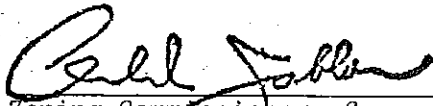


87-153-A # 66	NW/S of Heneson Garth, approx. 628' SW of the c/l of Woodsyde Ct. (12114 Heneson Garth)	4th Elec. Dist.
9/4/86	Variance - filing fee \$35.00 - Roger G. Wesalo, et ux	
9/4/86	Hearing set for 10/14/86, at 9:00 a.m.	
10/6/86	Case postponed due to ads never having run - Central Services inadvertently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

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 requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance and amendment should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of November, 19 86, that the Petition for Zoning Variance to permit a side yard setback of 40 feet in lieu of the required 50 feet and, additionally, the amendment to the Second Amended Final Development Plan of Woodsyde Heights, Lot 16, to allow construction outside of the building envelope be and are hereby GRANTED, from and after the date of this Order, subject to the following:

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

66 87-153-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 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 "Woodside Heights", Lot 16, to build outside of the envelope 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.

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Roger G. Wesalo
Signature	(Type or Print Name)
Address	Signature
City and State	Address
Attorney for Petitioner:	6 Samwood Court
Harold M. Walter, Esquire	Address
(Type or Print Name)	Phone No.
Signature	Pikesville, MD 21208
Tydings & Rosenberg	City and State
201 North Charles Street	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Fridemark Enterprises, Inc.
Baltimore, MD 21201	Name
City and State	P. O. Box 278
Attorney's Telephone No.: 752-6100	Millersville, MD 21108 987-1100
	Address
	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of September, 1986, 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 19th day of September, 1986, at 3:00 o'clock P.M.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

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 19th day of September, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Roger G. Wesalo, et ux
Petitioner's Attorney: Harold M. Walter, Esquire
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
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.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

RECEIVED
SEP 19 1986

ZONING OFFICE

10/6/86
NOTE TO FILE 87-153-A

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.

B. du Bois, Zoning Office

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 3, 1986

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

Chairman

MEMBERS

Bureau of Engineering
Bureau of Traffic Engineering
Department of State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 66 - Case No. 87-153-A
Petitioners: 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.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: McKee & Associates, Inc.
Shawan Place
5 Shawan Road
Hunt Valley, Maryland 21030

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

SEPTEMBER 15, 1986

Re: Zoning Advisory Meeting of August 26, 1986
Item # 66
Property Owner: ROGER G. WESALO, et ux
Location: NW/4 HENESON GARTH, 628' x SW WOODSIDE COURT.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:
"A COPY OF THE FINAL DEVELOPMENT PLAN WITH THE AMENDMENT ADDED SHOULD BE SUBMITTED."

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

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, 66, 67, and 68.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

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/4 HENESON GARTH, 628' x SW WOODSIDE COURT

Item No.: 66

Zoning Agenda: Meeting of 8/26/86

Centlemen:

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 comment at this time.

REVIEWER: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/mb

cc: James Hoswell

David Fields, Acting Chief
Current Planning and Development

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

September 12, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/S of Henson Garth, approx. 628' SW of
the c/l of Woodside Ct. (12114 Henson Garth)
4th Election District
Roger G. Wesalo, et ux - Petitioners
Case No. 87-153-A

TIME: 9:00 a.m.

