87-153-A # 66	NW/S of Heneson Garth, approx. 628' SW of the c/l of Woodsyde Ct. (12114 Heneson Garth)	4th Elec. Dist.
9/4/86	Variance - filing fee \$35.00 - Roger G. Wesalo, et ux	·
9/4/86	Hearing set for $10/14/86$, at $9:00$ a.m.	
10/6/86	Case postponed due to ads never having run - Central Services in our Purchase Requisition.	advertently voided
10/7/86	Hearing reset for $11/10/86$, at $11:00$ a.m.	
11/10/86	Advertising and Posting - \$68.12	
11/12/86	Ordered by the Zoning Commissioner that the Petition for Zoning Vato permit a side yard setback of 40' in lieu of the required 50' at the amendment to the Second Amended Final Development Plan of Wood Lot 16, to allow construction outside of the building envelope are with conditions.	and dsyde Heights,

87-153-A

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 would most result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

AJ/srl·

cc: Mr. & Mrs. Roger G. Wesalo

People's Counsel

ela di matta

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 1A04.3B.3 to allow for a forty (40') left side yard, in lieu of the required fifty (50') and to amend the Second Amended Final Development Plan of "Woodsyde Heights", Lot 16, to build of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. The existing building envelope will not accommodate a dwelling with a garage, which is typical to the area. 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. NW/ST SW of (1211 Legal Owner(s): Contract Purchaser: Roger G. Wesalo . 4 (Type or Print Name) Signature Marcy R. Wesalo (Type or Print Name) marcy R Wesalo City and State N 57,110 Attorney for Fetitioner: 484-3541 437, 200 6 Samwood Court Harold M. Walter, Esquire Pikesville, MD 21208 City and State Signature Tydings & Rosenberg 201 North Charles Street Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, MD 21201 Pridemark Enterprises, Inc. City and State P. O. Box 278 __Millersville, MD 21108 987-1100 752-6100 ORDERED By The Zoning Commissioner of Baltimore County, this ______ day O etrleen TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER DIRECTOR 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 Zoning Commissioner Received by: James E. Dyer Petitioner Roser G. Wesslo, et ux Petitioner's Chairman, Zoning Plans Advisory Committee

BATIMORE COUNTY, MARPLAND INTER-OFFICE CORRESPONDENCE Arnold Jablon September 18, 1986 TO _Zoning_Commissioner__ Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning SUBJECT_Zoning_Petition_No._87-153-A, 87-159-A, 87-160-A and 87-161-A There are no comprehensive planning factors requiring comment on these petitions. NEG: JGH::sIm ZONING OFFICE

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

For some strange reason, Central Services inadvertently VOIDED our Purchase Requisition Nos. 95706 and 95707 pertaining to this case to have

been published on 9/25/86. Therefore, no ads were run. Case will have

to be readvertised and reposted for new hearing date.

STEPHEN E. COLLINS DIRECTOR

10/6/86

NOTE TO FILE 87-153-A

B. du Bois, Zoning Office

Mr. Arnold Jablon Zoning Commissioner County Office Building

Towson, Maryland 21204 Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 63, 64, 65, 667 67, and 68.

> Very truly yours Much in 18 Michael S. Flanigan Traffic Engineer Associate II

September 5, 1986

60

MSF:1t

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

COUNTY OFFICE BLDG. . 111 W. Chesapeake Ave.

Chairman

MEMBERS

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department Board of Education

Zoning Administration

Industrial

State Roads Commissi

Bureau of

Engineering

Harold M. Walter, Esquire Tydings & Rosenberg 201 North Charles Street Baltimore, Maryland 21201

> RE: Item No. 66 - Case No. 87-153-A Petitioner: Roger G. Wesalo, et ux Petition for Zoning Variance

Dear Mr. Walter:

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.

GAMES E. DYER

Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: McKee & Associates, Inc. Shawan Place

5 Shawan Road Hunt Valley, Maryland 21030

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE CHIEF August 21, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204

RE: Property Owner: Roger G. Wesalo, et ux

Location: NW/S Heneson Garth, 628'+- SW Woodsyde Court

Zoning Agenda: Meeting of 8/26/86 Item No.: 66

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 commer

8.446 Approved: & Fire Prevention Bureau Flanning Group
Special Inspection Division

David Fields, Acting Chief Current Planning and Development

cc: James Hoswell

(X)Additional comments:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Arnold Jablon

applicable.

Zoning Commissioner

County Office Building Towson, Maryland 21204

SEPTEMBER 15, 1986

The Division of Current Planning and Development has reviewed the subject

)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

subdivision. The plan must show the entire tract.

