

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George W. Christ, 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 1.802.30 (W 3.5) to W 3.5 and 1.809.20C set-back of 1 foot in lieu of the required 10 feet and a sum of side yards of 16' in lieu of the required 25'.

At the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
In order to attach a garage on the right side of house and have it conform with the house I will only be able to drop back 7 feet from front line of house to build a 22 ft. wide and 29 ft. deep garage. As the next door neighbor is about 50 ft. away with a large drainage and utility reservation in between my house and neighbor, by going 1 foot from line at front of garage and 22 feet from back and of garage to side line I will still be about 60 feet from neighbor at front of house.

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 George W. Christ Legal Owner
Address 8 Bertwell Court
Towson, Md. 21204
Petitioner's Attorney 225 4477
Address Frederick's Attorney

ORDERED By The Zoning Commissioner of Baltimore County this 27th 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 106, County Office Building in Towson, Baltimore County, on the 1st day of May, 1978, at 10:00 o'clock A.M.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna, Zoning Commissioner Date: April 12, 1978
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #78-223-A. Petition for Variance for Side Yards. West Side of Bertwell Court, 325' West of Chetwood Circle. Petitioner - George W. Christ

R.H. District

HEARING: Monday, May 1, 1978 (10:00 A.M.)

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

Leslie H. Graef
Director of Planning

LHG:GRI:lmw

RE: PETITION FOR VARIANCE
W/3rd Bertwell Court, 325'
W of Chetwood Circle, 8th District
GEORGE W. CHRIST, Petitioner
Case No. 78-200-A

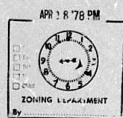
ORDER TO ENTER APPEARANCE

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.

I HEREBY CERTIFY that on this 14th day of April, 1978, a copy of the foregoing Order was mailed to Mr. George W. Christ, 8 Bertwell Court, Lutherville-Timonium, Maryland 21093, Petitioner.

John W. Heslan, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
S. ERIC DIMENNA
ZONING COMMISSIONER

May 3, 1978

Mr. George W. Christ
8 Bertwell Court
Timonium, Maryland 21093

RE: Petition for Variance
W/S of Bertwell Court, 325'
W of Chetwood Circle - 8th
Election District
George W. Christ - Petitioner
NO. 78-230-A (Item No. 179)

Dear Mr. Christ:

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

Very truly yours,
George W. Martinak
GEORGE W. MARTINAK
Deputy Zoning Commissioner

CJM/jhm

Attachment

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

Beginning at a point on the West end of Bertwell Court approximately 325' West of Chetwood Circle and known as Lot 29 of Plat Two, Section Three of Coachford, and recorded among the Land Records of Baltimore County in Plat Book 31 Folio 136.

Also known as 8 Bertwell Court.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOUNING, P.E.
DIRECTOR

April 12, 1978

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

Re: Item #179 (1977-1978)
Property Owner: George W. Christ
W/S Bertwell Ct. 325' W/W Chetwood Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'.
District: 8th

Dear Mr. DiMenna:

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 improvements are not directly involved.

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

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #179 (1977-1978).

Very truly yours,

Edward M. O'Brien, P.E.
EDWARD M. O'BRIEN, P.E.
Chief, Bureau of Engineering

END:EM:PM:lmw

6-08 Key Sheet
57 EW 2 & 3 Pos. Sheets
NW 15 A Topo
11 x 14 Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. George W. Christ
8 Bertwell Court
Towson, Maryland 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING ITEM # 179

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 27th day of March, 1978.

Petitioner George W. Christ
Petitioner's Attorney Frederick's Attorney
Reviewed by Nicholas J. Longmire
Chairman, Zoning Plans Advisory Committee

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 Petitioner:

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, Variance to permit a side yard setback of 1 foot in lieu of the required 10 feet and a sum of side yard setbacks of 16 feet in lieu of the required 25 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1978, 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 22nd day of May, 1978, 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

Mr. George W. Christ
Chairman

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

April 13, 1978

Mr. George W. Christ
18 Bertwell Ct.
Timonium, Maryland 21093

RE: Variance Petition
Item Number 179
Petitioner - George Christ

Dear Mr. Christ:

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 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.

Because of your proposal to construct an attached garage to the side of the existing dwelling within one foot of the property line, this variance hearing is required. If this petition is granted and the proposed garage is not of solid masonry walls without wood, you should contact Mr. Charles E. Burnham, Department of Permits and Licenses, at 494-3610 for his review and comments.

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

Mr. George W. Christ
Page 2
Item Number 179
April 13, 1978

filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 464-2211

April 28, 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 #179, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: George W. Christ
Location: W/S Bertwell Ct. 325' SW Chetwood Cir.
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'
District: BH

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
John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD A. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 25, 1978

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

Dear Mr. DiNenna:

Comments on Item #179, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: George W. Christ
Location: W/S Bertwell Ct. 325' SW Chetwood Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'.

Acres: 8th
District: 8th

Metropolitan water and sewer are available, therefore a health hazard is not anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/KS/tbs

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 464-3660

STEPHEN E. COLLINS
DIRECTOR

March 29, 1978

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

Item No. 179 - ZAC - March 21, 1978
Property Owner: George W. Christ
Location: W/S Bertwell Ct. 325' SW Chetwood Cir.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'.

