



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 Variance should be had, 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 is granted side setback of 6.5 feet and 11.2 feet in lieu of the required 20 feet, with a combination of 18 feet in lieu of the required 60 feet, and a front yard setback of 28.5 feet in lieu of the required average 41 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th 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 it is appearing that by reason of:

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of August, 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 21286

Mr. Nicholas B. Commodari  
Chairman

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

Mr. & Mrs. Delmas Goddard  
674 Bangert Avenue  
White Marsh, Maryland 21162

July 20, 1978

RE: Variance Petition  
Item No. 249  
Petitioner - Goddard

Dear Mr. & Mrs. Goddard:

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.

Because of your proposal to construct an addition to the side of the existing dwelling in conflict with the Baltimore County Zoning Regulations, this Variance is required.

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,

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

NBC:smr

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21286  
THORNTON M. HOLMWAY, P.E.  
DIRECTOR

July 12, 1978

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

Re: Item #249 (1977-1978)  
Property Owner: Delmas & Carolyn Goddard  
S/S Bangert St. 1200' W Winkler St.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' & 40' respectively and a front setback of 28.5' in lieu of the average 41'.  
Acres: 0.457 District: 11th

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:

Bangert Street, an existing public road, is proposed to be further improved in the future as a 20-foot closed section roadway on the present 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:

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.

A future drainage and utility assessment is required through this property.

June 21, 1978

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 484-3500  
STEPHEN E. COLLINS  
DIRECTOR

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

Item No. 249 - ZAC - June 1, 1978  
Property Owner: Delmas & Carolyn Goddard  
Location: S/S Bangert St. 1200' W Winkler St.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' & 40' respectively and a front setback of 28.5' in lieu of the average 41'.  
Acres: 0.457  
District: 11th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

*Stephen E. Collins*  
Stephen E. Weber  
Engineer I

SEM/dm

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204  
DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #249, Zoning Advisory Committee Meeting of June 1, 1978, are as follows:

Property Owner: Delmas & Carolyn Goddard  
Location: S/S Bangert St. 1200' W Winkler St.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' & 40' respectively and a front setback of 28.5' in lieu of the average 41'.  
Acres: 0.457  
District: 11th

Metropolitan water exists on the site and the proposed addition will not interfere with the location of the sewage disposal system. Therefore, as long as the dwelling remains a single family residence, the Health Department recommends the approval of the proposed variance.

Very truly yours,

*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

TED/NJP/zh

July 10, 1978

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 484-3211  
LESLIE H. GRAY  
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 #249, Zoning Advisory Committee Meeting, June 1, 1978, are as follows:

Property Owner: Delmas and Carolyn Goddard  
Location: S/S Bangert Street 1200' W Winkler St.  
Existing Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' and 40' respectively and a front setback of 28.5' in lieu of the average 41'.  
Acres: 0.457  
District: 11th

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

Item #249 (1977-1978)  
Property Owner: Delmas & Carolyn Goddard  
Days 2  
July 12, 1978

Water and Sanitary Sewer:

Public water supply is serving this property, which is utilizing a private onsite sewage disposal system.

The Baltimore County Sewerage Plan, as amended, indicates "Planned Service" in 3 to 5 years.

Very truly yours,

*William H. Dwyer, P.E.*  
WILLIAM H. DWYER, P.E.  
Chief, Bureau of Engineering

ED:EM:PKR:as

cc: D. Griss  
J. Somers

O-S Key Sheet  
42 NE 37 Pos. Sheet  
NE 11 J Top  
73 Tax Map

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204  
(301) 485-7316  
Paul H. Reineke  
CHIEF

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Delmas & Carolyn Goddard

Location: S/S Bangert St. 1200' W Winkler St.

Item No. 249 Zoning Agenda Meeting of 6/1/78

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 \_\_\_\_\_ 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 \_\_\_\_\_ ~~within~~ 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 as proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *William H. Dwyer, P.E.* Noted and Approved: *George M. McGehee*  
Planning Group  
Special Inspection Division Fire Prevention Bureau

Baltimore County  
Department of Planning and Zoning  
TOWSON, MARYLAND 21286  
July 10, 1978

JOHN D. SETZER  
DIRECTOR June 1, 1978

Mr. S. Eric DiNenna, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21286

Dear Mr. DiNenna:  
Comments on Item #019 Zoning Advisory Committee Meeting, June 1, 1978  
are as follows:

Property Owner: Delmas & Carolyn Goddard  
Location: 5/5 Bangert St. 1200' N. Winkler St.  
Proposed Zoning: D.R. 2  
Request: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' & 40' respectively and a front setback of 28.5' in lieu of the average 11'.

- The items checked below are applicable:
  - X. A. Structures shall conform to Baltimore County Building Code (B.C.C.) 3700 Edition and the 1971 Supplement, State of Maryland Code for the Building and Code and other applicable codes.
  - X. B. A building permit shall be required before construction can begin.
  - X. C. Additional \_\_\_\_\_ permits shall be required.
  - X. D. Building shall be upgraded to new use - requires alteration permit.
  - X. E. Three sets of construction drawings will be required to file an application for a building permit.
  - X. 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.
  - X. H. Requested setback variances conflict with the Baltimore County Building Code. See Section \_\_\_\_\_.
  - I. No Comment.
  - J. Comment.

