

84-26-A
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 1502.33 (200.3)(301.1) To permit a set back of 3 feet in lieu of the required 7 1/2 feet for a carport.

Autos are in heavy use during winter months. Carport will keep cars out of weather.

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 _____
Telephone No. _____
Name of Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Telephone No. _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Telephone No. _____
Attorney's Telephone No.: _____
Address _____
Telephone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of May, 1983, 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 July, 1983, at 10:15 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
1 1/2 of Shirley Manor Rd., 250' : OF BALTIMORE COUNTY
E of the Centerline of Chariot Rd.:
4th District
BROADUS B. WHITLOCK, JR., : Case No. 84-26-A
et ux, Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 28th day of June, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Broadus B. Whitlock, Jr., 933 Shirley Manor Rd., Reisterstown, MD 21136, Petitioners.

John W. Hession, III

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 11, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Chairman
Nicholas B. Commodari

Mr. & Mrs. Broadus B. Whitlock, Jr.
933 Shirley Manor Road
Reisterstown, Maryland 21136

RE: Item No. 241 - Case No. 84-26-A
Petitioner - Broadus B. Whitlock, et ux
Variance Petition

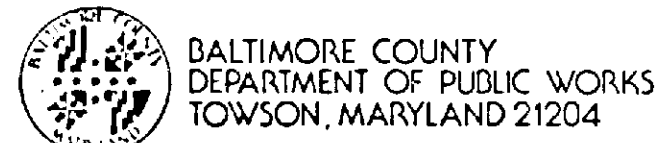
Dear Mr. & Mrs. Whitlock:

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

NBC:bsc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 16, 1983

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

Re: Item #241 (1982-1983)
Property Owner: Broadus B. & Ruth W. Whitlock, Jr.
N/S Shirley Manor Rd. 250' E. of centerline
Chariot Rd.
Acres: 84.10/55.02 x 151.40/152.99
District: 4th

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 exist and are not directly involved.

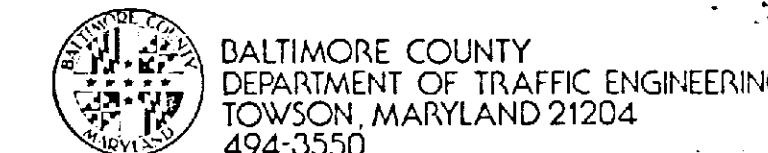
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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 241 (1982-1983).

Very truly yours,
Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:HAM:FW:ras
T-M Key Sheet
57 1/4 37 Pos. Sheet
14 15 J Typo
49 Tax Map



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

STEPHEN E. COLLINS
DIRECTOR

June 22, 1983

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

-ZAC- Meeting of May 24, 1983
Item No. 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248.

Nicholas B. Commodari
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/cem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 23, 1983
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 # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Soley
- Item # 181 - Robert H. & Mildred J. McEnany
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Cohn Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 204 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Evelyn J. & Joan W. Cerveny
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Hattie Kiron
- Item # 228 - Christopher R. & Pamela L. Burrow
- Item # 230 - Richard L. & Lucia M. Hilbert
- Item # 231 - James E. & Mary H. O'Meara, Jr.
- Item # 232 - Venice K. Paterakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Burton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maureen S. Diegel
- Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia H. Grymes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin S. & Sharyn A. Brager
- Item # 245 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feeheley, Jr., et ux

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/tdh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas Commodari
Zoning Department
TO: Charles Burnham
FROM: Building Plans Review
Zoning Advisory Committee
SUBJECT: Meeting of May 24, 1983

- | Item # | Standard Comments |
|-------------------|-------------------|
| Item #237 | |
| Item #238 | See Comments |
| Item #239 | See Comments |
| Item #240 | See Comments |
| Item #241 | No Comments |
| Item #242 | See Comments |
| Item #243 | See Comments |
| Item #244 | No Comments |
| Item #245 | No Comments |
| Item #246 | Standard Comments |
| Item #247 | See Comments |
| Item #248 | See Comments |
| Item #194 Revised | See Comments |
| Item #195 Revised | See Comments |

Charles E. Sundlen

ORDER RECEIVED FOR FILING

DATE July 29, 1983

BY Mary Carpenter (Clerk)

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 29th day of July, 1983, that the herein Petition for Variance(s), to permit a side yard setback of 3 feet in lieu of the required 7 1/2 feet for the expressed purpose of constructing an attached 17' x 28' carport, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The garage shall be located a distance of 46 feet from the front property line.
2. Water run-off for the proposed carport shall be directed away from the adjoining property.
3. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner
Baltimore County

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance
LOCATION: North side of Shirley Manor Road, 250 ft. East of the centerline of Chariot Road
DATE & TIME: Thursday, July 21, 1983 at 10:15 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 3 ft. in lieu of the required 7.5 ft. for a carport

