

295  
87-410-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 1802.3C.1 to permit a front yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 4 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. This lot cannot be used for building a residence without the new setbacks.
2. The lot is on a major traffic street with a business located on the other side of Washington Street.
3. The proposed residence will be in conformance with the other residential dwellings on the adjoining streets.

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 of 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)	Walter A. Crowther
Signature	(Type or Print Name)
Address	George C. Eaton, III
City and State	(Type or Print Name)
Attorney for Petitioner:	Signature
(Type or Print Name)	Address
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Walter A. Crowther or George C. Eaton, III
Attorney's Telephone No.:	Address
	2323 York Rd., Timonium, Md. 21093 / 252-4072

87-410-A  
# 295  
Walter A. Crowther, et al 87-410-A  
SW/cor. York Rd. and Washington St.  
3rd C.D.

MAP NW 10-A
E. D. 8
DATE 2/18/87
200
1000

July 1, 1987

Mr. Walter A. Crowther  
2323 York Road  
Timonium, Maryland 21093

RE: SW/cor. York Road & Washington Street  
(2344 York Road)  
8th Election District/3rd Councilmanic District  
Case No. 87-410-A

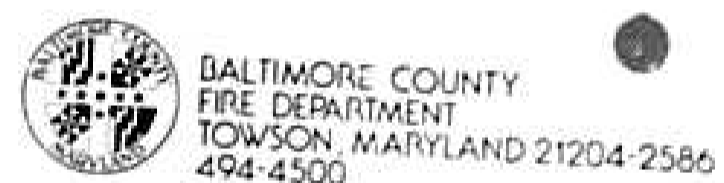
Dear Mr. Crowther:

A careful review of the revised Gerhold, Cross & Etzel plat submitted in connection with the above-referenced case indicates that the plan is still inaccurate. If my arithmetic is correct, the lot is 41' wide in the area where the dwelling is proposed and yet your drawing shows 26' house, 8' porch, 4' rear and 4' front, which adds to 42'. In addition, the requested 10' front yard setback appears to be incorrectly shown.

When your engineer has corrected the plat, please call my office for the hearing to be continued. Almost all day Tuesday, July 7 will be tied up in hearings and scheduled work, and I will be away from the office from July 8 through July 22.

Very truly yours,  
John M. H. Jung  
Deputy Zoning Commissioner

JMH:bjjs  
cc: File



PAUL H. REINCKE  
CHIEF

January 27, 1987

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

RE: Property Owner: Walter A. Crowther, et al  
Location: W/S York Road at intersection of Washington St.  
Item No.: 295  
Zoning Agenda: Meeting of 1/20/87

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.
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: *John F. O'Neill*  
Approved: *John F. O'Neill*  
Planning Group  
Special Inspection Division  
Fire Prevention Bureau

/s/

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

April 8, 1987

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

Mr. Walter A. Crowther  
2323 York Road  
Timonium, Maryland 21093

CHAIRMAN

RE: Item No. 295 - Case No. 87-410-A  
Petitioner: Walter A. Crowther, et al  
Petition for Zoning Variance

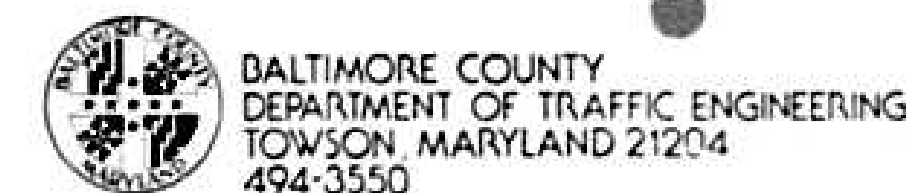
Dear Mr. Crowther:

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  
Chairman  
Zoning Plans Advisory Committee

JED:kkb  
Enclosures



STEPHEN E. COLLINS  
DIRECTOR

January 30, 1987

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 287, 288, 289, 290, 291, 294, and 295.

Very truly yours,  
Michael S. Flanigan  
Traffic Engineer Associate II

MSF:lt



TED ZALESKI, JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 295 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Walter A. Crowther, et al  
Location: W/S York Road at intersection of Washington Street  
District: R.O.

APPLICABLE ITEMS ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.C. #21-71 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- 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.
- All One Garage except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B-4 One Garage 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 or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested 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.
- The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain. Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code 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.
- Comments:
- 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.

