

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 1 B01.2.0.6. (V.B.6.a.) to permit a window 14 1/2' from street right of way line instead of the required 25'.

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

Due to the way in which the house is situated, the only way to make an addition to the house, would be to add to the side of the house which would go outside the variance 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: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Address _____ Phone No. _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name _____
 Address _____ Phone No. _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 8th day of _____ June 19 82, 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 _____ 12th day of _____ August 19 82, at 9:30 o'clock _____ A. M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
 DATE August 25, 1982
 Mark C. [Signature]

*Shows Aug 12, 1982
 Aug 6, 3 00am*

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR
 Mr. William E. Hammond
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

July 16, 1982

Re: Item #248 (1981-1982)
 Property Owner: Ray H. & Susan Watts, Jr.
 E/S Lavington Place 69' N/W of Tachbrook Rd.
 Acres: 103.80/38.52 x 69.70/90.00
 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:
 Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 11/616, executed in conjunction with the development of Nottingham - Section One - Phase 3B (Woodfall).
 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 248 (1981-1982).

Very truly yours,
[Signature]
 ROBERT A. MORFON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:ss
 cc: Jack Wimbley
 M-NW Key Sheet
 31 NE 29 Pos. Sheet
 NE 8 H Topo
 72 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Lavington Pl., 69' : OF BALTIMORE COUNTY
 W of Tachbrook Rd., 11th Dist.
 RAY H. WATTS, JR., et ux, : Case No. 83-31-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

[Signature] Peter Max Zimmerman
 Deputy People's Counsel
[Signature] John W. Hession, III
 People's Counsel for Baltimore County
 Rm. 223, Court House
 Towson, Maryland 21204
 494-2183

I HEREBY CERTIFY that on this 20th day of July, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Ray H. Watts, Jr., 4708 Lavington Place, Baltimore, Maryland 21236, Petitioners.

[Signature]
 John W. Hession, III

RAY H. WATTS, JR., et ux 83-31-A
 N/S of Lavington Place, 69' W of Tachbrook Rd. 11th

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1982

COUNTY OFFICE Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21286

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
 Spring Administration
 Industrial Development

Mr. & Mrs. Ray H. Watts, Jr.
 4708 Lavington Place
 Baltimore, Maryland 21236

RE: Item No. 248 - Case No. 83-31-A
 Petitioner - Ray H. Watts, Jr., et ux
 Variance Petition

Dear Mr. & Mrs. Watts:
 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 from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
 NICHOLAS B. COMMODARI, Chairman
 Zoning Plans Advisory Committee

NEC:bec
 Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning Date: June 16, 1982
 FROM: Ian J. Forrest
 SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #208 - Dr. Larry & Gail Becker
- Item #211 - Donald D. & Joyce A. Smith
- Item #214 - Ridgely Condominium Assoc., Inc.
- Item #225 - James Brudzinaki, et al
- Item #230 - Louis & Gertrude Kiefer
- Item #231 - Randalltown Associates
- Item #233 - Millard A. & Leslie R. Bierman, Jr.
- Item #234 - 21st Century Properties
- Item #239 - Norman Isaac & Victoria DeChantal Sines, Jr.
- Item #241 - Thomas J. Jertz
- Item #243 - Chesapeake Limited Partnership
- Item #246 - Joseph & Elizabeth Bactor
- Item #247 - Michael J. Rife
- Item #248 - Ray H. & Susan Watts, Jr.
- Item #254 - William F. Gebhardt, et al
- Item #255 - Dorothy A. Tallagen, et al
- Item #256 - Summingwood Realty, Inc.

[Signature]
 Very truly yours,

John L. Wimbley
 Planner III
 Current Planning & Development

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

JLF/tjh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mick Commodari Date: June 17, 1982
 TO: Charles E. Burnham
 FROM: Zoning Advisory Committee
 SUBJECT: Meeting June 8, 1982

- ITEM NO. 246 See comments
- ITEM NO. 247 See comments
- ITEM NO. 248 Standard comments
- ITEM NO. 249 See comments
- ITEM NO. 250 See comments
- ITEM NO. 251 See comments
- ITEM NO. 252 See comments

[Signature]
 Charles E. Burnham
 Plans Review Chief

CEB:rrj

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

NORMAN E. GERDER
 DIRECTOR

July 20, 1982

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

Dear Mr. Hammond:
 Comments on Item #248, Zoning Advisory Committee Meeting, June 8, 1982, are as follows:

Property Owner: Ray H. & Susan Watts, Jr.
 Location: E/S Lavington Place 69' N/W of Tachbrook Road
 Acres: 103.80/38.52 X 69.70/90.00
 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 petition meets the requirements of the Division of Current Planning and Development.

