

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert W. Wood, Jr. and Nancy R. Wood, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, 1902, 3, 03

hereby petition for a Variance from Section 50.02 to obtain a lot width of 50 feet on Lot 146 and a lot width of 49'-5" on Lot 147 in lieu of the required 55 feet; and to permit a side yard setback of 4' in lieu of the required 10' on Lot 148.

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

- The improvement located on what is now known as Battle Park, Lot 148 was built prior to the establishment of the Battle Park Subdivision. The layout of the subdivision (1923) caused the adjoined setback conditions to the boundary between Lots 147 and 148.
- All lots in the Battle Park Subdivision are 50 feet in width, but since its establishment, the Zoning Regulations have changed to require 55 ft. width, causing the width condition.

1 and 2 above were conditions uncontrollable by the Owners and are presenting an economic hardship to same due to the unalterable nature of the two properties individually.

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 July 11, 1978
 Contract purchaser Nancy R. Wood
 Legal Owner Robert W. Wood, Jr.
 Address 2909 Ross Ave. 21219
 Petitioner's Attorney _____
 Protester's Attorney _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of June, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1978, at 10:00 o'clock A.M.

Leslie H. Graf
 Zoning Commissioner of Baltimore County
 (over)

79-13-19
 238
 79-13-19
 238

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE 1/2 of Ross Avenue, 150' : OF BALTIMORE COUNTY
 N.E. of Armistead Rd., 15th District :
 ROBERT W. WOOD, et ux, Petitioners : Case No. 79-13-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.

Peter Max Zimmerman John W. Hession, III
 Peter Max Zimmerman John W. Hession, III
 Deputy People's Counsel People's Counsel
 County Office Building
 Towson, Maryland 21204
 404-2188

I HEREBY CERTIFY that on this 22nd day of June, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Robert W. Wood, 2909 Ross Avenue, Baltimore, Maryland 21219, Petitioners.



PLAT DESCRIPTION

beginning, at a point 150 feet northeast of the intersection of Armistead Road and Ross Avenue on the southeast side of Ross Avenue, being known as Lot Nos. 147 and 148 of the subdivision of Battle Park as recorded in the land records of Baltimore County in Liber 7 Folio 38. The improvements on Lot No. 148, otherwise known as 2909 Ross Avenue, in the 15th Election District, Baltimore County, Maryland. The zoning on the above being DR 5.5

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 301-404-2382
 S. ERIC DI NENNA
 ZONING COMMISSIONER

July 18, 1978

Mr. & Mrs. Robert W. Wood, Jr.
 2909 Ross Avenue
 Baltimore, Maryland 21219

RE: Petition for Variance
 SE 1/2 of Ross Avenue, 150' NE
 of Armistead Road - 15th
 Election District
 Robert W. Wood, Jr., et ux -
 Petitioners
 NO. 79-13-A (Item No. 238)

Dear Mr. & Mrs. Wood:

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

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

GJM/jhm

Attachment

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 5, 1978
 FROM: Leslie H. Graf, Director of Planning
 SUBJECT: Petition # 79-13-A, Petition for Variance
 Southeast side of Ross Avenue, 150 feet Northeast of Armistead Road
 Petitioner - Robert W. and Nancy R. Wood

15th District

HEARING: Monday, July 17, 1978 (10:00 A.M.)

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

Leslie H. Graf
 Director of Planning

LHG:JGH:1-2

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

Mr. & Mrs. Robert Wood
 2909 Ross Avenue
 Baltimore, Maryland 21219
 Item No. 238

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
 111 W. Crossapeake Ave.
 Towson, Maryland 21204

Your Petition has been received and accepted for filing
 this 9th day of May, 1978.

S. Eric DiNenna
 S. ERIC DI NENNA
 Zoning Commissioner

Petitioner: Wood
 Petitioner's Attorney: _____ Reviewed by: Nicholas A. Commodari
 Nicholas A. Commodari
 Chairman, Zoning Plans
 Advisory Committee

Baltimore County
 Office of Planning and Zoning
 TOWSON, MARYLAND 21204
 301-404-2311

LESLIE H. GRAF
 DIRECTOR

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 #238, Zoning Advisory Committee Meeting, May 9, 1978, are as follows:

Property Owner: Robert W and Nancy R. Wood
 Location: SE 1/2 Ross Avenue 150' NE Armistead Road
 Existing Zoning: D.R.5.5
 Proposed Zoning: Variance to permit lot widths of 49.5' and 50' in lieu of the required 55' for lots 147 and 148 and a side setback of 4' in lieu of the required 10' for lot 148.
 Acres: 0.5029
 District: 15th

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

June 9, 1978

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

Z.A.C. Meeting of: May 9, 1978

RE: Item No: 238
Property Owner: Robert W. & Nancy R. Wood
Location: 86/6 Ross Ave. 150' NE Armitstead Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot width of 49.5' and 59' in lieu of the required 55' for lots 147 and 148 and a side setback of 4' in lieu of the required 10' for lot 149.