87-410-A

**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 18th day of February, 1987.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner: Walter A. Crowther, et al  
Petitioner's Attorney: *John E. Dyer*  
Received by: James E. Dyer

ORDER RECEIVED FOR FILING  
Date: 2/18/87  
By: *Patricia Schreiber*

87-410-A  
# 295

ORDER RECEIVED FOR FILING  
Date: 2/18/87  
By: *Patricia Schreiber*

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 Zoning Commissioner of Baltimore County, this day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

quested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1987 that a front yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 4 feet in lieu of the required 30 feet, in accordance with the plan submitted, prepared by Gerhold, Cross & Etzel, dated August 4, 1987 and identified as Petitioner's Exhibit 3, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject to the following restrictions:

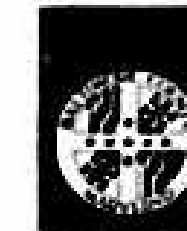
- 1) Two parking spaces shall be provided for the dwelling. If the dwelling is converted to an office building, four parking spaces shall be provided.
- 2) Landscaping shall be approved by the Office of Current Planning.

*Jean M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
494-3353

J. Robert Haines  
Zoning Commissioner

August 7, 1987



Dennis F. Rasmussen  
County Executive

Mr. Walter A. Crowther  
Mr. George C. Eaton, III  
2323 York Road  
Timonium, Maryland 21093

RE: Petition for Zoning Variance  
SW/cor. York Road and Washington Street (2344 York Road)  
8th Election District  
Case No. 87-410-A

Dear Messrs. Crowther & Eaton:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restrictions noted in the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