JLW:rh

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 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 be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August, 1982, that the herein Petition for Variance(s) to permit a window to be 16 1/2 feet from the street right-of-way line in lieu of the required 25 feet, in accordance with the site plan, filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING
DATE August 25, 1982
BY Mary Langley, Clerk
ADMINISTRATIVE SERVICES

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 8, 1982

RE: Item No: 246, 247, 248, 249, 250, 251, 252
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

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

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

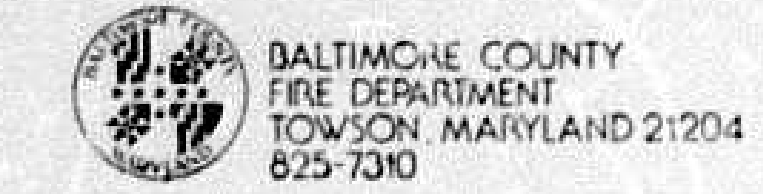
William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Date: July 20, 1982
SUBJECT: Zoning Petition No. 83-31-A
Ray H. Watts, Jr., et ux

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

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGHslc

cc: Shirley Hess
Arlene January



PAUL H. REINCKE
CHEF
September 1, 1982

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: Ray H. and Susan Watts, Jr.

Location: E/S Lavington Place 69' N/W of Tachbrook Road

Item No.: 248 Zoning Agenda: Meeting of June 8, 1982

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 operation.
- (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.

REVIEWED BY: [Signature] 9/1/82
Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/ml/cm
8/12 83-31-A

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: North side of Lavington Place, 69 ft. West of Tachbrook Road
DATE & TIME: Thursday, August 12, 1982 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 window 16 1/2 ft. from street right of way line instead of the required 25 ft.

The Zoning Regulation to be excepted as follows:
Section 1B01.2.C.6. (V.B.6.a.) - distance of window to street right of way line
All that parcel of land in the Eleventh District of Baltimore County

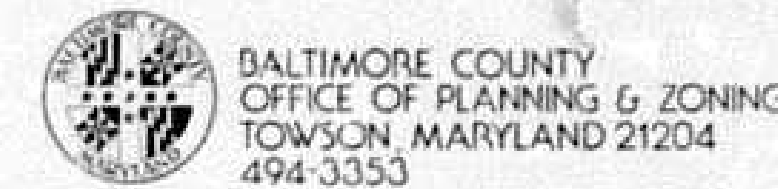
Being the property of Ray H. Watts, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 12, 1982 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

DESCRIPTION

Beginning at a point on the north side of Lavington Place 69 1/2 feet west of Tachbrook Road and known as lot 19, Block A, Section 1, Phase 3B of White Marsh and recorded among the land records of Baltimore County in Plat Book 41, Folio 41.
Also known as 4708 Lavington Place.



WILLIAM E. HAMMOND
ZONING COMMISSIONER
August 25, 1982

Mr. & Mrs. Ray H. Watts, Jr.
4708 Lavington Place
Baltimore, Maryland 21236

RE: Petition for Variance and Certification for Amendment to Development Plan N/S of Lavington Place, 69' W of Tachbrook Rd. - 11th Election District Ray H. Watts, Jr., et ux - Petitioners NO. 83-31-A (Item No. 248)

Dear Mr. & Mrs. Watts:

I have this date passed my Order and Certification in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

OK
8/25/82

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

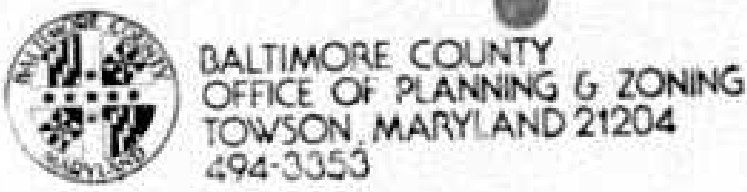
RE: Case No. 83-31-A (Item No. 248)
Building Permit Application
No. MR 46783
11 Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,
Susan Watts
Ray H. Watts Jr.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. & Mrs. Ray H. Watts, Jr.
4708 Lavington Place
Baltimore, Maryland 21236

August 2, 1982

Re: Petition for Variance
N/S of Lavington Place, 69' W of
Tachbrook Road
Ray H. Watts, Jr., et ux - Petitioners
Case #83-31-A Item #248

Dear Mr. & Mrs. Watts:

This is to advise you that \$46.30 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 108935

