

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William B. Watkins, 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 1A04.383 (103.3) to allow a 40' rear yard instead of the 50' as required.

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

Due to meeting Baltimore Board of Health requirements for private disposal system, proposed home must be moved to more narrow portion of lot, which brings it closer to rear lot line. Lot has passed percolation test.

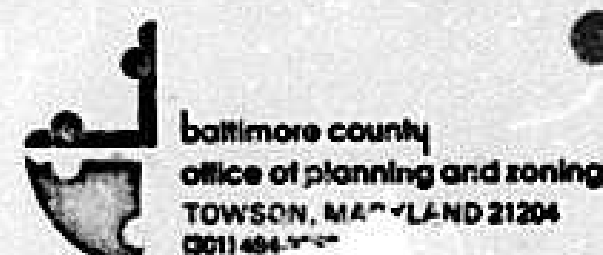
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

William B. Watkins
Contract purchaser
Address: 8412 Charles Valley Court
Towson, Md. 21204
Petitioner's Attorney
Protetant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this 6th day of February, 1979, 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 19th day of March, 1979, at 10:15 o'clock A.M.

S. Eric Di Nenna
Zoning Commissioner of Baltimore County.
(over)

10:15 A.M.
3/19/79



S. ERIC DI NENNA
ZONING COMM.

April 5, 1979

Mr. William B. Watkins
8412 Charles Valley Court
Towson, Maryland 21204

RE: Petition for Variance
W/S of Greencroft Lane, 933'
S of Springgreen Lane - 8th
Election District
William B. Watkins - Petitioner
NO. 79-212-A (Item No. 137)

Dear Mr. Watkins:

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

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED:mr

Attachments

cc: Gerald A. Smith, Esquire
711 St. Paul Street
Baltimore, Maryland 21202

James P. Garland, Esquire
10 Light Street
Baltimore, Maryland 21202

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

RE: PETITION FOR VARIANCE
from Sec. 1A04.383 (103.3)
to allow a 40' rear yard instead
of the 50' as required,
W/S Greencroft Lane, 933' S of
Springgreen Lane
8th District
William B. Watkins,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 79-212-A

ORDER OF DISMISSAL

Petition of William B. Watkins for Variance from Sec. 1A04.383 (103.3) to allow a 40' rear yard instead of the 50' as required on property located on the west side of Greencroft Lane, 933' south of Springgreen Lane, in the Eighth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Letter of Dismissal of Appeal filed February 4, 1980, (a copy of which is attached hereto and made a part hereof) from the Petitioner in the above entitled matter.

WHEREAS, the said Petitioner requests that the appeal filed on his behalf be dismissed and withdrawn as of February 4, 1980.

IT IS HEREBY ORDERED this 6th day of February, 1980, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

John A. Miller
John A. Miller

Lefoy B. Spurrier
Lefoy B. Spurrier

Description for Variance

BEGINNING for the same at a point on the west side of Greencroft Lane 933' south of Springgreen Lane, thence (1) South 32-55-50 West 119.45', (2) North 01-07-25 West 380.60', (3) North 83-26-13 East 233.25', (4) a curve to the right, Radius 375.00', an Arc 106.40', (5) South 23-52-37 West 46.80', (6) a curve to the left, Radius 475.00', an Arc 250.13' to the point of beginning.

CONTAINING 1.418 acres plus or minus

William B Watkins

County Board of Appeals
Room 218, Courthouse
Towson, Md.

Gentlemen:
Please cancel my appeal hearing
scheduled for Wednesday, Feb. 6, 1980 at
10 A.M. Case # 79-212-A.

Yours very truly
William B. Watkins

12 Somers Ct
Cockeysville Md
21030

3/4/80 - 11:00am - Per telephone call to Mr. Watkins,
he advised that he is requesting case be dismissed,
not postponed. ESE

RECEIVED
BALTIMORE COUNTY
CLERK OF THE BOARD OF APPEALS
BY: [Signature]
DATE: 3/19/80

RE: PETITION FOR VARIANCE
W/S of Greencroft Lane, 933'
S of Springgreen Lane, 8th District
WATKINS, WILLIAM B., Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 79-212-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
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 28th day of February, 1979, a copy of the foregoing Order was mailed to Mr. William B. Watkins, 8412 Charles Valley Court, Towson, Maryland 21204, Petitioner.

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

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204
February 6, 1980

Mr. William B. Watkins
12 Somers Court
Cockeysville, Maryland 21030

Re: William B. Watkins
Case No. 79-212-A

Dear Mr. Watkins:

Enclosed herewith is a copy of the Order of Dismissal passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

John Holmen
John Holmen, Secretary

Encl.

cc: Gerald A. Smith, Esq.
James P. Garland, Esq.
John W. Hession, III, Esq.
James E. Dyer
William Hammond

Case Name
Petition for Variance
W Side Greencroft Lane
933' S of Springgreen Lane

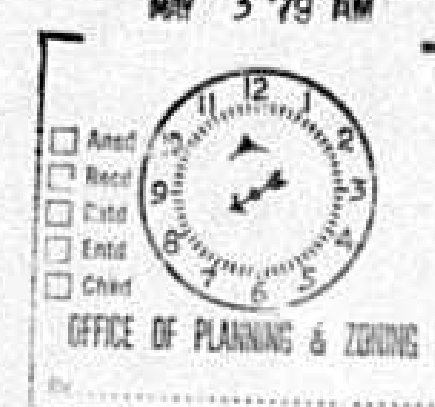
Before the Zoning Comm.
for Balt. County
Case # 79-212-A.

To the Clerk:

Please note an appeal to the Board of Appeals for Baltimore County in the above titled case from the decision of the Zoning Commissioners dated April 5-1979 on behalf of Wm. B. Watkins

William B. Watkins

Please note new address
after 5/1/79
12 Somers Court
Cockeysville Md
21030
Phone 625-1170



8412 Charles Valley Court
Towson Md 21204
Phone

Pursuant to the advertisement, posting of property, and public hearing on the 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(s).....

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community.....

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the date of this Order,

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance to permit a rear yard setback of 40 feet in lieu of the required 50 feet should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the herein Petition for the aforementioned Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna,
Zoning Commissioner
Date: March 8, 1979

TO: Leslie H. Graef, Director
FROM: Office of Planning and Zoning

SUBJECT: Petition 79-212-A, Item 127
Petition for Variance for rear yard setback
West side of Greencroft Lane, 933 feet South of Springgreen Lane
Petitioner - William B. Watkins

8th District

HEARING: Monday, March 19, 1979 (10:15 A.M.)