DATE: Tuesday, October 14, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

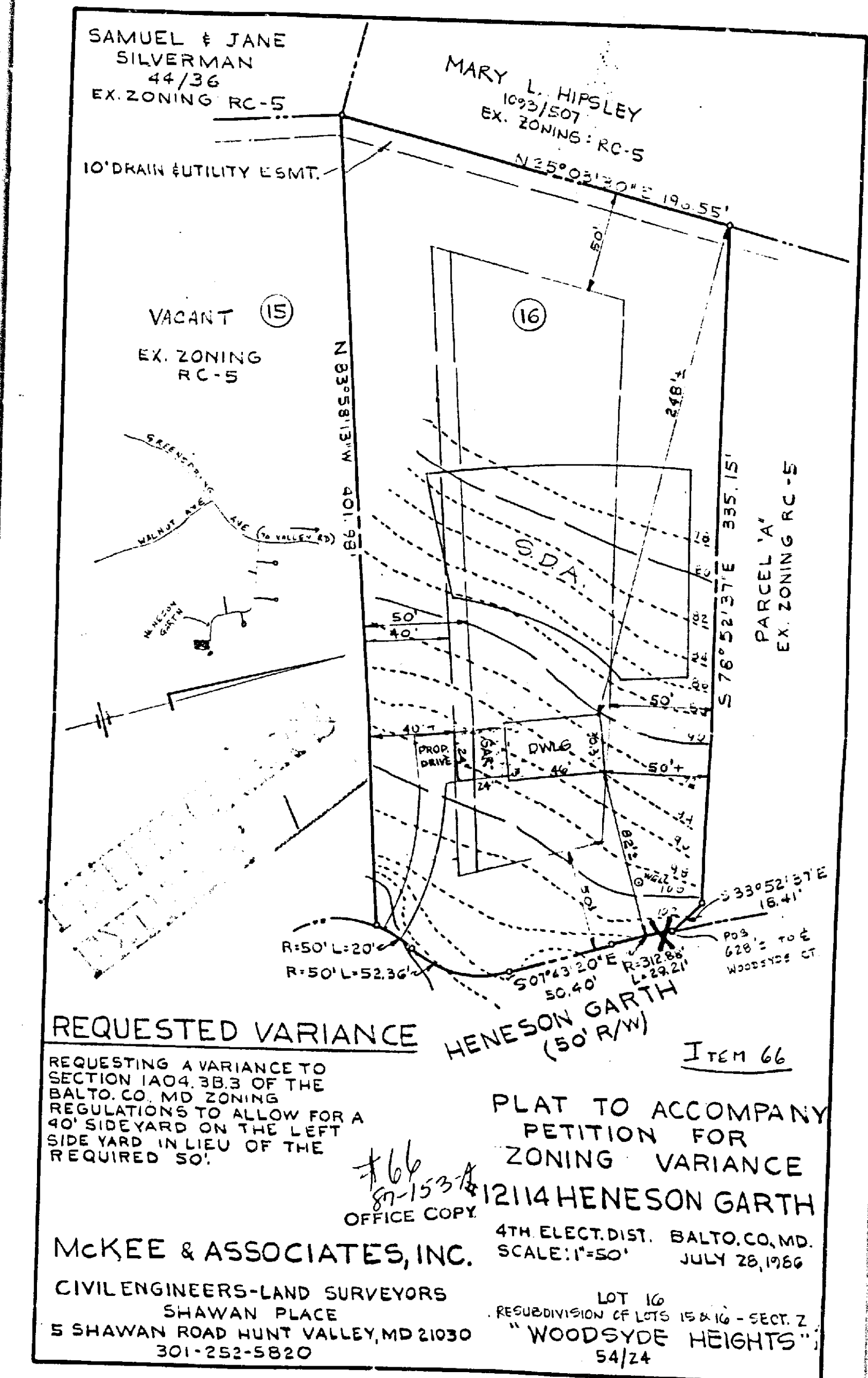
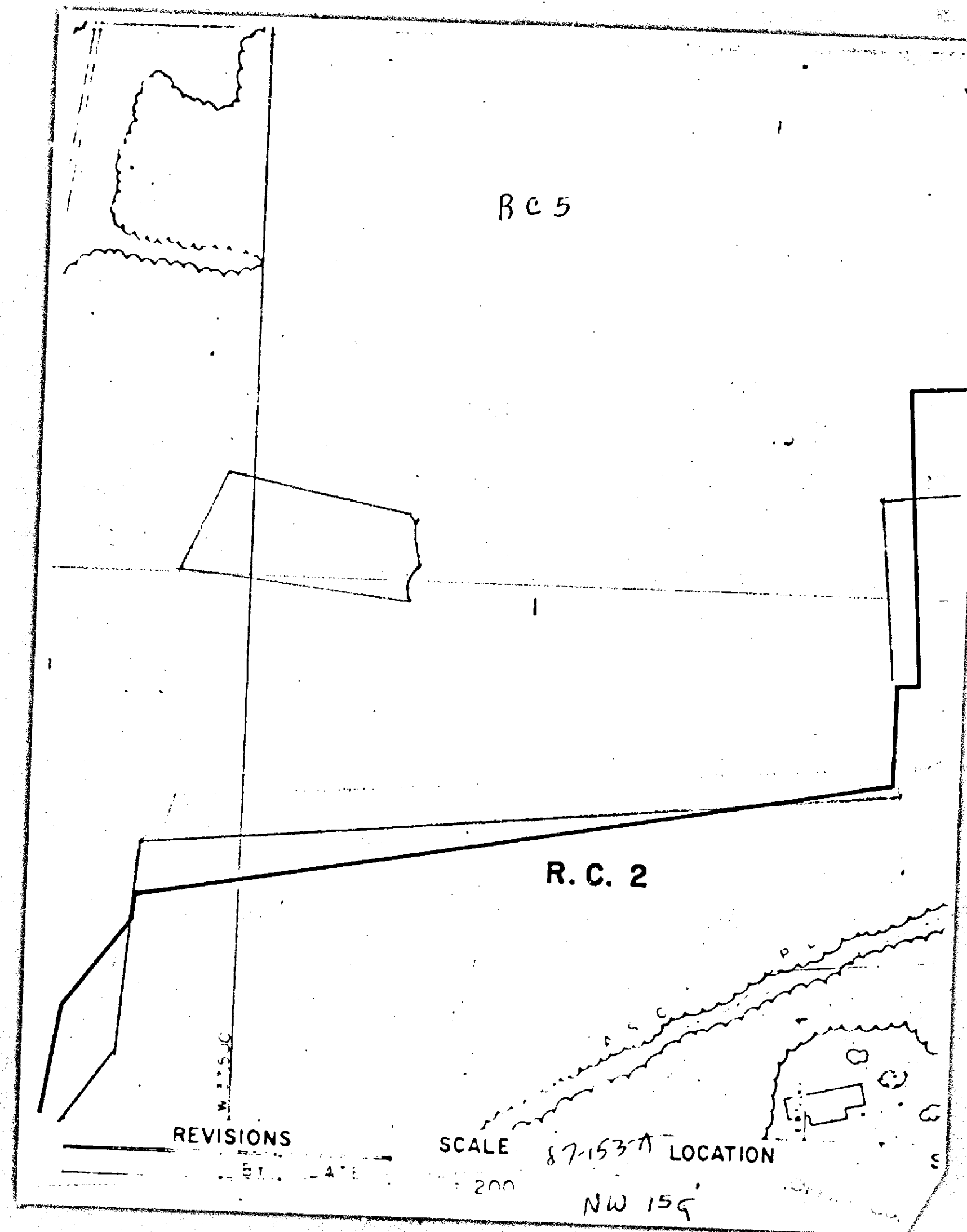
AJ:med

