

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 1A04.3 B.3 to permit a sideyard setback of 7' in lieu of the required 50'.

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

To conform to the existing setbacks would preclude the building of an adequate or desirable garage, and create a hardship. The existing house is within the 50' sideyard restriction area and I would like to build an attached garage within 7' of the property line.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
 (Type or Print Name) _____ James A. Dowell
 Signature _____ Christine Winkler
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 Name _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____
 City and State _____

BY ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of September, 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 100, County Office Building in Towson, Baltimore County, on the 28th day of October, 1980, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE/S of Manor Rd., 1315' S of Meadowcliff Rd., 11th Dist. : OF BALTIMORE COUNTY

JAMES A. DOWELL, et al, : Case No. 81-87-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 John W. Hessian, III
 Peter Max Zimmerman John W. Hessian, III
 Deputy People's Counsel People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 3rd day of October, 1980, a copy of the foregoing

Order was mailed to James A. Dowell and Christine Winkler, 11919 Manor Road, Glen Arm, Maryland 21057, Petitioners.

John W. Hessian, III
 John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
 DEPARTMENT OF HEALTH
 TOWSON, MARYLAND 21204
 DONALD J. ROOP, M.D., M.P.H.
 DEPUTY STATE & COUNTY HEALTH OFFICER

November 17, 1980

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

Dear Mr. Hammond:

Comments on Item #48, Zoning Advisory Committee Meeting of September 9, 1980, are as follows:

Property Owner: James A. Dowell & Christine Winkler
 Location: SE SE/S Manor Rd. 1315' S. of Meadowcliff Rd.
 Existing Zoning: R.O. 5
 Proposed Zoning: Variance to permit a sideyard setback of 7' in lieu of the required 50'
 Acres: 135.00/115.00 X 196.93/200.00
 District: 11th

Water well and septic system are in good physical condition.

No health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Mr. James A. Dowell
 11919 Manor Road
 Glenarm, Md. 21057

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 9th day of September, 1980.

William E. Hammond
 Zoning Commissioner

Petitioner James A. Dowell, et al
 Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1980

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

cc: Nicholas B. Commodari
 Chairman

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

Mr. James A. Dowell
 11919 Manor Road
 Glenarm, Maryland 21057

RE: Item No. 48
 Petitioner - James A. Dowell, et al
 Variance Petition

Dear Mr. Dowell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bso

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. RISTEL, P.E.
 DIRECTOR

September 26, 1980

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

RE: Item #48 (1980-1981)
 Property Owner: James A. Dowell & Christine Winkler
 SE/S Manor Rd. 1315' S. of Meadowcliff Rd.
 Acres: 135.00/115.00 X 196.93/200.00
 District: 11th

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:

This property is a portion of an overall larger tract of land indicated on Tax Map 53. Subdivision and resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Manor Road, an existing public road, is proposed to be improved in the future, as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including reversible easements for slopes as necessary, will be required in connection with any grading or building permit application.

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.

ORDER RECEIVED FOR FILING

DATE

IJF/mw/33

ORDER RECEIVED FOR FILING

DATE *March 18, 1982*
BY *John L. Wimbley*
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations ~~would~~ would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will ~~not~~ adversely affect the health, safety, and general welfare of the community, the variance(s) ~~should~~ should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1980, that the herein Petition for Variance(s) to permit a side yard setback of seven feet in lieu of the required fifty feet be and the same is hereby ~~granted~~ DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County

Item #48 (1980-1981)
Property Owner: James A. Dowell & Christine Winkler
Page 2
September 26, 1980

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plans W and S-17A, as amended, indicate "No Planned Service" in the area.

Very truly yours,

William E. Hammond
HILLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: J. Trenner
J. Somers
J. Wimbley

R-NE Key Sheet
56 NE 16 Pos. Sheet
NE 14 D Topo
53 Tax Map



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

NORMAN E. GERDER
DIRECTOR

October 6, 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 #48, Zoning Advisory Committee Meeting, September 9, 1980, are as follows:

Property Owner: James A. Dowell and Christine Winkler
Location: SE side Manor Road 1315' S. of Meadowcliff Road
Acres: 135.00/115.00 X 196.93/200.00
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning & Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

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: James A. Dowell & Christine Winkler