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

Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGH:rw

LIBER 5454 PAGE 635

THIRD AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS made this _____ day of June 1974, by WESTERN RUN JOINT VENTURE, hereinafter referred to as "Developer",

WITNESSETH:

WHEREAS, Developer has heretofore executed and filed among the Land Records of Baltimore County, in Liber E.H.K.Jr. No. 5421, Folio 002, et seq, that certain Declaration of Covenants and Restrictions, dated January 16, 1974, as amended by that certain Amendment to Declaration of Covenants and Restrictions, dated March 4, 1974 and recorded as aforesaid in Liber E.H.K. Jr. No. 5429, Folio 669, as amended further by that certain Second Amendment to Declaration of Covenants and Restrictions, dated April 8, 1974, and recorded as aforesaid in Liber E.H.K. Jr. No. 5436, Folio 922 (hereinafter collectively referred to as the "Declaration") and

WHEREAS, Developer desires to further amend the aforesaid Declaration in certain respects; and

WHEREAS, the Developer is the "Owner" of all "Lots" within the "Property", as those terms are defined in the Declaration, as of the date hereof;

NOW, THEREFORE, BY THESE PRESENTS, WESTERN RUN JOINT VENTURE, Developer, does hereby amend the Declaration in the following respects:

1. The description of PARCEL FOUR contained in Exhibit "A" attached to and made a part of the Declaration is hereby deleted in its entirety and is replaced by the following description:

"PARCEL FOUR: BEGINNING for the same at a point in the First Line of the parcel of land secondly described in a deed from John M. Franklin and Emily M. Franklin, his wife, to Roland R. MacKenzie and Louise F. MacKenzie, his wife, dated December 28, 1949, and recorded among the Land Records of Baltimore County, Maryland, in Liber T.B.S. 1807 Folio 357, said point being in the center of Cuba Road at the distance of 95.49 feet from the beginning of the said First Line, and running thence binding on part of the said First Line (1) North 04° 07' 25" West 47.62 to a point thereon on the northeast side of Cuba Road as proposed to be widened to 60 feet thence binding on said northeast side of Cuba Road as proposed to be widened (2) South 43° 10' 27" East 17.90 feet, thence (3) South 88° 10' 27" East 21.21 feet to the westerly side of Greencroft Lane a private road, as proposed to be laid out 50 feet wide, thence binding on said westerly side of Greencroft Lane as proposed to be laid out the following five (5) courses and distances, viz: (4) North 46° 49' 33" East 32.00 feet, (5) 150.42 feet in a northerly direction along an arc of a curve to the left having a radius of 125.00 feet, said arc being subtended by a chord bearing North 12° 21' 04" East 141.51 feet, (6) North 22° 07' 25" West 215.71 feet, (7) 92.76 feet in a northerly direction along an arc of a curve to the right

LIBER 5436 PAGE 922

SECOND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS made this _____ day of April, 1974, by WESTERN RUN JOINT VENTURE, hereinafter referred to as "Developer",

WITNESSETH:

WHEREAS, Developer has heretofore executed and filed among the Land Records of Baltimore County, in Liber E.H.K.Jr. No. 5421, Folio 002, et seq, that certain Declaration of Covenants and Restrictions, dated January 16, 1974, as amended by that certain Amendment to Declaration of Covenants and Restrictions, dated March 4, 1974 and recorded as aforesaid in Liber E.H.K.Jr. No. 5429, Folio 669 (hereinafter collectively referred to as the "Declaration"); and

WHEREAS, Developer desires to further amend the aforesaid Declaration in certain respects; and

WHEREAS, the Developer is the "Owner" of all "Lots" within the "Property", as those terms are defined in the Declaration, as of the date hereof;

NOW, THEREFORE, BY THESE PRESENTS, WESTERN RUN JOINT VENTURE, Developer, does hereby amend the Declaration in the following respects:

1. Section 4.01 shall be changed to read as follows:
"Section 4.01. For the purpose of providing funds for the uses specified in Article VI hereof, the Board shall, in each year, commencing with the year beginning January 1, 1974, assess against each lot within the Property a charge which shall not exceed Six Hundred Dollars (\$600.00) per lot per year during the Development Period."

2. All other provisions of the Declaration shall remain and continue in full force and effect.

IN WITNESS WHEREOF, this Amendment to Declaration of Covenants and Restrictions has been duly executed by Developer as of the day and year first above written.

WITNESS:
WESTERN RUN JOINT VENTURE
By MacKenzie & Associates, Inc.,
General Partner
By: Clark F. MacKenzie, President

LIBER 5454 PAGE 636

having a radius of 325.00 feet, said arc being subtended by a chord bearing North 17° 03' 43" West 92.64 feet, (8) North 12° 00' 00" West 72.63 feet to intersect the aforesaid First Line of the said parcel of land, thence binding on part of said First Line and still with the westerly side of Greencroft Lane, as proposed to be laid out 55 feet wide (9) North 04° 07' 25" West 1036.35 feet to a point on said First Line, thence leaving said line and binding on the westerly side of Greencroft Lane, as proposed 50 feet wide, the following seven (7) courses and distances, viz: (10) North 06° 43' 14" East 52.68 feet, (11) 143.91 feet in a northerly direction along an arc of a curve to the right having a radius of 275.00 feet, said arc being subtended by a chord bearing North 21° 42' 44" East 142.27 feet, (12) 174.94 feet in a northerly direction along an arc of a curve to the left having a radius of 225.00 feet, said arc being subtended by a chord bearing North 14° 28' 51" East 170.20 feet, (13) North 07° 44' 33" West 100.00 feet, (14) 262.13 feet in a northerly direction along an arc of a curve to the right having a radius of 475.00 feet, said arc being subtended by a chord bearing North 08° 04' 01" East 238.82 feet, (15) North 23° 52' 35" East 46.80 feet and (16) 108.78 feet in a northerly direction along an arc of a curve to the left having a radius of 375.00 feet, said arc being subtended by a chord bearing North 15° 34' 00" East 108.40 feet, to intersect the Fourth Line of the second parcel of land which by deed dated August 22, 1973, and recorded among the aforesaid Land Records in Liber E.H.K.Jr. 5388 Folio 598 was conveyed by Roland R. MacKenzie and Louise F. MacKenzie, his wife, to Western Run Joint Venture, thence binding reversely on part of said Fourth Line (17) North 83° 26' 13" East 51.31 feet to the easterly side of Greencroft Lane, as proposed to be laid out 50 feet wide, thence leaving said Fourth Line and binding on the easterly side of Greencroft Lane, as proposed to be laid out, the following eleven (11) courses and distances, viz: (18) 125.94 feet in a southerly direction along an arc of a curve to the right having a radius of 425.00 feet, said arc being subtended by a chord bearing South 16° 44' 25" West 134.96 feet (19) South 23° 52' 35" East 46.80 feet, (20) 234.54 feet in a southerly direction along an arc of a curve to the left having a radius of 425.00 feet, said arc being subtended by a chord bearing South 08° 04' 01" West 231.57 feet, (21) South 07° 44' 33" East 100.00 feet, (22) 213.33 feet in a southerly direction along an arc of a curve to the right having a radius of 275.00 feet, said arc being subtended by a chord bearing South 14° 28' 51" West 208.02 feet, (23) 160.33 feet in a southerly direction along an arc of a curve to the left having a radius of 225.00 feet, said arc being subtended by a chord bearing South 17° 03' 43" West 156.96 feet, (24) South 04° 07' 25" East 1036.35 feet, (25) 149.23 feet in a southerly direction along an arc of a curve to the left having a radius of 475.00 feet, said arc being subtended by a chord bearing South 13° 07' 25" East 146.61 feet, (26) South 22° 07' 25" East 215.71 feet, (27) 210.39 feet in a southerly direction along an arc of a curve to the right having a radius of 175.00 feet, said arc being subtended by a chord bearing South 12° 21' 04" West 198.11 feet, and (28) South 46° 49' 33" West 32.00 feet, thence (29) South 01° 49' 33" West 21.21 feet to the northeast side of Cuba Road, as proposed to be widened to 60 feet, thence (30) South 46° 49' 33" West 100.00 feet to the center of Cuba Road, thence binding thenceon (31) North 43° 10' 27" East 60.92 feet to the place of beginning, containing 3.0390 acres of land more or less.

