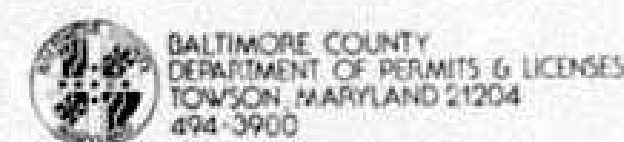


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) 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 Deputy Zoning Commissioner of Baltimore County, this 4th day of November, 1982, 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.

Jan M. N. Jung
Deputy Zoning Commissioner
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3900

August 16, 1982

Comments on Item # 15 Zoning Advisory Committee Meeting July 20, 1982 are as follows:

Property Owner: George S. & Josie M. McKerrrell
Location: W/S Wynbrook Road 245' W of 54th Street
Existing Zoning: D.R. 10.5
Proposed Zoning:

Address: 26.12 X 102
District: 15th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- C. 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.
- X E. 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 1401, Line 2, Section 1407 and Table 1402.
- 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 meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 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 1401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.

If desired additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plan Review

028111

PETITION FOR VARIANCE

15th Election District

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

Petition 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 zone

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

Being the property of George S. McKerrrell, 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 V. 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,

W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

HNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-83-A
George S. McKerrrell, et ux

Date: August 31, 1982

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

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

NEG:JGH:lc

cc: Arlene January
Shirley Hess

August 25, 1982

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

NOTICE OF HEARING

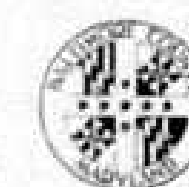
Re: Petition for Variance
W/S of Wynbrook Rd., 245' W of 54th St.
Case #83-83-A Item #15

TIME: 9:30 A.M.

DATE: Thursday, September 23, 1982

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

TOWSON, MARYLAND



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 16, 1982

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

Re: Petition for Variance
W/S of Wynbrook Rd., 246' W of
54th Street
Case #83-83-A Item #15

Dear Mr. & Mrs. McKerrrell:

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
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 112334

of \$35 for the filing fee for this

DATE: 11/4/82 ACCOUNT: R-01-615-000

AMOUNT: \$46.30

RECEIVED FROM: JONNY Josie M. McKerrrell
FOR: Advertising & Posting Case #83-83-A

6 078*****45301D 0042A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 112333

DATE: 11/4/82 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Josie M. McKerrrell
FOR: Filing Fee for Variance - Case #83-83-A

6 078*****35001D 0042A

VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 4, 1982

Mr. & Mrs. George S. McKerrill
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. McKerrill, et ux -
Petitioners
NO. 83-83-A (Item No. 15)

Dear Mr. & Mrs. McKerrill:

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

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. & Mrs. George S. McKerrill
7934 Wynbrook Road
Baltimore, Md. 21224

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 day
of July, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: George S. McKerrill, et ux

Petitioner's Attorney: _____ Reviewed by: *Nicholas S. Commogari*
Nicholas S. Commogari
Chairman, Zoning Plans
Advisory Committee

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: <i>W.E.H.</i>	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 12 day of July, 1982.

Filing Fee \$ 35 Received: _____ Check _____

Cash _____

Other _____

#15

Petitioner: *McKerrill* Submitted by: *William E. Hammond*
Petitioner's Attorney: _____ Reviewed by: *W.E.H.*

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 9/4/82

Posted for: *Petition for Variance*

Petitioner: *George S. McKerrill, et ux*

Location of property: *W/S Wynbrook Rd., 245' W of*

54th St.

Location of Signs: *front of property (at 7934 Wynbrook Rd.)*

Remarks: _____

Posted by: *Jan M.H. Jung* Date of return: 9/10/82

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, Baltimore County, Md., on one time
on one time on one time before the 23rd
day of September, 1982, the first publication
appearing on the 2nd day of September,
1982.

THE JEFFERSONIAN

Frank Strickland
Manager

Cost of Advertisement, \$ _____

Petition for Variance 15th Election District

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
Ave., Towson, Maryland.

The Zoning Commission
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 2 ft. in lieu of the
required 10 ft.

