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 \_\_1 PC1\_2\_C\_2 to permit a window to tract boundary setback of 15 feet in lieu of the required 35 feet and from Section 303-1 to allow a front setback of 25 feet

setback would create difficulty in serving the dwelling with public sever.

instead of the required 50' maximum average

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Requiring the proposed dwelling to maintain a 35 foot side yard would place the dwelling in front of the existing dwelling. The contract purchasers would prefer a larger rear yard which cannot be obtained maintaining the required 50' maximum average. In addition, the 50 foot

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 Balthnore 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: Janet Bloom (Daughter of Owner)	Legal Owner(s): Howard C. Wall	MAP 54137
(Type or Print Name)	Nowa C Wal	DATE 8/27/6
Signature	Signature	200
3208-E Wheaton Way	Thelma L. Wall	1000
Address Ellicott City, Maryland 21043	Type of Print Name)	e los
City and State	Signature	59940
Attorney for Petitioner:	2425 Westchester Ave.	₩4691 465-8097
(Type or Print Name)	Address	Phone No.
Signature	Ellicott City, Maryland City and State	21043
. Address	Name, address and phone number of tract purchaser or representative to	legal owner, con- be contacted
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.
	1 - 1140 - 114 - 1	19000

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ 27th-\_\_\_ day

of \_\_\_\_\_\_April \_\_\_\_\_\_, 19\_\_S7\_, 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

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

TOWSON OFFICE HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204 PHONE: 828-9000 March 2, 1987

00

Beginning for the same at a point in the center of Westchester Avenue said point beind distant 840 feet southwesterly along the center of Westchester Avenue from the intersection formed by the center of said Winchester Avenue with the center of Oella Avenue thence South 42 degrees East 837.7 feet thence South 75 degrees WEst 21.78 feet thence South 49 degrees West lo feet thence South 86 degrees West 71.45 feet thence North 50 degrees West 853.88 feet thence North 51 degrees East 212.85 feet.

Containing 3.0 acres of land more or less and being located in the



Malcolm E. Hudkins

IN RE: PETITION FOR ZONING VARIANCE . SE/S Westchester Ave., 840' SW of the c/l of Oella Ave. (2425 Westchester Avenue) 1st Election District

1st Councilmanic District Howard C. Wall, et ux Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 87-497-A

. . . . . . . . . . .

The Petitioners merein request a variance to permit a window to tract boundary setback of 15 feet in lieu of the required 35 feet, and a front setback of 25 feet in lieu of the required 50' maximum average.

Testimony by the Contract Purchaser indicated that the subject property, identified as Lot #2 on the plan submitted, will be subdivided from her parents, the Petitioners, to provide a building lot with 100 feet of frontage. The proposed building envelope will have a frontage of 55', sides of 60' and a rear of 55'. The Contract Furchaser will then construct a dwelling not to exceed 44' in width and 28' in depth. Public water and sewer are available. The lot elevation drops to the rear so that the required front setback would demand that the building site be graded up and the house be built at a higher elevation. The average front setback on the street is approximately 50'.

Owners of the adjacent property presently are constructing a dwelling with approximately 100' side yard setbacks and a 110' front setback. They also own another house in the neighborhood which they describe as a mixed neighborhood with older homes having greater front yard setbacks and newer homes being closer to the road. They request that a window to tract boundary distance of no less than 20', and preferably 25', be permitted. They have no objection to the requested front yard setback.

. After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the

1st Election District - 1st Councilmanic District

- Centerline of Cella Avenue (2425 Westchester Avenue)

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

Petition for Zoning Variances to permit a window to tract boundary setback

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

BY ORDER OF

ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

of 15 feet in lieu of the required 35 feet and a front setback of 25 feet

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Southeast Side of Westchester Ave., 840 feet Southwest of the

PETITION FOR ZONING VARIANCES

Case No. 87-497-A

DATE AND TIME: Tuesday, June 16, 1987, at 9:30 a.m.

Regulations of Baltimore County, will hold a public hearing:

Towson, Maryland

in lieu of the required 50 foot maximum average

Being the property of Howard C. Wall. et ux. plan filed with the Zoning Office.

hearing set above or made at the hearing.

LOCATION:

Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted, in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22 day of July, 1987 that the Petition for Zoning Variance be and is hereby GRANTED. in part, to permit a window to tract boundary setback of 20 feet in lieu of the required 35 feet, and a front setback of 25 feet in lieu of the required 50 maximum average.

> eputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES SE/S Westchester Ave., 840' SW of C/L of Oella Ave. (2425

Westchester Ave.), !st District

HOWARD C. WALL, et ux, Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-497-A

::::::::

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Sotices should be sent of any heating dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Khyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 26th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Howard C. Wall, 2425 Westchester Ave., Ellicott City, MD 21043, Peticioners; and Janet Bloom, 3208-E Wheaton Way, Ellicott City, MD 21043, Contract Purchaser. 9

494-2188

\* Peter Max Zimmerman

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

> Arnold Jablon Zoning Commissioner

> > July 27, 1987

Dennis F. Rasmus en

RE: Petition for Zoning Variance SE/S Westchester Avenue, 840' SW of the c/l of Oella Avenue 1st Election District, 1st Councilmanic District Case No. 87-497-A

Dear Mr. & Mrs. Wall:

Mr. & Mrs. Howard C. Wall

Ellicott City, Maryland 21043

2425 Westchester Avenue

Purguant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, in part, in accordance with 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 Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Ms. Janet Bloom 3208-E Wheaton Way Ellicott City, Maryland 21043

> Mr. & Mrs. Henry DeBaugh 1096 West Side Drive Gaithersburg, Maryland 20878

People's Counsel

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3,753

ARNOLD JABLON ZONING COMMISSIONER

June 10, 1987

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. Howard C. Wall Mrs. Thelma L. Wall 2425 Westchester Avenue Ellicott City, Maryland 21043

RE: PETITION FOR ZONING VARIANCES SE/S Westchester Ave., 840' SW of the c/1 of Oella Ave. (2425 Westchester Ave.) 1st Election District - 1st Councilmanic District Howard C. Wall, et ux - Petitioners Case No. 87-497-A

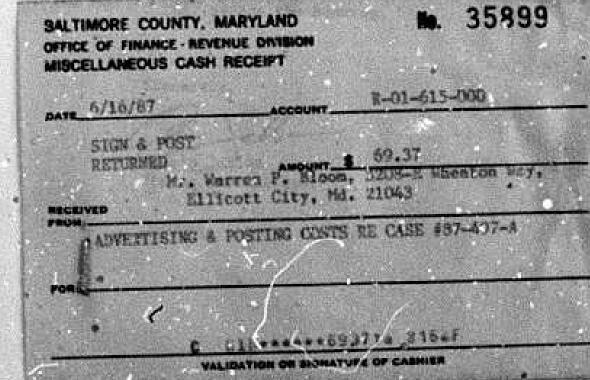
Dear Mr. and Mrs. Wa.1:

This is to advise you that \$69.37 is due for advertising and posting of the above property. This fee must be paid before an is due for advertising 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 make the check payable to Baltimore County, Maryland, and remit to Zonine Office Research ig, Towson, Maryland



DESCRIPTION FOR ZONING VARIANCE, 2425 WESTCHESTER AVENUE:

First Election Distrct of Baltimore County.



	- 24	Allen Al	Sis.		252	- 29-
- LEGILAR		STORY OF		. 64	223	
CERT	TPICA	TF	OF I	DITE	FICE	TION
~	*** ******	TH	OI 1	LOD	m/\u	TIOM
	3500		14	D-107.00 (	Lat - Tal	- 2

TOWSON, MD., May 28

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

THE JEFFERSONIAN,

Krisan Swider Obrecht

32.17.

Posted for: Passances

Petitioner: Theward C. Wall et us

Location of property: SE/S & Wastehoster Are. & 40'SW of

the Cle of O alla are: (2425 West chester are)

Location of Signe: Cles front of 2425 West chester are

10750 Little Faturent Pkery Columbia, MD 21044

May 29 19 67

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCES 87964

was inserted in the following Cator sville Times \$22.20 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of May 15 mg, that is to say. the same was inserted in the issues of

May 28, 1987

87-497-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 petition has been received and accepted for filing this day of April . 187 .

ARNOLD JAKLON/ Zoning Commissioner

Mr. Howard C. Wall Mrs. Thelma L. Wall 2425 Westchester Avenue Ellicott City, Maryland 21043

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES SE/S Westchester Ave., 840' SW of the c/: of Oella Ave. (2425 Westchester Ave.) 1st Election District - 1st Councilmanic District Howard C. Wall, et ux - Petitioners Case No. 87-497-A

May 7, 1987

DATE. \_\_\_\_\_ Tuesday, June 16, 1987

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

Avenue, Towson, Maryland

M. 32439

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MIDCELLANEOUS CASH RECEIPT

8 - 8123\*\*\*\*\*\*\*\*\*\*\*\*\*\*\* \$102F VALIDATION OR SIGNATURE OF CASHIFT BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zaning Commissioner Date....Mex.13...1987..... Norman E. Gerber, AICP, Director PROM. Office of Planning and Zoning.