BEING the same parcel of land described in that certain Deed, dated June 2, 1974, from Roland R. MacKenzie and Louise F. MacKenzie, his wife, to Western Run Joint Venture, recorded among the Land

LIBER 5429 PAGE 669

AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS

THIS AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS made this _____ day of March, 1974, by WESTERN RUN JOINT VENTURE, hereinafter referred to as "Developer",

WITNESSETH:

WHEREAS, Developer has heretofore executed and filed among the Land Records of Baltimore County, in Liber E.H.K. Jr. No. 5421, Folio 002, et seq, that certain Declaration of Covenants and Restrictions, dated January 16, 1974 (hereinafter referred to as the "Declaration"); and

WHEREAS, Developer desires to amend the aforesaid Declaration in certain respects; and

WHEREAS, the Developer is the "Owner" of all "Lots" within the "Property" as those terms are defined in the Declaration, as of the date hereof;

NOW, THEREFORE, BY THESE PRESENTS, WESTERN RUN JOINT VENTURE, Developer, does hereby amend the Declaration in the following respects:

1. The first paragraph of Section 2.02 shall be changed to read as follows:

"All members, so long as the same shall qualify under this Article II, shall be entitled to vote on each matter submitted to a vote at a meeting of the members. Each member of the Association shall have one (1) vote for each lot owned, subject to the following exceptions and conditions:"

2. All other provisions of the Declaration shall remain and continue in full force and effect.

IN WITNESS WHEREOF, this Amendment to Declaration of Covenants and Restrictions has been duly executed by Developer as of the day and year first above written.

WITNESS:
WESTERN RUN JOINT VENTURE
By MacKenzie & Associates, Inc.,
General Partner
By: Clark F. MacKenzie, President

Records of Baltimore County in Liber E.H.K. Jr. No. 5454, Folio 634.

TOGETHER WITH an easement upon parcels of land contiguous to the above described parcel and labeled Parcels "A", "B", "C", "D" and "E" in the aforesaid Deed from Roland R. MacKenzie and Louise F. MacKenzie, his wife to Western Run Joint Venture, dated June 5, 1974, for the purposes and to the extent therein described.

2. All other provisions of the Declaration shall remain and continue in full force and effect.

IN WITNESS WHEREOF, this Third Amendment to Declaration of Covenants and Restrictions has been duly executed by Developer as of the day and year first above written.

WITNESS:
WESTERN RUN JOINT VENTURE
By MacKenzie & Associates, Inc.,
General Partner
By: Clark F. MacKenzie, President

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this _____ day of June 1974, before me, the subscriber, a notary public of the State of Maryland, County of Baltimore, personally appeared Clark F. MacKenzie, President of MacKenzie & Associates, Inc., General Partner of WESTERN RUN JOINT VENTURE, and he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Joint Venture by himself as such officer of the General Partner and he acknowledged the same to be the act of said Joint Venture.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Notary Public

My Commission Expires: 7-1-74

Rec'd for record JUN 10 1974 at 1:57 PM
Per Elmer H. Kahline, Jr., Clerk
Mail to Court House, 1st Floor
Receipt No. 150

LIBER 5429 PAGE 670

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY that on this _____ day of March, 1974, before me, the subscriber, a notary public of the State of Maryland in and for the County of Baltimore, personally appeared Clark F. MacKenzie, President of MacKenzie & Associates, Inc., General Partner of WESTERN RUN JOINT VENTURE, and he, in such capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the said Joint Venture by himself as such officer of the general partner, and he acknowledged the same to be the act of the said Joint Venture.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

My Commission Expires: 7/1/74

Rec'd for record MAR 5 1974 at 1:57 PM
Per Elmer H. Kahline, Jr., Clerk
Mail to Court House, 1st Floor
Receipt No. 150

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 6th day of February, 1979

S. ERIC DINENNA
Zoning Commissioner

Petitioner: William B. Watkins
Petitioner's Attorney:

Mr. William B. Watkins
8412 Charles Valley Court
Towson, Maryland 21204

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Frederick Ward Assoc., Inc.
Century Building
Bel Air, Maryland 21014

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

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

March 2, 1979

Mr. William B. Watkins
8412 Charles Valley Court
Towson, Maryland 21204

RE: Item No. 137
Petitioner - Watkins
Variance Petition

Dear Mr. Watkins:

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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

cc: Frederick Ward Associates, Inc.
Century Building
Bel Air, Maryland 21014

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 6, 1979

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

Re: Item #137 (1978-1579)
Property Owner: William B. Watkins
W/S Greencroft La. 933' S Springgreen La.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a rear setback of 40' in lieu of the required 50'.
Acres: 1.418 District: 8th

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.

General:

Baltimore County highway and utility improvements are not directly involved as this subdivision, "Revised Plat, Plat One, Section One, Greencroft" E.H.K., Jr. 37, Folio 117, of which this property is a part, has developed under the aegis of a Homeowner's Association.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #137 (1978-1979).