The Zoning Regulation
to be exempted as follows:
Section 1802.28 Section
V.C.B. 1545 regulations -
side yard setback in a D.R.
10.3 zone.

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

Located on the north
side Wynbrook Road approximately 245 feet west
of 54th Street and known as
Lot 43 as shown on
Plot of Eastwood Heights
which is recorded among
land records of Baltimore
County in Liber 20, folio 88.
Also known as 7934 Wynbrook
Road.

Being the property of
George S. McKerrill, 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 Ave.,
Towson, Md.

By Order of
William E. Hammond and
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Sept 2 1982

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 2nd day of

Sept, 1982

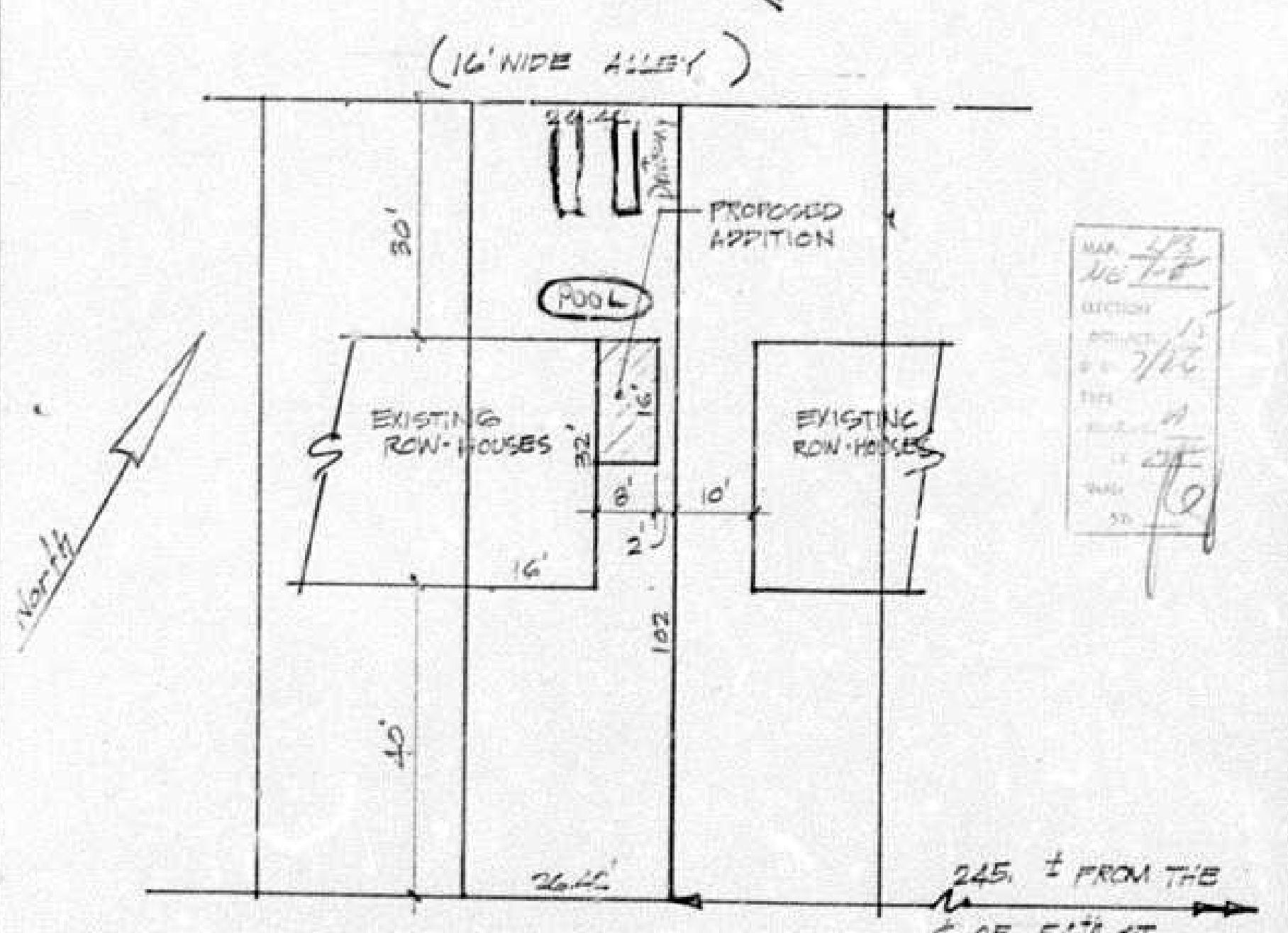
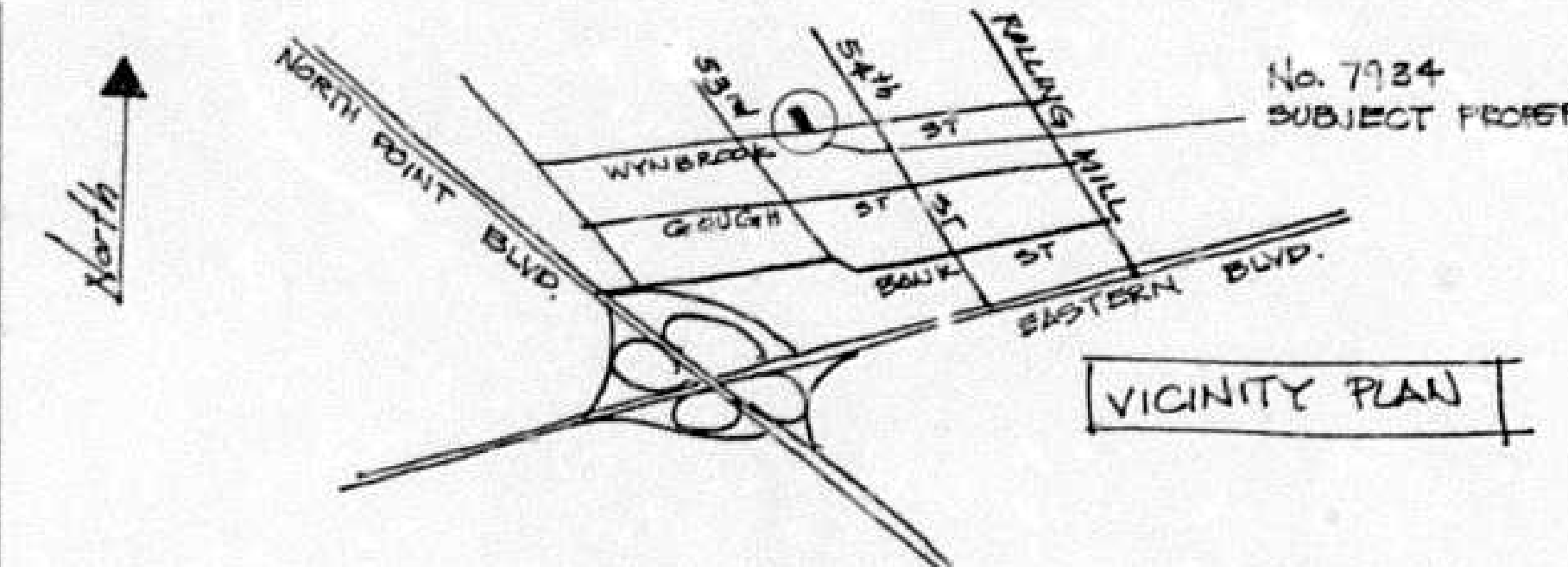
Charles M. Veltrop Publisher.

I, James Russell Fletcher, am
the property owner at 7934 Wynbrook
Rd. I like next door to 7934
Wynbrook Rd. and I have no
objections to the shed in
question.
J.R. Fletcher

Witnessed 9/2/82

Karen R. Lingman

Commission expires 7/1/86



PUT TO ACCOMPANY ZONING VARIANCE
OWNER: GEORGE & JOANNE McKerrill
15th ELEC. DISTRICT, D.R. D.5
EASTWOOD HEIGHTS
S.L.B. No. 20/83
LOT 43, BLK. 5
PUBLIC UTILITIES EXISTING IN THE STREET
SCALE: 1"=20'

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON
SAID PLAT PREPARED BY BALTO. CO.
George S. McKerrill OWNER
Joanne McKerrill OWNER
DATE _____ DATE _____

