

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 allow a front yard setback of 45 feet instead of the required 50 feet and a distance of 70' from the centerline of the street in lieu of the required 75' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Owner wishes to build garage

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
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

Legal Owner(s):
(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
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 1982, 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 21st day of September, 1982, at 9:45 o'clock A.M.

(over)

RE: PETITION FOR VARIANCES
NW corner of Avers Ct. &
Knollcrest Rd., 8th District
WARREN SUMMERS, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 83-80-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 therefor, 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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day August, 1982, a copy of the foregoing Order was mailed to Dr. and Mrs. Warren Summers, 2 Avers Court, Reisterstown, Maryland 21136, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1982

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

ofo
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. & Mrs. Warren Summers
2 Avers Court
Reisterstown, Maryland 21136

RE: Case #83-80-A (Item No. 12)
Petitioner-Warren & Lillian Summers
Variance Petition

Dear Mr. & Mrs. Summers:

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.

In view of your proposal to construct an addition to the side of your existing dwelling and thereby infringe on the required front setback, this hearing is required. As you are aware, the petition forms have been changed to reflect a variance request from the centerline of Avers Court in addition to what was originally submitted.

I suggest at the time of the hearing that you present reasons why maintaining the required setbacks would result in practical difficulty or unreasonable hardship.

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,

Nicholas B. Commodari
NICHOLAS B. C. COMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mch

Enclosures

cc: Radkins Associates, Inc.
Room 101, Shell Building
Towson, Maryland 21204

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

STEPHEN E. COLLINS
DIRECTOR

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

RE: ZAC Meeting of July 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 1, 2, 3, 5, 6, 7, 9, 10, 11 and 12.

Very truly yours,

Michael S. Flanigan
Engineering Associate II

MSF:rlj

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

September 10, 1982

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

Dear Mr. Hammond:

Comments on Item #12, Zoning Advisory Committee Meeting of July 6, 1982, are as follows:

Property Owner: Dr. Warren & Lillian Summers
Location: NW/Cor. Avers Court and Knollcrest Road
Existing Zoning: R.O. 5
Proposed Zoning: Variance to permit a front yard setback of 45' in lieu of the required 50'.
Acres: 257.58/196.31 X 165.93/116.54
District: 8th

The dwelling is served by a water well and septic system, both of which appear to be functioning properly. The proposed addition will not interfere with the location of the well or septic system; therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
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: Dr. Warren and Lillian Summers

Location: NW/Cor. Avers Court and Knollcrest Road

Item No.: 12 Zoning Agenda: Meeting of July 6, 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 _____ fee; 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: [Signature] 9/15/82 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/nb/cm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

August 11, 1982

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

Re: Item #12 (1982-1983)
Property Owner: Dr. Warren & Lillian Summers
NW corner Avers Ct. and Knollcrest Rd.
Acres: 257.58/196.31 x 165.93/116.54
District: 8th

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 exist as secured by Public Works Agreement #87205, executed in conjunction with the development of Knollcrest Manor, Section II.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 12 (1982-1983).

Very truly yours,

Robert A. Morison, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

V-SE Key Sheet
62 NW 22 Pos. Sheet
NW 16 F Topo
50 Tax Map

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/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 11th day of October, 1982, that the variance Petition for Variance(s) to permit a front yard setback of 45 feet in lieu of the required 50 feet and a distance of 70 feet from the centerline of the street in lieu of the required 75 feet, for the expressed purpose of constructing an addition on the west side of the existing improvement, as shown on the site plan filed herein and marked Petitioner's Exhibit 1, which together with the existing carport will constitute a 2-car garage, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and

William E. Hammond
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 9, 1982
FROM: Charles E. Burnham
SUBJECT: Zoning Advisory Committee Meeting of July 6, 1982

ITEM NO. 1	See comments (Reschedule)
ITEM NO. 2	See Comments
ITEM NO. 3	See Comments
ITEM NO. 4	Withdrawn
ITEM NO. 5	See Comments
ITEM NO. 6	See Comments
ITEM NO. 7	Standard comments
ITEM NO. 8	See Comments
ITEM NO. 9	See Comments
ITEM NO. 10	Standard Comments
ITEM NO. 11	See Comments
ITEM NO. 12	Standard Comments

