

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lillian E. Hewitt, 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 524.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We are senior citizens and it would make a hardship to shovel snow in the winter, and we both have arthritis. The driveway length would be excessive.

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.

DATE April 3, 1979
Contract purchaser Lillian E. Hewitt
Legal Owner
Address 18 Northwood Drive
Petitioner's Attorney
Protestant's Attorney

ADOPED By The Zoning Commissioner of Baltimore County, this 28th 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 Commission of Baltimore County in Room 100, County Office Building in Towson, Baltimore County on the 2nd day of April, 1979, at 10:30 o'clock A. M.

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW corner of Northwood Dr. and : OF BALTIMORE COUNTY
Sweetbriar Lane, 8th District
LILLIAN E. HEWITT, Petitioner : Case No. 79-221-A

ORDER TO ENTER APPEARANCE

A/r. 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 20th day of March, 1979, a copy of the foregoing Order was mailed to Lillian E. Hewitt, 18 Northwood Drive, Timonium, Maryland 21093, Petitioner.

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

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3363
S. ERIC DINENNA
ZONING COMMISSIONER

April 3, 1979

Ms. Lillian E. Hewitt
18 Northwood Drive
Timonium, Maryland 21093

RE: Petition for Variance
NW/corner of Northwood Drive
and Sweetbriar Lane - 8th
Election District
Lillian E. Hewitt - Petitioner
NO. 79-221-A (Item No. 149)

Dear Ms. Hewitt:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:mr

Attachment

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

DESCRIPTION FOR VARIANCE
Being located at the SOUTHWEST corner of Northwood Drive and Sweetbriar Lane Being known as lots 19, 20, 21 of section E as shown on Plat of YORKSHIRE recorded in the land records of Baltimore County in Plat Book 7 Folio 21
Also known as #18 Northwood Drive

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
Zoning Commissioner
Date: March 21, 1979
FROM: William H. Graef, Director
Office of Planning and Zoning
SUBJECT: Petition 79-221-A, Item 149

Petition for Variance for accessory structure,
Northwest corner of Northwood Drive and Sweetbriar Lane
Petitioner - Lillian E. Hewitt

8th District

HEARING: Monday, April 2, 1979 (10:30 A.M.)

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

William H. Graef
William H. Graef, Director

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 2nd day of February, 1979

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Lillian E. Hewitt
Petitioner's Attorney

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

Ms. Lillian E. Hewitt
18 Northwood Drive
Timonium, Maryland 21093

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 12, 1979

Ms. Lillian E. Hewitt
18 Northwood Drive
Timonium, Maryland 21093

RE: Item No. 149
Petitioner - Hewitt
Variance Petition

Dear Ms. Hewitt:

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.

As per our telephone conversation, the site plan was revised to indicate a 2 1/2' setback for the proposed garage from the 40' right-of-way along Sweetbriar Lane. Since the type of construction is not indicated, I suggest you personally contact Mr. Charles E. Burnham, Department of Permits and Licenses, at 494-3987, to obtain further information.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:ef
enclosures

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),

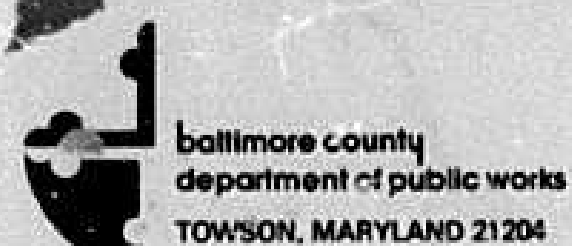
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an accessory structure (garage) to be located outside of the rear third of the lot farthest removed from Sweetbriar Lane should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31 day of April, 1979, that the herein Petition for the aforementioned Variance(s) 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 the Office of Planning and Zoning.

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,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of April, 1979, that the aforementioned Variance(s) be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #149 (1578-1979)
Property Owner: Lillian E. Hewitt
N/W cor. Northwood Dr. & Sweetbriar La.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street (Sweetbriar La.)
Acres: 0.2930 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.

