

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 1B02.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet.

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

- Necessary in order to obtain required building permits for construction of residence (construction as soon as possible).
 - Would suffer financial loss due to inability to build on lot.
 - Hardship would result in having to locate elsewhere and funds tied to real estate costs.
- 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):
Edwin B. Watts, Jr. et al
Signature: Edwin B. Watts, Jr.
Address: 5890 Selford Road
City and State: Baltimore, MD 21227
Attorney for Petitioner: 5890 Selford Road
Signature: Norman E. Gerber, AICP
Address: 111 W. Chesapeake Avenue
City and State: Towson, MD 21204
Attorney's Telephone No.: 242-5349

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March, 1987, 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 18th day of May, 1987, at 9:45 A.M.

REVIEWED BY: RLM DATE: 2/20/87
Zoning Commissioner of Baltimore County.

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 30th day of March, 1987.

Petitioner: Edwin B. Watts, Jr. et al
Chairman, Zoning Plans Advisory Committee: James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-462-A, 87-463-A, 87-464-A, 87-466-A and 87-467-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
APR 14 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 1987

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

Mr. Edwin B. Watts, Jr.
5890 Selford Road
Baltimore, Maryland 21227

RE: Item No. 340 - Case No. 87-462-A
Petitioner: Edwin B. Watts, Jr., et al
Petition for Zoning Variance

Dear Mr. Watts:

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 / KCB
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 1987

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

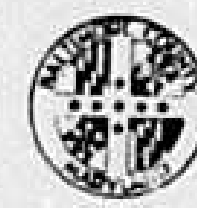
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345, 346, 347, and 348.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 340 Zoning Advisory Committee Meeting are as follows:

Property Owner: Edwin B. Watts, Jr.
Location: SW/S Monumental Rd. 330' SE of the c/l of Washington St.
District: 13th

APPLICABLE ITEMS AND COMMENTS:

- 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.D.A. 11-17-1 - 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 or Maryland Architect or Engineer 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 Group except 2-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Two One Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1108, and Table 1100. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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 alteration 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 Group are from Use to Use or to Mixed Use. See Section 317 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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 finished floor levels including basement.

Comments:

4/27/87



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2386
494-4500

PAUL H. REINCKE
CHIEF

March 5, 1987

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

RE: Property Owner: Edwin B. Watts, Jr., et al

Location: SW/S Monumental Rd., 330' SE of the c/l of Washington St. (1910A Monumental Road)
Item No.: 340 Zoning Agenda: Meeting of 3/3/87

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. 1.1 "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: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Warning on the southwest side of Monumental Road 40 feet wide, at the distance of 330 feet southeast of the centerline of Washington Boulevard. Being lot No. 7 Section B in the subdivision of Oak Park Addition of Joshua Bull's... Book No. 7 Folio 23. Also known as 1910A Monumental Road in the 13th election district.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of May, 1987, that the Petition for Zoning Variance to permit a lot width of 50 feet in lieu of the required 55 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 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.

Arnold Jablon
Zoning Commissioner of
Baltimore County

Ad/srl

cc: Mr. Edwin B. Watts, Jr.

People's Counsel

PETITION FOR ZONING VARIANCE

13th Election District - 1st Councilmanic District

Case No. 87-462-A

LOCATION: Southwest Side of Monumental Road, 330 feet Southeast of the Centerline of Washington Boulevard (1910A Monumental Road)

DATE AND TIME: Monday, May 18, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 301, 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 lot width of 50 feet in lieu of the required 55 feet

Being the property of Edwin B. Watts, Jr., 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Monumental Rd., 330' SE : OF BALTIMORE COUNTY
of C/L of Washington Blvd. :
(1910A Monumental Rd.), 13th :
Dist. :

EDWIN B. WATTS, JR., et al., : Case No. 87-462-A
Petitioners :
: : : : : :

ENTRY OF APPEARANCE

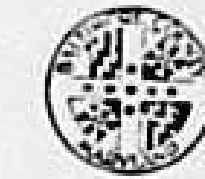
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 29th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Messrs. Edwin B. Watts, Jr. and Stephen M. Watts, 5890 Selford Rd., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER
May 12, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Edwin B. Watts, Jr.
Mr. Stephen M. Watts
5890 Selford Road
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
SW/S Monumental Rd., 330' SE of the c/l of
Washington Blvd. (1910A Monumental Rd.)
13th Election District - 1st Councilmanic District
Edwin B. Watts, Jr., et al - Petitioners
Case No. 87-462-A

Dear Messrs. Watts:

This is to advise you that \$68.26 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 itself.

Please send payment to Baltimore County, Maryland, and remit to the following: Towson, Maryland

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

No. 35854

DATE 5/18/87 ACCOUNT 801-015-000

SIGN & POST
RETURNED AMOUNT \$ 68.26

RECEIVED FROM Mr. Edwin B. Watts, Jr., 5890 Selford Rd., Balto., Md. 21227

FOR ADVERTISING & POSTING COSTS RE CASE #87-462-A

FOR B 801*****68761a 8188F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR
ZONING VARIANCE
13th Election District
1st Councilmanic District
Case No. 87-462-A

LOCATION: Southwest Side of Monumental Road, 330 feet Southeast of the Centerline of Washington Boulevard (1910A Monumental Road)

DATE AND TIME: Monday, May 18, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 301, 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 lot width of 50 feet in lieu of the required 55 feet

Being the property of Edwin B. Watts, Jr., 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
289 Apr. 30

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 30, 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 April 30, 1987

THE JEFFERSONIAN,

Publisher

32.17

Office of
PATUXENT
Publishing Corp.
10150 Little Patuxent Pkwy
Columbia, MD 21044

May 5 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times \$21.00

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 2 day of May, 1987, that is to say, the same was inserted in the issues of

April 30, 1987

PATUXENT PUBLISHING CORP.
By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF

Mr. Edwin B. Watts, Jr.
Mr. Stephen M. Watts
5890 Selford Road
Baltimore, Maryland 21227

April 8, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S Monumental Rd., 330' SE of the c/l of
Washington Blvd. (1910A Monumental Rd.)
13th Election District - 1st Councilmanic District
Edwin B. Watts, Jr., et al - Petitioners
Case No. 87-462-A

TIME: 9:45 a.m.