Very truly yours,

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

END:EAM:PWR:ss

cc: R. Morton (Greencroft), C. Warfield
V-NW Key Sheet, 77 NW 15 Pos. Sheet
NW 200 Topo, 41 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nick Commodari Date: January 4, 1979
FROM: Mr. Charles E. Burnham, Chief
Plans Review
Zoning Advisory Committee
SUBJECT: Meeting of December 19, 1979

ITEM NO. 134 Standard Comments are applicable
ITEM NO. 135 Standard Comments are applicable
ITEM NO. 136 Standard Comments are applicable
ITEM NO. 137 Standard Comments are applicable
ITEM NO. 138 See Comments Attached
ITEM NO. 139 See Comments Attached
ITEM NO. 140 See Comments Attached

Charles E. Burnham, Chief
Plans Review

CEB:rrj

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

March 5, 1979

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

Dear Mr. DiNenna:

Comments on Item #137, Zoning Advisory Committee Meeting, December 19, 1979, are as follows:

Property Owner: William B. Watkins
Location: W/S Greencroft La. 933' S Springgreen Lane
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a rear setback of 40' in lieu of the required 50'.
Acres: 1.418
District: 8th

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
Planner III
Current Planning and Development

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 137 - ZAC - December 19, 1978
Property Owner: William B. Watkins
Location: W/S Greencroft La. 933' S Springgreen La.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a rear setback of 40' in lieu of the required 50'.

Acres: 1.418
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the rear setback.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

January 18, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: William B. Watkins

Location: W/S Greencroft La. 933' S Springgreen La.

Item No. 137 Zoning Agenda Meeting of 12/19/78

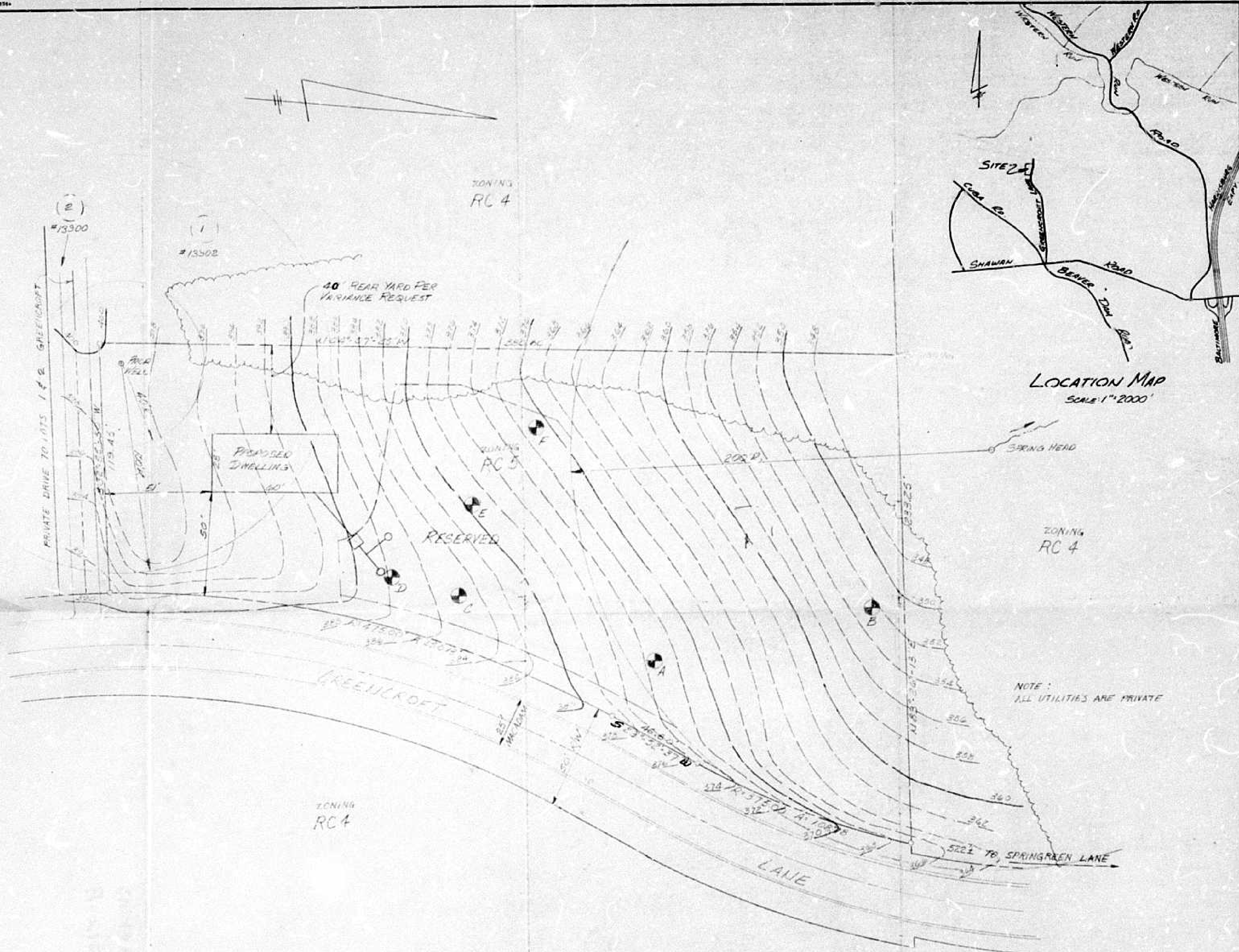
Gentlemen:

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 load and 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", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.

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

REVIEWED: [Signature] 1/24/79
Planning Group
Special Inspection Division
Noted and Approved: [Signature]
Fire Prevention Bureau