ccs: Mr. Roger G. 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



REQUESTED VARIANCE

REQUESTING A VARIANCE TO
SECTION 1A04.3B.3 OF THE
BALTO. CO. MD. ZONING
REGULATIONS TO ALLOW FOR A
40' SIDEYARD ON THE LEFT
SIDE YARD IN LIEU OF THE
REQUIRED 50'.

Item 66

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

12114 HENSON GARTH

4TH ELECT. DIST. BALTO. CO. MD.
SCALE: 1"=50' JULY 28, 1986

McKEE & ASSOCIATES, INC.
CIVIL ENGINEERS-LAND SURVEYORS
SHAWAN PLACE
5 SHAWAN ROAD HUNT VALLEY, MD 21030
301-252-5820

LOT 16
RESUBDIVISION OF LOTS 15 & 16 - SECT. 2
"WOODSIDE HEIGHTS"
54/24

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 23, 1986

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, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

27.50

PETITION FOR ZONING VARIANCE
4th Election District
Case No. 87-153-A

LOCATION: Northwest Side of Henson Garth, approx. 628 feet Southwest of the Centerline of Woodside Court (12114 Henson Garth)

DATE AND TIME: Monday, November 10, 1986, at 11:00 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West 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 on 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 "Woodside Heights" to build outside of the envelope as to Lot 16. Being the property of Roger G. Wesalo, et ux, as shown on plat 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 COMMISSIONER
OF BALTIMORE COUNTY

PAPERS OF MARYLAND, INC.

Md., Oct. 23, 1986

annexed Reg. # 196010 P.O. # 22391
successive weeks/days: previous
Mon., 19.86 in the

es, a daily newspaper published
in Annapolis, Carroll County, Maryland.
a weekly newspaper published
in Baltimore County, Maryland.
a weekly newspaper published
in Baltimore County, Maryland.

Per. *[Signature]*

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR
ZONING VARIANCE
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By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10/24 Oct. 23.