IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE S/S Woodland Avenue, 63' E of and opposite of Patapsco Avenue * ZONING COMMISSIONER (119 Woodland Avenue) 12th Election District * OF BALTIMORE COUNTY 7th Councilmanic District * Case No. 89-526-A Glenn A. Welsh, ct ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a ariance to permit side yard setbacks of 7 feet each in lieu of the required 10 feet for both, for a proposed new dwelling in accordance with Petitioner's Exhibit 1.

* * * * * * * * * *

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 119 Woodland Avenue, is located in the Chesapeake Bay Critical Areas near the Patapsco River and consists of .11478 acres zoned D.R. 5.5. Said property is presently improved with a single family dwelling which received structural damage during a wind storm and is in need of major repairs. Petitioners propose razing the existing dwelling and constructing a new dwelling with additional living space. Testimony presented indicated the Petitioners have discussed their plans with their neighbors who have expressed their support in letters dated June 19, 1989 identified herein as Petitioners' Exhibits 2 through 6. Fetitioners' testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community. Testimony further indicated that to dony the relief requested would result in practical difficulty and

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficient-

unreasonable hardship upon Petitioners.

4409 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 1802.3.C.1 To allow side yard setbacks of 7 ft.

in lieu of the required 10 ft.

	MAP SEC.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for	tie 44
ollowing reasons: (indicate hardship or practical dimedity)	E. D. 12 4
See attached Letter	DATE 5-7
	200 200 F
	1000 -

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, 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):	
	Glenn A. Welsh	
(Type or Print Name)	(Type or Print Name)	
Signature	Slorn AW elsk Signature	
Address	Melinda Kroat-Welsh (Type or Print Name)	
City and State	Melerila Krait welsh Signature	
Attorney for Petitioner:		
(Type or Print Name)	119 WooDLAND Ave 282-9347 Address Phone No.	
	Bultimore, MD 21222	
Signature	City and State	
Address	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:	Address Phone No.	
ORDERED By The Zoning Commissioner of	Baltimore County, this 12th day	
. April 1089 my m	a subject matter of this natition he advertised as	

of ______, 1901., that the subject matter of this petition be advertised, as required by the Zoming 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 22n4 County, on $\mathcal{O}_{:-M}$.

Zoning Commissioner of Baltimore County

ly complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonl enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Pet'tioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or non-conforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

> 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

2) Conserve fish, wildlife, and plant habitat; and

3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this VIVary of June, 1989 that the Petition for Zoning Variance to permit side yard setbacks of 7 feet each in lieu of the required 10 feet for both for a proposed new dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 30-day 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; and,

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated June 12, 1989, attached hereto and made a part hereof.

> / Zaning Commissioner for Paltimore County

JRH:bjs

BALTIMORE GAS AND ELECTRIC

- 3-

CHARLES CENTER • P.O. BOX 1475 • BALTIMORE, MARYLAND 21203

December 1, 1986

Mr. & Mrs. Glenn A. Welsh 119 Woodlawn Avenue Baltimore, Maryland 21222

Dear Mr. & Mrs. Welsh:

License Agreement Executed on: January 28, 1985

Lawn Extension & Gardening

Renewal Period:

January 1, 1987 to December 31, 1989

We are writing to you to determine if you wish to renew the license agreement you have with the Baltimore Gas and Electric Company. If you wish to continue to use our property for the above renewal period, please sign this letter in the space indicated below, have your signature(s) witnessed, and return the original letter to me. Please keep one copy for your records.

If we do not hear from you within thirty (30) days from the date of this letter, we will consider this license agreement terminated. Please remove any personal property from our property immediately since we cannot be responsible for it if damaged or des troyed.