Location: SE side Manor Road 1315' S. of Meadowcliff Road

Item No.: 48 Zoning Agenda: Item #48, September 9, 1980

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 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 dead end condition shown at XXXXXX 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.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John L. Wimbley* Noted and Approved: *George M. Hammond*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: September 5, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: September 9, 1980

RE: Item No: 48, 49, 50, 51
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
William E. Hammond
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

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

Item No. 48 - ZAC - September 9, 1980
Property Owner: James A. Dowell & Christine Winkler
Location: SE/S Manor Road 1315' S. of Meadowcliff Road
Existing Zoning: R. C. 5
Proposed Zoning: Variance to permit a sideyard setback of 7' in lieu of the required 50'.

Acres: 135.00/115.00 x 196.93/200.00
District: 11th

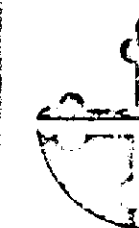
Dear Mr. Hammond:

This department has no comment for item No. 48.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/bza



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

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

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Acres: 135.00/115.00 x 196.93/200.00
District: 11th

Dear Mr. Hammond:

This department has no comment for item No. 48.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/bza



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

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

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District: 11th

Dear Mr. Hammond:

This department has no comment for item No. 48.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSF/bza



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

STEPHEN E. COLLINS
DIRECTOR

November 13, 1980

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

Item No. 48 - ZAC - September 9, 1980
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Acres: 135.00/115.00 x 196.93/200.00
District: 11th

Dear Mr. Hammond:

This department has no comment for item No. 48.

Very truly yours,

Michael S. Planican
Michael S. Planican
Engineering Associate II

MSE/Lza

RE: PETITION FOR VARIANCE
from Section 1A04.3B.3 of the
Baltimore County
Zoning Regulations
SE/S Manor Road 1315'
S. of Meadowcliff Road
11th District
James A. Dowell, et al
Petitioners
BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 81-87-A

OPINION

This case comes before the Board on appeal from an Order of the Zoning Commissioner denying the requested variance to permit a garage extension to the end of a house, to be erected within seven feet of the property line instead of the required fifty feet.

Mr. James Dowell, the Petitioner, testified that he wanted to build the garage on the end of the house strictly for aesthetic purposes, feeling that it would increase the value and appearance of his home and increase the value of the surrounding properties. He, however, also testified that he was well aware that there was ample room to erect a detached garage on the rear of his property which would not require the requested variance.

Protestants testified that they felt the proposed structure was too large, was unnecessary, would be a detriment to the neighborhood, and would require the parking of various vehicles owned by Mr. Dowell in the front of his house creating an unsightly condition.

Section 307 of the Baltimore County Zoning Regulations specifies that in order to grant a requested variance the Petitioner must show unreasonable hardship and/or practical difficulty if the variance were denied. The Board is of the opinion in the instant case that this has not been evidenced and, therefore, will affirm the Order of the Zoning Commissioner, dated November 18, 1980, which denied the variance.

James A. Dowell - #81-87-A

2.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 12th day of August, 1981, by the County Board of Appeals, ORDERED that the Order of the Zoning Commissioner, dated November 18, 1980, be affirmed, and that the variance petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

Patricia Phipps
Patricia Phipps

John V. Murphy
John V. Murphy

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

May 22, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(e), COUNTY COUNCIL BILL #108

CASE NO. 81-87-A

JAMES A. DOWELL, et al

SE/S Manor Rd., 1315' S of Meadowcliff Rd.

11th District

Var.-to permit a side yard setback of 7' instead of the req. 50'

11/18/80 - Z. C. (Hammond) DENIED variance

TUESDAY, AUGUST 11, 1981, at 10 a.m.