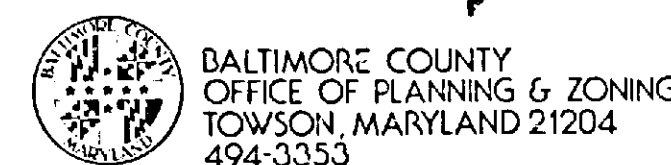
The Zoning Regulation to be excepted as follows:
Section 1B02.3B (208.3) (301.1) - side yard setback in D.R. 3.5 zone

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

Being the property of Broadus B. Whitlock, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 21, 1983 at 10:15 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



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 29, 1983

Mr. and Mrs. Broadus B. Whitlock, Jr.
933 Shirley Manor Road
Reisterstown, Maryland 21136

Petition for Variance
N/S of Shirley Manor Rd., 250' E of
the center line of Chariot Rd. -
4th Election District
Broadus B. Whitlock, Jr., et ux -
Petitioners
NO. 84-26-A (Item 241)

Dear Mr. and Mrs. Whitlock:

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

Very truly yours,

Jean M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

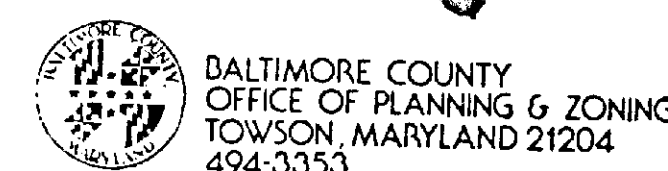
JMHJ/mc

Attachments

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

ZONING DESCRIPTION

Beginning on the north side of Shirley Manor Road 36 feet wide at a distance of 250 feet East of the centerline of Chariot Road. Being Lot 22, Block D in the subdivision of Suburbia. Book No. 26 Folio 89. Also known as 933 Shirley Manor Road in the 4th Election District.



WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1983

Mr. & Mrs. Broadus B. Whitlock, Jr.
933 Shirley Manor Road
Reisterstown, Maryland 21136

Re: Petition for Variance
N/S of Shirley Manor Rd., 250' E of
c/l of Chariot Road
Case No. 84-26-A

Dear Mr. & Mrs. Whitlock:

This is to advise you that \$52.87 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. 119424

DATE 7/20/83 ACCOUNT R01-615-000

AMOUNT \$52.87

RECEIVED FROM Broadus B. Whitlock, Jr.
FOR Advertising & Posting Case #84-26-A

C 095*****52871b 8212A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-26-A
SUBJECT: Broadus B. Whitlock, Jr., et ux

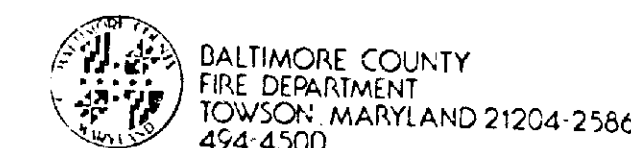
Date: July 1, 1983

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

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



PAUL H. REINCKE
CHIEF

September 14, 1983

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: Broadus B. and Ruth W. Whitlock, Jr.

Location: N/S Shirley Manor Road 250' E. of centerline Chariot Road

Item No.: 241 Zoning Agenda: Meeting of May 24, 1983

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 _____ 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.

REVIEWER: *Cap. James Kelly* 99977 Approved: *George M. McLeod*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/jmb/cm

June 22, 1983

Mr. & Mrs. Broadus B. Whitlock, Jr.
933 Shirley Manor Road
Reisterstown, Maryland 21136

NOTICE OF HEARING

Re: Petition for Variance
N/S Shirley Manor Rd., 250' E of the
c/l of Chariot Rd.
Broadus B. Whitlock, Jr., et ux - Petitioners
Case No. 84-26-A

TIME: 10:15 A.M.

DATE: Thursday, July 21, 1983

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

TOWSON, MARYLAND

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

No. 117371

DATE 7/10/83 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED FROM Broadus B. Whitlock, Jr.
FOR Zoning Variance Item 241

C 043*****35001b 810-A

VALIDATION OR SIGNATURE OF CASHIER

7/21/83

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

RE: Case No. 84-26-A
Building Permit Application No.
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 permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Broadus B. Whitlock Jr.
Ruth W. Whitlock

WEH:bsc

OK 9/1/83

Mr. & Mrs. Broadus B. Whitlock, Jr.
933 Shirley Manor Rd.
Reisterstown, Md. 21156

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 24th day of May, 1983

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Broadus B. Whitlock, Jr.