Very truly yours,  
*John D. Setzer*  
Planning Review Chief

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 1, 1978

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

RE: Item No: 49  
Property Owner: Delmas & Carolyn Goddard  
Location: 5/5 Bangert St. 1200' N. Winkler St.  
Present Zoning: D.R. 2  
Proposed Zoning: Variance to permit a side setback of 6.5' and a sum of the side yards of 18' in lieu of the required 15' and 40' respectively and a front setback of 28.5' in lieu of the average 11'.

Z.A.C. Meeting of: June 1, 1978

District: 11th  
No. Acres: 0.457

Re: Mr. DiNenna:

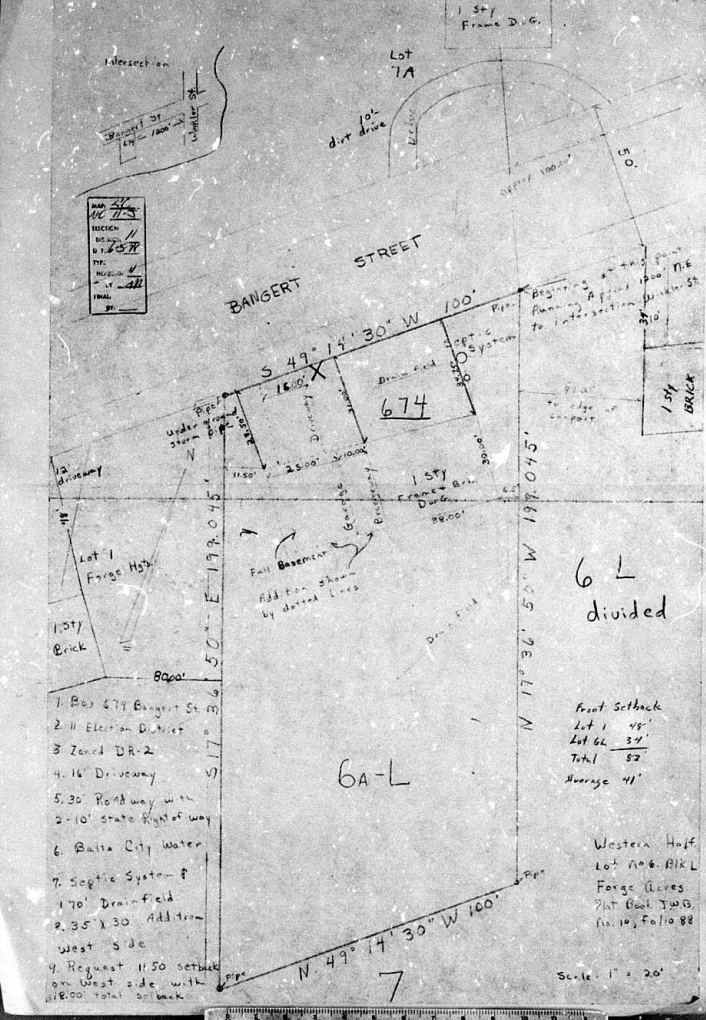
No hearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative

NJP/bp  
THOMAS H. BOYER  
MRS. LORRAINE F. CONCORP  
ROBERT T. GIBBEL, ADMINISTRATOR

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 73373  
DATE: July 6, 1978 ACCOUNT: 01-666  
AMOUNT: \$25.00  
RECEIVED FROM: Delmas Goddard, Billing For Gas Fees No. 73-01-4  
FOR: 21899.31 7 25.00  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 73439  
DATE: August 9, 1978 ACCOUNT: 01-666  
AMOUNT: \$44.86  
RECEIVED FROM: Carolyn Goddard  
FOR: Cost of Advertising and Posting for Case No. 73-01-4  
48974830 44.86  
VALIDATION OR SIGNATURE OF CASHIER



OFFICE OF THE TIMES  
NEWSPAPERS  
TOWSON, MD. 21204 July 13 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Delmas Goddard, et ux 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 \_\_\_\_\_ successive weeks before the 14th day of July 1978, that is to say, the same was inserted in the issues of July 13, 1978

STROMBERG PUBLICATIONS, INC.  
BY: *Esther Berger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 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., once in each of one (1) successive weeks before the 14th day of July, 1978, the said publication appearing on the 13th day of July, 1978.

THE JEFFERSONIAN  
*A. Leach Smith*  
Manager

Cost of Advertisement, \$ \_\_\_\_\_

JOSEPH H. MCCORMAN, PRESIDENT  
T. JAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOYDANCE  
THOMAS H. BOYER  
MRS. LORRAINE F. CONCORP  
ROBERT T. GIBBEL, ADMINISTRATOR

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>OTF</i>		Revised Plans: Change in outline or description	Yes	No	
Previous case:		Map <i>WCE 115</i>			

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *11* Date of Posting: *7-13-78*  
Posted for: *Variance for Side Yards*  
Petitioner: *Delmas & Goddard et ux*  
Location of property: *5/5 Bangert St. 1200' N of Winkler St.*  
Location of Sign: *Front of 674 Bangert St.*

Remarks: \_\_\_\_\_  
Posted by: *G. P. Blumberg* Date of return: *7-13-78*

*1 sign*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this *16* day of *July* 1978. Filing Fee \$ *25.00*. Received  Cash  Other

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner *Delmas Goddard et ux* Submitted by *Colleen*  
Petitioner's Attorney \_\_\_\_\_ Reviewed by *OTF*

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

DD 1-2