Charles E. Burnham
Charles E. Burnham
Chief Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1982

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

Z.A.C. Meeting of: July 6, 1982

RE: Item No: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12
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,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: August 31, 1982
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-80-A
Warren Summers, et ux

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

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

NEG:JGHalc

cc: Arlene January
Shirley Hess



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 11, 1982

Dr. & Mrs. Warren Summers
2 Avers Court
Reisterstown, Maryland 21136

RE: Petition for Variances
NW/corner of Avers Court and Knoll-
crest Road - 8th Election District
Warren Summers, et ux - Petitioners
NO. 83-80-A (Item No. 12)

Dear Dr. & Mrs. Summers:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. John Corasaniti
2415 Knollcrest Road
Reisterstown, Maryland 21136

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

August 25, 1982

Dr. & Mrs. Warren Summers
2 Avers Court
Reisterstown, Maryland 21136

NOTICE OF HEARING

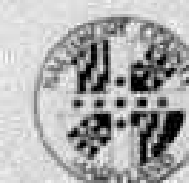
Re: Petition for Variances
NW/corner of Avers Court and Knollcrest Rd.
Case #83-80-A Item #12

TIME: 9:45 A.M.

DATE: Tuesday, September 21, 1982

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

TOWSON, MARYLAND



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 16, 1982

Dr. & Mrs. Warren Summers
2 Avers Court
Reisterstown, Maryland 21136

Re: Petition for Variances
NW/corner Avers Ct. & Knollcrest Rd.
Case #83-80-A Item #12

Dear Dr. & Mrs. Summers:

This is to advise you that \$52.20 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
WILLIAM E. HAMMOND
Zoning Commissioner

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

DATE: 9/21/82 ACCOUNT: 01-662

AMOUNT: \$52.20

RECEIVED FROM: Lillian R. Summers

FOR: Advertising & Posting Case #83-80-A

6 075*****22010 8228A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances
LOCATION: Northwest corner of Avers Court and Knollcrest Road
DATE & TIME: Tuesday, September 21, 1982 at 9:45 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 Variances to allow a front yard setback of
45' instead of the required 50' and a distance of 70' from
the centerline of the street in lieu of the required 75'

The Zoning Regulation to be excepted as follows:
Section 1A04.3B.3 (103.3 & 202.2) - minimum front yard setback and distance from
the centerline of street in a R. C. 5 (R-40) zone

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

Being the property of Warren Summers, et ux, as shown on plat plan filed with
the Zoning Department.

Hearing Date: Tuesday, September 21, 1982 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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9085

BEL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

June 25, 1982

DESCRIPTION:

Located on the north side of Avers Court and west side of
Knollcrest Road and known as lot 17, Block "B", Section II, Knollcrest
Manor and recorded in Plat Book 35 folio 71 in the land records of
Baltimore County also known as Number 2 Avers Court.

Mr. & Mrs. Warren Summers
2 Avers Court
Reisterstown, Md. 21136

Hudkins Associates, Inc.
Room 101, Shell Bldg.
Towson, Md. 21204

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 6th day
of July, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Warren Summers, et ux

Petitioner's Attorney

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-80-A

District 8th Date of Posting Sept. 3, 1982
Posted for: Variance
Petitioner: Warren Summers, et ux
Location of property: NW Corner Avers Ct. and Knollcrest Road
Location of Signs: NW Corner of Avers Ct. and Knollcrest Road
Remarks:
Posted by: D. J. Grist Date of return Sept. 10, 1982
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 2, 1982

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Md., before the 21st
of one time before the 21st
day of September, 1982, the last publication
appearing on the 2nd day of September
1982.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$

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: <u>WCH</u>	Revised Plan: <u>Change in outline or description</u> <u>Yes</u> <u>No</u>									
Previous case: <u>—</u>	Map # <u>2D</u>									

Item # 12

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25 day of June, 1982.

Filing Fee \$ 25.00

Received: ☒ Check
☐ Cash
☐ Other

Item # 12
CS # 107999

William E. Hammond, Zoning Commissioner

Petitioner Dr. Warren Summers Submitted by Hudkins

Petitioner's Attorney

Reviewed by WCH

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

