

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Howard & Miriam Getlan, 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 1802.3.3 (211.3) to permit a side yard setback of 5' in lieu of the required 8' and a sum of side yard setbacks of 17' in lieu of the required 20'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Practical Difficulty
A plan to enlarge the existing kitchen would be greatly hindered if the existing setback could not be encroached upon.

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 Howard & Miriam Getlan Legal Owner
Address 6802 Wellwood Ct. Towson, Md. 21204
Petitioner's Attorney John W. Hession, III Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of January, 1980, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of March, 1980, at 2:45 o'clock P.M.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S of Wellwood Ct., 70' NE of Laurelwood Ct., 3rd District : OF BALTIMORE COUNTY
HOWARD GETLAN, et ux, Petitioners : Case No. 80-171-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
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 22nd day of February, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Howard Getlan, 6802 Wellwood Court, Baltimore, Maryland 21209, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Howard Getlan
6802 Wellwood Court
Baltimore, Maryland 21209

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 16th day of January, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Getlan

Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1980

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

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Road Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Howard Getlan
6802 Wellwood Court
Baltimore, Maryland 21209

RE: Item No. 114
Petitioner - Getlan
Variance Petition

Dear Mr. & Mrs. Getlan:

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

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 16, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #114 (1979-1980)
Howard and Miriam M. Getlan (Property Owner)
N/S Wellwood Ct. 70' N/E Laurelwood Ct.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 5' and a sum of the setbacks of 17' in lieu of the required 8' and 20', respectively.
Acres: 0.23 District: 3rd

Dear Mr. Hammond:

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.

There is also a 5-foot utility easement along the N. 68° 37' 55" E. 17.97' line of this Lot 3 of Section II Wellwood, recorded C.L.B. 23, Folio 51.

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 grade 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 114 (1979-1980).

Very truly yours,

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

END: EAM: FWR: ss

cc: J. Wimbley

0-SW Key Sheet
30 NW 15 Pos. Sheet
NW 8 D Topo - 78 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 15, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #114, Zoning Advisory Committee Meeting, December 11, 1979, are as follows:

Property Owner: Howard and Miriam M. Getlan
Location: NW/S Wellwood Court 70' NE Laurelwood Court
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 5' and a sum of the setbacks of 17' in lieu of the required 8' and 20' respectively
Acres: 0.23
District: 3rd

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
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHENE COLLINS
DIRECTOR

February 12, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items:
Numbers 110, 112, 114, 115, and 116.

Very truly yours,

Michael S. Flanigan
Engineering Associate II

LSF/mjm

ORDER RECEIVED FOR FILING

DATE March 13, 1980
BY Chella [Signature]

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 appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 1980, that the herein Petition for Variances to permit a side yard setback of five feet in lieu of the required eight feet and a sum of the side yard setbacks of seventeen feet in lieu of the required twenty feet, for the expressed purpose of constructing an addition to the existing dwelling so as to increase the size of the kitchen, in accordance with the site plan dated November 23, 1979, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of Baltimore County

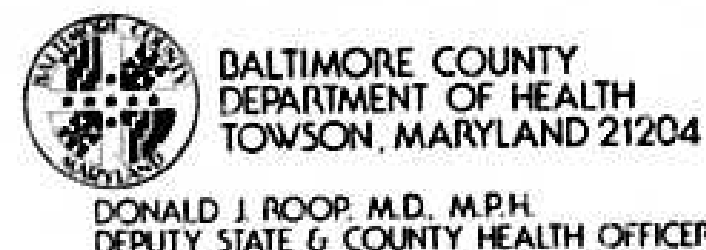
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

VARIANCE DESCRIPTION

The property located at 6802 Wellwood Court and located on the northwest corner of Wellwood Court approximately 70 feet from the northside of Laurelwood Avenue and known as Lot #3 as shown on Plat of Wellwood (GLR 23 Polio 51)



January 24, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #111, Zoning Advisory Committee Meeting of December 11, 1979, are as follows:

Property Owner: Howard & Miriam M. Getlan
Location: NW/S Wellwood Ct. 70' NE Laurelwood Ct.
Existing Zoning: D.A. 5.5
Proposed Zoning: Variance to permit a side setback of 5' and a sum of the setbacks of 17' in lieu of the required 8' and 20' respectively.
Acres: 0.23
District: 3rd

Metropolitan water and sewer exist; therefore, the proposed addition should not pose any health hazards.

