

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Julius L. Buckler, 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 1B02, 3, C, 1 (303.1) to permit an average front setback of 33.5' instead of the required average of 38.5' from the centerline of Woodridge Road.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reason: (Indicate hardship or practical difficulty) This is the only way I can have it built to enlarge the living room and add a bedroom without paying a whole lot of money to remodel the whole house. To use both sides, on one side I have the drive way and only 10' on other side I have the sewage pipes and trees to move, plus have to spend alot to reduce kitchen and remodel rest of rooms. To use back, I would have to move garage, cut trees down, move only entrance cellar, and have to remodel whole inside of house. To go up contractor said would run into lot more money on account of chimney being in middle of house, would have to raise whole roof, plus would have to remodel whole downstairs to enlarge living room on account of stairways, plus replacing whole new heating system.

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: Julius L. Buckler
Address: 2408 Woodridge Road
Baltimore Maryland 21219
Petitioner's Attorney: 477-9343
Address: 1545 N. W. 79th St.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

of August, 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 21st day of September, 1978, at 10:00 o'clock A.M.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Woodridge Rd., 77.61' E of Lodge Forest Rd., 15th District : OF BALTIMORE COUNTY
JULIUS L. BUCKLER, Petitioner : Case No. 79-73-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 therefor,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

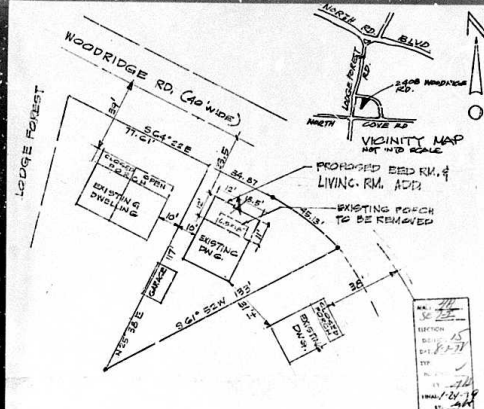
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of August, 1978, a copy of the foregoing

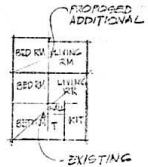
Order was mailed to Mr. Julius L. Buckler, 2408 Woodridge Road, Baltimore, Maryland

21219, Petitioner.

John W. Hession, III
John W. Hession, III



PETITION FOR ZONING VARIANCE FOR
FRONT ADDITION
MR. JULIUS BUCKLER
2408 WOODRIDGE RD.
DIST. 15 ZONED S.S
PUBLIC UTILITIES EXISTING IN
WOODRIDGE RD.
SCALE: 1"=30'



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Julius L. Buckler Date: August 31, 1978
FROM: Director of Planning
ITEM #25
SUBJECT: Petition 79-73-A, Petition for Variance for front yard setback
South side of Woodridge Road, 77.61' East of Lodge Forest Road
Petitioner - Julius L. Buckler
15th District

HEARING: Wednesday, September, 27, 1978 (10:45 A.M.)

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

Leslie H. Guel
Director of Planning

LHG:JGH:rw

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 326-2300
S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martinak
Deputy Zoning Commissioner

September 22, 1978

Mr. Julius L. Buckler
2408 Woodridge Road
Baltimore, Maryland 21219

RE: Petition for Variance
S/S of Woodridge Road, 77.61' E
of Lodge Forest Road - 15th
Election District
Julius L. Buckler - Petitioner
NO. 79-73-A (Item No. 25)

Dear Mr. Buckler:

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

GJN:mr

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

DESCRIPTION AND VARIANCE PROPERTY OF JULIUS BUCKLER 15TH ELECTION DISTRICT

Beginning at a point on the South side of Woodridge Road 77.61 feet from the Southeast corner of Lodge Forest Road, thence South 48° 20' East, 31.87 feet, thence by a curve to the right with a radius of 103.3 feet for a length of 45.13 feet; thence South 61° 59' West, 133.0 feet; thence North 20° 38' East, 117 feet to the point of beginning.

also known as 2408 Woodridge Road.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 11th day of July, 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Julius L. Buckler
Petitioner's Attorney: George J. Martinak reviewed by Richard B. Commodari
Chairman, Zoning Plans Advisory Committee