Highways:

Northwood Drive and Sweetbriar Lane, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50 and 40-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The proposed garage should be constructed relative to the future Sweetbriar Lane improvements.

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.

Item #149 (1978-1979)
Property Owner: Lillian E. Hewitt
Page 2
February 22, 1979

Water and Sanitary Sewer:

There is a public 6-inch water main and 9-inch sanitary sewerage in Northwood Drive.

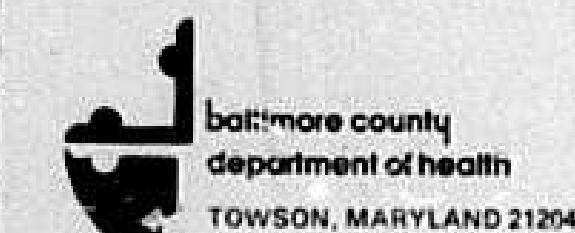
Very truly yours,

Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:EAP:FWR:ss

cc: J. Somers

S-M2 Key Sheet
S2 NW 2 Pos. Sheet
NW 13 A Topo
60 Tax Map



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

February 2, 1979

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

Dear Mr. DiNenna:

Comments on Item #149, Zoning Advisory Committee Meeting of January 16, 1979, are as follows:

Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Dr. & Sweetbriar La.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street (Sweetbriar La.)
Acres: 0.2930
District: 8th

Metropolitan water and sewer exist.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP/fth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari, Chairman
Zoning Plans Advisory Committee
Date: January 24, 1979
FROM: Captain Joseph Kelly
Fire Prevention Bureau
SUBJECT: Zoning Advisory Committee Meeting of January 16, 1979

ITEM # 148 Property Owner: Woodco, Inc.
Location: NW/S Gwynn Oak Ave. 250' NE Maple Ave.
No Comments
ITEM # 149 Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Dr. & Sweetbriar La.
No Comments
ITEM # 150 Property Owner: Gregory P. Garrison
Location: S/S Edwards Ave. 275' E Harford Rd.
No Comments
ITEM # 152 Property Owner: James V. & Helen T. Geslois
Location: W/S Loganview Dr. 2' N Yardley Rd.
No Comments
ITEM # 153 Property Owner: Teresa Zannino
Location: NW/C Gough St. & 52nd St.
No Comments
ITEM # 155 Property Owner: Ralph Moseley & Debbie Neshitt
Location: SE/S Howard Ave. 1030' NE Back River Neck Rd.
No Comments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
Date: January 25, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Meeting - January 16, 1979

#143 Comments attached
#149 Standard comments only
#150 Standard comment only
#151 Standard commercial comments only
#152 Standard comment only
#153 See comments attached
#154 See comments attached
#155 Standard comments only

Ted Burnham, Chief
Plans Review

TB:rrj

March 12, 1979

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

RE: ZAC - January 16, 1979

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on the following items: 140, 149, 152, 153, and 155.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSP/hms

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 18, 1979

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

Z.A.C. Meeting of: January 16, 1979

RE: Item No: 149
Property Owner: Lillian E. Hewitt
Location: NW/C Northwood Drive & Sweetbriar Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from the side street (Sweetbriar La.)