SUBJECT ... Zoning Petition Nos. . 87-A91-A, 87-492-A, 87-497-A, 87-498-A and 87-501-A

There are no comprehensive planning factors requiring comment on these

NEG: JGH: slb

ZONING OFFICE

M. & H. DEVELOPMENT ENGINEERS, INC. 200 EAST JOPPA ROAD ROOM 101 SHELL BUILDING

TOWSON, MARYLAND 21204

... 20 i.sl

ZONING OFFICE

Malcolm E. Hudkins

Registered Surveyor Phone 828-9090

Mr. Arnold Jablon Zoning Commissioner Baltimore County Office Building 111 West Chesapeake Avenue Towson, MD 21204

> Re: Lot 2 Wall Property Zoning Case #87-497-A

Walter Park
Registered Surveyor

Plane 730-9060

HOWARD C. WALL, etcy

Please find enclosed a plan for the above project. As you can see, the additional 25 feet, requested by M's Jung, to move the house back adds an excess amount of fill to cover the proposed sewer house connections and eliminates the possibilities to sewer the lower area. It also adds sub-foundation to the rear of the proposed house in order to get the sewer line under the first floor joists.

I hope this additional information will be satisfactory to allow the requested 25 foot front setback to be approved.

If you find you need more information, don't hesitate to contac? me.

> Sincerely, Vincent 9. mokemes Vincent J. Moskunas President

Enclosure

Mrs. Janet Bloom Mr. & Mrs. Henry Debaugh

2.6 ZACY - OK GRAUND PROFILE SCALE HORE ! " 50

WALL PROPERTY BONING CASE # 87-477-A ISTELECTION DISTRICT BALTO. CO., HARYLAND SCALE: 45 SHOWN JULY 17, 1987

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 \_ 1 ROL\_2\_C\_2 to permit a window to tract boundary setback of 15 feet in lied of the required 35 feet and from Section 303-1 to allow a front setback of 25 feet TEXASTER IN TEST WING FIRM DESTINATION JOY -- FO MITCH & FIGUR DESCRIPTION OF FACTORIES

instead of the required 50' maximum average

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

Requiring the proposed dwelling to maintain a 35 foot side yard would place the dwelling in front of the existing dwelling. The contract purchasers would prefer a larger rear yard which cannot be obtained maintaining the required 50' maximum average. In addition, the 50 foot setback would create difficulty in serving the dwelling with public sewer.

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 Lling 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.

1/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 Pe	aron.
	Legal Owner(s):	MAP SW3H
Contract Purcasser:		2A
Janet Bloom (Daughter of Owner)	Howard Wall	E.D. \
Janet Bloom (Programme)	(Type or Frint Name)	1
(Type or Print Name)	Mound ( Wall	DATE BATA
1 Just Bussell	Signature	200
Signature	Thelma L. Wall	1
. 3208-E Wheaton Way	(Type or Print Name)	
	Theland LWall	
Address Ellicott City, Maryland 2:043		
City and State	Signature	S 9 9 <b>4</b> 0
I Den State to the sections		W4691
Attorney for Petitioner:	2425 Westchester Ave.	465-8097
	Address	Phone No.
(Type or Print Name)	Ellicott City, Maryland	21043
	City and State	
Signa but		National Conference States To accept the
	Name, address and phone number of	he conjected
Address	Name, address and priore sentative to	AD TO A CONTROL OF THE CONTROL OF TH
	Name	
City and State	CHELLY	
Attorney's Telephone No.:	Address	Phone No.
2.40 Francis (4.44 Million (4.45 Million )	. n	-h day
ORDERED By The Zoning Commissioner of	A Baltimore County, June	
4 41 40 97 West 6	he subject matter of this petition	total an absence of
of April 19_87, that the required by the Zoning Law of Battimore County, that property be posted, Commissioner of Baltimore County in Room	ty, in two newspapers of general cir- and that the public hearing be had b 106. County Office Building in To	selore the Zoning swson, Baltimore
Commissioner of Beltimore County in stous		a an airlack

County, on the \_\_\_\_16th\_\_\_\_\_\_ day of \_\_\_\_lune\_\_\_\_\_\_, 19\_87\_\_, at \_9:30\_ o'clock

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDS. 111 W. Chesapeake Ave. Towson. Maryland 21204

Chairmen.