ASSIGNED FOR:

cc: Mr. James A. Dowell

Petitioner

Mr. and Mrs. Brian Dolan

Mrs. Joseph Prosser

Protestant

Mr. Ronald C. Thompson

"

J. W. Hession, Esq.

People's Counsel

J. Dyer

Zoning

W. Hammond

"

Herbert Emge

Donald Allan

Mrs. J. P. Schlesinger

C. L. Haines

Mr. and Mrs. Harry J. Lober

June Holmen, Secretary

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

August 12, 1981

Mr. James A. Dowell
Ms. Christine Winkler
11919 Manor Road
Glen Arm, Md. 21057

Re: Case No. 81-87-A
James A. Dowell, et al

Dear Mr. Dowell and Ms. Winkler:

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

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. and Mrs. Brian Dolan
Mrs. Joseph Prosser
Mr. Ronald C. Thompson
Mr. Herbert M. Emge
Mr. Donald Allan
Mrs. J. P. Schlesinger
C. L. Haines
Mr. and Mrs. Harry J. Lober
John W. Hession, III, Esq.,
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell

VARIANCE DESCRIPTION
#11919 Manor Road

Beginning for a point in the centerline of Manor Road approximately 1315' south of Meadowcliff Road and running the following courses and distances:

1. S 63° 06' 35" E 156.93'
2. S 32° 52' 00" W 115.00'
3. N 68° 49' 00" W 200.00'
4. N 32° 52' 00" E 135.00'

To the place of beginning. The property is on the east side of Manor Road.

December 16, 1980

County Board of Appeals
of Baltimore County

Re 11919 Manor Road
Case # 81 87 A
Item 48

Gentlemen,

We wish to appeal the decision of the Zoning Commissioner on the above captioned matter. We are located in an R.C. 5 Zone along Manor Rd. and our house is presently within the 50' setback requirement. By building a garage which would be 30' wide we could utilize the existing side entrance to the house and cellar steps without alterations. To conform to the existing setback would preclude the construction of an attached garage. However, construction of a separate structure in the rear yard would be permitted within 25' of the property line.

We feel that the attached garage built to match the house would be a much more pleasing structure than a detached structure in the rear yard. This variance would be to Section 1A04.3B3 of the Baltimore County Zoning Ordinance.

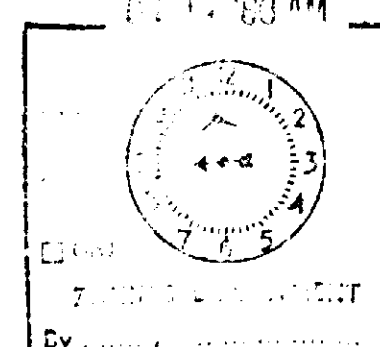
Please find payment enclosed. Thank you for your consideration of this matter.

Very truly yours,

James A. Dowell
James A. Dowell

Christine Winkler
Christine Winkler

11919 Manor Rd.
Glenarm, Md. 21057
882 2347



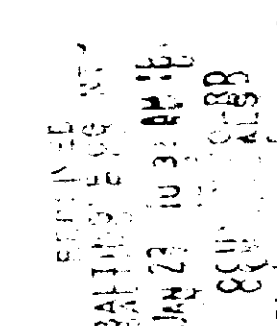
Board of Appeals
Room 219
Court House
Towson, Maryland 21204

21 January 1981

Please notify me when the hearing date is set for Zoning Appeal 81-87A, James A. Dowell, 11919 Manor Road.

Sincerely,

Herbert M. Emge
4223 Echo Valley Road
Glen Arm, Maryland 21057



5/22/81 - Notified the following of hearing set for Tues., Aug. 11, 1981, at 10 a.m.:

James A. Dowell
Mr. and Mrs. B. Dolan
Mrs. Jos. Prosser
Mr. Ronald Thompson
J. Hessian
J. Dyer
W. Hammond
Herbert Emge
Donald Allan
Mrs. J. Schleisinger
C. L. Haines
Mr. and Mrs. Harry Lober

February 9, 1981

Dear Sir,

Please notify me as to the date so I may attend the public hearing of Case # 8187A.

Yours truly,
Mr. & Mrs. Harry J. Lober
11709 Manor Rd.
Glen Arm, Md.

RECEIVED
BALTIMORE COUNTY
FEB 10 1 20 PM '81
CLERK OF APPEALS

2-9-81 1981

COUNTY BOARD OF APPEALS

PLEASE ADVISE THE HEARING
DATE FOR CASE # 81-87A SIDE
YARD VARIANCE J.A. DOWELL

C. L. HAINES
11709 MANOR RD
GLEN ARM MD
21057

RECEIVED
BALTIMORE COUNTY
FEB 10 1 20 PM '81
CLERK OF APPEALS

December 16, 1980

County Board of Appeals
of Baltimore County

Re 11919 Manor Road
Case # 81 87 A
Item 46

Gentlemen,

We wish to appeal the decision of the Zoning Commissioner on the above captioned matter. We are located in an R.C. 5 Zone along Manor Rd. and our house is presently within the 50' setback requirement. By building a garage which would be 30' wide we could utilize the existing side entrance to the house and cellar steps without alterations. To conform to the existing setback would preclude the construction of an attached garage. However, construction of a separate structure in the rear yard would be permitted within 25' of the property line.