District: 8th
No. Acres: 0.2930

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

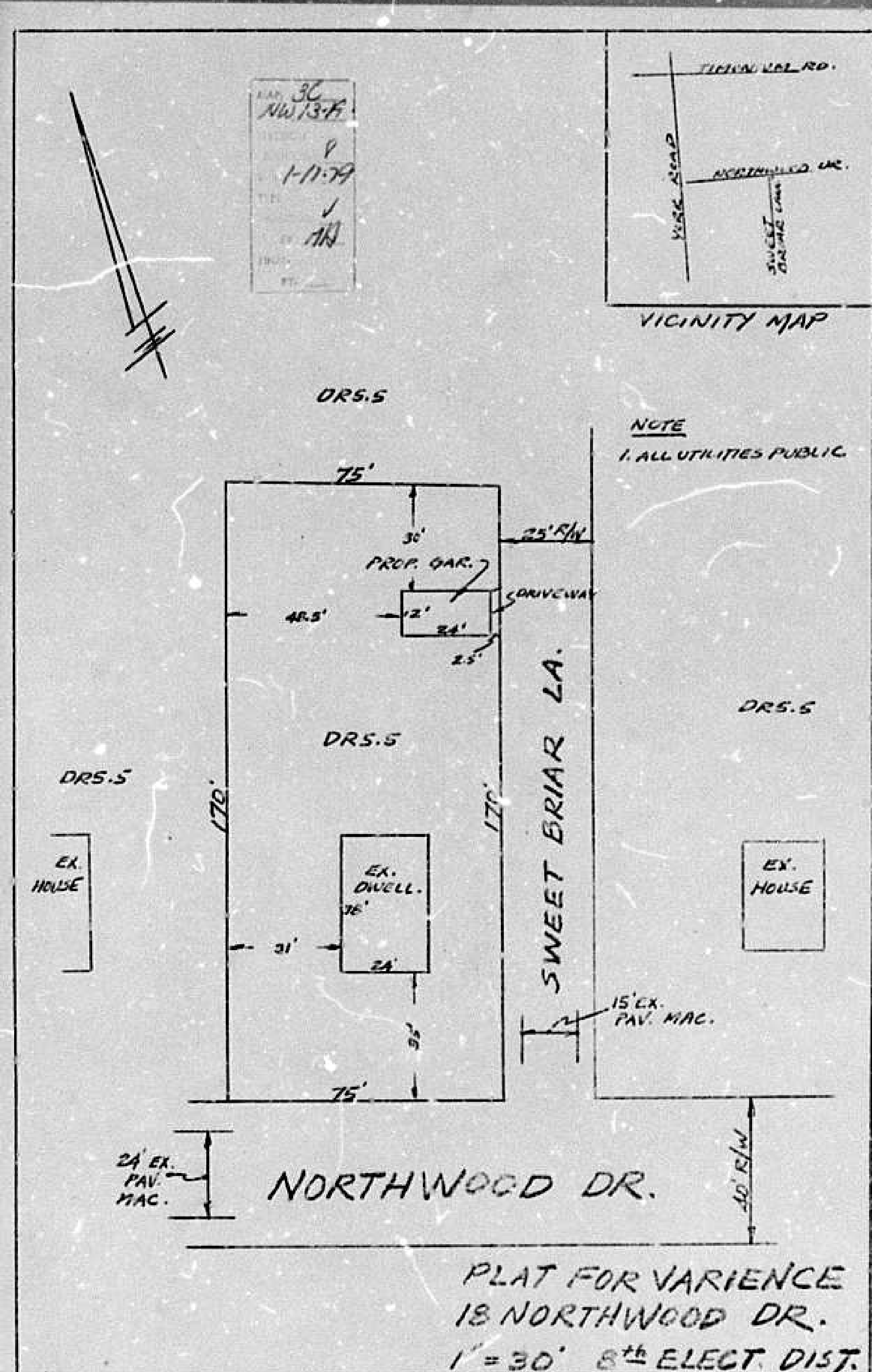
W. Nick Petrovich
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BOTTSBRIE

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



PETITION FOR VARIANCE
ON DUES
ZONING PUBLIC USE VARIANCE
for existing structure
LOCATION: Northwest corner of
Northwest Drive and Souders
Lane
DUE IS A TRAIL Monday, April 2,
1979 at 9:30 A.M.
PUBLIC HEARING Room 100
County Office Building, 111 W.
Chenapeake Avenue, Towson,
Maryland
The Zoning (Planning Zoning
Commission) of Baltimore County
is, by authority of the Zoning Act
and Regulations of Baltimore
County, will hold a public hearing
Public Use Variance for
an existing structure, proposed to
be used for storage of the rear drive
of the lot located "imposed from
Southwest Lane"
The Zoning Regulation to be ap-
plied to is Section 100.1 - an accessory
structure
All this parcel as well as the
Southwest corner of Baltimore County
DESCRIPTION FOR VARIANCE
Being located at the
SOUTHWEST corner of North-
west Drive and Souders Lane
Being vacant to lot 10, 11, 12, 13 of
section 2, 2nd lot of the 1st
of Baltimore County, is the
VARIANCE proposed to be the
South 7 Feet 21
Foot Parcel on the 1st North-
west Drive
Being the property of Lillian E.
Hewitt as shown on 1967 plan 147
of the Zoning Department
Hearing Date: Monday, April 2,
1979 at 9:30 A.M.
Public Hearing Room 100,
County Office Building, 111 W.
Chenapeake Avenue, Towson, Md
BY ORDER OF
J. DAVID DUNN, JR.
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Towson, Mar. 15 (876)