Acres: 8th
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSP/hms

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 464-7310

Paul H. Heinicke
CHIEF

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

Attention: H. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: George W. Christ

Location: W/S Bertwell Ct. 325' SW Chetwood Cir.

Item No. 179 Zoning Agenda Meeting of 3/21/78

Gentlemen:

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 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 load and condition shown at _____

_____ exceeds 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.

7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved:
Special Inspection Division

Noted and Approved:
Fire Prevention Bureau

baltimore county
department of public and account
TOWSON, MARYLAND 21204
(301) 464-2211

March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #179 Zoning Advisory Committee Meeting, March 21, 1978 are as follows:

Property Owner: George W. Christ
Location: W/S Bertwell Ct. 325' SW Chetwood Circle
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'.

Acres: 8th
District: 8th

The items checked below are applicable:

1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.

X. A building permit shall be received before construction may begin.

Additional _____ permits shall be required.

2. Building shall be approved to use as - require alteration permit.

X. Three sets of construction drawings may be required to file an application for a building permit.

3. 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.

X. No 1 frame walls are not permitted within 3'0" of a property line.

Consult Building Department if distance is between 3'0" and 6'0" of property line.

4. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____

1. No comment.

X. Comment: If proposed garage is of solid masonry walls without wood, there will be no objection.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CB:rsj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

Z.A.C. Meeting of: March 21, 1978

RE: Item No: 179
Property Owner: George W. Christ
Location: W/S Bertwell Ct. 325' SW Chetwood Cir.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 1' in lieu of the required 10' and a sum of the side yards of 16' in lieu of the required 25'.

district: 8th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

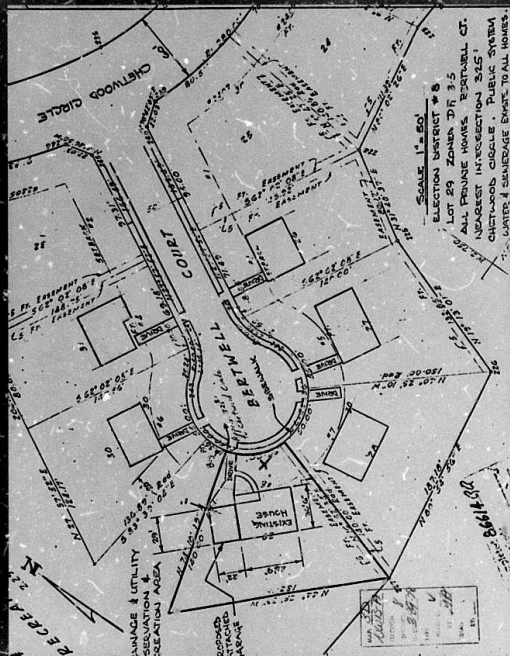
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NWP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BRADSHAW WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOWEN

THOMAS H. BOWEN
WILLIAM L. HILTON, JR.
ROBERT T. DUBEL, SECRETARY

LENN LORECE
MRS. LORENE P. CHURCH
RICHARD W. TRACER, D.M.



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 13, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on the 11th day of April, 1978, and continuing for the 14th day of April, 1978, the 1978 publication appearing on the 13th day of April, 1978.

THE JEFFERSONIAN,

L. L. Smith
Manager

Cost of Advertisement, \$



TOWSON, MD. 21204 April 13 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE, George Christ, W/S of Bertwell Court was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 14th day of April, 1978, that is to say, the same was inserted in the issues of April 13, 1978

STROMBERG PUBLICATIONS, INC.

BY *Erin D. Burger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: April 14, 1978
Posted for: PETITION FOR VARIANCE
Petitioner: PROPERTY OF GEORGE W. CHRIST
Location of property: WEST SIDE OF BERTWELL COURT, 325' W. SIDE OF CHETWOOD CIRCLE
Location of Sign: FRONT # 8, BERTWELL COURT
Remarks: *Thomson W. Roland*
Posted by: *Thomson W. Roland* Date of return: APRIL 21, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13th day of April, 1978. Filing Fee \$ 20.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: *George Christ* Submitted by: *W. Nick Petrovich*
Petitioner's Attorney: *W. Nick Petrovich* Reviewed by: *W. Nick Petrovich*

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3/29	W				
Petition number added to outline										
Denied										
Granted by										
Z.C., R.A., C.C., CA										
Reviewed by: <i>W. Nick Petrovich</i>										
Devised Plans: Change in outline or description										
Previous case:										
Map # <i>W15-13</i>										

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

No. 65587

DATE: April 27, 1978 ACCOUNT: 01-662

AMOUNT: \$ 11.36

RECEIVED FROM: George W. Christ, 3 Bertwell Court, Towson, Md.

FOR: Posting & advertising property No. 78-230-A

314718127 419600

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65549

DATE: April 14, 1978 ACCOUNT: 201662

AMOUNT: \$ 15.00

RECEIVED FROM: George W. Christ, 3 Bertwell Court, Towson, Md.

FOR: Petition for Variance No. 78-230-A

338645417 250000

VALIDATION OR SIGNATURE OF CASHIER

