PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 1 2+3

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we...NORMEN.ININININGENEE......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 - 1 TO PERMIT LOT MIDTHS OF 50 FEET IN LIEU OF THE REQUIRED 55 FOOT LOTS 211 - 212 - 213 - 211 - 215 CHOPTANX POAD

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

LOTS HAVE BEEN EXISTING SINCE 1947, MANY HOMES BUILT ON SIMILAR LOTS. ALL PROPERTIES ARE 50 FOOT LOTS.

Property is to be posted and advertised as p I, or we, agree to pay expenses of above Variar tion, and further agree to and are to be bound by

BALTIMORE, MARYLAND 21221

sioner of Baltimore County, this 16th

of Na. 197 d. that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of perseral dreadsides throughout Baltimore County, that property be perted, and that the rubble hearing be had before the Zoning Commissioner of Baltimore County in Boom 106, County Office Building in Towson, Baltimore

Batanos

7-24-78 9:30 A.M.

August 8, 1978

. M

FOR FILING

RECEIVED F

ORDER F

George J. Martinak Deputy Zoning Commissione

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

RE: Petition for Variances SE/S of Choptank Road, 209.13' NE of Harewood Road 15th Election District Norman A. Winningham, et ux - Petit NO. 79-16-A (Rum No. 243)

Dear Mr. & Mrs. Winningham:

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

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

RE: PETITION FOR VARIANCE SE/S of Choptonk Rd., 209.13' NE of Harewood Rd., 15th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY NORMAN A. WINNINGHAM, et ux.

......

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Baltimore Count; 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 May Bring Peter Max Zimmerman Deputy People's Counsel

Den W. Herringt John W. Hessian, III People's Counse! County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 10th day of July, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Norman A. Winningham, 628 George Avenue, Baltimore, Maryland 21221, Petitioners.

John W. Hessian, III



RE: PET/TiON FOR VARIANCES : SE/S Choptank Road, 209, 13' NE of Harewood Road - 15th Election: District Norman W. Winningham, et ux NO. 79-16-A (Item No. 243)

BEFORE THE DEPUTY ZONING COMMISSIONED OF

BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Com- asioner of Baitimore County, this 23- day of August, 1978, that the Order, dated August 8, 1978, passed in "his matter, should be and the same is hereby AMENDED by deleting the approval previously Granted and, in lieu thereof, substituting a DENIAL of the subject Variances

August 23. 1978

George J. Marticak

Mr. & Mrs. Norman A. Winningham 628 George Avenue Baltimore, Maryland 2:221

RE: Petitina for Variances SE/S of Choptank Road, 209,13' NE of Harewood Road - 15th Election District Norman A. Winningham, et ux -Pctitioners NO. 79-16-A (Item No. 243)

Dear Mr. & Mrs. Winningham:

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

GM-nr

cc: John W. Hessian, III. Esquire Peop'e's Counsel

COONAN & Co., INC.

SURVEYORS & CIVIL INGINE

April 11,1978

Description of Winningham Property to accompany Variance Request

Reginning for the same at a pipe set on the southeast side of Choptani Road at the division line of lot 218 and lot 215 and the distance North 41 degrees 34 minutes 36 seconds East 209.13 ft from the intersection formed by the southeast side of Choptank Road and the Northeast side of Harewood Road as shown on a plat of Oliver Beach, Plat Book 14 folio 37 and running thence being known as Lots Numbered Two Hundred Eleven(211) Two Hundred Twelve (212) Two Hundred Thirteen (213) Two Hundred Fourteen (214) and Two Hundred Fifteen (215) Section B as shown on the Plat showing part of section B Oliver Beach which plat is recorded among the Land Records of Baltimore County in Plat Book J.M.E. No. 14 Telic



ESTIMORE COUNTY, MARSLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner

FROM Leslie H. Graef, Director of Planning

SUBJECT Petition #79-16-A. Petition for Variance for lot widths
Southeast side of Choptani Road, 209.13 feet Northeast of Harewood Road
Petitioner - Norman A. and Ruby M. Winningham

15th District

HEARING: Monday, July 24, 1978 (9:30 A.M.)

This office is opposed to the granting of the subject request; this ownership contains sufficient acreage to comply with the minimal lot width requirements.

5 % 35H: due

BALTIMORE COUNTY ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

July 12, 1978

Ar. S. Eric DiNenna Zoring Commissioner County Office Building Towson, Maryland 21204

Re: Itom #243 (1977-1978) ason Read (1977-1976)
Property Owner: Morman A. & Raby M. Minningham
S/ES Choptank Rd. 2 9.13 M/E Harewood Rd.
Existing soning: D.R. 5.5.
Proposed Zoning: Variance to pervit lot widths of SO'
in lies of the required 55'.
Acres: 1,1478 Latrict 15th

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 b 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 rollution 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 accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainings fac'lities (temporary or permanent, to prevent creating any maisances or damages to adjacent properties, especially by the concentration of purface waters. Correction of any problem which may result, when to improper grading or improper installation of drainings facilities, would be the full responsibility of the Nettlions.