)A record plat will be required and must be recorded prior

)inis site is part of a larger tract; therfore it is defined as a

)This property contains soils which are defined as wetlands, and

)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

)Development of this site may constitute a potential conflict with

)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by

Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service

The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

"A COPY OF THE FINAL DEVELOPMENT PLON WITH
THE AMENDMENT ADDED SHOULD BE SUBMITTED."

)The amended Development Plan was approved by the Planning Board

petition and offers the following comments. The items checked below are

)A County Review Group Meeting is required.

to issuance of a building permit.)The access is not satisfactory.

the Baltimore County Master Plan.

Regulations.

 (\times) There are no site planning factors requiring comment.

)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.

)Parking calculations must be shown on the plan.

development on these soils is prohibited.

Re: Zoning Advisory Meeting of AUGUST 26, 1986

Location: NW/S HENESON GARTH

628 + SW WOODSYDE COURT.

Item # 66 Property Owner: ROGER G. WESDLO, et al

MCKEE & ASSOCIATES, INC. BALTIMORE COUNTY PETITION FOR ZONING VARIANCE DEPARTMENT OF PERMITS & LICENSES PETITION FOR ZONING VARIANCE August 27, 1986 TOWSON, MARYLAND 21204 Engineering - Surveying - Real Estate Development 4th Election District 4th Election District SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030 Case No. 87-153-A TED ZALESKI, JR. Case No. 87-153-A Telephone: (301) 252-5820 Northwest Side of Heneson Garth, approximately 628 feet LOCATION: Southwest of the Centerline of Woodsyde Court (12114 Heneson Garth) LOCATION: Northwest Side of Heneson Garth, approximately 628 feet Southwest of Mr. Arnold Jablon, Zoning Commissioner August 1, 1986 the Centerline of Woodsyde Court (12114 Heneson Garth) Office of Planning and Zoning Towson, Maryland 21204 DATE AND TIME: Monday, November 10, 1986, at 11:00 a.m. DATE AND TIME: Tuesday, October 14, 1986, at 9:00 a.m. PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, 66 Zoning Advisory Committee Meeting are as follows: DESCRIPTION OF LOT 16 PUBLIC HEARING: Room 106, County Office Building, Ill W. Chesapeake Avenue, Towson, Maryland Roger G. Wesalo, et ux WOODSYDE HEIGHTS NW/S Heneson Garth, 628 feet + SW Woodsyde Court FOR ZONING VARIANCE The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and 4TH ELECTION DISTRICT The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: BALTIMORE COUNTY, MARYLAND Regulations of Baltimore County, will hold a public hearing: APPLICABLE ITEMS ARE CIRCLED: A.) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards. Petition for Zoning Variance to permit a 40 foot left side yard in lieu of the Petition for Zoning Variance to permit a 40 foot left side yard in lieu of the required 50 feet and to amend the Second Amended Final Development Plan of Beginning for the same at a point on the northwestern most right-of-way required 50 feet and to amend the Second Amended Final Development Plan of "Woodsyde Heights" to build outside of the envelope as to Lot 16 "Woodsyde Heights" to build outside of the envelope as to Lot 16 (B) A building and other miscellaneous permits shall be required before the start of any construction. line of Heneson Garth, being 50.00 feet wide, at the distance of 628 ± C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data. southwesterly from the centerline of Woodsyde Court, being 50.00 feet wide. D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable. Being lot 16 as shown on a Posubdivision of lots 15 & 16, Section Two, Woodsyde Heights, as recorded amoung the land records of Baltimore County in Liber 54, E. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire r party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. Folio 24. Also known as #12114 Heneson Garth. F. The structure does not appear to comply with Table 505 for permissable height/srea. Reply to the requested Being the property of Roger G. Wesalo, et ux variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department Being the property of Roger G. Wesalo, et ux plan filed with the Zoning Office. __, as shown on plat plan filed with the Zoning Office. G. The requested variance appears to conflict with Section(s) In the event that this Petition(s) is granted, a building permit may be issued In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. hearing set above or made at the hearing. BY ORDER OF I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached cupy of Section 516.0 of the Building Cods as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement. BY ORDER OF ARNOLD JABLON ARNOLD JABLON ZONING COMMISSIONER ZONING COMMISSIONER OF BALTIMORE COUNTY OF BALTIMORE COUNTY K. These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burnham, Chief.

