# 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 1802.38 (Section VI.C.3, 1945 regulations) to permit a sideyard setback of 2' in lieu of the required 10'.

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 is no closet space, Attic or Basement. There is a pool in yard and space for two Drive ways

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): GEORGE 3 MCKERREIL (Type or Print Name) (Jype or Print Name) Henge 5 Mc Kerrell Josie M. McKerrell for Petitioner: r Print Name)

City and State Attorney's Telephone No.: ORDERED by The Zoning Commissioner of Baltimore County, this 20th day

23rd day of September County, on the

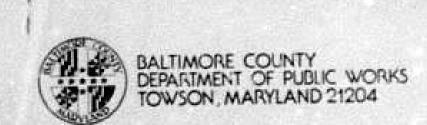
\_A.M. + Auro, 9-22-92

FOR

9-30 and Zoning Commissioner of Baitimore County.

Cac and 7/2/82 8424 -

Name, address and phone number of legal owner, contract purchaser or representative to be contacted



HAPRY I PISTEL P. E. DIRECTOR

August 13, 1982

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

> Re: Item #15 (1982-1983) Property Owner: George S. & Josie M. McKerrell N/S Wynbrook Road, 245' W. of 54th Street Acres: 26.42 x 162 District: 15th

Dear Mr. Hammond:

General:

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.

Baltimore County highway and utility improvements exist and are not directly involved.

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 o. top soil.

The Pecitioner 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.

Additional fire hydrant protection is required in the vicinity.

Bureau of Public Services

RAM: EAM: FWR: SS

cc: Jack Wimbley, William Munchel

J-SE Key Sheet 1 NE 20 Pos. Sheet NE 1 E Topo 96 Tax Map

RE: PETITION FOR VARIANCE W/S Wynbrook Rd., 245' W of 54th St., 15th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GEOR GE S. McKERRELL, et ux, : Case No. 83-83-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,

Leter Max Zemmerna Peter Max Zimmerman Deputy People's Counsel

BALTIMORE COUNTY

Mr. William Hammond

Zoning Commissioner

Dear Mr. Hammond:

MSF/rlj

County Office Building

Towson, Maryland 21204

for items numbers 13, 14 and 15.)

STEPHEN E. COLLING

TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

RE: ZAC Meeting of July 20, 1982

The Department of Traffic Engineering has no comments

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 27th day of August, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. George S. McKerrell, 7934 Wynbrook Road, Baltimore, Maryland 21224, Petitioners.

August 25, 1982

Very truly yours,

Michael S. Flanigan

Engineering Associate II

michael + 2

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1982

COUNTY OFFICE BLOT. 111 W. Chesaponke Ave. Towson, Maryland 21704

Wicholas S. Commodari Chairman

HEMBERS

Fire Prevention

Burnou of

Engineering. Department of Traffic Engineering State Soads Commissis

Health Department Project Planning Building Department Board of Education Zoming Administration Industrial Development

Mr. & Mrs. George S. McKerrell 7934 Wynbrook Road Baltimore, Maryland 21224

> RE: Item No. 15 - Case No. 83-83-A Petitioner - George S. Mclarrell, et ux Variance Petition

Dear Mr. & Mrs. McKerrell:

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 Plans 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 legalize the recently constructed addition to the side of your dwelling, this hearing is required.

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

Zoning Plans Advisory Committee

MBC: bra Pholosures

#### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning

Date July 27, 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 #237 - Raymond J. & Esther M. Krul

Item #249 - Joso & Marie Henriques

Item #252 - Konstantinos Diskoulas, et al

Item #257 - C & H Mechanical Corp. Item #258 - Pulaski Realty Assoc.

Item #260 - Philip Macht, et al

Item #261 - Jack H. Pechter

Item #262 - Gus J. Tsottles, et al

Item #263 - Sarandos A. Maoris

Item # 1 - John W. & Margaret E. Harrison, Jr. Item #5 - Merritt Blvd. Limited Partnership

Item #6 - Francis R. & Lillian S. Helldorfer

Item #7 - Michael J. & Ann L. Richardson

Item #8 - Campday Partnership

Item #9 - St. Mary's Seminary & University Item #10 - James F. & Janet E. Barnes

Item #11 - James F. Ridgely

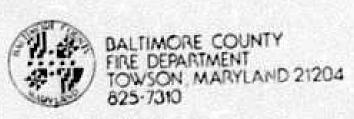
Item #13 - Charles R. & Mary M. Harig

Item #15 - George S. & Josie M. McKerrell

Ian J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICE

IJF/fth



PAUL H. REINCKE CHEF

September 1, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: George S. and Josie M. McKerrell

Location: N/S Wynbrook Road 245' W of 54th Street

Item No.: 15

Zoning Agenda: Meeting of July 20, 1982

Gentlem.n:

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 Frotection 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.