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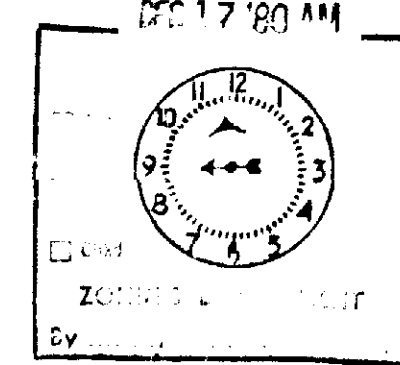
Please find payment enclosed. Thank you for your consideration of this matter.

Very truly yours,

James A. Dowell
James A. Dowell

Christine Winkler
Christine Winkler

11919 Manor Rd.
Glenarm, Md. 21057
882 2327



Feb 9, 1981

County Board of Appeals
Room 219
Court House
Towson, Maryland 21204

Dear Sirs,

I would like to be notified of the date of the public hearing of the case # 8187A.

Thank you,

Mrs. Joseph Schleisinger
4407 Meadowcliff Road
Glen Arm, Md. 21057

Jan 31 1981

I request to be notified when case # 81-87-A comes up for a hearing.

I thank you

Mrs. Harold Allan
11702 Manor Road
Glen Arm, Md.
21092

RECEIVED
BALTIMORE COUNTY
FEB 2 11 00 AM '81
CLERK OF APPEALS

December 24, 1980

John W. Hessian, III, Esquire
People's Counsel
Court House
Towson, Maryland 21204

RE: Petition for Variance
SE/S of Manor Rd., 1315' S of
Meadowcliff Road
James A. Dowell, et al
Case No. 81-87-A

Dear Mr. Hessian:

Please be advised that an Appeal has been filed by James A. Dowell and Christine Winkler, Petitioners, from the decision rendered by the Zoning Commissioner of Baltimore County in the above-referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

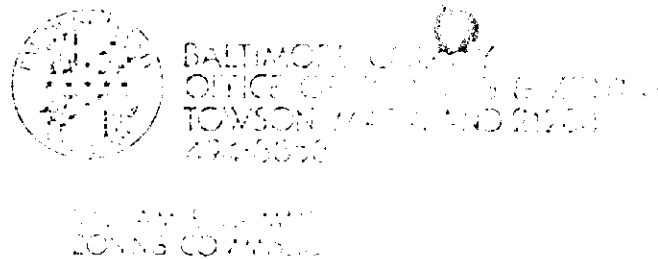
Very truly yours,

William E. Hammond
Zoning Commissioner

WEH:sj

cc: Mrs. Joseph Prosser
4407 Meadowcliff Road
Glen Arm, Maryland 21057

Mr. Ronald C. Thompson
4305 Northcliff Road
Glen Arm, Maryland 21087



November 18, 1980

Mr. James A. Dowell and
Ms. Christine Winkler
11919 Manor Road
Glen Arm, Maryland 21057

RE: Petition for Variance
SE/S of Manor Road, 1315' S of
Meadowcliff Road - 11th Election
District
James A. Dowell, et al - Petitioners
NO. 81-87-A (Item No. 48)

Dear Mr. Dowell and Ms. Winkler:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. & Mrs. Brian Dolan
6503 Brook Avenue
Baltimore, Maryland 21206

Mrs. Joseph Prosser
4407 Meadowcliff Road
Glen Arm, Maryland 21057

Mr. Ronald C. Thompson
4305 Northcliff Road
Glen Arm, Maryland 21057

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



October 16, 1980

Mr. James A. Dowell
Ms. Christine Winkler
11919 Manor Road
Glen Arm, Maryland 21057

RE: Petition for Variance
SE/S Manor Rd., 1315' S of
Meadowcliff Road
Case No. 81-87-A

Dear Mr. Dowell & Ms. Winkler:

This is to advise you that \$46.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

October 1, 1980

Mr. & Mrs. James A. Dowell
11919 Manor Road
Glen Arm, Maryland 21057

NOTICE OF HEARING

RE: Petition for Variance - SE/S of Manor Rd., 1315' S of
Meadowcliff Road - Case No. 81-87-A

TIME: 9:30 A.M.