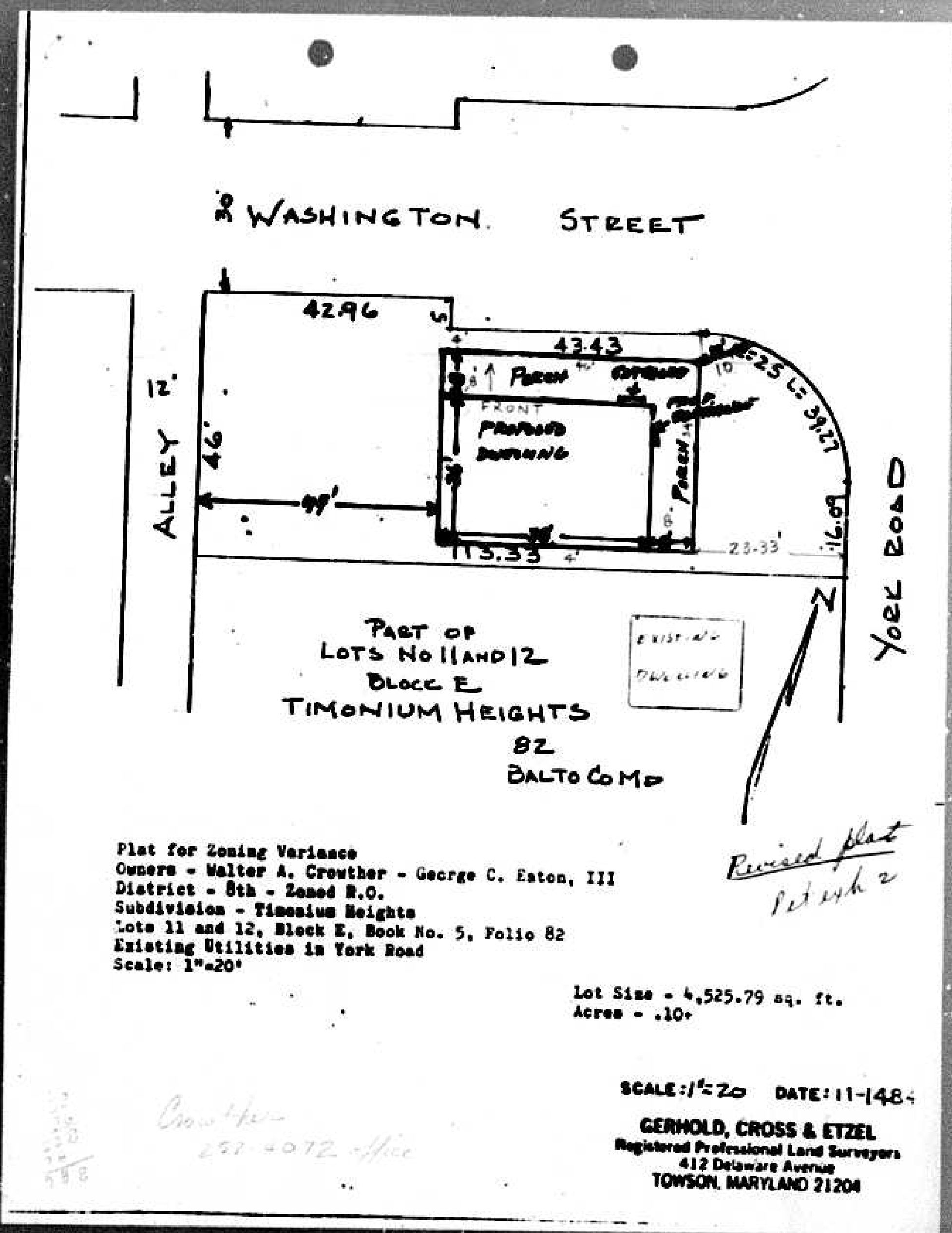
Very truly yours,

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

JMH:bjjs

Enclosures

cc: People's Counsel



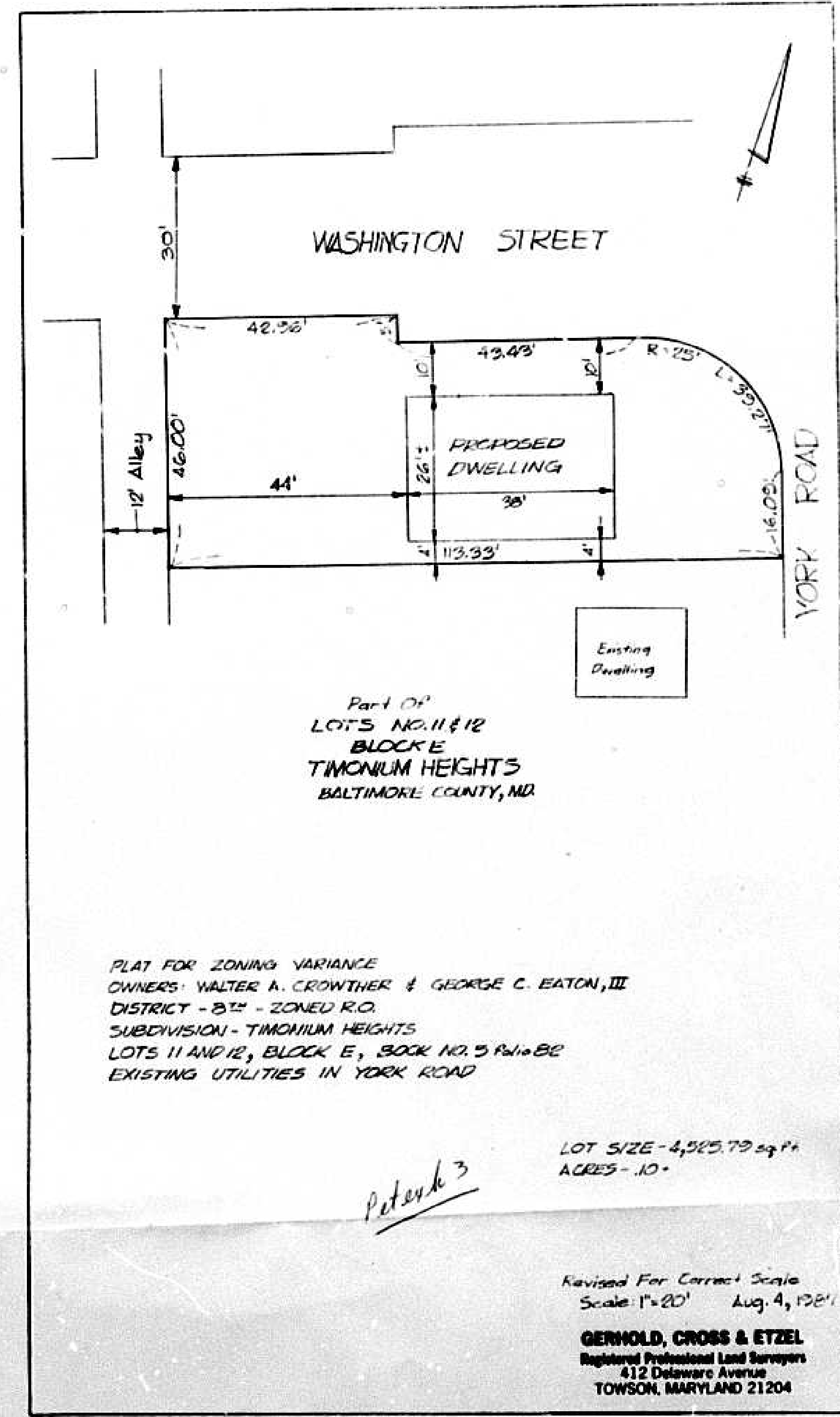
Plot for Zoning Variance  
Owners - Walter A. Crowther - George C. Eaton, III  
District - 8th - Zoned R.O.  
Subdivision - Timonium Heights  
Lots 11 and 12, Block E, Book No. 5, Folio 82  
Existing Utilities in York Road  
Scale: 1"=20'