Very truly yours,

Property Management Coordinator Property Management Unit

Witness:		Signed:	
Witness:	·	Signed: <u>Alisa</u>	Aweld
witness:		Signed: 21 Vision	. A West

BJJ(LicenseLtr)(Var-Ltr)

THIS REVOCABLE LICENSE, Mode this 2824 day of JANNARY by and between BALTIMORE GAS AND ELECTRIC COMPANY, hereinafter referred to as "Licensor", and Glenn A. Welsh and Melinda L. Welsh, his wife , here in after

WITNESSETH;

THAT, the Licensee has requested the right and privilege to enter upon and use that portion of the Licenser's property, hereinafter referred to as parcel of land, as delineated क्रान्ड क्रिया क्रिया है। dated 9/24/81 , attached hereto, made a part hereof, and marked "Suinth At", for the purpose stated below, and the Licensor is willing to grant such use subject to the terms and conditions as hereinafter set forth.

- 4 -

NOW, THEREFORE, in consideration of the right and privilege herein granted and the sum of One Dollars (\$ 1.00

), paid by the Licensee to the Licensor in advance for the period January 1, 1985 , it is mutually agreed as follows: December 31, 1986

1. LICENSOR hereby grants unto Licensee, and the latter hereby accepts a license to enter upon and use the parcel of land as delineated on the aforementioned plat solely for the purpose of a lawn extension and gardening.

2. LICENSOR shall have the right of ingress and egress over the said parcel of land to:

a. Construct, operate and maintain present and/or future gas and/or electric facilities in, over and under the said parcel of land and the right to make necessary openings and excavations for the purpose of examining, repairing, altering or extending said electric and/or gas facilities provided that all openings and excavations shall be properly refilled and resurfaced and the parcel of land left in a good and safe condition.

b. Make test borings or surveys on said parcel of land provided that such ingress and egress to the parcel of land does not unreasonably disturb the peaceful enjoyment of the licensee.

c. Trim, top and/or cut down and keep trimmed, topped and cut down any trees or bushes on said parcel of land which, in the sole judgment of Licensor, may interfere with or fall upon the said present and/or future gas and/or electric facilities.

3. LICENSOR shall not be liable for any crop and/or other damage, regardless of cause, on the parcel

4. LICENSEE, as part of the consideration hereaf, agrees to:

a. Accept the parcel of land in its present condition for the right and privilege hereby given.

b. Keep said parcel of land in good order and condition at all times.

c. Comply with all present and future applicable laws and requirements of public authorities in respect to the parcel of land or use thereof.

119 Woodland Avenue Baltimore, MD 21222 January 23, 1989

Mr. & Mrs. Glenn Welsh

Zoning Commissioner of Baltimore County Office of Zoning Variance

REF: Property: 119 Woodland Avenue Baltimore, MD 21222

To Whom It May Concern:

We are applying for a variance, for property address 119 Woodland Avenue, zone 21222, for the following reasons:

- 1. During a wind storm we received structural damage to the right rear corner of the house. The contractor that we conctracted said to repair the roof properly it would require replacing the whole roof because of rotten wood. There is also a question of whether the foundation would be able to support a new roof since the house is now sitting on individual blocks.
- 2. My wife and I are considering having children and have spoke with a contractor about building an additional bedroom to the house. He advised us against anymore additions to the present structure.
- 3. The reconstruction of this dwelling would increase the value of our home and also be an asset to the neighborhood and other property owners in the neighborhood.

Thank you for taking the time to review this petition for a zoning variance. If there are any further questions we can be reached during the day at 955-7137 (Mrs. Welsh), evening 282-

Sincerely,

Ilem & Weld Glenn A. Welsh Millinda Boat-Welst Melinda A. Kroat-Welsh

DEED OF TRUST

State of Maryland----- ("Borrower"). The trivice is Boy's F. Coy le and mentananananana. ("Trustee"). The beneficiary is Thomas F. Ireton-----Rouse Real Estate Finance, Inc. and whose address is __POST_CITION Dollars (U.S. \$22,400,00-----). This debt is endenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not renewals, extensions and modifications; (b) the payment of all our roums, with interest, advanced under paragraph 7 to project the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements. For this

Reginning for the same on the southeast side of Woodland Avenue at the distance of 1003 feet, 5 inches South 74 degrees 45 minutes West as now surveyed from the center line of the right-of-way of the Sparrows Point Railroad and running thence binding on the southeast side of Woodland Avenue South 74 degrees 45 minutes West 50 feet to the southwesternmost outline of the whole lot of which this is a part; running thence South 15 degrees 15 minutes east binding on said outline 99 feet 6-1/2 inches to the southeasternmost outline of said whole lot; thence still binding on said outline North 74 degrees 45 minutes East 50 feet; thence North 15 degrees 15 minutes West 99 feet 6-1/2 inches to the place of beginning. The improvements thereon being known as No. 119 Woodland Avenue.

