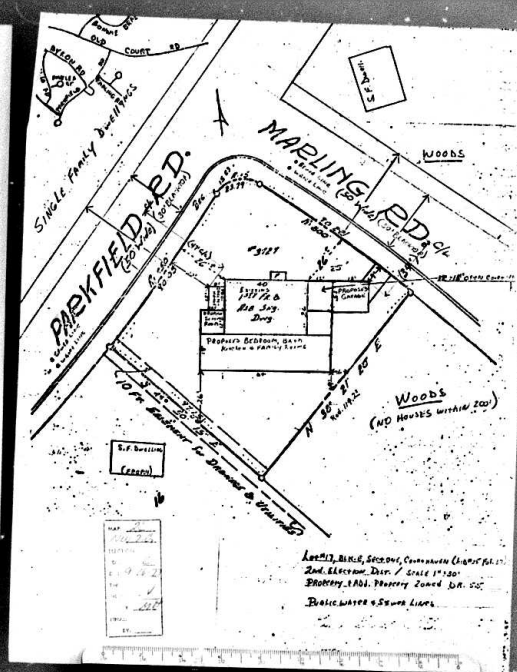
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/lp

JOSEPH N. WILSON, EXECUTIVE
T. BRADY, HILLMAN, JR., VICE-PRESIDENT
MARCUS H. ROBINSON

THOMAS H. ROSEN
MRS. LUDWIG F. CHAIKIN
ROBERT B. HATFIELD

ALVIN LORICK
MRS. WILSON M. SMITH, JR.
RICHARD W. TRACY, D.D.M.



PETITION MAPPING PROGRESS SHEET											
FUNCTION	Web Map		Original		Duplicate		Indexing		200 Sheet		
	date	by	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline											
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by: <i>J. P.</i>			Reviewed Plans:		Change in outline or description		Yes				
Previous case: <i>None</i>			Map # <i>2B</i>				No				

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23rd day of

Sept. 1977. Filing Fee \$ 20.00. Received 2 check
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Charles & Peggy Wall* Submitted by: *Peggy Wall*
Petitioner's Attorney: _____ Reviewed by: *JP*

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

Mr. Charles A. Wall
Mrs. Peggy T. Wall
3727 Parkfield Road
Baltimore, Maryland 21208

Item #57

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 23rd day of October 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Charles A. Wall
Petitioner's Attorney: _____

Reviewed by: *Nicholas S. Combs*
Nicholas S. Combs
Chairman, Son-by Plans
Advisory Committee

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

No. 57313

DATE: Nov. 16, 1977 ACCOUNT: 01-662

AMOUNT: \$20.50

RECEIVED: Charles A. Wall, 3727 Parkfield Rd., Balto., MD 21208

FOR: Advertising and posting of property
770-109-4

42 OCT 17 5 05 PM '77

VALIDATION OR SIGNATURE OF CASHIER

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

No. 57261

DATE: Oct. 28, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Charles A. Wall, 3727 Parkfield Rd., Balto., MD 21208

FOR: Petition Fee Variance
770-109-4

11 72 AM '77 2 50 PM '77

VALIDATION OR SIGNATURE OF CASHIER