

7-20-69 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, James William Houck, Jr., legal owner 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 202.1.1 to permit a front building line of 140' instead of the required 150' and from section 202.2 to permit a front yard setback of 25' instead of the required 50'.

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

1. Practical difficulty - due to terrain. Trying to use normal setback would locate house and pool beyond the brow of the hill. This would also cause the sewage trench to be impractically deep at the upper end of the lot.

See attached description

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

I, James W. Houck, Jr., 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.

Contract purchaser James W. Houck, Jr.
Address 1205 Oak Croft Drive
Lutherville, Maryland
21093

Petitioner's Attorney _____
Protestant's Attorney _____

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

of July, 1969, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of July, 1969, at 11:00 o'clock

By James W. Houck, Jr.
Zoning Commissioner of Baltimore County.

Petition for Zoning Variance

Description of lot: Lot 4 6 Section Two of Long Quarter located in the 8th District of Baltimore County, Maryland. Recorded R.R.G. 29 Folio 91 on Sept. 23, 1963. A pan-handle lot beginning at Pot Springs Road and 50 feet North-west of centerline of Dunbeath Court, and extending in a North-easterly direction to a location 230 feet from Pot Springs Rd. The lot is zoned R-40 and has 54,453 sq. ft. of area. The lot is owned by James William Houck Jr. living at 1205 Oak Croft Drive, Lutherville, Md.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date June 23, 1969

FROM: George E. Gervelis, Director of Planning

SUBJECT: Petition #70-7-A, Beginning 230 feet North of Pot Spring Road and 50 feet from the west side of Dunbeath Court. Petition for Variance to permit a front building line of 140 feet instead of the required 150 feet; and to permit a front yard setback of 25 feet instead of the required 50 feet.
James W. Houck, Jr. - Petitioner

8th District

HEARING: Monday, July 7, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.



Oliver L. Myers
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Re: Type of Hearing: Front yard Variance
Location: S Pot Spring Rd.
50' W. of centerline of Dunbeath Ct. - extended
8th District
Petitioner: James William Houck Jr.
Committee Meeting of May 27, 1969
Item 277

Dear Sir:
In regard to your letter of June 4, 1969 I would like to offer the following comments. Under the comments made on page 2 headed Sanitary Sewer: I have taken action to obtain approval to connect to the existing sewer. It is also my understanding that the pool does not have to connect to the sewer but can connect with a back-wash pit. I will contact the Health Dept. in regard to this.

Thank you for calling this to my attention.

Very truly yours,

James W. Houck, Jr.
James W. Houck Jr.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 4, 1969

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

Oliver L. Myers
SEWERAGE & WATER
Chairman

MEMBERS

BUREAU OF
ENGINEERING

BUREAU OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
HEALTH PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. James W. Houck, Jr.,
1205 Oak Croft Drive
Lutherville, Maryland 21093

RE: Type of Hearing: Front Yard Variance
Location: S Pot Springs Rd.,
50' W. of center line of Dunbeath Ct. - extended
8th District
Petitioner: James William Houck, Jr.
Committee Meeting of May 27, 1969
Item 277

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved and is covered with underbrush and trees. The means of ingress and egress to this lot will be by private right-of-way between two existing structures. Pot Springs Road at the present time is improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Pot Spring Road is an existing road which has recently been improved as a 42-foot closed section with flexible paving on a 60-foot right-of-way and no further highway improvements are required at this time. A depressed curb entrance has been provided to provide access to the subject property.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration

Mr. James W. Houck, Jr.,
1205 Oak Croft Drive
Lutherville, Maryland 21093
Item 277

June 4, 1969

Storm Drains: (Continued)

of surface waters. Correction of any problem which may result due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Waters:

Public water supply is available to serve this property.

Sanitary Sewers:

A public 8" sanitary sewer exists in Pot Spring Road and is shown in detail on Baltimore County Bureau of Engineering drawing #62-360, A-10; however, the capacity of this sewer is restricted. The Applicant for a building permit on the subject property must obtain approval of the Director of Public Works to connect to the existing sewer.