Being the same lot of ground which by Deed dated even date herewith and intended to be recorded among the Land Records of Bultimore County, immediately prior hereto was granted and conveyed by RICK L. PARKER unto GLENN A. WELSH and MELINDA L. KROAT, the within Grantors.

Together with the following equipment and any replacements thereof, which so far as permitted by law, shall be deemed to be fixtures and, to the extent that such may constitute goods rather than fixtures, this instrument shall constitute a security agreement creating a security interest in such goods for the benefit of the holder of the Note secured hereby, all in accordance with the Uniform Commercial Code: refrigerator, range/oven. dishwasher, dryer and window air conditioner.

(Such property having been purchased in whole or in part with the sums secured hereby.) which has the address of ... No.a. 119. Woodland Avenue.... Maryland ... 21222------------------- ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, tents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

IKIRROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record. THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

MARYLAND-Single Family-FNPA/FHLMC UNIFORM INSTRUMENT



INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines DATE: June 12, 1989

Zoning Commissioner

FROM: Mr. .obert W. Sheesley SUBJECT: Petition for Zoning Variance - Item 409

Welsh Property Chesapeake Bay Critical Area Findings 29-526-A

SITE LOCATION

The subject property is located at 119 Woodland Avenue. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area, (IDA).

APPLICANT PROPOSAL

The applicant has requested a variance from section 1B02.3.C.1 of the Baltimore County Zoning Regulations to allow side yard setbacks of 7 feet in lieu of the required 10 feet.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- 1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and
- 3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines June 12, 1989

REGULATIONS AND FINDINGS

Page 2

1. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment." <Baltimore County Code Sec. 22-217>

Finding: At present rooftop runoff does not appear to be collected in rainspouts. In order to comply with the above regulation, rooftop runoff shall be directed through downspouts and into Dutch drains or seepage pits (see attached information). This will encourage maximum infiltration of stormwater and will bring this property into compliance with the 10% rule. Infiltration of stormwater is a recommended Best Management Practice in "A Framework for Evaluating Compliance with the 10% Rule in the Chesapeake Bay Critical Area".

4. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination." <Baltimore County Code Sec. 22-98>

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site.

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and findings listed above.

Upon compliance with Chesapeake Bay Critical Area Regulations, this project shall be approved.

RWS:NSS:ju Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman R. Lauenstein

The Honorable Dale T. Volz

Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

wet area with the kinds of trees WHAT YOU and shrubs that thrive in wet-CAN DO soils. There are some instances where a system of swales will not solve your drainage proh tiere are many ways you can improve drainage. lem, and you will have to conin your yard. Most of these suggestions are insidet installing a subsurface expensive, practical, and easy to implement. drainage system hou can reduce sufface tunoff if you. Install gravel trenches along driveways or patios to Instailing Intitution Devices , collect water and allow it to filter into the soil threnches should be at least 12 inches wide and 3. he installation of var-• Present trace prate ties in your lawn as soon as possiious infiltration devices hie to assuit erosion Can enhance infiltration Grade all areas away from your house at a slope of even on sites with well drained soils. It is important to ere percent er more I se a grass swale (a low area in the lawn) to move. remember that surface runoff cannot infiltrate soils that are at water from one area to another* Plant shribs and trees to promote infiltration (see or past their saturation point chapter on landscaping) (by virtue of depth to water table or bedrock), contain a "Low ridges, or "berms" may be used to direct water into high percentage of clay, or rest and through swales Basins built to gather and hold runoff on a clay hardpan. Under these can have infiltration devices to hangle exceptionally conditions, surface runoff ranheavy tunoff, but their main purpose is to keep runoff away not infiltrate the soil even with from the site and help the water filter into the underlying an infiltration device soil. Other basins are designed to slow the rate of runoff Using berms and swales. and increase the time between rainfall and discharge of you can speed site infiltration surface runoff into a stream. These basins usually contain a temporary pool of water that dissipates as the runoff is reby channeling surface runoff leased gradually through an outlet device. into a gravel-filled seepage pit. a Dutch drain (see illustration) or a gravel-lined detention basin. You can also spread run off over the land surface by using a series of terraces or runoff spreaders, which promotes greater infiltration by slowly spreading runoid in a far shaped pattern across a ve getated land surface. Seepage Dits, gravel-fined recharge basins, and terraces lose their effectiveness as infiltration devices when the land surface is clegged with clay, silt, or line sand particles. Infiltration devices for large parcels of land are often constructed along with sediment traps, basins, or grassed sediment filters. These traps and filters remove line particles from runoff before they reach the infiltration device. Sediment traps are less VALUE OF critical for most residential lots; most homeowners can use a system of swales or basins leading to the infiltration device as a sediment filter. Dutch drains carry water from rain spouls into the soil, where it gradually fillers into the ground.