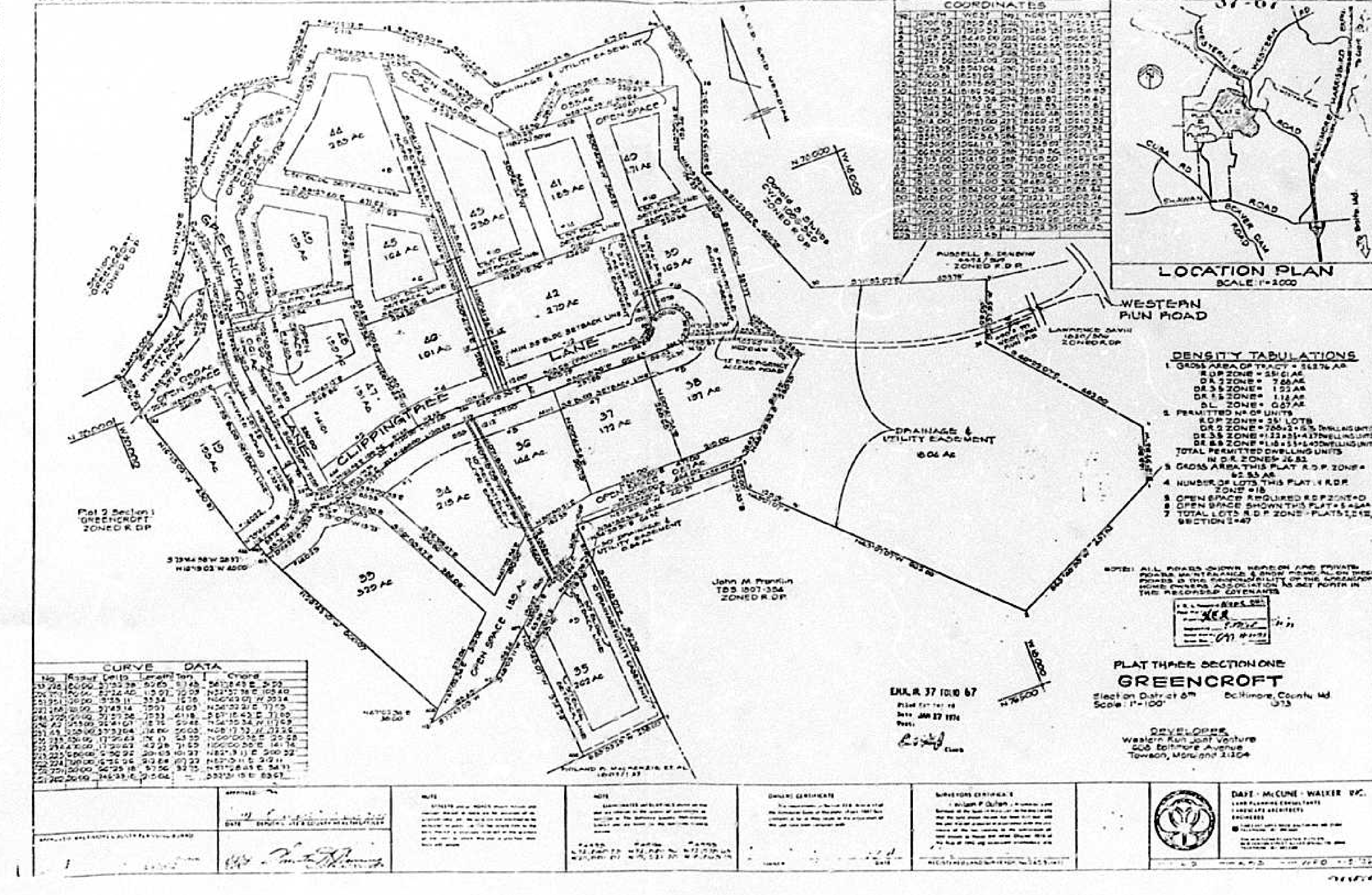
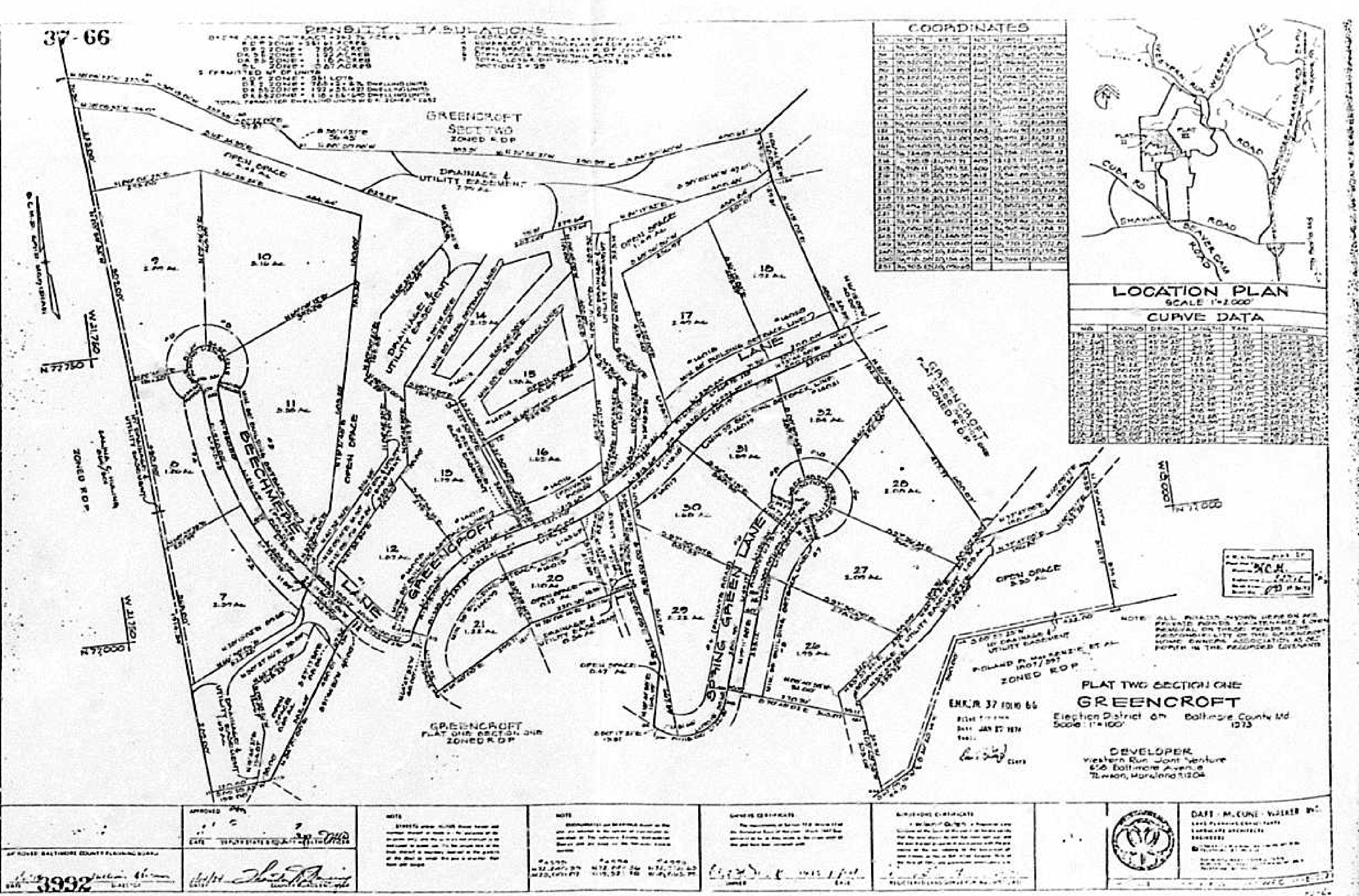
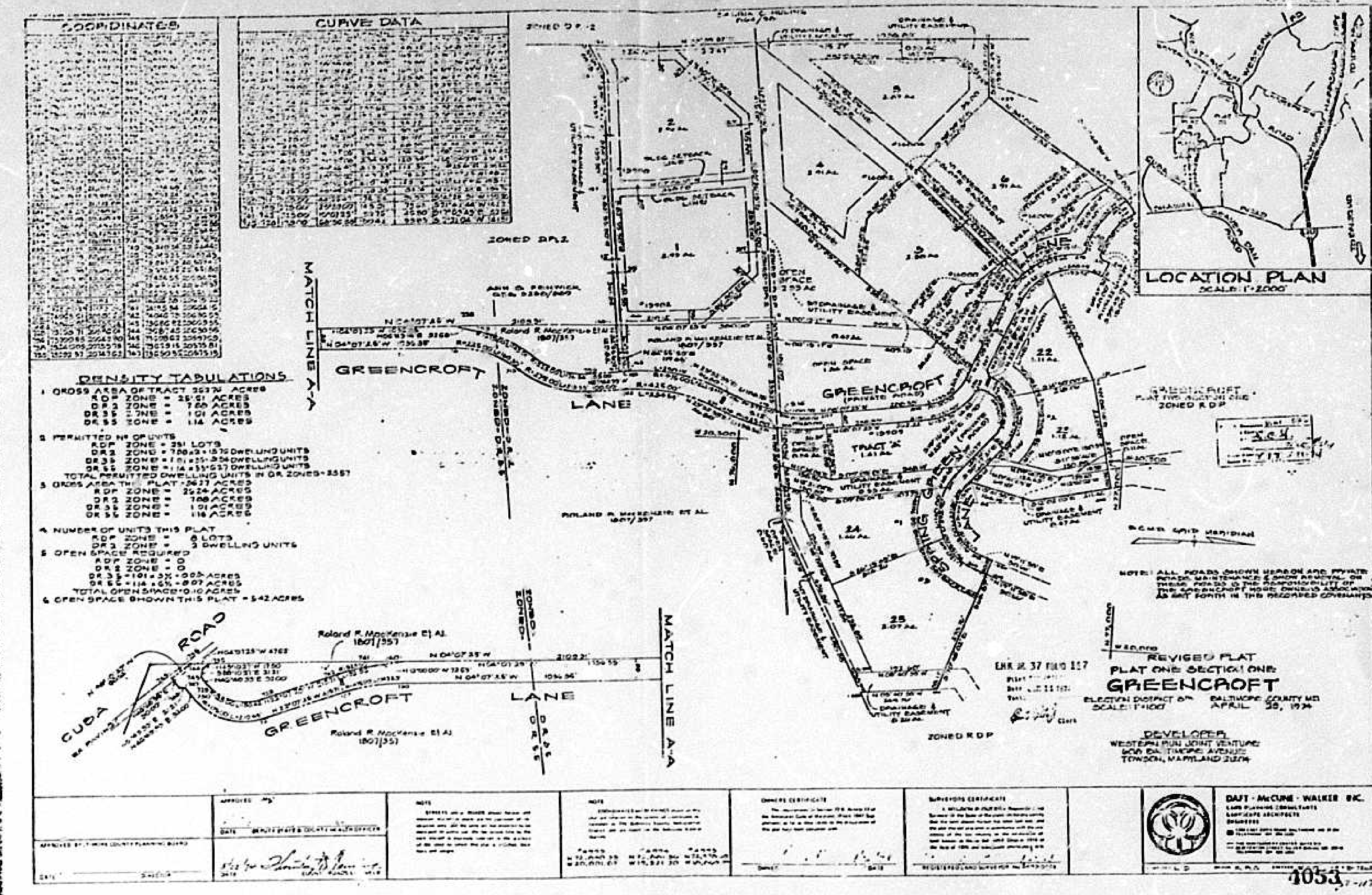