DATE 8/10/82 ACCOUNT 01-662

AMOUNT \$46.30

RECEIVED FROM Mrs. Susan Watts
FOR Advertising & Posting Case #83-31-A

8 823*****463000 8102A

VALIDATION OR SIGNATURE OF CASHIER

July 12, 1982
Mr. & Mrs. Ray H. Watts, Jr.
4708 Lavington Place
Baltimore, Maryland 21236
NOTICE OF HEARING
Re: Petition for Variance
N/S of Lavington Place, 69' W of Tachbrook Rd.
Ray H. Watts, Jr., et ux - Petitioners
Case #83-31-A
TIME: 9:30 A.M.
DATE: Thursday, August 12, 1982
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE.
TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107913

DATE 8-24-82 ACCOUNT 01-162

AMOUNT 25.00

RECEIVED FROM Mrs. Susan Watts
FOR Advertising & Posting Case #83-31-A

8 105*****250000 8250A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 7/25/82
Posted for: Petition for Variance
Petitioner: Ray H. Watts, Jr. et ux.
Location of property: Tachbrook Rd.
Location of Signs: front of property (4708 Lavington Pl.)
Remarks: None
Posted by: William E. Hammond
Number of Signs: 1

Mr. & Mrs. Ray H. Watts, Jr.
4708 Lavington Place
Baltimore, Md. 21236

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 25th day of June, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Ray H. Watts, Jr., et ux

Petitioner's Attorney

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 12th day of August, 1982, the first publication appearing on the 22nd day of July, 1982.