Lot Size - 4,525.79 sq. ft.  
Acres - .10

SCALE: 1"=20' DATE: 11-1484

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21284

ORDER RECEIVED FOR FILING  
Date 8/18/87  
By *[Signature]*

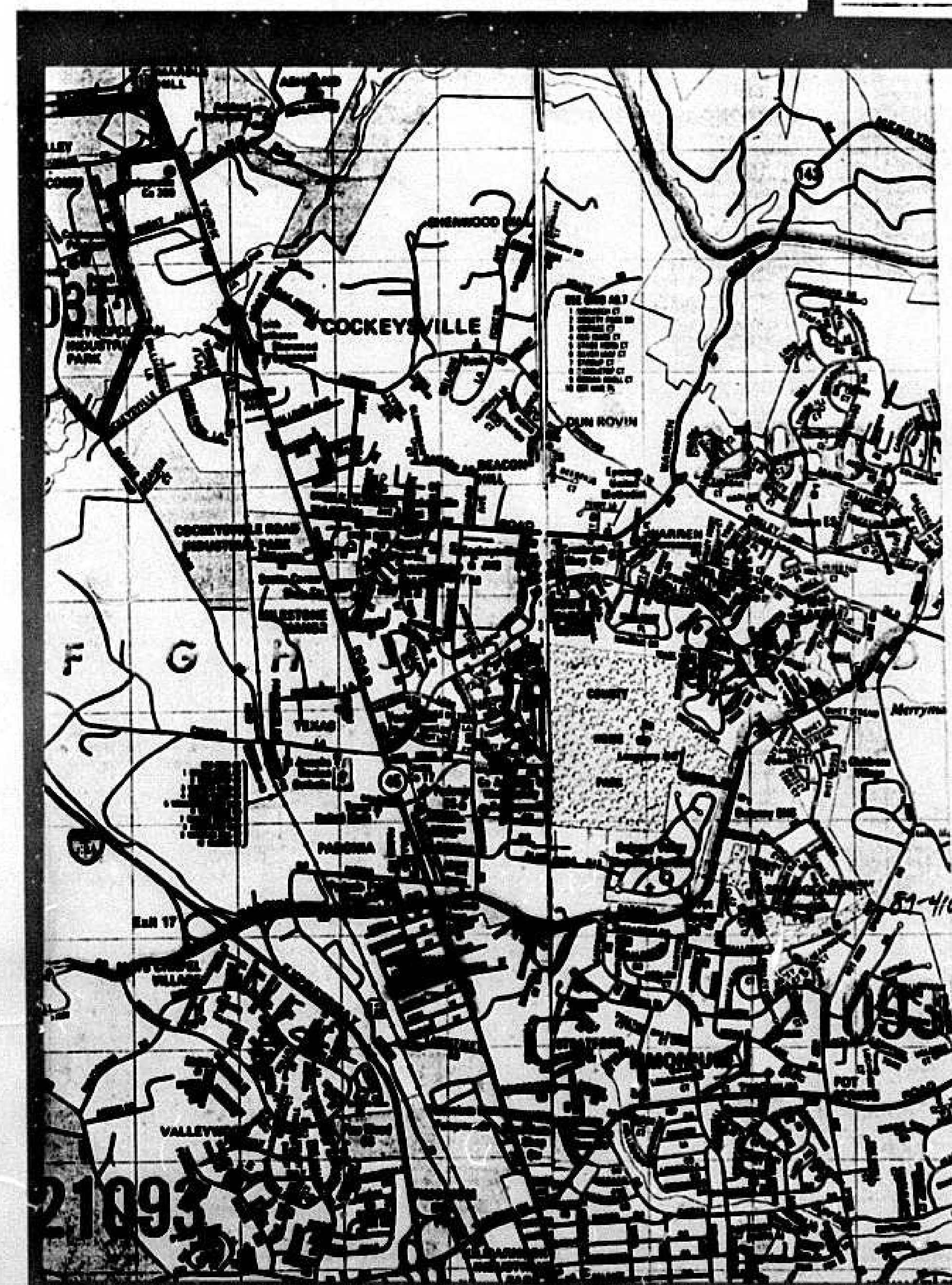


PLAT FOR ZONING VARIANCE  
OWNERS: WALTER A. CROWTHER & GEORGE C. EATON, III  
DISTRICT - 8th - ZONED R.O.  
SUBDIVISION - TIMONIUM HEIGHTS  
LOTS 11 AND 12, BLOCK E, BOOK NO. 5 FOLIO 82  
EXISTING UTILITIES IN YORK ROAD

LOT SIZE - 4,525.79 sq. ft.  
ACRES - .10

Revised For Correct Scale  
Scale 1"=20' Aug. 4, 1987

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21284



Beginning on the west side of York Road 66 feet wide, at the intersection of York Road and Washington Street. Being Lot's 11 & 12, Block E, in the subdivision of Timonium Heights. Book No. 5, Folio 82. Also known as 2344 York Road in the 8th Election District.