Mr. Julius L. Buckler
2408 Woodridge Road
Baltimore, Maryland 21219

Item No. 25

MAR 13 1979

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 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, the Variance is permitted as an average front setback of 33.5 feet in lieu of the required average 38.5 feet, from the center line of Woodridge Road, should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of September, 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 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 26th day of September, 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 BUILDING
115 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

September 9, 1978

Mr. Nicholas B. Commodari
Chairman

Mr. Julius L. Buckler
2408 Woodridge Road
Baltimore, Maryland 21219

RE: Variance Petition
Item No. 25
Petitioner - Buckler

Dear Mr. Buckler:

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.

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

Enclosure



THOMAS M. MORRISON, P.E.
DIRECTOR

A-36 Key Sheet
26 SE 33 Post Sheet
SE 7 1 Topo
111 Tax Map

September 8, 1978

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

Re: Item #25 (1978-1979)
Property Owner: Julius Buckler
S/S Woodridge Rd. 77.61' E. Lodge Forest Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 33.5' in lieu of the average of 38.5' from the center of Woodridge Rd.
District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Woodridge Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 40-foot right-of-way.

Sediment Control:

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.

Storm Drainage:

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in Woodridge Road. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Thomas M. Morrison, P.E.
THOMAS M. MORRISON, P.E.
Chief, Bureau of Engineering

cc: U. Mutchel



LESLIE H. GRIFF
DIRECTOR

August 16, 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 #25, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Julius Buckler
Location: S/S Woodridge Road 77.61' E. Lodge Forest Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 33.5' in lieu of the average of 38.5' from the center of Woodridge Road
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. Wimpey
JOHN L. WIMPEY
Current Planning and Development



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

August 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #25, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Julius Buckler
Location: S/S Woodridge Rd. 77.61' E. Lodge Forest Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 33.5' in lieu of the average of 38.5' from the center of Woodridge Road.
Address: 15th

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

Very truly yours,

Thomas H. Berlin, Director
THOMAS H. BERLIN
BUREAU OF ENVIRONMENTAL SERVICES

THD/TB/c



Paul H. Reinecke
Chief

August 18, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Julius Buckler

Location: S/S Woodridge Rd. 77.61' E. Lodge Forest Rd.

Item No. 25 Zoning Agenda Meeting of 08/08/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by the 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 conform with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: _____
Special Inspection Division Fire Prevention Bureau



JOHN D. SEEVERY
DIRECTOR

August 27, 1978

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

Dear Mr. DiNenna:

Comments on Item # 25 Zoning Advisory Committee Meeting, August 8, 1978 are as follows:

Property Owner: Julius Buckler
Location: S/S Woodridge Road 77.61' E. Lodge Forest Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 33.5' in lieu of the average of 38.5' from the center of Woodridge Road

Address: 15th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- Building permit shall be required before construction can begin.
- Additional _____ Permits shall be required.
- Building shall be upgraded to new use - requires alteration permit.
- Three sets of construction drawings may be required to file an application for a building permit.
- 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.
- Wood frame walls are not permitted within 10' of a property line. Contact Building Department if distance is between 10' and 50' of property line.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- No Comments.
- Comments

Very truly yours,

Charles E. Schuman
CHARLES E. SCHUMAN
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

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

Z.A.C. Meeting of: August 8, 1978

RE: Item No. 25
Property Owner: Julius Buckler
Location: S/S Woodridge Rd. 77.61' E. Lodge Forest Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 33.5' in lieu of the average of 38.5' from the center of Woodridge Road.

District: 15th
No. Acres:

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. NICK PETROVICH
Field Representative

JOSEPH M. MCGEEHAN, SECRETARY
V. BRADY WILLIAMS, JR., TREASURER
MARCUS W. ROTKARS

THOMAS H. BRYAN
MRS. LORENE C. CHALKUS
ROBERT S. HAYDEN

ALAN LORREN
MRS. MYRON M. SMITH, JR.
EDWARD W. TRACY, D.D.

MAR 16 1979

MAR 16 1979