District: 15th
No. Acres: 0.4809

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

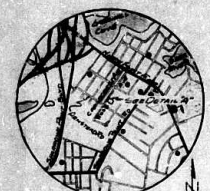
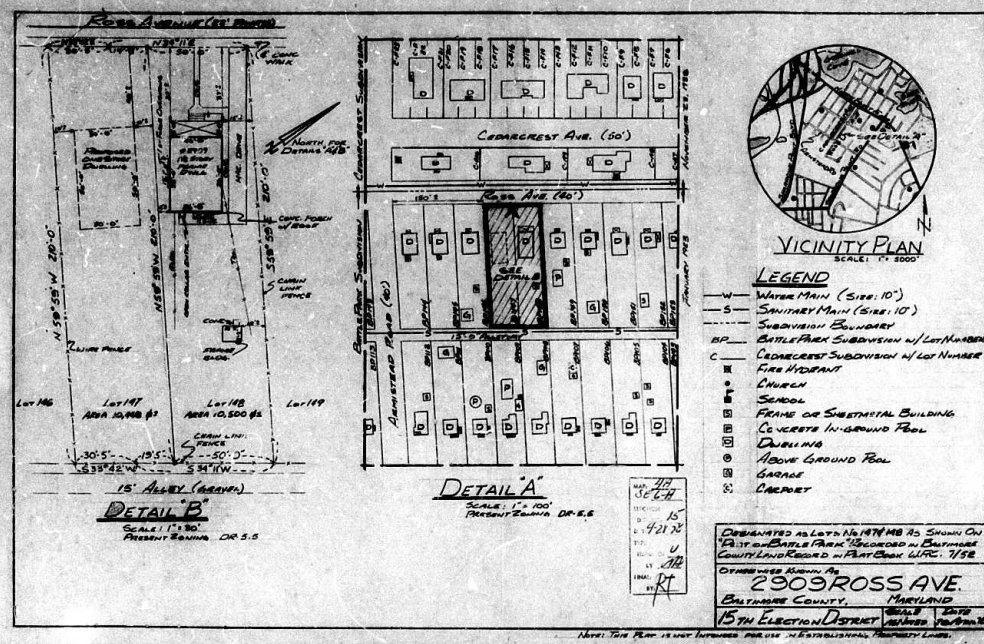
W. Nick Petrowski
W. Nick Petrowski,
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, FARRINGTON
T. MARION WILLIAMS, JR., VICE-MAYOR
MARCUS H. BOYDARSH

THOMAS H. ROYER
BRIE LORRANCE P. CHURCH
ROGER B. HAYDEN
ROBERT V. DUGAL, SUPERINTENDENT

ALVIN LUDWIG
BRIE WILSON R. SMITH, JR.
RICHARD J. TRACY, D.V.M.

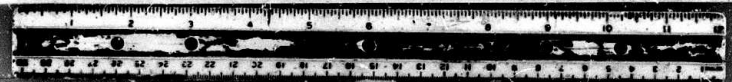


VICINITY PLAN
SCALE: 1" = 2000'

LEGEND

- W-W WATER MAIN (SIZE: 10")
- S-S SANITARY MAIN (SIZE: 10")
- SUBDIVISION BOUNDARY
- BP - CEDARCREST SUBDIVISION w/ LOT NUMBER
- CP - BATTLE PARK SUBDIVISION w/ LOT NUMBER
- FIRE HYDRANT
- CHURCH
- SCHOOL
- FRAME OR SUBSTANTIAL BUILDING
- CONCRETE IN-GROUND POOL
- DUBBLE
- ABOVE GROUND POOL
- GARAGE
- DRIVEWAY

DESIGNATED AS LOTS 147, 148 & 149 AS SHOWN ON
PLAT OF CEDARCREST PARK SUBDIVISION IN BALTIMORE
COUNTY, MARYLAND RECORDED IN PLAT BOOK MAPS: 7168
OTHER LOTS SHOWN AS
2909 ROSS AVE.
BALTIMORE COUNTY, MARYLAND
15TH ELECTION DISTRICT



OFFICE OF THE TIMES NEWSPAPERS
TOWSON, MD. 21204 June 29 19 78

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Robert W. & Nancy H. Wood 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, since a week for one successive weeks before the 30th day of June 1978, that is to say, the same was inserted in the issues of June 29, 1978

STROMBERG PUBLICATIONS, INC.
By *Erica Berger*

CERTIFICATE OF PUBLICATION
TOWSON, MD. June 29 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 June 29, 1978, and continuing for one week before the 30th day of June 1978, the 19th publication appearing on the 29th day of June 1978.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 25.00

79-13A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 6/29/78

Posted for: Robert W. Wood

Petitioner: Robert W. Wood

Location of property: 86/6 Ross Ave. 150' NE of Armitstead Rd.

Location of Sign: 86/6 Ross Ave. 150' NE of Armitstead Rd.

Remarks: [Handwritten notes]

Posted by: [Handwritten signature] Date of return: 6/29/78

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

Your Petition has been received * this 27th day of APRIL 1978. Filing Fee \$ 25.00 Received [] Cash [] Other []

Petitioner Robert & Nancy Wood is Submitted by SAME
Petitioner's Attorney [] Reviewed by []

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Fixings		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					1/27	JA				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: JAP										
Previous case: None										

Revised Plans: Change in outline or description Yes No
Map # SE 6H

BALTIMORE COUNTY, MARYLAND No. 73340
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 30, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED: Ruth Wood, 2909 Ross Ave, Baltimore, Md. 21219
FOR: Filing Fee for Petition for Variance, Case No. 79-13A

\$25.00 RECEIVED 25.00

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 73394
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE July 17, 1978 ACCOUNT 01-662

AMOUNT \$47.88

RECEIVED: Robert W. Wood, Dept. of Advertising and Printing
FOR: For Case No. 79-13-48

\$47.88 RECEIVED 47.88

VALIDATION ON SIGNATURE OF CASHIER