hrough the soil will collect on downhill slope so that water the surface and either create does not seep through the health, safety, and use probfoundation. Once the water has been carried ten feet from the lems or move across the sur-Rainy Day Blues face as excess runoff. house, you should regrade the Be on the lookout for $\mathbf{\pi} = \mathbf{F}$ ow rain water moves surface so that runoff is resmall wet patches in your yard. over and through the leased gradually. These wet spots mean that the Where drainage is good or ground is important to those of us who soil around your house has setwhere infiltration devices are tled and surface water is colin use, you can regrade the have experienced flooded lecting on the ground. Plant land to create a basin, which basements, wet yards, or brogrowth is usually poor in these ken septic systems. Solving the holds all runoff and allows it to areas and erosion often occurs infiltrate the soil over a longer problems associated with sur-Filling these pockets with topperiod of time. The effectiveface water runoff and poorly soil and seeding them with ness of a basin depends on the drained soil is also important to grass will usually solve the soil's ability to absorb and filter improving the health of the problem by letting water flow Chesapeake Bay. the surface water. Soils with on its natural path. less than two feet of depth to Rain from roofs and In some instances, you driveways runs off, often erod bedrock or one foot of depth to may be able to correct an exista seasonally high water table. ing yards and destroying ing wet soil problem by creatsoil having a high clay content plants. Much of the soil washed Rainwater runs downhill ing a system of berms and off vacant loss and lawns is caror a clay hardpan beneath the some filtering through swales around your yard. surface, and low-lying soil that ried into streams and eventuthe soil, some running di-When it's not leasible to avoid ally reactios the Bay. This sedireceives runoff from a large rectly into nearby a wet area, you may be able to land area may not have suffistreams. By encoured no ment smothers fish and move it to a less used area of rainwater to move slowly shellfish. Nutrients, such as nicient infiltration capacity. the yard (around shrubs or ocross the soil so most When you try to retain runoff in trogen and phosphorus from trees, for example) by installing of it filters into the these situations, the soil will fertilizer in runoff, can cause ground, you will help prea swale to carry the water rapidly become saturated, and excessive algae growth, using across the yard. Plant the new vent erosion problems. up oxygen needed by the Bay's rainfall that should filter down aquatic life. This runoff may also contain pesticides, oil, antifreeze, and other substances toxic to life in the Bay. Pollution also occurs when the soil is too wet to filter sewage outflow. Effluent can percolate into the groundwater without proper filtration, or it can rise to the surface and be carried into streams and drainage ways. Dealing with Surface Runoff n large tracts of g land, controlling ළි surface water flow (storm water management) is the developer's responsibility. There are inexpensive ways you can control excess runoff created by patios, driveways, sidewalks, and swimming pools. Whatever the soil drainage condition in your neighborhood, you can use swales, berms, and basins to control runoff on your prop-erty, reduce its speed, and increase the time over which the runoff is released. For example, land immediately adjacent to your house needs to have a

والمرابعة والمفافقين بيها فوالمستوية والمدارية والمتابعة والمارية والمتابعة والمتابعة