Fire Prevention Bureau Planning Group Special Inspection Division.

JK/mb/cm

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 net 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 Zorling Commissioner of Baltimore County, this # 1/1/2 day of Movember , 19 82 , that the herein Petition for Variance(s) to permit a side yard setback of two feet in lieu of the required ten 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.

#### DESCRIPTION

Located on the north side Wynbrook Road approximately 245 feet west of 54th Street and known as Lot #43 as shown on Plat of Eastwood Heights which is recorded among land records of Baltimore County in liber 20, folio 83. Also known as 7934 Wynbrysk Road.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TONSON, MARYLAND 21204

Mr. William R. Hormond, Zoning Commissioner

Office of Planning and Noning County Office Building Towner, Maryland 21204

Comments on Item # 15 Kening Advisory Committee Meeting July 20, 1982

are as follows: Property Owner: George S. & Josie M. McKerrell. N/S Wynbruck Road 245' W of 54th Street Existing Fonings D.R. 10.5

The items checked below are applicables

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-62 and other applicable Coden.
- X B. A building/\_\_\_\_\_permit shall be required before beginning construction. G. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- construction an exterior wall within 6'0 of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 101, 1 me 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s \_\_\_\_\_\_
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will neet the Code requirements for the proposed change. Drawings may require a professional scal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Foning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Boom #122 (Plant Heview) at 111 West Chemupeake Ave., Towson.

Very truly yours.

August 16, 1982

15th Election District

PETITION FOR VARIANCE

ZONING:

Petition for Variance

LOCATION:

West side of Wynbrook Road, 245 ft. West of 54th Street

DATE & TIME:

Thursday, September 23, 1982 at 9:30 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

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

> Petis .... . Variance to permit a side yard setback of 2 ft. in lieu of the required 10 ft.

The Zoning Regulation to be excepted as follows: Section 1B02.3B (Section VI.C.3, 1945 regulations) - side yard setback in a D.R. 10.5

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

Being the property of George S. McKerrell, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, September 23, 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

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 13, 1982

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

Z.A.C. Meeting of: July 20, 1982

RE: Item No: 13, 14,(15) 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, Was lich teleout Wm. Nick Petrovich, Assistant Department of Planning

September 16, 1982

Re: Petition for Variance

54th Street

Very truly yours,

Zoning Commissioner

This is to advise you that \$46.30 is due for advertising and posting

Please make the check payable to Baltimore County, Maryland, and remit

to Arlene January, Zoning Office, Room 113, County Office Building, Towson,

No. 112334

W/S of Wynbrook Rd., 246' W of

WILLIAM E. HAMMOND

of \$35 for the filing fee for this

Case #83-83-A Item #15

WILLIAM E HAMMOND ZONING COMMISSIONER

7934 Wynbrook Road

BALTIMORE COUNTY

Mr. & Mrs. George S. McKerrell

Baltimore, Maryland 21224

of the above property.

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

OFFICE OF FINANCE - REVENUE DIVISION

Dear Mr. & Mrs. McKerrell:

Maryland 21204, before the hearing.

DATE\_\_\_\_\_\_ 11/4/82 \_\_\_\_\_ACCOUNT\_R-01-615-000

Fon Advertising & Posting Case #83-83-A

RECEIVED BONKX Josie M. McKerrell

AMOUNT \$46,30

VALIDATION OR SIGNATURE OF CASHIER

C 078\*\*\*\*\*\*4530:b =048A

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

SUBJECT Zoning Petition No. 83-83-A
George S. McKerrel, et ux There are no comprehensive planning factors requiring comment on this petition.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date August 31, 1982