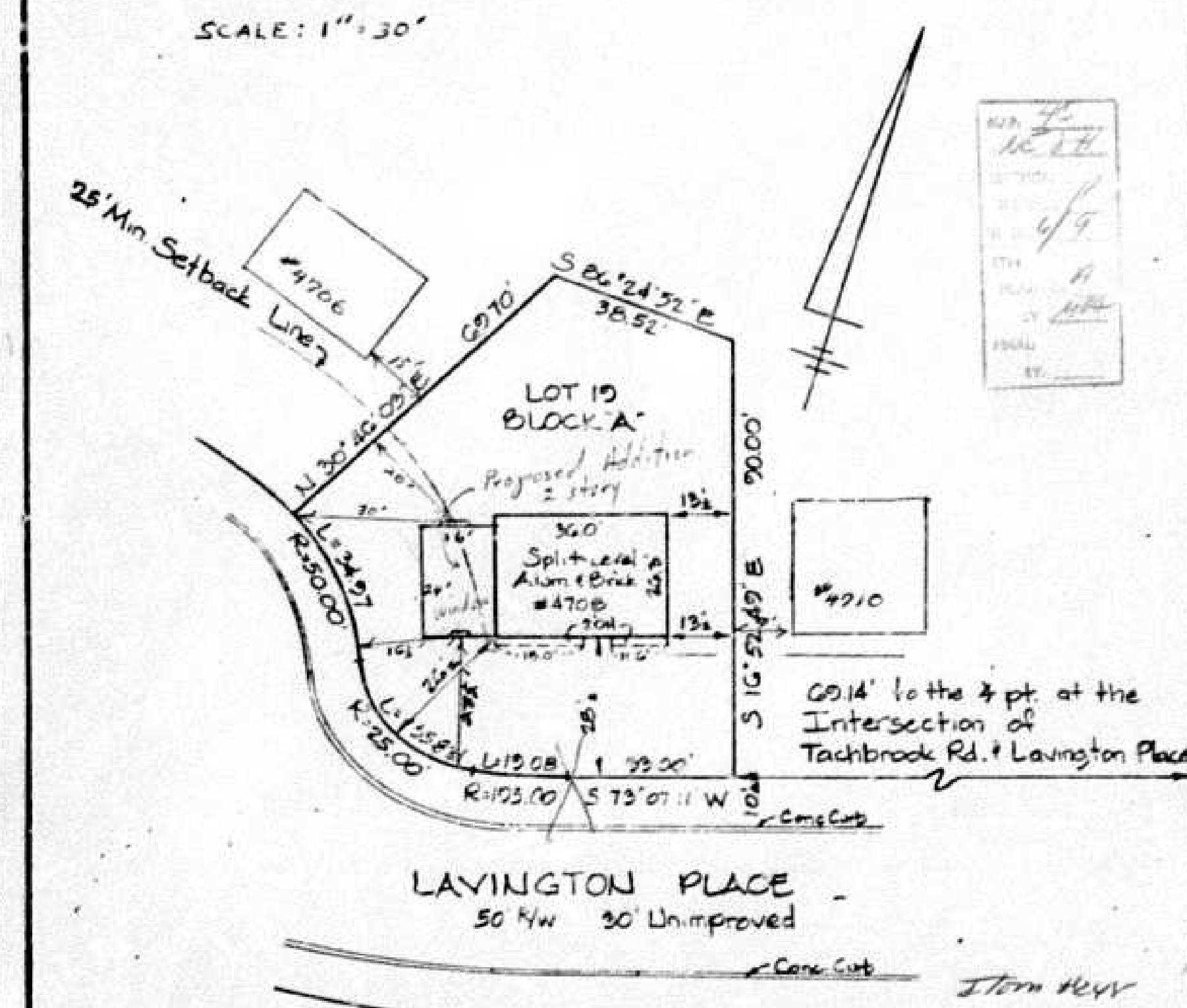
THE JEFFERSONIAN

L. Frank Strickland, Manager

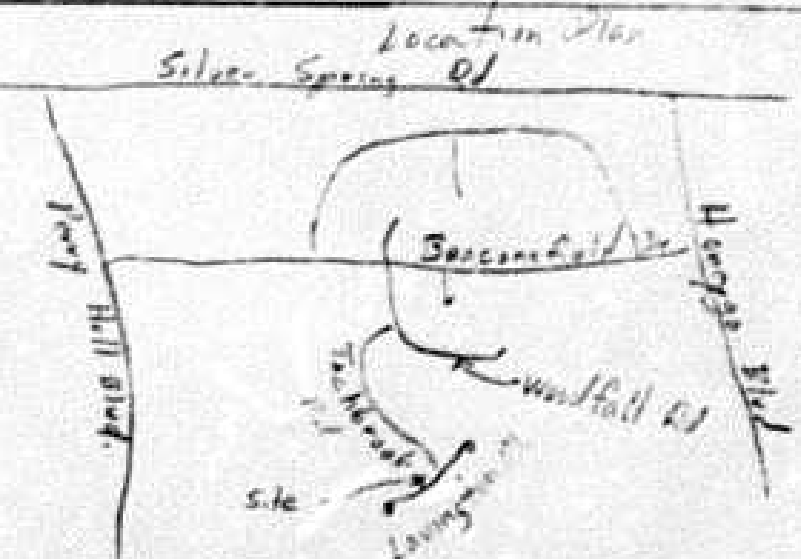
Cost of Advertisement, \$

PETITION FOR VARIANCE
11a. Shores District
ZONING: Petition for Variance
LOCATION: North side of Lavington Place, 69' W of Tachbrook Road.
DATE & TIME: Thursday, August 12, 1982 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 window 18 1/2 ft. from street right of way the minimum of the required 25 ft.
The Zoning Regulation to be accepted as follows:
Section 1801.2.C. (V.B.A.) - distance of window to street right-of-way line
All that parcel of land in the Shores District of Baltimore County beginning at a point on the north side of Lavington Place 69' west of Tachbrook Road and known as Lot 19 Block A, Section 3B of White Marsh and recorded among the land records of Baltimore County in Plat Book 41, Folio 41.
Also known as 4708 Lavington Place.
Being the property of Ray H. Watts, Jr., et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 12, 1982 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.
July 22, 1982

#19 Block "A" as shown on Plat of "WOODFALL" Section One Phase 3B of White Marsh and recorded among the Land Records of Baltimore County in Plat Book E.H.K., JR. 41 Folio 41.



Plat for Variance
Zoned DR 16
Scale 1"=30'
Public Utilities Exist
Proposed Addition - Garage - lower level
Room - upper level



Posting for Variance
11a. Shores District
ZONING: Petition for Variance
LOCATION: North side of Lavington Place, 69' W of Tachbrook Road.
DATE & TIME: Thursday, August 12, 1982 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 window 18 1/2 ft. from street right of way the minimum of the required 25 ft.
The Zoning Regulation to be accepted as follows:
Section 1801.2.C. (V.B.A.) - distance of window to street right of way line. All that parcel of land in the Shores District of Baltimore County beginning at a point on the north side of Lavington Place 69' west of Tachbrook Road and known as Lot 19, Block A, Section 3B of White Marsh and recorded among the land records of Baltimore County in Plat Book 41, Folio 41.
Also known as 4708 Lavington Place.
Being the property of Ray H. Watts, Jr., et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, August 12, 1982 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.

The Times

Middle River, Md., July 23, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of two successive weeks before the 22nd day of July, 1982.

Signature of Publisher