MENDERS

Suresu of

Engineering

Bureau of

Industrial

Development

Fire Prevention

Health Department

Project Planning

Building Department

hoard of Education

Zoning Administration

Department of

Traffic Engineering

State Roads Commission

Mr. Howard C. Wall 2425 Westchester Avenue Ellicott City, Maryland 21043

May 22, 1987

RE: Item No. 365 - Case No. 87-497-A Petitioner: Howard C. Wall Petition for Zoning Variance

Dear Mr. Wall:

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,

Zoning Plans Advisory Committee

JED: kkb

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101. Shell Building Towson, Maryland 21204

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE CHIEF

494-4500

March 19, 1987

Mr. Arnold Jublon Zoning Cornissioner Office of Flanning and Zoning Baltimore County Office Building Towser "aruland 21204

RU: Property Owner: Howard C. Wall

Location: SE/S Westchester Ave., 840' SW of centerline of Oella Avenue

Item No.: 365

zoning Agenda: Meeting of 3/24/87

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 feet along an approved roal in located at intervals or 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 (1) 0 4 11 3-19-17 Approved:

Planting Group

Special Inspection Division

Fire Frevention Bureau

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

C. Richard Hoore Acting Director

April 17, 1987

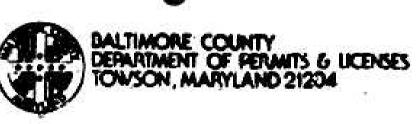
Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 360, 361, 362, 363, 364, 365, 359, and 366.

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

MSF:1t



TED ZALESKI, JA DIRECTOR

April 16, 1987

		0.55

Office of Florming and Sonia Torono, Maryland 7120i.

Howard C. Wall

SE/S Westchester Ave. 840 ft SW of centerline of Oella Ave.

2. Commercial: There ests of construction drawings availed and eigend by a registered in Maryland Architect or Engineer shall be required to file with a possit application. Engredated scale are not acceptable.

2. All Wee Groups except 8-4. Single Fundly Retented Buildings require a calcium of 1 hour fire rating for exterior walls closer than 6'-0 to an interior jet line. 8-4 Wee Groupe require a one hour wall if elever than 3'-0 to an interior let line. Any wall built as an interior let line chall require a fire or party wall. See Table 161, Section 1607, Section 1605,2 and Table 1607. For openings are percented in an exterior wall within 3'-Q of an interior let line.

The structure does not appear to ramply with Table 505 for pureleastle height/area. Deply to the requests variance by this office semant be considered until the assessment data perturbing to height/area and construction type is provided. Her Table 505 and 505 and have your Architect/Engineer content this depart

The proposed project dipages to be located in a Flood Flain, Tidal/Riverine. Flaces one the attached output of Section 516.0 of the Building Code op. adopted by Bill \$17-05. Site plans shall show the correct elevations above one lovel for the lot and the finish floor lovels including beausest.

W/12/05

the applicant may obtain additional information by visiting Born 122 of the County Office Building at 111 V. Chosaponio avenue, Tourse, Harriand 213%. horles & sunda

TO THE ZONING CONNESSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Bultimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1 BD1.2.C.2 to pensit a window to tract boundary setback of 15 feet in lied of the -equired 35 feet and from Section 303-1 to allow a front setback of 25 feet

instead of the required 50' maximum average

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1/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):	MAP 500 3 P
Janet Bloom (Daughter of Owner)	Howard C. Wa	2A
(Type or Print Name)	(Type or Print Name)	E. O
Daniel Clarence	Mown X CW	all out ohrh
Bledebiro	Signature	1200 L
	Thelms L. Wall	1 <sup>10</sup> <del>11</del>
23208-E Wheaton Way	(T)/pe or Print Name)	1000
Filicott City, Maryland 2:043	1 Thelma LW.	all -
City and State	Signature	59940
Attorney for Petitioner:		W4691
	2425 Westchester Ave	
(Type or Print Name)	Address	Phose No.
Signature	Ellicott City, Maryl City and State	and 2:043
Adres	Name, address and phone numb tract purchaser or representati	er of legal owner, con- ve to be contacted
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.
ORDERED By The Zoning Commissioner of	Beitimore County, this	37eh day
required by the Zouing Low of Beltimore County out Beltimore County, that property be posted, a Commissioner of Beltimore County in Room 1	06, County Office Building in	ad before the Zoning Towson, Baltimore
County, on theday of _	lupe, 19.87.	_, at _9:30_ o'clock
A. M.	100	

Zoning Commissioner of Baltimore County.

(over)