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines Zoning Commissione

June 27, 1989

Dennis F. Rasmussen

Baltimore, Maryland 21222 RE: PETITION FOR ZONING VARIANCE S/S Woodland Avenue, 63' E of and opposite Patapsco Avenue (119 Woodland Avenue) 12th Election District - 7th Councilmanic District Glenn A. Welsh, et ux - Petitioners

Dear Mr. & Mrs. Welsh:

Case No. 89-526-A

Mr. & Mrs. Glenn A. Welsh

119 Woodland Avenue

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Zoning Commissioner for Baltimore County

JRH:bjs

cc: People's Counsel

Chesapeake Bay Critical Areas Commission Tawes State Office Building, D-4 Annapolis, Maryland 21404

TOWSON, MD., May 29, 1959 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successive weeks, the first publication appearing on m_{χ} 25, 19 ϵ 9.

THE JEFFERSONIAN,

PO12573 reg H30920

Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 NOTICE OF HEARING The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance) CASE NUMBER: 89 526 A SS Woodland Avenue, 83 ft. E of and opposite Patapace Avenue 119 Woodland Avenue 12th Election District 7th Councilmanic District Petitioner(s);

Petitioner: Welsh Kroot

Number of Signs: ____/

Baltimore County

Glenn A. Welsh, et ux HEARING SCHEDULED: THURSDAY, JUNE 22, 1989 at 2:00 p.m. Variance: To allow side yard setbacks of 7 feet in lieu of the required In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, stay of the issuance of said permit shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAIRES

Zoning Commissioner of

CERTIFIC IE OF PUBLICATION

89-526-1

Dundalk Eagle

4 N. Center Place P. O. Box 8936

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property: 5/5 Woodland Are - 63' = /Petapsie tre

Location of Signe: Facity Wood land Arry Septem 10 5

Posted by Date of return: 6 4 79

reading, on property of Politicain

Dundalk, Md. 21222

THIS IS TO CERTIFY, that the annexed advertisement of Robert Haines in the matter of Zoning Hrgs. Case 89-526-A - P.O. #12572 - Req. #M30921 - 78 lines @ ³⁹was inserted in **The Dundalk Eagle** a weekly news-

paper published in Baltimore County, Maryland, once a week successive/weeks; before the

19 89 ; that is to say, 26th day of May the same was inserted in the issues of May 25, 1989

> Kimbel Publication, Inc. per Publisher.

Heginning for the same on the southeast side of Woodland Avenue at the distance of 1003 feet, 5 inches South 74 degrees 45 minutes West as now surveyed from the center line of the right-of-way of the Sparrows Point Railroad and running thence binding on the southeast side of Woodland Avenue South 74 degrees 45 minutes West 50 feet to the southwesternmost outline of the whole lot of which this is a part; running thence South 15 degrees 15 minutes east binding on said outline 99 feet 6-1/2 inches to the southeasternmost outline of said whole lot; thence still binding on said outline North 74 degrees 45 minutes East 50 feet; thence North 15 degrees 15 minutes West 99 feet 6-1/2 inches to the place of beginning. The improvements thereon being known as No. 119 Woodland Avenue. Being the same lot of ground which by Deed dated even date herewith and intended to be recorded among the Land Records of Bultimore County, immediately prior hereto was granted and conveyed by RICK L. PARKER unto GLENN A. WELSH and MELINDA L. KROAT, the within Grantors.

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING The Zoning Commissioner of altimore County, by authority of Battimore County, by authorny or the Zoning Act and Regulations of Battimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, fo-cated at 111 W. Chesapeake Av-enue in Towson, Maryland 21204

Petition for Zoning Variance Case number: 89-526-A / SS Woodland Avenue, 63 ft. E of and opposite Patapaco Avenue 119 Woodland Avenue 12th Election District Petitioner(s): Glenn A. Welsh, et ux Hearing Date: Thursday, June 22, 1989 at 2:00 p.m Variance: To allow side yard

quired 10 feet. In the event that this Petition is granted, a building permit may be issued within the thirty (30) da appeal period. The Zoning Com-missioner will, however, entertain any request for a stay of the iscuance of said permit during the period for good cause shown. Such request must be in writing and received in this office by the

ca 89-526-1 price \$ 39.40

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

J. Robert Haines Zoning Commissioner

Dear Mr. & Mrs. Welsh:

Mr. & Mrs. Clenn A. Welsh 119 Woodland Avenue

Baltimore, Maryland 21222 Re: Petition for Zoning Variance

CASE NUMBER: 83-526-A 55 Woodland Avenue, 63 ft. E of and opposite Patapsco Avenue 119 Woodland Avenue 12th Election District - 7th Councilmanic

HEARING SCHEUDULED: THURSDAY, JUNE 22, 1989 at 2:00 p.m.

