

ORDER RECEIVED FOR FILING

DATE *August 1, 1978*

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 above Variance should be had; and it further appearing that by reason of the existing of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance is permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 211, 212, 213, 214, and 215 should be granted.

It IS ORDERED by the Zoning Commissioner of Baltimore County, this *1st* day of *August*, 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 Deputy Zoning Commissioner of Baltimore County 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 *1st* day of *August*, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

July 12, 1978

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

Re: Item #243 (1977-1978)
Property Owner: Norman A. & Ruby M. Winningham
8/18 Choptank Rd. 1/2 9.11' N/E Harewood Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 1.1478 District: 15th

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.

Highways:

Choptank 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.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

Provisions for accumulating storm water or drainage have not been indicated on the submitted plan.

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 full responsibility of the Petitioner.

Mr. & Mrs. Norman A. Winningham
628 George Avenue
Baltimore Maryland 21221

Item No. 243

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 *16th* day of *May*, *1978*.

Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Winningham
Petitioner's Attorney: Edward V. Coonan & Company
Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Edward V. Coonan & Company
1209 East 36th Street
Baltimore, Maryland 21218

Item #243 (1977-1978)
Property Owner: Norman A. & Ruby M. Winningham
Page 2
July 12, 1978

Water and Sanitary Sewers:

An 8-inch public water main and 15-inch sanitary sewerage exist in Choptank Road.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END/ENM:FWB:es

MS-W Key Sheet
24 NE 50' Box Sheet
DE 7 M Topo
C4 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

July 13, 1978

cc: Nicholas B. Commodari
Chairman

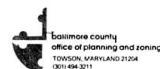
cc: Mr. & Mrs. Norman A. Winningham
628 George Avenue
Baltimore, Maryland 21221

RE: Variance Petition
Item No. 243
Petitioner - Winningham

Dear Mr. & Mrs. Winningham:

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 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.

The subject property, consisting of five vacant 50 foot wide lots, is zoned D. R. 5.5 and is located on the southeast side of Choptank Road approximately 209 feet northeast of Harewood Road in the 15th Election District. Adjacent properties are similarly zoned and are improved with individual dwellings. This Variance is necessitated by your proposal to construct an individual dwelling on each 50 foot lot in lieu of the required 55 foot requirement.



LESLIE H. GRAY
DIRECTOR

June 9, 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 #243, Zoning Advisory Committee Meeting, May 16, 1978, are as follows:

Property Owner: Norman A. & Ruby M. Winningham
Location: SE/S Choptank Road 209.13' NE Harewood Road
Existing Zoning: D. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'
Acres: 1.1478
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

Mr. & Mrs. Winningham
Page 2
July 13, 1978

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 60 days after the date on the 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:cmw

cc: Edward V. Coonan & Company
1209 East 36th Street
Baltimore, Maryland 21218



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

July 5, 1978

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

Dear Mr. DiNenna:

Comments on Item #243, Zoning Advisory Committee Meeting of May 16, 1978, are as follows:

Property Owner: Norman A. & Ruby M. Winningham
Location: SE/S Choptank Rd. 209.13' NE Harewood Rd
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 1.1478
District: 15th

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

Very truly yours,

Thomas H. Devlin, Director
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/TED/ENM

AUG 31 1978

May 24, 1978

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

Item No. 243 - ZAC - May 16, 1978
Property Owner: Norman A. & Ruby M. Winingham
Location: SE/8 Choptank Rd. 209.13' NE Harewood Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 1.1478
District: 15th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen E. Weber
Engineer I

SED/dm

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

Attention: M. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Norman A. & Ruby M. Winingham

Location: SE/8 Choptank Rd. 209.13' NE Harewood Rd.

Item No. 243 Zoning Agenda Meeting of 05/16/78

Comments:

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 or 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 _____

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.

(X) 6. Site plans are approved as drawn.

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

REVIEWER: *H. J. Kelly* Noted and Approved: *George M. Wignall*
Special Inspection Division Fire Prevention Bureau

June 1, 1978

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

Dear Mr. DiNenna:

Comments on Item #243 Zoning Advisory Committee Meeting, May 16, 1978
As follows:
Property Owner: Norman A. & Ruby M. Winingham
Location: SE/8 Choptank Rd. 209.13' NE Harewood Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 1.1478
District: 15th

The items checked below are applicable:

X A. Structure 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 any other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

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

F. 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 G. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.

H. Requested actual variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1978

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

L.A.C. Meeting of: May 16, 1978

RE: Item No. 243
Property Owner: Norman A. & Ruby M. Winingham
Location: SE/8 Choptank Rd. 209.13' NE Harewood Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

District: 15th
No. Acres: 1.1478

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

N. Nick Petrouich
N. Nick Petrouich,
Field Representative

NKP/bp

JOSEPH M. MCCORMACK, PRESIDENT
C. BARBARA HOLLAND, JR., VICE-PRESIDENT
MARCO M. BOSTON
THOMAS H. ROYER
NICK CARABINE, V. CHAIRMAN
ROGER B. HATHORN
ALVIN LORECK
WILLIAM M. SMITH, JR.
RICHARD W. TRACY, D.V.M.
ROBERT V. DUBEL, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 July 6, 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. on or about _____, one (1) _____, _____ weeks before the _____, 1978, the time publication appearing in the _____ day of _____, 1978.

THE JEFFERSONIAN
R. L. Lank
Manager
Cost of Advertisement, \$ _____

OFFICE OF
THE TIMES
TOWSON, MD. 21204 July 6, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Norman A. Winingham, et al, inserted in the following:

☐ Cransville 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 _____ successive weeks before the _____ day of _____, 1978, that is to say, the same was inserted in the issues of _____ July 6, 1978

STROMBERG PUBLICATIONS, INC.

BY *E. J. Berger*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

79-16A
District: 15 Date of Posting: 7-7-78
Posted for: *Norman A. & Ruby M. Winingham*
Petitioner: *Norman A. & Ruby M. Winingham*
Location of property: *SE/8 Choptank Rd. 209.13' NE*
Location of Sign: *Front of Property*
Remarks: *E. J. Berger*
Signature: *E. J. Berger* Date of return: 7-7-78
1-sign

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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>JOP</i>	Revised Plans: (77-210A/78-9A) Change in outline or description: Yes _____ No _____								
Previous case: <i>NONE</i>	Map: <i>NE 7th M</i> <i>NOTE: P.L. 100-100</i>								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this *2nd* day of *MAY* 1978. Filing Fee \$ *25.00*. Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Norman A. & Ruby M. Winingham* submitted by *S. Eric DiNenna*
Petitioner's Attorney: _____ Reviewed by *JOP*

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73406
DATE July 24, 1978 ACCOUNT 01-662
AMOUNT \$48.54
RECEIVED Norman A. Winingham, 428 George Ave. Balto. Md. 21221, Cost of Advertising and Posting for Case No. 79-16A
\$30174225 / 48540
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 73357
DATE June 27, 1978 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED Norman A. Winingham, 428 George Ave. Balto., Md. 21221, Filing Fee for Case No. 79-16A
\$27453228 / 250000
VALIDATION OR SIGNATURE OF CASHIER