NEG:JGH:slc

cc: Arlene January Shirley Hess

William E. Hammond

Norman E. Gerber, Director

FROM Office of Planning and Zoning

TO. Zooing Commissioner

August 25, 1952

Mr. & Mrs. George S. McKerrell 7934 Wynbrook Road Baltimore, Maryland 21224

> BOTICE OF HEARING Re: Petition for Variance W/S of Wynbrook Rd., 245' W of 54th St. Case #83-83-A Item #15

TIME:	9:30 A. M.
DATE	Thursday, September 23, 1982

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

TOWSON, MARYLAND

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

PATE\_ 11/4/82

No. 112333

\_\_\_\_\$35.00

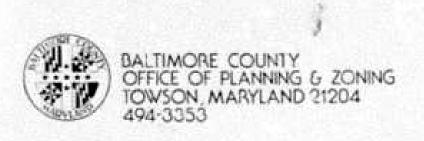
Filling Fee for Variance - Case #83-83-A

PROM Josle M. McKerrell

6 079+ .....3500:0 SCARA

VALIDATION OR SIGNATURE OF CASHIER

ACCOUNT R-01-615-000



WILLIAM E HAMMOND ZONING COMMISSIONER

November 4, 1982

Mr. & Mrs. George S. McKerrel. 7934 Wynbrook Road Baltimore, Maryland 21224

RE: Petition for Variance W/S of Wynbrook Rd., 245' W of 54th St. - 15th Election District George S. McKerrell, et ux -Petitioners NO. 83-83-A (Item No. 15)

Dear Mr. & Mrs. McKerrell:

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

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. & Mrs. George S. McKerrell 793h Vynbrock Road Bultimure, Ms. 2122h

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 20th
of _	July 1	982 .	,	
				61

Coning Commissioner

Petitioner George S. McKerrell, et un

Petitioner's Attorney

Reviewed by Kicketo F. Commodani Chairman, Zoning Plans Advisory Committee

PETITION	M	APPI	NG	PRO	GRE	SS	SHEE	:T			
	Wall Map		Orig	Original		Duplicate		Tracing		200 Sheet	
FUNCTION	date	by	date	by	date	by	cate	by	date	by	
Descriptions checked and outline plotted on map											
Petition number added to outline					<b>-</b>						
Denied											
Granted by ZC, BA, CC, CA											
Reviewed by:	-				ed Pla ge in o	ATT CONTRACTOR	or des	cript		Yes	
Previous case:				Мар						-140	

#### BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building

111 W. Chesapeake Avenue Towson, Maryland 21204
Your Petition has been received this /Z day of July, 19 2.
Filing Fee \$ 35 Received: Check
Cash
#15 Stiller & Stiller
William E. Hammond, Zoning Commissioner
Petitioner Ma Kentes Submitted by
Petitioner's Attorney Reviewed by 1157
*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

83-83-A

### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District. 15	Date of Posting 9/4/82
Posted for . Deletid Goz Va	regard.
Petitioner: 2000 & The	Herrell et us
Location of property: M/5 My	aboved 1d, 245' M. C
Location of Signs front of prop	esty (A 7434 Hyplicoh)
Remarks: Posted by Lean Signature	2 Date of return: 9/10/52
Number of Signs:/	

The Zoning Coronissioner of Bal-timore County, by authority of the Soning Act and Regula lone of Bal-imore County, will hole a public Located on the Corth side wyn-brook Read approximately 245 feet went of 54th Street and Roown as Lot #61 as shown as Plat of East-wood Heights which as recorded troong land records of Baltimore the corthology of the Williams ment.

Hearing Date: Thursday, September 22, 1882 at \$100 A.M.

Public Hearing: Room 106, County
Office Building, 111 W. Cherapeake
Awates, Towner, Maryland
By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimure County

# CERTIFICATE OF PUBLICATION

TOWSON, MD., September 2 , 19.82 THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., proposinceash of one time \_\_\_\_\_ macconingconsider before the \_\_23rd \_\_\_\_\_ day of \_\_\_\_\_\_September\_\_, 19.82\_\_, the first publication appearing on the \_\_2nd\_\_\_\_\_ day of \_\_\_\_\_Soptember\_\_

Cost of Advertisement, \$ .....