Petitioner(s): Glenn A. Welsh, et ux

Please be advised that 93.40 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.

Very truly yours,

Date: 6/9/89

Dennis F. Rasmussen
County Executive

J. Robert Haines U_{J. ROBERT HAINES} Zoning Commissioner of

Baltimore County

cc: File

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

J. Robert Haines

May 15, 1989



Dennis F. Rasmussen

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-526-A 55 Woodland Avenue, 63 ft. E of and opposite Patapsco Avenue 119 Woodland Avenue 12th Election District - 7th Councilmanic HEARING SCHEUOULED: THURSDAY, JUNE 22, 1989 at 2:00 p.m.

Variance: To allow side yard setbacks of 7 feet in lieu of the required 10 feet.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

Polot flaires Zoning Commissioner of

cc: Mr. & Mrs. Walsh

Baltimore County

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353 J. Robert Haines

Date: May 10, 1989

Glenn & Melinda Welsh 119 Woodland Avenue Baltimore, Maryland 21222

Request for Expedicated Hearing Item #409

Dear Mr. & Mrs. Welsh:

This office is in receipt of your request for an early hearing with reference to the above captioned

Please be advised that Zoning Regulations require that all cases must be placed on the bearing docket no later than 90 days after the date of filing. Further, the number of petitions filed this year has increased by 33% from the previous year.

We have no choice but to comply with regulations and must inform you, that although consideration of your request is merited, we can only aim to schedule your hearing on the first available date after we have met regulation requirements.

Bearing the above in mind, this office will endeavor to give you the earliest possible date.

ZONING OFFICE

February 21, 1989 3-28-89 Glenn & Melinda Welsh 119 Woodland Avenue Baltimore, MD 21222

Item # 409

Zoning Commissioner of Baltimore County Office of Zoning Variance

REF: Property: 119 Woodland Avenue Baltimore, MD 21222

To Whom It May Concern:

We have submitted our paperwork for a hearing date for a we have submitted our paperwork for a hearing date for a variance in reference to property, 119 Woodland Ave., 21222. We would like to ask if you could schedule us for the earliest hearing date possible so that we can inform our building contractors of any building codes or regulations that they will need to adhere to.

We appreciate all your efforts in this matter. If you should have further questions please contact either Mrs. Welsh at 955-7137 or Mr. Welsh at 282-9347.

Sincerely,

Benn AW Shik White the that were

Glenn A. Welsh Melinda L. Kroat-Welsh

Mr. & Mrs. Vernon Holt, Jr. 113 Woodland Avenue Baltimore, MD 21222 June 19, 1989

To Whom It May Concern:

Mr. and Mrs. Glenn Welsh have discussed with us about rebuilding their house at 119 Woodland Avneue. We understand that the new house will be 36' X 30' and will not meet the 10' set back law on each side.

We have no objections to the construction of their proposed house and feel it will not affect us as a direct neighbor. Sincerely,

Mr. & Mrs. Vernon Holt, Jr.

THOMER'S Mr. & Mrs. Frank Pugh 117 Woodland Avenue Baltimore, MD 21222

June 19, 1989

Sincerely,

To Whom It May Concern:

Mr. and Mrs. Glenn Welsh have discussed with us about rebuilding their house at 119 Woodland Avneue. We understand that the new house will be 36' X 30' and will not mee, the 10' set back law on each side.

We have no objections to the construction of their proposed house and feel it will not affect us as a direct neighbor living next door to 119 Woodland Avenue.