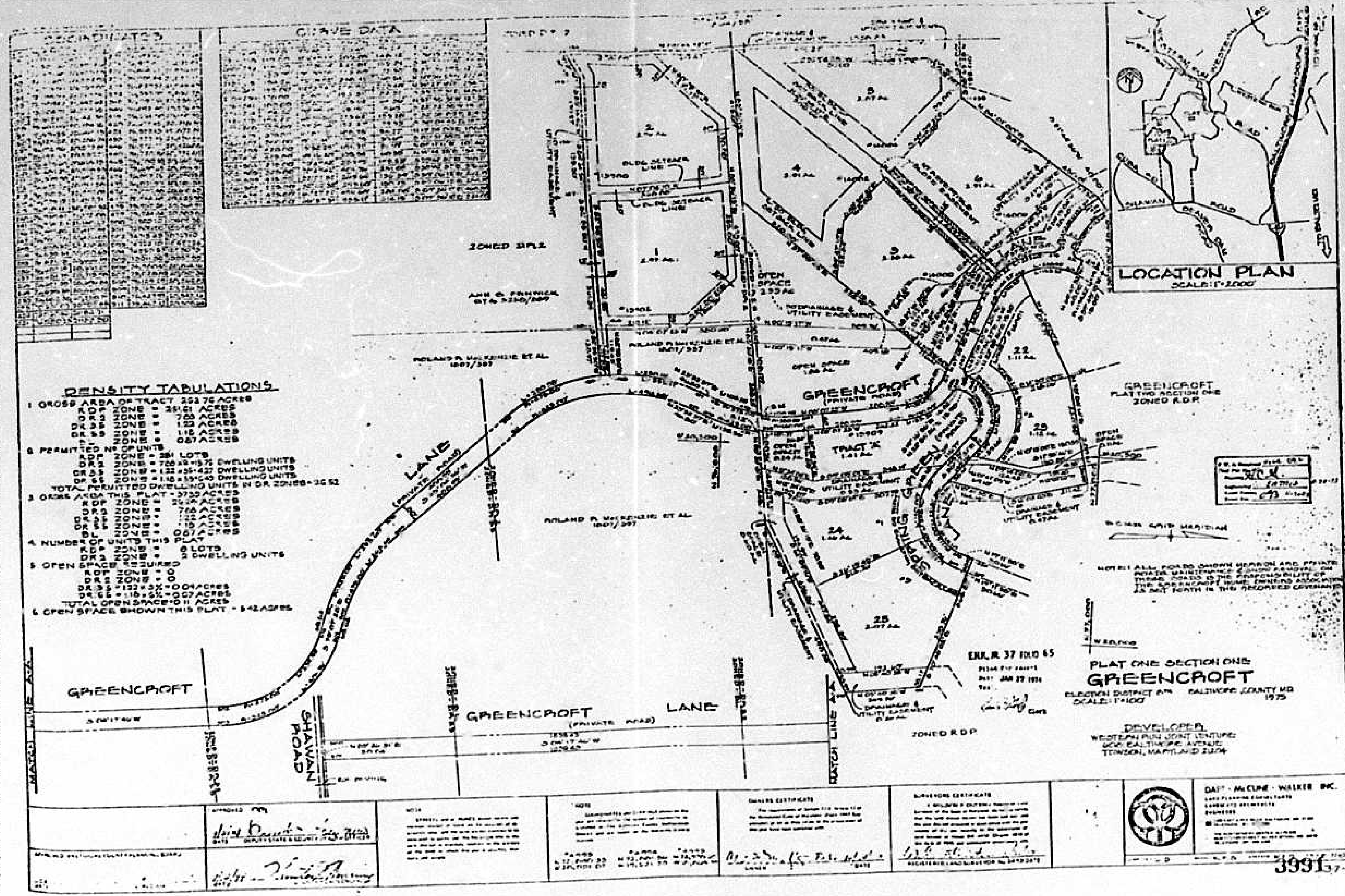
MAP 30
NW 19-D
SECTION 8
1-15-79
V
118
7/24/80
112