Very truly yours,

[Signature]
Ian J. Furrer, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/tth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond, Zoning Commissioner
FROM: John D. Seyffert, Director, Office of Planning and Zoning
SUBJECT: Petition No. 80-171-A Item 114
Date: February 14, 1980

Petitioner for Variance for side yard setbacks
Northwest side of Wellwood Court, 70 feet Northeast of Laurelwood Court
Petitioner: Howard Getlan, et ux

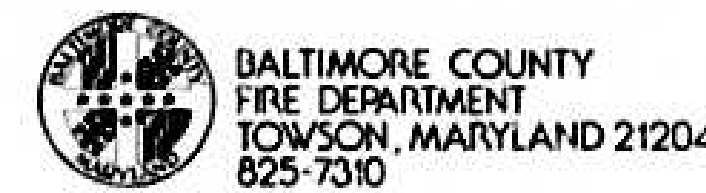
Third District

HEARING: Tuesday, March 4, 1980 (9:45A.M.)

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

JDS:JGH:ab

[Signature]
John D. Seyffert, Director
Office of Planning and Zoning



January 23, 1980

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: Howard and Miriam M. Getlan

Location: NW/S Wellwood Court. 70' NE Laurelwood Court.

Item No: 114 Zoning Agenda: Meeting of 12/11/79

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 or _____ 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 _____ 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.
- (x) 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.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: FEB. 17, 1980
Posted for: PETITION FOR VARIANCE
Petitioner: HOWARD GETLAN ET UX
Location of property: NW/S Wellwood Ct. 70' NE of Laurelwood Court
Location of Signs: FRONT 6802 Wellwood Court
Remarks: [Signature]
Posted by: [Signature] Date of return: FEB. 28, 1980

1-5160

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 29th day of November, 1979.

Filing Fee \$ 15.00 Received: _____ Check _____ Cash _____ Other _____

[Signature]
William E. Hammond, Zoning Commissioner

Petitioner: Howard Getlan Submitted by: [Signature]

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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

March 17, 1980

Mr. & Mrs. Howard I. Getlan
6802 Wellwood Court
Baltimore, Maryland 21209

RE: Petition for Variances
NW/S of Wellwood Court, 70' NE
of Laurelwood Court - 3rd Election
District
Howard I. Getlan, et ux -
Petitioners
NO. 80-171-A (Item No. 114)

Dear Mr. & Mrs. Getlan:

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

Very truly yours,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petitioner number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>[Signature]</u>	Revised Plans: Change in outline or description _____ Yes Previous case: _____ Map # _____ No									

No. 86317

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
RECEIVED
DATE: March 14, 1980 ACCOUNT: 01-562
AMOUNT: \$15.00
FOR: Advertising and Printing for Case No. 80-171-A

AMOUNT: \$15.00

No. 85614

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
RECEIVED
DATE: February 6, 1980 ACCOUNT: 01-562
AMOUNT: \$15.00
FOR: Filing Fee for Case No. 80-171-A

AMOUNT: \$15.00

AMOUNT: \$15.00

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

VS

Office of
COLUMBIA
Publishing Corp.

10750 Little Patuxent Pkwy
Columbia, MD 21044

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance

was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for five successive weeks before
the 15th day of February 1980, that is to say,
the same was inserted in the issues of

2/14/80

COLUMBIA PUBLISHING CORP.

By *William E. Hammond*

**PETITION FOR VARIANCE
3rd DISTRICT**

EXISTING: Petition for Variance for
side yard setback
LOCATION: Northwest side of Well-
wood Court, 70 feet Northwest of
Lansdowne Court
DATE & TIME: Tuesday, March 4,
1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:

Petition for Variance to permit a
side yard setback of 4 feet in lieu of
the required 8 feet and a rear of the
side yard setbacks of 17 feet in lieu
of the required 20 feet.

The zoning Regulations to be ex-
cepted as follows:
Section 1802.2.B (211.2) - side yard
setbacks

All that parcel of land in the
Third District of Baltimore County
The property located at 6802
Wellwood Court and located on the
northwest corner of Wellwood Court
approximately 70 feet from the
northside of Lansdowne Avenue
and known as Lot 3 as shown on
Plat of Wellwood (G.L.B. 23 Folio 51)
Being the property of Howard
Gottan, et al, as shown on plat plan
filed with the zoning Department
Hearing Date: Tuesday, March 4,
1980 at 9:45 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Feb 14.