> Cathanitugh Mr. & Mrs. Frank Pugh

Mr. Nathan Glover 8 Patapsco Avenue Baltimore, MD 21222

June 19, 1989

To Whom It May Concern:

Mr. and Mrs. Glenn Welsh have discussed with me about rebuilding their house at 119 Woodland Avneue. I understand that the new house will be 36' X 3C' and will not meet the 10' set back law on each side.

I have no objections to the construction of their proposed house and feel it will not affect me as a direct neighbor.

Mr Nathan W. Mores

Mr. Nathan Glover

Mr. & Mrs. Elmer Wilson 1 Patapsco Avenue Baltimore, MD 21222

June 19, 1989

To Whom It May Concern:

Mr. and Mrs. Glenn Welsh have discussed with us about rebuilding their house at 119 Woodland Avneue. We understand that the new house will be 36' X 30' and will not meet the 10'

We have no objections to the construction of their proposed house and feel it will not affect us as a direct neighbors living across the street from 119 Woodland Avenue.

Sincerely,

Mr. & Mrs. Elmer Wilson

Mr. Louis Blazic 16 Patapsco Avenue Baltimore, MD 21222

J. huary 23, 1989

To Whom It May Concern:

Mr. and Mrs. Glenn Welsh have discussed with me about rebuilding their house at 119 Woodland Avneue. I understand that the new house will be 36' X 30' and will not meet the 10' set back law on each side.

I have no objections to the construction of their proposed house and feel it will not affect me as a direct neighbor.

PETITIONER'S EXHIBIT 1 REGINNING . house house house with in 72 corner house 728 74" -- P 1 P E Vicinity Map Proposed dwelling RIVERSIDE STATION 30' x 36' single family 86 & E CO 21222 dwelling Plat for Zoning Variance There will be six Pine trees, Two Weeping Willow trees and Owner: Glenn A Welsh Two Red Maple trees located between Melinda L Kroat Election District#12, zone DR5.5 the two lots. Parcel is not in a recorded sub division Parcel #16, Block004, Map 110 Deed Ref. 5405/381 Liber 6771 Folio 0424 Tax # 1219008770 Lot size: 5,000 sq. ft.,.11478 ac. Proposed Dwelling

Date: Horiz Scale: 1°=50°
Vert Scale: -WELSH Kroat Existing utilities located in Woodland Ave. 119 woodlond ave NO Muticuo & Ownership -6 Vas .

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

DATE: Hav 31, 1989 TO: J. Robert Haines Zoning Commissioner

FROM: Pat Keller, Deputy Director

Office of Planning and Zoning SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-526-A Item No. 409

ZONING OFFICE

Re: Glenn A. Welsh, et ux

The Petitioners request a variance to allow side yard setbacks of 7 feet in lieu of the required 10 feet. In reference to this request, staff offers no comment.

A:62289.txt Pg.1

99-526-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 12th day of April , 19²⁰.

ROBERT HAINES
ZONING COMMISSIONER

Petitioner Glonn A. Welsh, et ux Received by: Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

Baltimore County
Department of Public Works Department of Tubble Victorians
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

April 21, 1989



Mr. J. Pobert Haines Zoning Commissioner County Office Building Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399. 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and

Very truly yours,

Michael S. Flanigan Traffic Engineer Assoc. II



ZONING OFFICE

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204



Dennis F. Rasmussen

Re: Property Owner: Glenn A. Welsh, et ux

Location: SS Woodland Ave, 63' E of and opposite Patapsco Ave #119 Woodland Avenue Zoning Agenda: 4/11/89 Item No.: 409

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 Pro-tection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: At Locate Killy 4-14-14 Approved: Approved: Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 23, 1989 FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 416.

Comments are attached for Items 405 and 411.

ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

RWB:s Encls.

a Ruguest 25

Dear Six or Madam

We have not yet received our soperwark from our hearing on June 22, account # R-01-615-000.

The hearing officer mentioned we would get a hearing summary in the mail in 6 weeks the longest.

I have exclosed a copy of our hearing receipt in case it would

facilitate you. Thank you in advance for helping me with this matter

Tincully

Glenn & Welsk

ZONING OFFICE

282-9347 955- 7137 (wije) 119 Woodland ave Battemor, MD. 21222