415178 PETITIC., FOR ZONING VAR. NCE FROM AREA AND HEIGHT REGULATIONS 78-195-1 1/38

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we. Edga Micholmon and Mauricalegal owner...of the property situate in Baltimor County and which is described in the description and plat attached hereto and made a part hereof

1.B.02.g.C.1. hereby petition for a Variance from Section_. to permit a lot width of 50 feet instead of the required 55 feet on lots \$7,8,9,

10, and 11 of Hebville Park.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Owner wishes to sell individual lots for building purposes

Property is to be posted and advertised as prescribed by Zoning Regu'ations.

1. we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this pittion, and further agree to and are to be bound by the zoning regulations and restrictions of Battapere County adopted pursuant to the Zoning Law For Baltimore County.

Maurice Nicholton Legal Owner ess 10939 Liberty Road n Md. 21133

.... 197 8, at 10:15 clock exect.

178-195

8 %

55.78

of January 197⁵, 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 bearing be had before the Zoning Commissioner of Baltimore County in Boom 106, County Office Building in Townson, Baltimore

County, on the 15th

DATE

JAN 3 78 PM Zoning Commissioner of Baltimore County,

3115/

BALTIMORE COUNTY, MARYLA. D

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna, Zoning Commissioner Date.

March 13, 1978

Leslie H. Graef, Director of Planning

Petition #78-195-A. Petition for Variance for Lat Widths

Northeast side of Rollwin Road 442 feet Northwest of Rolling Road Petitioner – Mourice Nicholson and Edna Nicholson

2nd District

HEARING: Wednesday, March 15, 1978 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this

LHG:JGH:r

March 16, 1978

Mr. & Mrs. Maurice Nicholson 10939 Liberty Road Randalistown, Maryland 21133

RE: Petition for Variance NE/S of Rollwin Road, 442' NW of Rolling Road - 2nd Election District Maurice Nicholson, et us. - Petitioners NO. 78-195-A (Item No. 138)

Dear Mr. & Mrs. Nicholson:

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

> Very truly yours, S. ERIC DINENNA Zoning Com

SED/mc

cc: Mr. A. P. Feeney A. P. Feeney & Co., Inc. 8308 Liberty Road Baltimore, Maryland 21207

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

RE: PETITION FOR VARIANCE NE/S of Rollwin Rd. 442' NW of Rolling Rd., 2nd District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

MAURICE NICHOLSON, Petitioner : Case No. 78-195-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. Kountz, Jr. Deputy People's Counsel

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-218

I HEREBY CERTIFY that on this 23rd day of February, 1978, a copy of the aforegoing Order was mailed to Mr. Maurice Nicholson, 10939 Liberty Road, Randallstown, Maryland 21133, Petitioner.

W. Jassian III



COLUMBIA OFFICE WALTER PARK Registered Surveyo

TOWSON OFFICE HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD

L GERALD WOLFF

DESCRIPTION TO ACCOMPANY APPLICATION FOR LOT WIDTH VARIANCE:

Beginning for the same at a point on the northeast side of Rollwin Road (30 feet wide) said point being distant 442 feet northwesterly from the intersecmed by said northeast side of Rollwin Road with the centerline of Rolling Road (30 feet wide) thence being all of 7, 8, 9, 10, and Il as shown on the plat of Hebville Park recorded among the plat records of Baltimore County in Plat Book 8 folio 74.

Containing 0.80 acres of land more or less.



Malcolm F. Hudkins Registered Surveyor #5095

estates for Yarianes for Lot Vidths. ribeart side of Rellvin Read 1412 foot Northwest Relling Read.

MAY, MARCH 15, 1978 at 10:15 A.M.

Room 106, County Office Building, 111 V. Chesapeak

The Zening Commissioner of Baltimore County, by authority of the Zening Act and Regulations of Baltimore County, will hald a public hearing:

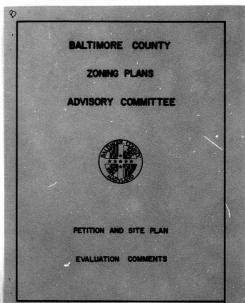
Putition for Variance from the Ecming Regulations of Baltimere County to permit let widths of 50 feet instead of the required 55 feet on Lots 47, 5,9,10, and 11 of Hebrille Park.

Section 1302.3.0.1 - Lot Vieths - 55 feet

All that parcel of land in the Second District of Baltimore County

Being the property of Naurice Hicholson and Mina Hicholson, as shown on plat plan filed with the Zoning Department.

Hearing Date: Vednesday, March 15, 1978 at 10:15 A.M.
Public Respines Resm 106, County Office Building, 111 W. Che



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 3rd day of January 1978.