OFFICE COPY

PETITION FOR ZONING VARIANCE

8th Election District - 3rd Councilmanic District

Case No. 87-410-A

LOCATION: Southwest Corner of York Road and Washington Street  
(2344 York Road)

DATE AND TIME: Wednesday, April 15, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,  
Towson, Maryland

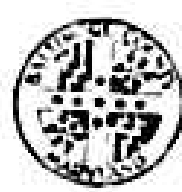
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a front yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 4 feet in lieu of the required 30 feet

Being the property of Walter A. Crowther, et al, 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 COMMISSIONER  
OF BALTIMORE COUNTY



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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

April 8, 1987

Mr. Walter J. Crowther  
Mr. George C. Eaton, III  
2323 York Road  
Timonium, Maryland 21093

RE: PETITION FOR ZONING VARIANCE  
SW/cor. York Rd. and Washington St.  
(2344 York Rd.)  
8th Election District - 3rd Councilmanic District  
Walter A. Crowther, et al - Petitioners  
Case No. 87-410-A

Dear Messrs. Crowther and Eaton:

This is to advise you that \$91.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing.

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

No. 35805

County, Maryland, and remitting, Towson, Maryland

DATE 4/15/87 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 91.93  
Cedarwood Properties, 2323 York Rd.,  
Timonium, Md. 21093

RECEIVED FROM: ADVERTISING AND POSTING COSTS RE CASE #87-410-A

FOR: 8 037\*\*\*\*\*012312 2158F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 25, 1987.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 25, 1987.

TOWSON TIMES.

Publisher

444.76

PETITION FOR ZONING VARIANCE  
8th Election District  
3rd Councilmanic District  
Case No. 87-410-A

LOCATION: Southwest Corner of York Road and Washington Street (2344 York Road)

DATE AND TIME: Wednesday, April 15, 1987, at 9:45 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 Zoning Variance to permit a front yard setback of 10 feet in lieu of the required 25 feet and a rear yard setback of 4 feet in lieu of the required 30 feet.

Being the property of Walter A. Crowther et al, as shown on plat plan filed with the Zoning Office.

In the event that the 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  
8877 488213 Mar. 25

Mr. Walter A. Crowther  
Mr. George C. Eaton, III  
2323 York Road  
Timonium, Maryland 21093

February 26, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE  
SW/cor. York Rd. and Washington St.  
(2344 York Rd.)  
8th Election District - 3rd Councilmanic District  
Walter A. Crowther, et al - Petitioners  
Case No. 87-410-A

TIME: 9:45 a.m.

DATE: Wednesday, April 15, 1987

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

*[Signature]*  
Zoning Commissioner  
Baltimore County

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

No. 30463

DATE 1-1-87 ACCOUNT R-01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: *[Signature]*

FOR: ZONING VARIANCE

8 0064\*\*\*\*\*30012 2032F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 87-410-A  
Towson, Maryland

District: 8th Date of Posting: March 26, 1987

Posted for: Lawrence

Petitioner: Walter A. Crowther, et al

Location of property: SW/cor. of York Rd. and Washington St.  
(2344 York Rd.)

Location of Signs: SW/cor. of York Rd. and Washington St.

Remarks:

Posted by: A. J. Jablon Date of return: April 3, 1987

Number of Signs: 1

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SW Corner of York Rd. and Washington St. (2344 York Rd.) : OF BALTIMORE COUNTY  
8th District

WALTER A. CROWTHER, et al. : Case No. 87-410-A  
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Walter A. Crowther and Mr. George C. Eaton, III, 2323 York Rd., Timonium, MD 21093, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE  
8th Election District  
3rd Councilmanic District  
Case No. 87-410-A

LOCATION: Southwest Corner of York Road and Washington Street (2344 York Road)

DATE AND TIME: Wednesday, April 15, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Walter A. Crowther et al, as shown on plat plan filed with the Zoning Office.

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By Order of  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
8877 488213 Mar. 25

CERTIFICATE OF PUBLICATION

TOWSON, MD., Mar. 26, 1987.

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 Mar. 26, 1987.

THE JEFFERSONIAN,

Publisher

32.17