

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

**William & Marjorie Willoughby**, I, of us, 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 1802.3 C1 (MS-5) to be permit a lot width of 50 feet in lieu of the required 55 feet for lots 146 147

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty) We the Willoughbys the owners of lots 146 147, are requesting a variance of 5 feet to build our home on lots 146 147, North Hazelwood Ave. in a old development where most of the existing homes are placed on 50 foot lots.

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.

DATE: April 11, 1978  
 CONTRACT PURCHASER: William & Marjorie Willoughby  
 ADDRESS: 5715 EAST AVE. BALTIMORE, MD. 21206  
 PETITIONER'S ATTORNEY: Robert L. Gilford  
 PROTESTANT'S ATTORNEY: Herbert A. Davis

ORDERED by The Zoning Commissioner of Baltimore County, this 3rd day of March, 1978, 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 114, County Office Building in Towson, Baltimore County, on the 28th day of March, 1978, at 10:00 o'clock P.M.

By: [Signature] Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE FROM SECTION 1802.3 C1 OF THE BALTIMORE COUNTY ZONING REGULATIONS, E/S NORTH HAZELWOOD AVENUE 135 FEET NORTH OF SOUTHWOOD AVENUE, 14th DISTRICT  
 WILLIAM WILLOUGHBY, et ux Petitioners  
 BALTIMORE COUNTY  
 Case No. 78-203-A

**ORDER OF DISMISSAL**

Petition of William Willoughby, et ux for Variance from Section 1802.3 C1 of the Baltimore County Zoning Regulations, on property located on the east side of North Hazelwood Avenue 135 feet north of Southwood Avenue, in the 14th Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a letter of dismissal of appeal filed May 15, 1978 (a copy of which is attached hereto and made a part hereof), from the Protestants/Appellants. In the above entitled matter.

WHEREAS, the said Protestants/Appellants request that the appeal filed on behalf of said Protestants be dismissed.

IT IS HEREBY ORDERED, this 16th day of May, 1978, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Rejzler, Jr., Chairman  
 Robert L. Gilford  
 Herbert A. Davis

RE: PETITION FOR VARIANCE FROM SECTION 1802.3 C1 OF THE BALTIMORE COUNTY ZONING REGULATIONS, E/S NORTH HAZELWOOD AVENUE, 135 FEET NORTH OF SOUTHWOOD AVENUE, 14th DISTRICT  
 WILLIAM WILLOUGHBY, Petitioner  
 BALTIMORE COUNTY  
 Case No. 78-203-A

**ORDER TO ENTER APPEARANCE**

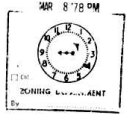
Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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.  
 Charles E. Kountz, Jr.,  
 Deputy People's Counsel

John W. Hesston, III  
 John W. Hesston, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21284  
 494-2188

I HEREBY CERTIFY that on this 8th day of March, 1978, a copy of the aforesaid Order was mailed in William Willoughby, Petitioner, 5715 East Avenue, Baltimore, Maryland 21206.



ORDER RECEIVED FOR FILING

DATE: April 11, 1978

APPROVED FOR FILING

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: March 20, 1978  
 FROM: Leslie H. Gray, Director of Planning  
 SUBJECT: ITEM #141  
 Petition #78-203-A. Petition for Variance for Lot Widths East Side of North Hazelwood Avenue 135 feet North of Southwood Avenue Petitioner - William Willoughby and Marjorie Willoughby

14th District

HEARING: Tuesday, March 28, 1978 (10:00 A.M.)

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

Leslie H. Gray  
 Director of Planning

LHG:JGHw

April 4, 1978

Paul Zawicki, Esquire  
 6721 Belair Road  
 Baltimore, Maryland 21206

RE: Petition for Variance from Section 1802.3 C1 of the Baltimore County Zoning Regulations, E/S North Hazelwood Avenue, 135' N of Southwood Avenue - 14th Election District  
 William Willoughby, et ux - Petitioners  
 NO. 78-203-A (Item No. 141)

Dear Mr. Zawicki:

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

Very truly yours,

George J. Martink  
 Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Leonard Habicht  
 5805 N. Hazelwood Avenue  
 Baltimore, Maryland 21206

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

March 29, 1978

Mr. George Martink  
 Deputy Zoning Commissioner  
 Baltimore County  
 County Office Building  
 Towson, Maryland 21284

RE: Memorandum For The Record  
 Petition For Variance  
 Case No. 78-203-A  
 #78-204-A

Dear Mr. Martink:

With respect to the Hearings of today concerning the captioned cases, please include into the record that the driveway for lots # 146 and 147 will be placed on the south side of Lot No. 146 which is away from the existing property on Lot No. 146 of the petitioner in this matter. Therefore, no roadway parking of vehicles will be involved.