By: C. E. Burnham, Chief. OFFICE CUPY 0 87-153-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING CERTIFICATE OF POSTING TOWSON, MARYLAND 21204 : BEFORE THE ZONING COMMISSIONER Harold M. Walter, Esquire October 7, 1986 RE: PETITION FOR VARIANCE ZONING DEPARTMENT OF BALTIMORE COUNTY Tydings & Rosenberg NW/S of Heneson Garth, approx. OF BALTIMORE COUNTY 628' SW of C/L of Woodsyde Ct. : 201 North Charles Street JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ARNOLD JABLON (12114 Heneson Garth), 4th Dist. Baltimore, Maryland 21201 ZONING COMMISSIONER Date of Posting September 22,198 Case No. 87-153-A ROGER G. WESALO, et ux, Petitioners NOTICE OF HEARING November 3, 1986 Petitioner: Roger Q: Wesselv et up :::::: RE: PETITION FOR ZONING VARIANCE NW/S of Heneson Garth, approx. 623' SW of the Location of property: 111/5 of Herreson Garth, approf- 628 5 11 of the ENTRY OF APPEARANCE c/1 of Woodsyde Ct. (12114 meneson Garth) Mr. Roger G. Wesalo 4th Election District c/2 of Woodsyde Ct. (12114 Henroom Garth) Mrs. Marcy R. Wasalo Roger G. Wesalo, et ux - Petitioners Please enter the appearance of the People's Counsel in the above-Case No. 87-153-A 6 Samwood Court Pikesville, Maryland 21208 captioned matter. Notices should be sent of any hearing dates or other 11:00 a.m. RE: PETITION FOR ZONING VARIANCE NW/S of Heneson Garth, approx. 628' SW of the c/1 of Woodsyde Ct. (12114 Heneson Garth) proceedings in this matter and of the passage of any preliminary or Monday, November 10, 1986 4th Election District final Order. Roger G. Wesalo, et ux - Petitioners PLACE: Room 301, County Office Building, 111 West Chesapeake Case No. 87-153-A Number of Signs: Avenue, Towson, Maryland Dear Mr. and Mrs. Wesslet Phyllis Cole Friedman This is to advise you that \$68.12 is due for advertising and posting of the above property. This fee must be paid before an People's Counsel for Baltimore County Order is issued. THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON Peter Max Zimmerman Deputy People's Counsel CERTIFICATE OF POSTING Do not remove sign from property from the time it is placed by Room 223, Court House this office until the day of the hearing itself. Towson, Maryland 21204 494-2188 re County, Maryland, and remit lding, Towson, Maryland BALTIMORE COUNTY, MARYLAND Date of Posting Attalu 24 ft OFFICE OF FINANCE · REVENUE DIVISION I HEREBY CERTIFY that on this 23rd day of September, 1986, a copy MISCELLANEOUS CASH RECEIPT BALTIMORE COUNTY, MARYLAND of the foregoing Entry of Appearance was mailed to Harold M. Walter, Esquire, OFFICE OF FINANCE - REVENUE DIVISION Tydings & Rosenberg, 201 N. Charles St., Baltimore, MD 21201, Attorney for MISCELLANEOUS CASH RECEIPT Petitioners. 8/12/86 AMOUNT \$ 35.00 FOR: Posting & Advertising Fee 87-153-A Peter Max Zimmerman RECEIVED M. KEE & ACCIONATES you, as the attorney of record B BCIS************ = 10*F the Petition for Zoning Variance the Zoning Office and do so FOR FILING FEE FOR MELANCE / ITEM FE Thank you. Number of Signs: Novara - Petitioner

Harold M. Walter, Esquire

0

September 12, 1986

Tydings & Rosenberg
201 North Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE

NW/S of Heneson Garth, approx. 628' SW of
the c/l of Woodsyde Ct. (12114 Heneson Garth)
4th Election District
Roger G. Wesalo, et ux - Petitioners
Case No. 87-153-A

TIME:

DATE:

9:00 a.m.

Tuesday, October 14, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

AJ:med

Mrs. Marcy R. Wesalo
Mrs. Marcy R. Wesalo
6 Samwood Court
Pikesville, Maryland 21208

Pridemark Enterprises, Inc. P.O. Box 278 Millersville, Maryland 21108

P.S. TO MR. WALTER: We note that you, as the attorney of record in this case, have not yet signed the Petition for Zoning Variance in triplicate. Please come into the Zoning Office and do so before the date of the hearing. Thank you.