Petitioner Maurice Nicholson Petitioner's Attorney

10: Hudkins Associates, Inc. 101 Shell Bldg. 200 E. Joppa Rd. Towson, MD. 21204

Chairman, Zoning Plans Advisory Committee

ITEM # 138

Daniel to 1	he a risement, posting of property, and p c hearing on the above petition
PERSONAL PROPERTY AND ADDRESS.	hat by reason of the following finding of facts that atrict correllance with
the Baltimore	Gounty Zoning Regulations would result in practical difficulty
.and.unr.naeon	t te bardebip upon the Petitioners.
	2000 20000 2
	s should be had; and it further appearing that by ressen of the granting of
	requested not adversely effecting the health, safety, and general
THE RESIDENCE OF THE PARTY OF T	community, a Variance to permit lot widths of 50 feet instead
Charles by Constructions	ad 55 feet on Lot Nos. 7, 8, 9, 10, and 11 of Hebville Park
should be gra	inted. Conclusion in the Construction of the C
I TO CORDER	ED by the Zoning Commissioner of Baltimore County, this
day	197 8. that the herein Petition for the aforementioned
Vanance sho	ald be and the same is GRANTED, from and after the date of this
Order, subje	et to the approval of a site plan by Department of Papilic Works
	e of Planning and Zoning.
≧	Zoning Commissioner of Baltimore County
Pursuant to t	he advertisement, posting of property and public hearing on the above petition
and it appearing t	that by reason of
<u>`</u>	president and a second a second and a second a second and
the above Varian	ice should "'O'T BE GRANTED.
IT IS ORDER	LED by the Zoning Commissioner of Baltimore County, thisday
IT IS ORDER	
IT IS ORDER	LED by the Zoning Commissioner of Baltimore County, thisday
IT IS ORDER	LED by the Zoning Commissioner of Baltimore County, thisday
IT IS ORDER	IED by the Zoning Commissioner of Baltimore County, this
IT IS ORDER	IED by the Zoning Commissioner of Baltimore County, this

ORDER RECTIVED FOR FILING

Item #138 (1977-1978)

Water and Sanitary Sewer;

END: ZAM : FWR: 88

cc: J. Somers D. Grise

L-ME Key Sheet 15 & 16 NM 28 Pos. Sheets NM 4G Topo 87 Tax Map

Property Owner: Naurice and Edna Nicholson Page 2 January 18, 1978

Public water main and sanitary sewerage exist in Rollvin Road. This property is tributary to the Gwynns Palls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

Elloworld N. Diver Comwellswink N. Diver, P.E.
Chief, Bureau of Engineering

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave.

......

Bureau of Department of

Bureau of

Health Department Boilding Departme

Board of Education

Zoning Administrat

Mr. & Mrs. Maurice Nicholson 10939 Liberty Road Randallstown, Maryland 21133

RE: Variance Petition Item Number 138 Petitioner - Maurice Nicholson Edna Nicholscn

March 2, 1978

Dear Mr. & Mrs. Nicholson:

Dear Mr. & Mrs. Micholson:

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 the property
to the second of the property of the property of the property
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 Joning.

This Variance is necessisted as a result of your proposal to construct five dwellings each on a 50 not wide lot in lieu of the required lot width of 55 feet. If you are not aware, a similar request to construct your property has been filed with this office and will be heard preceding your scheduled hearing.

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

Mr. & Mrs. Maurice Nicholson Page 2 Item Number 138 March 2, 1978

near future.

Very truly yours, Nichelas B. Commodani Nicholas B. COMMODARI Chairman Zoning Plans Advisory Committee

cc: Hudkins Associates, Inc. 101 Shell Building 200 East Joppa Road Towson, Maryland 21204

THORNTON M. MOURING, P.E.

January 18, 1978

Mr. S. Eric DiNen Zoning Committioner County Office Building

> Do. Them #130 (1977-1978) Item 8138 (1977-1978)
> Property Owner: Maurice & Edna Micholson
> N/ES Rollwin Rd. 442' N/W Rolling Rd.
> Existing zoning: D.R. 5:5
> Proposed Zoning: Variance to permit lot widths of
> 50' in lieu of the required 55'.
> Acres: 0.80 District: 2nd

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:

Rollwin Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

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

the Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, who to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

a drainage and utility easement is required within this property.

February 1, 1978

Mr. Eric S. DiNenno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Deer Mr. DiNenna

Comments on Item #138, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

Property Owner: Maurice and Edna Nicholson Lacation: NE/S kallwin Road 447 NW kalling Road Existing Zoning: D. R.S.S. Proposed Zoning: Variance to permit lot widths of 50° in lieu of the required 55°. Acres: 0.80 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

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

hu Lulinbles

TOWSON, MARYLAND 21204

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

January 12, 1978

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

The following are comments on Item # 138 , Zoning Advisory Committee Meeting of January 3, 1978:

Property Owner: Maurice & Edna Nicholson

Location: NE/S Rollwin Rd. 142' NV Rolling Rd.