Also, please accept this memorandum as a waiver of the 30 day appeal limitation. I am fully aware that in the event the variances are not granted, that any and all construction performed during this appeal period will be removed at my expense.

Very truly yours,

William Willoughby

William Willoughby

May 11, 1978  
 Mr. William Willoughby  
 Case # 78203A

Zoning Commissioner

Please advise agent of above numbered case.

Mr. George J. Martink  
 5805 N. Hazelwood Ave. 21206  
 Mr. Leonard Habicht  
 5805 N. Hazelwood Ave. 21206  
 John W. Hesston, III  
 People's Counsel  
 County Office Building  
 Towson, Maryland 21284  
 494-2188

F. L. Habicht

Mr. Leonard Habicht  
 Mr. George J. Martink  
 Mr. John W. Hesston, III  
 Mr. Robert L. Gilford  
 Mr. Herbert A. Davis

Paul Spitzer  
 11 & 12

February 1, 1978

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 #141, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

Property Owner: William and Marjorie Willoughby  
Location: E/S N. Hazelwood Avenue 135' N. Southwood Avenue  
Existing Zoning: D.R.5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.  
Acres: 0.1722  
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. Wimple*

John L. Wimple,  
Planner III  
Current Planning and Development

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

January 12, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 141 - Zoning Advisory Committee Meeting of January 3, 1978:

Property Owner: William & Marjorie Willoughby  
Location: E/S N. Hazelwood Ave. 135' N Southwood Ave.  
Acres: 0.1722  
District: 14th

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

Very truly yours,

*Thomas R. Jochen*  
THOMAS R. JOCHEN, DIRECTOR  
BUREAU OF ENVIRONMENTAL SERVICES

TBR/ KS/ pc  
SEC 35 118

STEPHEN COLLINS  
DIRECTOR

February 10, 1978

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

Item No. 141 - ZAC - January 3, 1978

Property Owner: William & Marjorie Willoughby  
Location: E/S N. Hazelwood Ave. 135' N Southwood Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.  
Acres: 0.1722  
District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the request variance to permit lot widths of 50 feet in lieu of the required 55'.

Very truly yours,

*Michael S. Flanagan*  
Michael S. Flanagan  
Traffic Engineer Associate

MSF/dms

Paul H. Reineke  
CHIEF

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

Attention: H. Compadoni, Chairman  
Zoning Advisory Committee

Re: Property Owner: William & Marjorie Willoughby

Location: E/S N. Hazelwood Ave. 135' N Southwood Ave.

Item No. 141 Zoning Agency Meeting of 1/3/78

Comment:

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.

- ( ) 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 \_\_\_\_\_ REPAIR 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 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.

Noted and Approved: *Paul H. Reineke*  
Planning, Zoning  
Special Inspection Division

Noted and Approved: \_\_\_\_\_  
District Chief  
Fire Prevention Bureau

JOHN D. SEYFERT  
DIRECTOR

January 9, 1978

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

Dear Mr. DiNenna:

Comments on Item # 141 Zoning Advisory Committee Meeting, January 3, 1978 are as follows:

Property Owner: William & Marjorie Willoughby  
Location: E/S N. Hazelwood Ave 135' North Southwood Ave.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

Acres:  
District:

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. Center property line shall be removed from plat plans.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

Very truly yours,

*Charles E. Barnham*  
Charles E. Barnham  
Plans Review Chief  
CB3:173

## 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: 141  
Property Owner: William & Marjorie Willoughby  
Location: E/S N. Hazelwood Ave. 135' N. Southwood Ave.  
Present Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

District: 14th  
No. Acres: 0.1722

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

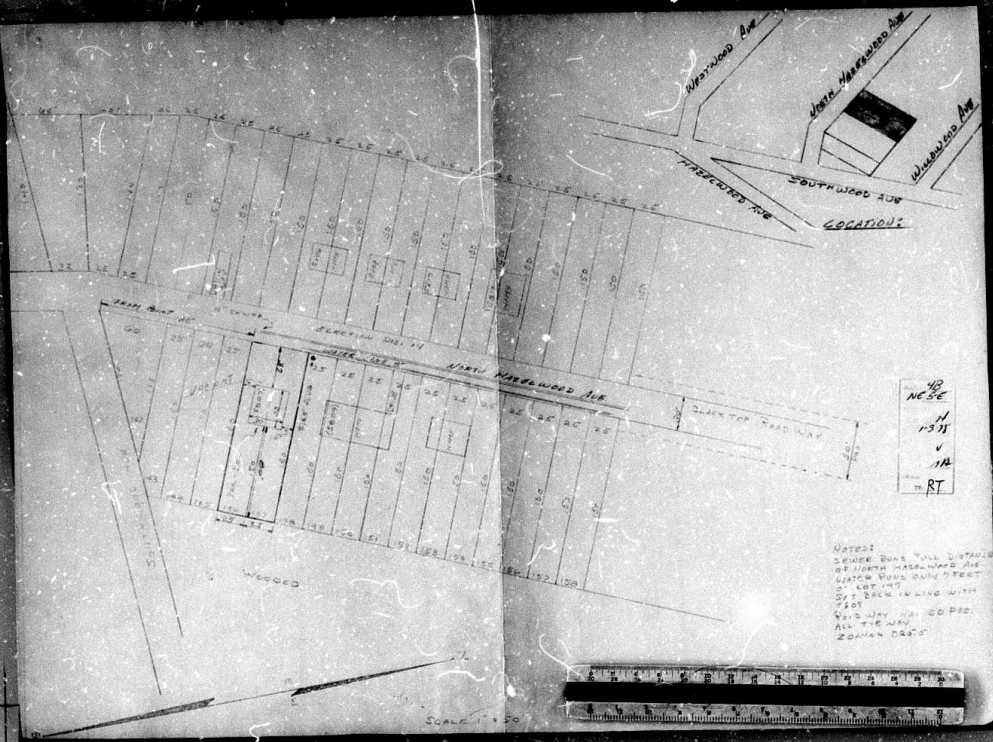
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