Petitioner's Attorney

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



PETITION FOR VARIANCE

4th Election District
ZONING: Petition for Variance
LOCATION: North side of Shirley Manor Road, 250 ft. East of the centerline of Chariot Road
DATE & TIME: Thursday, July 21, 1983 at 10:15 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 3 ft. in lieu of the required 7.5 ft. for a carport.
The Zoning Regulation to be excepted as follows:
Section 1892.3B (208.3) (301.1) - side yard setback in D.R. 3.5 zone
All that parcel of land in the Fourth District of Baltimore County beginning on the north side of Shirley Manor Road 36 feet wide at a distance of 250 feet East of the centerline of Chariot Road, being Lot 22, Block D in the subdivision of Subura, Book No. 26 Folio 89. Also known as 933 Shirley Manor Road in the 4th Election District.
Being the property of Broadus B. Whitlock, Jr., et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 21, 1983 at 10:15 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

Y NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., June 30, 1983
that the annexed P.O. 45410 Reg. L49813
(1) successive weeks/days previous
June 19, 1983, in the
ty Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
Herald, a weekly newspaper published
in Eldersburg, Carroll County, Maryland.
Times, a weekly newspaper published
Reisterstown, Baltimore County, Maryland.

Y NEWSPAPERS OF MARYLAND, INC.

Per *Kimberly D. Baker*

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 30, 1983

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 21st day of July, 1983, the 30th publication appearing on the 30th day of June, 1983.

THE JEFFERSONIAN

L. Frank Smith
Manager

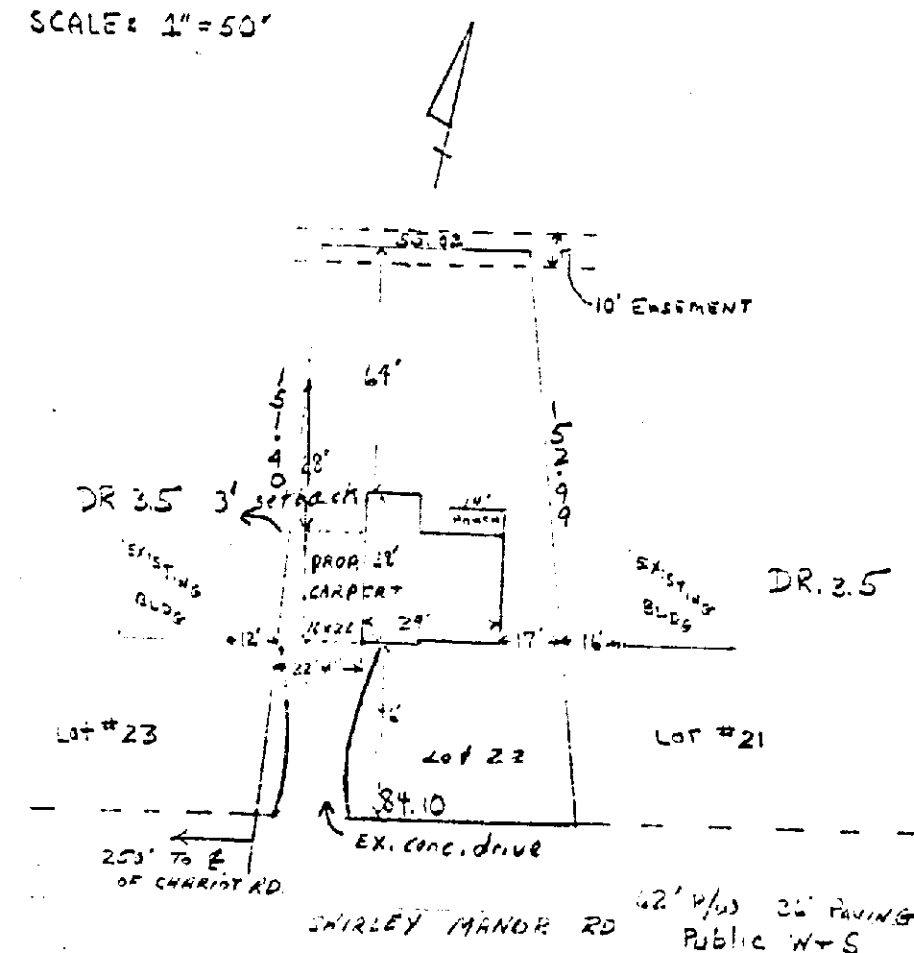
Cost of Advertisement, \$ 17.50

PETITION FOR VARIANCE

4th Election District
ZONING: Petition for Variance
LOCATION: North side of Shirley Manor Road, 250 ft. East of the centerline of Chariot Road
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Being the property of Broadus B. Whitlock, Jr., et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Thursday, July 21, 1983 at 10:15 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
June 30

PLAT FOR ZONING VARIANCE

OWNER - BROADUS WHITLOCK JR and RUTH W. WHITLOCK
DISTRICT - 4th
SUBDIVISION - SUBURBIA SECTION 1 ZONED DR 3.5
Lot 22 Block D Book #26 Folio 89
SCALE: 1"=50'



No SCALE

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District *4th* Date of Posting *July 2, 1983*
Posted for *Broadus B. Whitlock Jr. et ux*
Petitioner *Broadus B. Whitlock Jr. et ux*
Location of property *N/S of Shirley Manor Road 250' E of the S.R. of Chariot Road*
Location of Sign *N/S of Shirley Manor Road, approx 300' east of the centerline of Chariot Road*
Remarks
Posted by *W. J. Smith* Date of return *July 8, 1983*
Number of Signs *1*