Mr. & Mrs. Norman A. Winn 628 George Avenue Baltimore Maryland 21221 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 16th day of May 67978. Edward V. Coone: & Company 1209 East 36th Street Baltimore, Maryland 21218

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

Water and Sanitary Sewer:

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

Very truly yours,

Clear th M 5 tor fremer-ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: SS

MM-SW Kay Sheet 29 NE 50 Pos. Sheet ME 7 M Topo E4 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 13, 1978

Nicholas B. Com Chairman MEMBERS Boreau of Engineering

Department of Traffic Engineering

Bureau of Fire Prevention

Health Department

Project Planning

P. Ilding Departmen

Poard of Education Draing Administrati Industrial Development

628 George Avenue Baltimore, Maryland 21221

4 Mrs. Norman A. Winningham

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 putition and has made an on site field impaction of the preperty. The following comments or reveated, but to assure that all parties are made awars of plans or problems sit in 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 loss, is zoned D. R. 5.5 and is located on the southeast side of Choptan. Road approximately 209 feet northeast of Harewood Road in the 15th Election District. Adjacant 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.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours, Will Bemmodati

Chairman Zoning Plans Advisory Committe

NBC:emw

Edward V. Coonan & Company 1209 East 36th Stree Baltimore, Maryland 21218

office of planning and zonin TOWSON, MARYLAND 21264 (301) 494-3211

June 9, 1978

Mr. Eric S. DiNennn, 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 and Ruby M. Winningham Lacation: \$E/\$ Chal tank Road 209.13' NE Horewood Road Existing Zoning: 0".5.5 Proposed Zoning: Variance to permit lot widths of 50' in Iteu of the requirea 55' Acrus: 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 —it 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 Zwankley John L. Wimbley Planner III
Current Planning and Development

callimore county department of treath TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.

July 5, 1978

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

Tear Mr. Di Nenna

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

Norman A. & Ruby M. Winningham SS/S Choptank Rd. 209,13' NE Harewood Rd D.R. 5.5' Variance to permit lot widths of 50' in lieu of the required 55', l.l.l/Rd 15th Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

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

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/fth



May 24, 1978

Mr. S. Eric DiNenna Zoning Commissioner Councy Office Building

Tues No. 263 - MEC - psy 16, 1978
Property Owner: brown A. S. Bully A. Micrisphan
Location St. Ghoptank M. 209,131 NE Harewood Rd.
Estating Roming D. R. 5.5
Proposed Roming Unrance to permit to twidths of 50' in lieu of the required 55'.

Acres: District: 1.1478

The variance should have no effect on traffic.

Very truly yours. the Wiber



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

Re: Property Owner: Tran A. & Ruby M. Winningham

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

Soning Agenda Heeting of 05/16/78

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.

- Fire hydrants for the referenced property are required and shall be located at intervals or representations of feet along an approved road accordance with Sattlance County Standards as published by the Department of Publish 'Worth.
- () 2. A second means of voltale access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCERCIS the maximum allowed by the Fire Department.
- () i. The site chall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations
- The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-tection Association Standard Ho. 101 "Life Safety Code", 1970 Edition prior to company,
- (x) 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER St J Trilly
Planning Group
Special Inspection Division Hotod and Lenge M Weigand Fire Prevention Bureau



CERTIFICATE OF PUBLICATION

TOWSON, MD. Joly 6 , 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., oncexin: oech of one time successive weeks before the 24th....

day of _____July _______ 19_78, the first publication appearing n the _____6th __day of _____July___

S. Land Shuth



HE IMIES TOWSON, MD. 21204 July 6

19 78

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

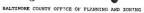
- ☐ Catonsville Times Dundalk Times
 - ☐ Towson Times
- & Essex Times
- ☐ Arbutus Times
- ☐ Suburban Times Fast
- ☐ Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 7th day of July 19.78, that is to say, the same was inserted in the issues of July 6, 1978

No. 73406

STROMBERG PUBLICATIONS, INC.



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

Your Petition has been received * this 200, day of

___Cash __Other

Petitions Nooman + Riey WINNINGH Manitted by SETTE

Petitioner's Attorney Reviewed by All

This is act to be interpreted as acceptance of the retition for assignment of a hearing date.



Norman A. Winningham, 628 George Ave. Balto.
Md. 21221, Cost of Advertising and Posting for FOR Case No. 79-16-A

> 2080 1 7ELL 25 VALIDATION OR SIGNATURE OF CASHIER

48.54%



June 1, 1978

Comments on Item #243 Zoning Advisory Committee Meeting, May 16, 1,78 are as follows:

Frogerty Ossers SK/S Choptank Rd. 209.13 NE Harewood Rd. Frogerty Rosers Frogerty Rosers Voyalton Voyalton Rd. D.R. 5.5 Variance to permit lot widths of 50' in lieu of the required 55'.

The items checked below are apputoables

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Bandicaymed and ared and other applicable codes.
- 7 N. 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. Taree sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of cons raction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building remit.
- XG. Wood frame walls are not permitted within 3'0" of a property line Contact Brilding Department if distance is between 3'0" and 6'0" of property line
- H. Requested author, variance conflicts with the Saltimore County Building Code. See Section
- T. No Comment

CEB: TT)

79-16A

CERTIFICATE OF POSTING IG DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 7-7-78 Posted for: Vasuences Petitioner Norman A. F. Ruby M. Winningdam Location of property SEIS Chaptank Read 209 3'NE of Harewood Road Location of Signs: Front of Property

1-sign

Posted by ... E. Fillund

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 18, 1978

Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

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

Iten No: 243
Property Gener: A Service of Se RE: Item No:

District: 15eb No Acres: 1 1478

WNP/bp

T. BAYARD WILLIAMS. JR. -16 MARCUS M. BOTTARIS

No bearing on student population.

Very truly yours,

U. lich Kharl

W. Nick Petrovich, Field Representative

MOGER D. HAYDEN

ALVIN LORECK MRS MILTON N. SMITH MICHARD W. TRACKY, D.Y.M.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to outline ZC. BA. CC. CA Revised Plans: (77-240A / 78-9A) Reviewed by: July Map # NE 748 M Previous case: NONE

BALTIMORE COUNTY, MARYLAND No. 73357 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 0 1897 28 AB 28 25.00MM