ZONING OFFICE

PETITION FOR CONING VARIANCE

PETITION FOR

ZONING VARIANCE

4th Election District

Case No. 97-153-A

LOCATION: Northwest Side of
Heneson Garth, approximately 628
feet Southwest of the Centertine of
Woodsyde Court (12114 Honeson
Garth)

DATE AND TIME: Monday,

November 10, 1986, at 11:00 a.m.
PUBLIC HEARING: Room 301,
County Office Building, 111 W.
Chesspeake 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 Zoning Versince to permit a 40 foot left side yard in lieu of the required 50 feet and to ansend the Second Amended Final Development Plan of "Woodsyde Heights" to build outside of the envelope as to Lot 16

Being the property of Roger G. Wesalo, et us, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON
Zoning Commissionar.

10/254 Oct. 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23 , 19 86

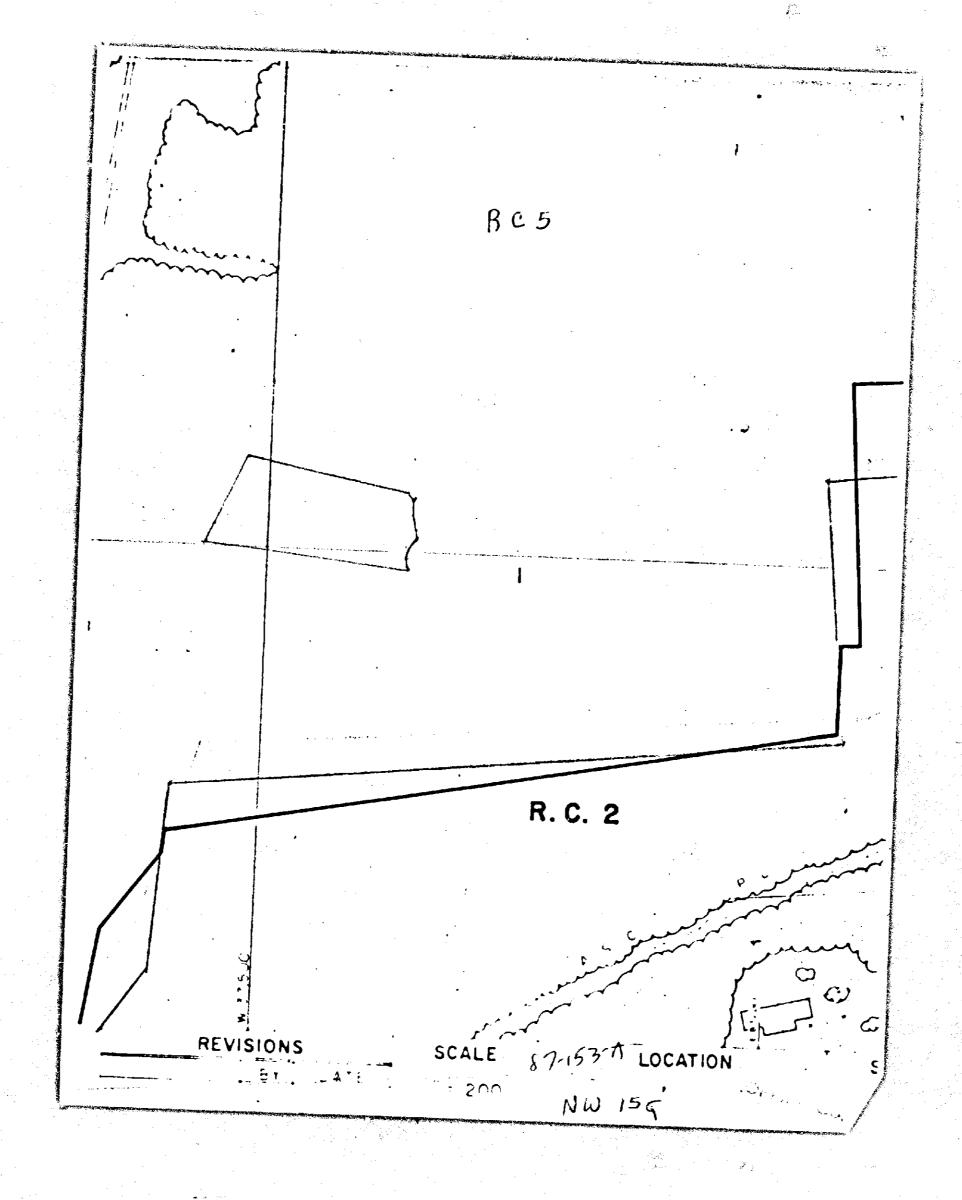
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 23 , 19 86.