DATE: Tuesday, October 28, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. & Mrs. Brian Dolan
6503 Brook Avenue
Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. T. Hammond
Zoning Commissioner
Date: October 7, 1980

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Petition No. 81-87-A Item 48

Petition for Variance
Southeast side of Manor Road, 1315 feet South of Meadowcliff Road
Petitioner: James A. Dowell, et al

Eleventh District

HEARING: Tuesday, October 28, 1980 (9:30 A.M.)

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

MDG:JGH:at

#81-87-A
(Item 48)

11th District

SE/5 Manor Rd., 1315' S of
Meadowcliff Rd.

James A. Dowell, et al

1 SIGN

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance

LOCATION: Southeast side of Manor Road, 1315 feet South of Meadowcliff Road

DATE & TIME: Tuesday, October 28, 1980 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 7 feet in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 - side yard setback

All that parcel of land in the Eleventh District of Baltimore County

Being the property of James A. Dowell, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, October 28, 1980 at 9:30 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 10/13/80

Posted for: Petitioner for Variance

Petitioner: James A. Dowell, et al

Location of property: SE/5 Manor Rd., 1315' S of Meadowcliff Rd.

Location of Signs: front of property at 11919 Manor Rd.

Remarks:

Posted by: William E. Hammond Date of return: 11/13/80

Number of Signs: 1

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 11/1/80

Posted for: Board of Appeals

Petitioner: James A. Dowell, et al

Location of property: SE/5 Manor Rd., 1315' S of Meadowcliff Rd.

Location of Signs: front of property at 11919 Manor Rd.

Remarks:

Posted by: William E. Hammond Date of return: 11/5/80

Number of Signs: 1

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: MB			Revised Plans:		Change in outline or description:	Yes			No	
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 27 day of Aug, 1980.

Filing Fee \$ 25 Received: Check

#48

Cash

Other

Petitioner: Dowell

Submitted by: Dowell

Petitioner's Attorney: Reviewed by: MB

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

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 2, 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., 100-000-0000

of one time before the 2th day of October, 1980, the first publication appearing on the 9th day of October 1980.

THE JEFFERSONIAN,
L. L. Smith, Manager.

Cost of Advertisement, \$ 19.75

PETITION FOR VARIANCE

11th District

ZONING: Petition for Variance

LOCATION: Southeast side of Manor Road, 1315 feet South of Meadowcliff Road

DATE & TIME: Tuesday, October 28, 1980 at 9:30 A.M.

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The Zoning Regulation to be excepted as follows:

Section 1A04.3B.3 - side yard setback

All that parcel of land in the Eleventh District of Baltimore County

Beginning for a point in the centerline of Manor Road approximately 1315' south of Meadowcliff Road and running the following courses and distances:

1. S 63° 06' 35" E 196.35'

2. S 32° 52' 00" W 115.00'

3. N 68° 49' 00" W 200.00'

4. N 68° 49' 00" E 135.00'

To the place of beginning. The property is on the east side of Manor Road.

Being the property of James A. Dowell, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, October 28, 1980 at 9:30 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

Oct. 2

The Essex Times

Essex, Md., Oct 7, 1980

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 7th day of Oct, 1980

S. L. D. W. J. H. F. Publisher.

Petition For Variance

11th District

Zoning: Petition for Variance

LOCATION: Southeast side of Manor Road, 1315 feet South of Meadowcliff Road

DATE & TIME: Tuesday, October 28, 1980 at 9:30 A.M.