JOSEPH M. McLEWAN, J. SEVERY  
T. DENNIS WILSON, JR., VICE-PRESIDENT  
MARCUS W. ROSSIGNOL

THOMAS H. BOYER  
MRS. LOURDAINE F. CHURCH  
ROBERT A. HADLEY

ROBERT Y. DUFFL, REPRESENTATIVE

ALVIN LUBRECK  
MRS. MILTON W. SMITH, JR.  
RICHARD W. TRACY, D.V.M.



NOTES:  
 CHANGE BOX "ALL DISTRICTS OF NORTH WOODWOOD AVE. WATER WOULD ONLY BE FEET OF SETBACK" TO "BACK IN LINE WITH 1987".  
 THIS WAY WE COULD PRO. ALL THE WAY.  
 ZONING DATA

OFFICE OF THE TIMES NEWSPAPERS  
 TOWSON, MD. 21204 March 9 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Wm. Willoughby E/S of North Woodwood Avenue was located in the following:

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 weeks before the 10th day of March 1978, that is to say, the same was inserted in the issues of March 9, 1978

STROMBERG PUBLICATIONS, INC.  
 BY *Ester Bunge*

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

No. 65478

DATE March 6, 1978 ACCOUNT 03-662

AMOUNT \$85.00

RECEIVED William Willoughby 5715 Hart Ave., Balto., Md.  
 FROM 2500  
 FOR Petition For Variance #70-203-A

10 6 4 2 100 7 250.00 REC

VALIDATION OR SIGNATURE OF CLERK

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

No. 65529

DATE March 28, 1978 ACCOUNT 03-662

AMOUNT \$12.06

RECEIVED William Willoughby, 5715 Hart Ave., Balto., Md.  
 FROM 2500  
 FOR Administering and posting of property #70-203-A

10 1 4 2 2 100 29 420.06 REC

VALIDATION OR SIGNATURE OF CLERK

MORE COUNTY, MARYLAND  
 OFFICE OF FINANCE REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 65572

DATE April 20, 1978 ACCOUNT 04-662

AMOUNT \$60.00

RECEIVED FROM Mr. J. Leonard Hahnke, Jr., 312 N. Patterson Avenue, Balto., Md.  
 FOR Cost of Appeal on Case No. 70-203-A  
E side of N. Woodwood Ave., 195' W of Southwood Avenue - 1/4th District  
William Willoughby, et ux - Petitioner

VALIDATION OR SIGNATURE OF CLERK

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					12	1/1				
Petition number added to outline										
Denied										
Granted by ZC, BA, CG, CA										
Reviewed by: <i>A</i>	Revised Plans: Change in outline or description Yes <input type="checkbox"/> No <input type="checkbox"/>									
Previous case: <i>None</i>	Map # <i>NE 5 E</i>									

CERTIFICATE OF POSTING  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

476-265-9

District: 114<sup>th</sup> Date of Posting: 3-9-78

Posted for: Herring Tom, Dec. 26, 1978, & Wm. Willoughby

Petitioner: William Willoughby

Location of property: Sp. of North Woodwood Ave. 195' W of Southwood Ave.

Location of Sign: Sign located on N. Woodwood Ave. Opp. 195' N. of Southwood Ave.

Remarks:

Posted by: Donald H. Jones Date of return: 3-16-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received \* this 22 day of December 1977. Filing Fee \$ 25 Received  Cash  Other

*Eric Dinnies*  
 Zoning Commissioner

Petitioner Wm. Willoughby Submitted by W. Willoughby  
 Petitioner's Attorney Reviewed by W. Willoughby

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