Acres:

District: 2nd

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/pg

SEC 35 118



STEPHEN E. COLLINS

February 10, 1978

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

Item No. 138 - ZAC - January 3, 1978
Property Owner: Maurice & Edma Micholson
Locations named Mull January 3, 1978
MEM Sollville Mid. 442' NW Folling Rd.
Mid. 100 Mid. 442' NW Folling Rd.
Mid. 100 Mid.

No traffic problems are anticipated by the requested Variance to permit lot widths of 50 feet in lieu of the required 55 feet.

Trucharfs. Flamigan Michael S. Flamigan Traffic Engineer Associate

3



Ro: Property Osmer: Maurice & Edna Nicholson

Location: NE/S Rollwin Rd. 442' NW Rolling Rd.

Zoning Agenda Meeting of 1/3/78

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

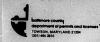
- () 1. Fire hydrants for the referenced property are groquired and shall be located at intervals of fort along an approved read in accordance with Baltiarce County Standards as published by the bepartsemt of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at_
- RECEDS the maximum allowed by the Fire Department. () 4. The site chall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations.
- () 5. Thi buildings and structures critique or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Student No. 101 "Life Safety Obde", 1970 Edition prior to occupanty.
- () 6. Site plans are approved as drawn.
- (xx) 7. The Fire Prevention Bureau has no comments, at this time.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 23, 19.78 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ones day of ______ Heroh ______, 19.78 , the seek publication appearing on the ____23rd __day of _____ February

19.78



Jamary 9, 1978

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

Comments on Item # 138 Zoning Advisory Committee Meeting, January 3, 1978

Property Owner: Maurice & Râna Richolson
N/K/S Bollvin Road 542' K/V Holling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot widths of 50' in lieu of the required 55'.

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.
- (X) 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 Karyland 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.
- P. No comment.
- G. Requested setback variance conflicts with the Baltimore County Bullding Code. See Section ______.

Medo & Sumbon

1-5,600

78-195-A

CERTIFICATE OF POSTING STMENT OF BALTIMORE COUNTY

Posted for Petition For VARIAN	Date of Posting FSR: 25 19
Petitioner: MAURICE NICHOLSON	,
Location of property: NE/S OF ROLL	
Location of Signa: NEIS OF ROLLWIN	v Rd. 600'+01-N OF
Remarks:	
Remarks: Posted by Llocusas A. Balasel Signature	Date of July MAtica 2 16 70

VALIDATION ON BIGNATURE OF CARMER		
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receives Cosh (Mine Hisbolesm)		
AMOUNT	500	
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DATE BOO. 19 1977 ACCOUNT 01	-40	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	57379	

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 6548
	, _{HT} 01-662
AMO	unt 850 a 61 a
SECSIVED Misheloss 109	39 Milesty 'M.,
Palitationer, Mr. 21133 ron - Advertising and posting	e of page 195 A
2808 °≅M3 7	50.64 HSC
VALIDATION OR S	IGNATURE OF CASHIER

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 28, 1977

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

Z.A.C. Meeting of: January 3, 1978

RE: Item No: 138

Property Owner: Meurice & Edna Nicholson
Location: MES Rollwin Rd. 442' Sp Rolling Rd.

Present Zoning: D.R. 5.5

Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

District: 2nd No. Acres: 0.80

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours. 6. Wil Rout W. Nick Petrovich

Wall Map Original Duplicate Tracing 200 Sheet

Revised Plans:

Map # NW 4G

Change in outline or description___Yes

FUNCTION

Descriptions checked and

Petition number added to

Denied

Reviewed by:

Previous case: /L'ME

Granted by ZC, BA, CC, CA

PETITION MAPPING PROGRESS SHEET

the first publication appearing on the The E day of Peb. , 19 the second publication appearing on the day of the third publication appearing on the , day of THE NORTHWEST STAR 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 9 26 day of

DEC. __XCash

__Other

IDFILMER.

CERTIFICATE OF PUBLICATION

was published in the HORTHWEST STAR, & weekly newspaper published in Pikesville, Baltimore County, Maryland before the _____d siet day

Pikesville, Md., 20, 19 7 THIS IS TO CERTIFY, that the annexed Edwertigmen

Petitioner Market Han Michalson Submitted by Edna Nichalson Petitioner's Attorney_____ Reviewed by

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

COFILMER