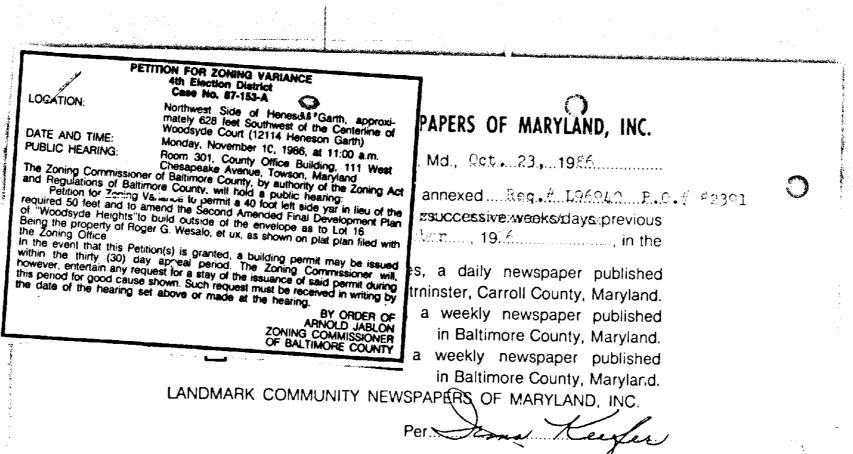
THE JEFFERSONIAN,

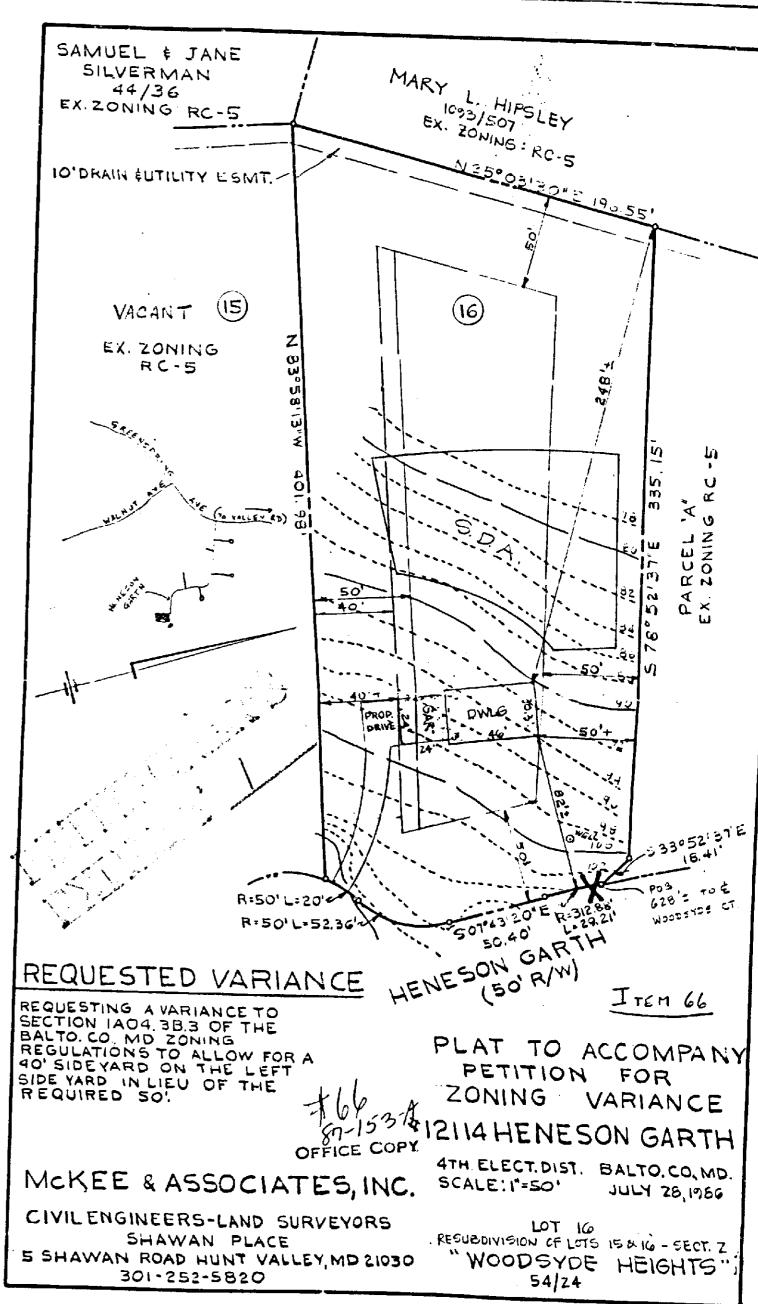
Sunn Sudus Obrett
Publisher

Cast of Advantiding

27.50







P-38