CERTIFICATE OF PUBLICATION

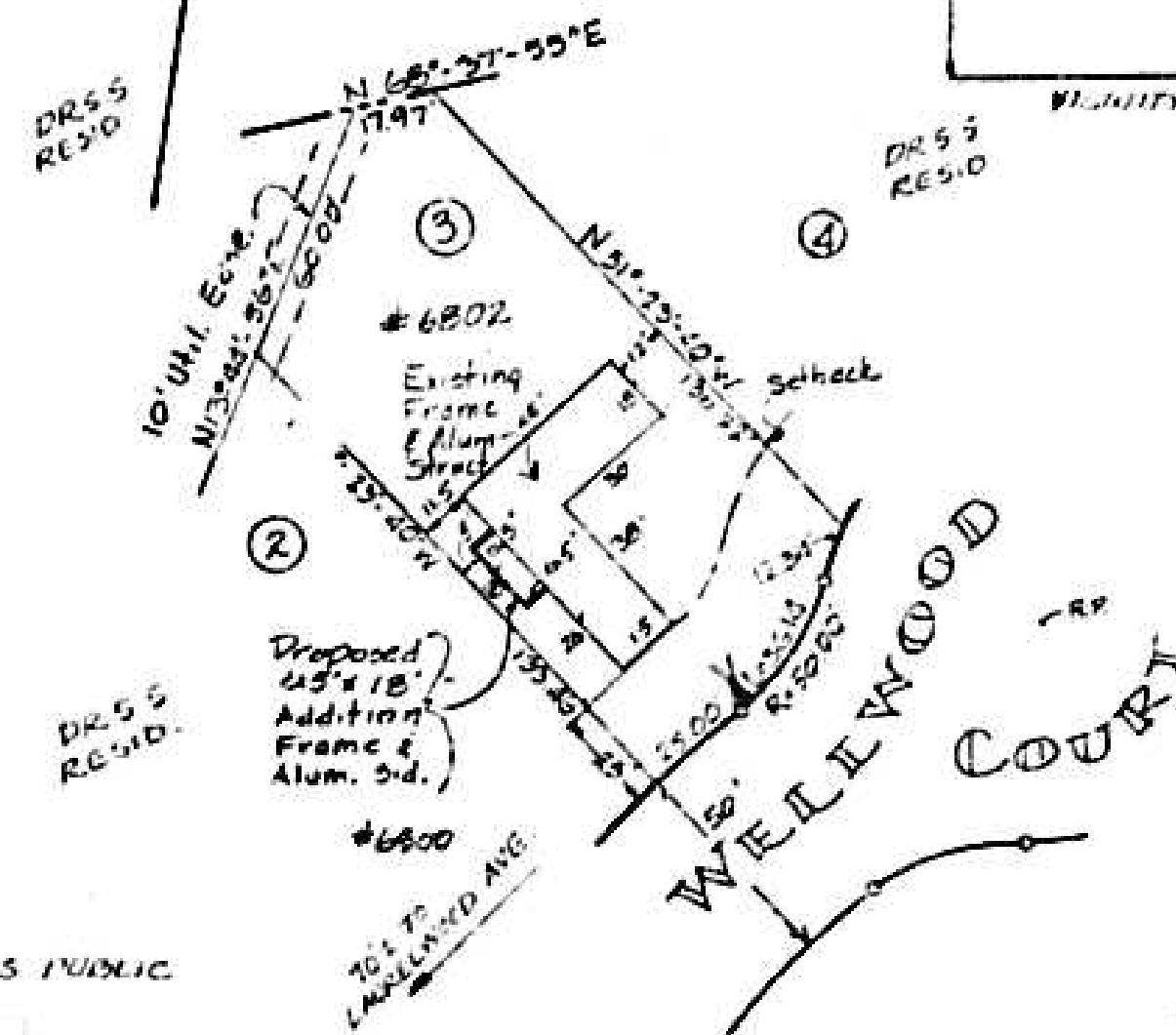
TOWSON, MD., February 14, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., ~~successive~~
of one time ~~successive weeks~~ before the 15th
day of March, 1980, the ~~last~~ publication
appearing on the 11th day of February
1980

THE JEFFERSONIAN.

L. Frank Smith
Manager.

Cost of Advertisement, \$.....



NOTE:
ALL UTILITIES PUBLIC

2C
NW 8D
3
11/11/79
V
M
BY JEP

PLAT TO ACCOMPANY PETITION FOR VARIANCE
FOR
SIDE YARD SETBACK

Site Plan
Lot 3
Section Two
WELLWOOD
Located
6802 Wellwood Court

Elect Dist #3 Balto. Cty, Md. 11/23/79 1"=50'

Reference Plot 23/51
Drawn by G.E. Pinter