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

BY ORDER OF
WILLIAM E. HAMMOND
Zoning Commissioner
of Baltimore County

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

DATE: October 27, 1980 ACCOUNT: 01-662

AMOUNT: \$46.25

RECEIVED FROM: Christine Winkler

FOR: Adv. & Posting for Case No. 81-87-A

VALIDATION OR SIGNATURE OF CASHIER

No. 093516

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

DATE: December 24, 1980 ACCOUNT: 01-662

AMOUNT: \$10.00

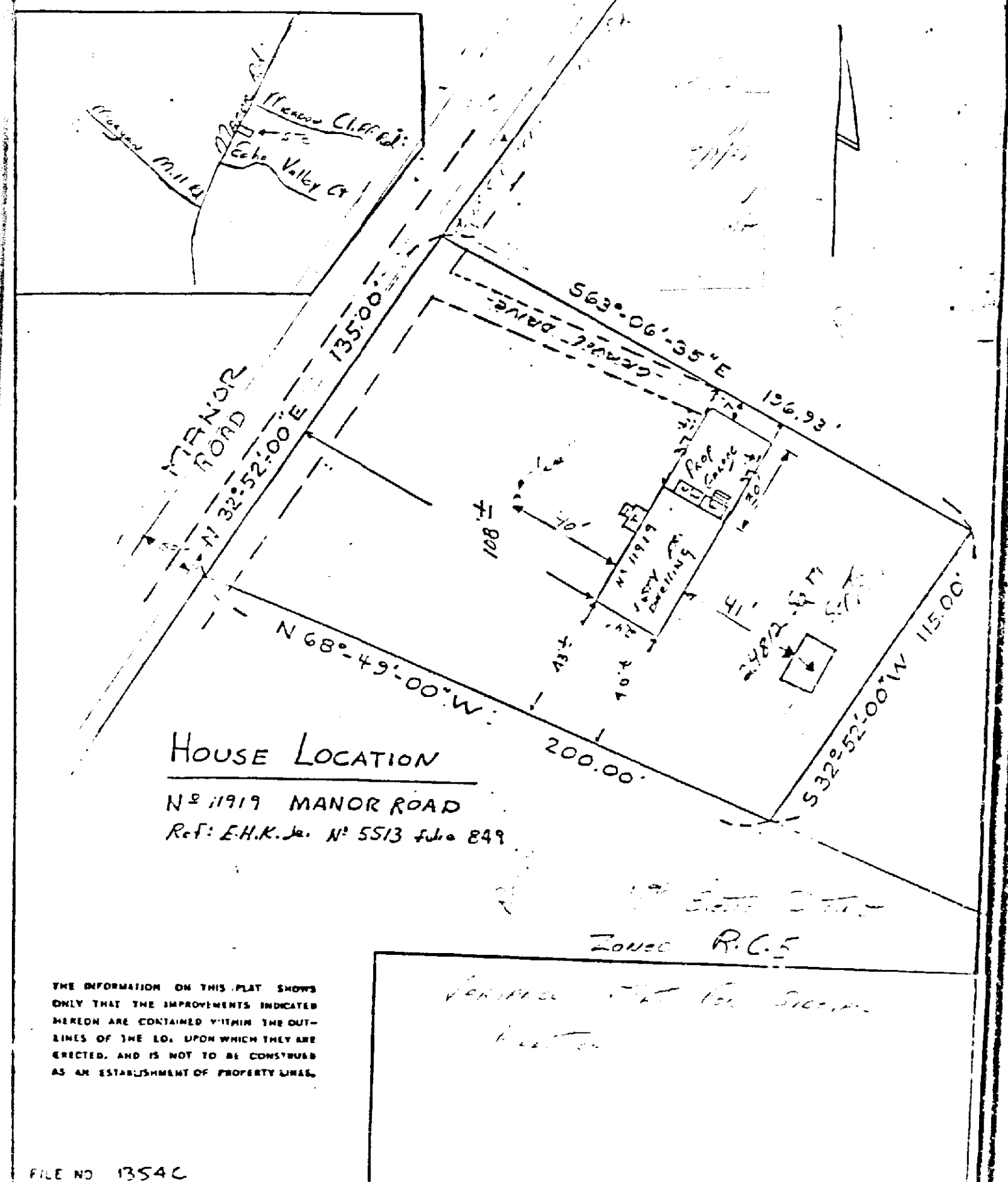
RECEIVED FROM: Brian D. Dolan

FOR: Filing Fee for Appeal of Case No. 81-87-A

VALIDATION OR SIGNATURE OF CASHIER

No. 093510

BALTIMORE COUNTY, MARYLAND



FILE NO. 1354C