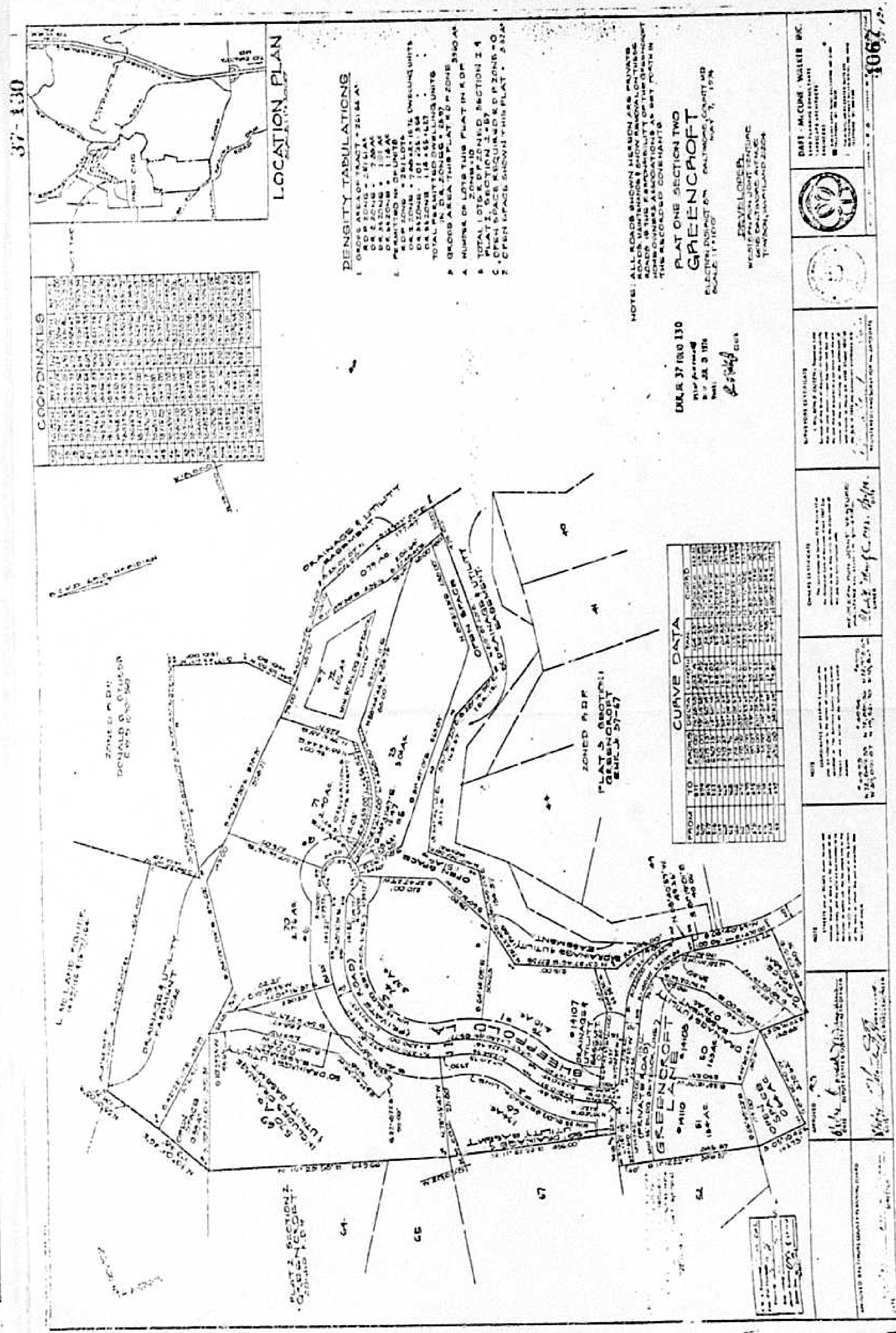
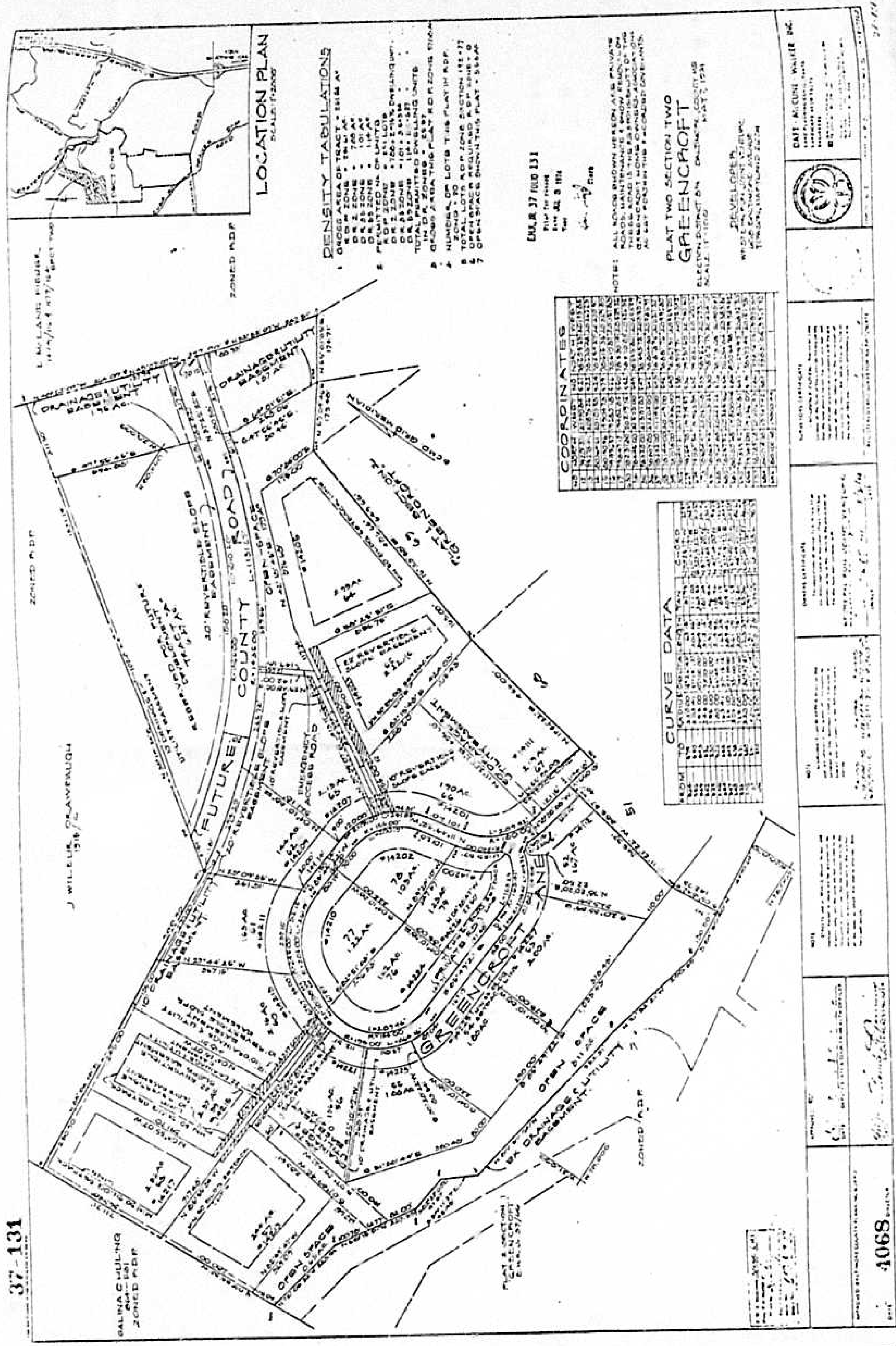
PLAN TO ACCOMPANY PETITION OF SPECIAL EXCEPTION
LANDS OF POLAND R. MACKENZIE 1807/357
8TH ELECTION DISTRICT, BALTIMORE COUNTY, MD
PURSUANT TO SECTION 1A03.48 (6) OF THE
BALTIMORE COUNTY ZONING REGULATIONS