DATE: Monday, May 18, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

AJ:med

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 30541

DATE 5/20/87 ACCOUNT 801-015-000

AMOUNT \$ 36.00

RECEIVED FROM Mr. [Signature] 2.00

FOR ZONING VARIANCE

FOR TECH 340

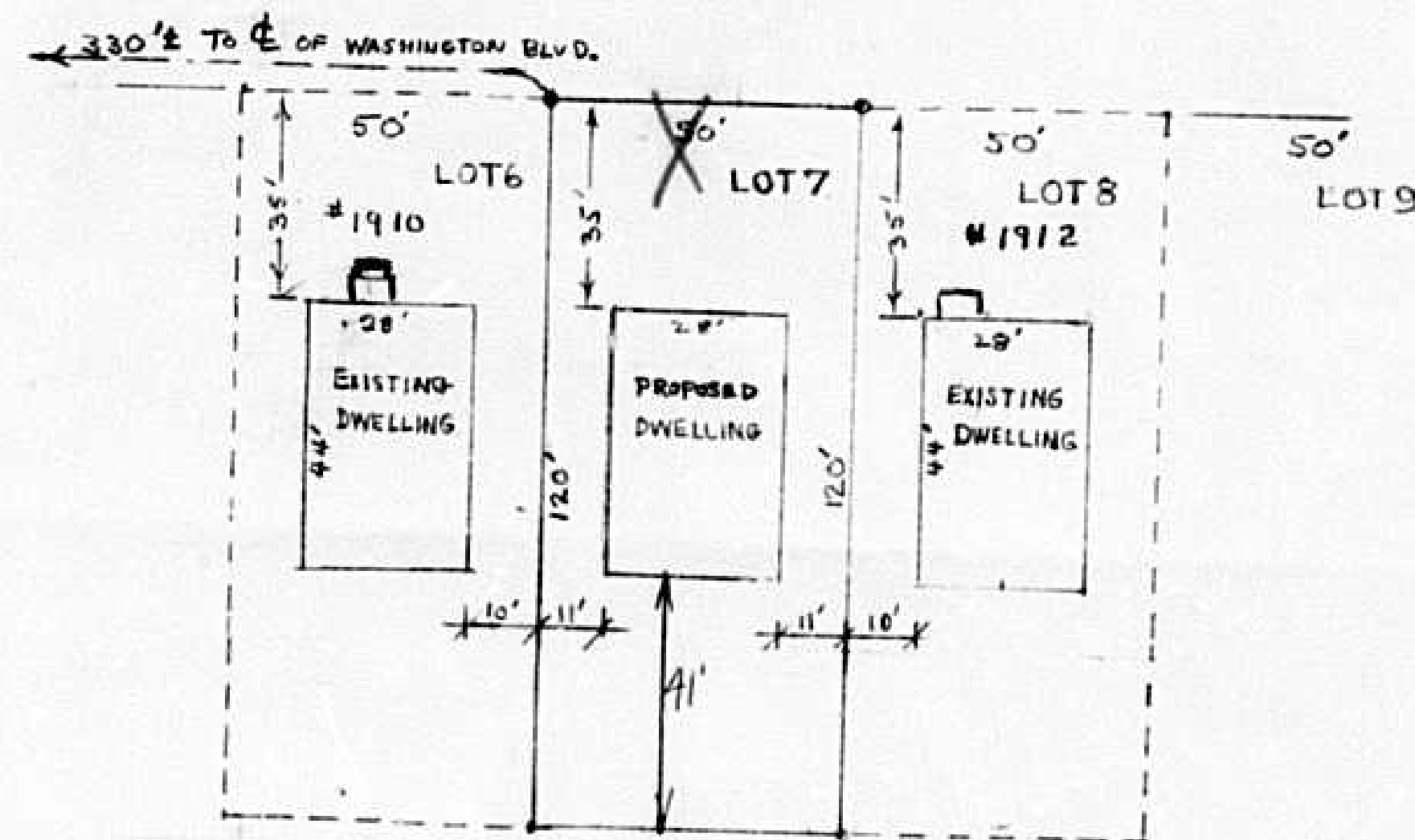
FOR B 801*****35801a 3208F

VALIDATION OR SIGNATURE OF CASHIER



PETITIONER'S EXHIBIT 1

MONUMENTAL RD. 40'



PLAT FOR ZONING VARIANCE
OWNERS: STEPHEN M. WATTS
EDWIN B. WATTS
DISTRICT 13 -
LOT NO. SEVEN(7), SECTION "B", PLAT BOOK W.P.C. NO. 7, FOLIO 23, LOT LIGER 6869.
OAK PARK ADDITION, JOSHUA HULL'S SUBDIVISION.
EXISTING UTILITIES IN MONUMENTAL RD.

LOT SIZE: 6000 Sq. Ft.
0.138 ACRES
ZONED: DR 5.5

SCALE: 1" = 30'

340 1 Sign
87-462-A

VICINITY MAP