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 March 15, 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE-Lillian E. Hewitt
was inserted in the following:

☐ Catonsville Times	☐ Towson Times
☐ Dandak Times	☐ Arbutus Times
☐ Essex Times	☐ Community Times
☐ Suburban Times East	☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
16 day of March 1979, that is to say, the same
was inserted in the issues of March 15, 1979

STROMBERG PUBLICATIONS, INC.
BY *Laura Y. Pannell*

**PETITION FOR VARIANCE
218 DISTRICT**

ZONING: Petition for Variance for
necessary structure

LOCATION: Northwest corner of
Northwood Drive and Bechtel
Lane

DATE & TIME: Monday, April 5,
1971 at 10:00 A.M.

PUBLIC HEARING: Room 106,
County Office Building, 111 W. Ches-
apeake Avenue, Towson, Md.,
7:30 a.m.

The Zoning/Deputy Zoning Com-
missioners of Baltimore County, by
authority of the Zoning Act and
Regulations of Baltimore County,
will hold a public hearing!

Petition for Variance to permit an
accessory structure (garage) to be
located inside of C's zone that is of
the lot farthest removed from Bechtel
Lane.

The Zoning Regulation to be ex-
cepted as follows:
Section 400.1 - an accessory struc-
ture.

All that parcel of land in the
Eastern District of Baltimore County
described as follows:
DESCRIPTION FOR VARIANCE:
Lot 12, 13, 14 of the NORTH-
WOOD and BECHTEL LANE being known
as Lots 12, 13, 14 of section 12 as
recorded in the land records of Bal-
timore County in Plat Book 7 Folio
21.

Also known as 2118 Northwood
Drive.

Being the property of Lillian H.
Hewitt, as shown on plat also filed
with the Zoning Department.

Hearing Date: Monday, April 5,
1971 at 10:00 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md. 21204.

By Order of
S. ERIC DUBENNA
Zoning Commissioner
of Baltimore County

Mar. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD. _____ March 15, 1971.

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
week, one time successively before the _____ 2nd
day of April, 1971, the first publication
appearing on the 15th day of March
1971.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$ _____

CELESTINE
MAR 22 1971
MAR 22 1971

79-221-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8

Dated of Posting: 3/19/79

Posted for: petition for Variance

Petitioner: William E. Keath

Location of property: new corner Northwood Rd. & Greenlawn Lane

Location of Sign: corner of property (new corner Northwood Rd. & Greenlawn Lane) 18 Northwood Rd.

Remarks:

Posted by: Sam Labrum Date of return: 3/30

Signature

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 3rd day of
January 1979. Filing Fee \$ 25. Received ☒ Check
☐ Cash
☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Lillian Hewitt Submitted by: Same
Petitioner's Attorney: none Reviewed by: GEF

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

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		2nd Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					2/1	2/1				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: GCF

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # 10013-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78566

DATE March 7, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Roy Rockett
FROM: _____

FOR Filing Fee for Case No. 79-221-A

85100000 7 250000

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 78610

DATE April 2, 1979 ACCOUNT 01-662

AMOUNT \$39.65

RECEIVED FROM William H. Rockett

FOR Porting & Advertising Property Case No. 79-221-A

39.65

VALIDATION OR SIGNATURE OF CASHIER