REAR YARD VARIANCE REQUESTED
FROM 50' MIN. TO 40' MIN.



FREDERICK WARD ASSOCIATES, INC. BEL AIR, MARYLAND		• ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
SCALE: 30'	DATE: 5-18-78	DR. BY: J.C.B.
		CK'D BY: C.B.
		JOB NO.: 8798





79-211-A 136 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John F. Dirzuweit, Jr., 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 400-1 to allow a 22' x 22' structure (garage) in the front yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
To build new garage in front of house and to use side as shown on attached plat. The extra grading around the house does not allow for the construction of a garage with the normal setback behind the house or attached on the side. Since I am in the building and asphalt paving business and the building will be used for storage and repair of my equipment. The building is best not attached to the house for these reasons. The building would greatly improve the appearance of the property by enclosing barrels of material and other unsightly equipment.

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.

Patricia Q. Dirzuweit
John F. Dirzuweit, Jr.
Contract purchaser Legal Owner
Address: 1101 Piney Hill Road
Monkton Md 21111
Petitioner's Attorney Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day

of February 1979, 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 19th day of March 1979, at 10:00 o'clock A.M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Piney Hill Rd., 2300'
W of Monkton Rd., 7th District : OF BALTIMORE COUNTY
JOHN F. DIRZUWEIT, et ux, : Case No. 79-211-A
Petitioners

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

I HEREBY CERTIFY that on this 28th day of February, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. John F. Dirzuweit, 1101 Piney Hill Road, Monkton, Maryland 21111, Petitioners.

John W. Hession, III

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3353
S. ERIC DINENNA
ZONING COMMISSIONER

March 20, 1979

Mr. & Mrs. John F. Dirzuweit, Jr.
1101 Piney Hill Road
Monkton, Maryland 21111

RE: Petition for Variance
S/S of Piney Hill Road.
2300' W of Monkton Road -
7th Election District
John F. Dirzuweit, et ux -
Petitioners
NO. 79-211-A (Item No. 136)

Dear Mr. & Mrs. Dirzuweit:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachment

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

Description of John F. Dirzuweit, Jr.
and Patricia Q. Dirzuweit (wife) property
1101 Piney Hill Road

Beginning at a point on the south side of Piney Hill Road approximately 2300' west of Monkton Road and running the following directions and distances. South 1259', Hence Southwest 52' Hence Southwest 638' Hence Northwest 182', Hence Northwest 70' Hence Northwest 162', Hence North 132', Hence East 105', Hence Northwest 207', Hence West 356', Hence Northeast 339', Hence Northwest 91' and along the South Right of Way line of Piney Hill Road 650' to the beginning point. Also known as Piney Hill Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Graef, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-211-A, Item 136

Date: March 8, 1979

Petition for Variance for accessory structure
South side of Piney Hill Road, 2300 feet West of Monkton Road
Petitioner - John F. and Patricia Q. Dirzuweit

7th District

HEARING: Monday, March 19, 1979 (10:00 A.M.)

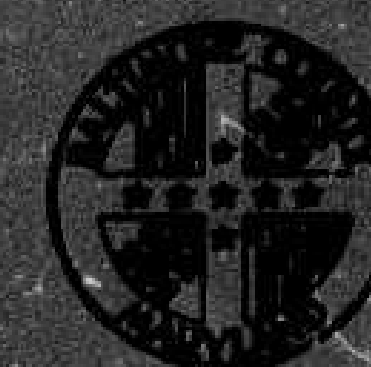
There are no comprehensive planning factors requiring comment on this petition as to the variances; this office questions the proposed use as described on the petitioner's application.

Leslie H. Graef, Director
Office of Planning and Zoning

LHG:JGH:rw

BALTIMORE COUNTY

ZONING 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 6th day of February, 1979

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Dirzuweit
Petitioner's Attorney

Reviewed by Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. John F. Dirzuweit, Jr.
1101 Piney Hill Road
Monkton, Maryland 21111

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3353
S. ERIC DINENNA
ZONING COMMISSIONER

April 4, 1979

Mr. & Mrs. John F. Dirzuweit, Jr.
1101 Piney Hill Road
Monkton, Maryland 21111

RE: Petition for Variance
Case No. 79-211-A (Item No. 136)
S/S of Piney Hill Road, 2300' W of
Monkton Road (1101 Piney Hill Road)
7th Election District

Dear Mr. & Mrs. Dirzuweit:

Subsequent review of the above referenced reveals that you intend to store and repair equipment, used in conjunction with your asphalt paving business, in your proposed garage.

Due to the fact that your property is zoned Resource Conservation (R. C.5), which is a residential zone, this garage cannot be used for the aforementioned purpose. It is permissible to store one commercial vehicle in the garage; however, the storage and repair of equipment is not allowed.

If you have any questions regarding the above, please do not hesitate to contact this office.

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/DI:af

cc: Mr. James E. Dyer, Zoning Supervisor

Ms. Diana Iiter, Zoning Associate III

Case No. 79-211-A

79-211-A
#136

10:00 A.M.
3/19/79

OC