Qe Times

This is to Certify, That the annexed

was inserted in Qic Times, a newspaper printed and published in Baltimore County, once in each successive

THE DESCRIPTION OF THE PROPERTY OF THE PARTY OF THE PARTY

of 54th Street and known as Lot \$43 as shown on Plat of Eastwood Heights which is recorded among land records of Baltimore County in liber 20, folio 83. Also known as 7934 Wynbrook Road.

Being the property of George S. McKerrell, et ux, as shown on plat plan filed with the Zoning De-Hearing Date Thursday, September 23, 1982 at 9:30 a.m.

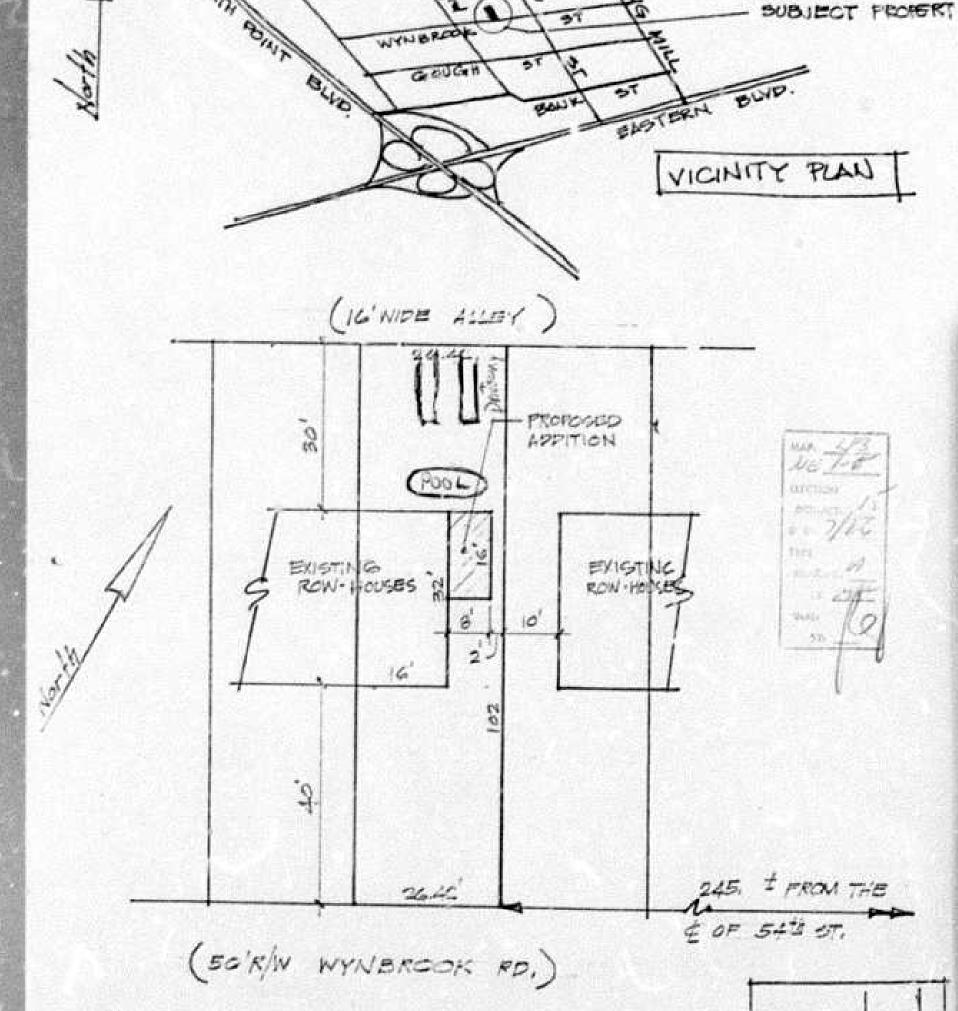
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.

By Order Of William E. Rome and Zaning Commissioner Of Baltimore County

the property owner at 7936 i patrok Rd. I have next door to 7934 wyselrook Rd. and I have me objections to the sheet in allestem







PLT TO ACCOUPANY DONING WARRANCE TOWER & GEORGE & JOSIE MEKERTEN 15th Elect. DICTRICT, D.R. 10.5 EXETWOOD HEIGHTS

S.LE. No. 20/83

LOT 43. ELK. 5

PUBLIC UTILITIES EXISTING IN THE STICET

No. 7934