The subject plan indicates that a private swimming pool of considerable size is planned to be constructed in addition to a dwelling. Therefore, it is suggested that the petitioner initiate efforts to obtain approval to connect to the existing sanitary sewer immediately as it does not appear that approval for the swimming pool can be granted.

BUREAU OF TRAFFIC ENGINEERING:

The proposed variance should have no major effect on traffic.

HEALTH DEPARTMENT:

Since public water and sewers are available to the site, no health problems are anticipated.

Mr. James W. Houck, Jr.,
1205 Oak Croft Drive
Lutherville, Maryland 21093
Item 277

June 4, 1969

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLH:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date May 27, 1969

ATTN: Mr. Oliver Myers

FROM: Captain Charles F. Morris, Jr.
Fire Department

SUBJECT: Property Owners: James William Houck, Jr.
Item #277 - Zoning Agenda, May 27, 1969
Location: S Pot Spring Road, 50' W. of Center line of Dunbeath Court
District: 8th
Private Home

1. Water and fire hydrant located on Dunbeath Court approximately 600'.
2. Fire Department has no comments.

Charles F. Morris, Jr.
Charles F. Morris, Jr.
Captain

cc: Mr. Jay Hanna,
Fire Protection Engineer

TELEPHONE 222-9000 EXT. 207

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Billed By: *John M. Smith, Jr.*
Selling Dept. of Baltimore County

No. 64606
DATE July 7, 1969

To: *John M. Smith, Jr.*
1500 Calverton Drive
Baltimore, Md. 21202

PROPERTY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
Advertising and posting of property 70-7-A		25.00

4250

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

TELEPHONE 222-9000 EXT. 207

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Billed By: *John M. Smith, Jr.*
Selling Dept. of Baltimore County

No. 62283
DATE June 14, 1969

To: *John M. Smith, Jr.*
1500 Calverton Drive
Baltimore, Md. 21202

PROPERTY	DETAILS ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
Posting for various 70-7-A		25.00

4250

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

ORIGINAL

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 June 26, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. Moore, Acting Commissioner of
Baltimore County
was inserted in THE TOWSON TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for One ~~week~~
week before the 26th day of June, 1969, that is to say, the same
was inserted in the issue of June 19, 1969.

STROMBERG PUBLICATIONS, Inc.

Ruth Morgan

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
day of _____, 1969.

John M. Smith, Jr.
Selling Commissioner

Petitioner: *James W. Hirsch, Jr.*
Petitioner's Attorney: *James W. Hirsch, Jr.*
Reviewed by: *John M. Smith, Jr.*
Advisory Committee

1 sign 70-7-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *8th* Date of Posting: *4/19/69*
Posted for: *Hearing March 1969*
Petitioner: *James W. Hirsch, Jr.*
Location of property: *230 7th St. Cat Spring Rd. 50'*
from the E.P. of Humboldt Comm.
Location of sign: *On the E.P. of Humboldt Comm.*

Remarks: *See map R. B. B.*
Posted by: *74 Hara R. B. B.* Date of return: *7-3-69*

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUN. 19 1969

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md. once in each
of... time... before the... 7th...
day of... 1969, the first publication
appearing on the... 19th... day of... June...
1969.

THE JEFFERSONIAN
L. Leach, Jr.
Manager

Cost of Advertisement, \$.....

ZONING
R-40

Present use: Vacant
Proposed use: Dwelling
Present zoning: R-40
Proposed zoning: Variance from 202.1 to permit
a front building line of 140' instead of the
required 150' and from section 202.2 to
permit a front yard setback of 25' instead
of the required 50'.
Area of lot: 54,453 sq. ft.

R.R.G. 29 FOLIO 91 Dated Sept. 23, 1963.

SECTION TWO

LONG QUARTER
9TH DISTRICT BALTO. CO.

SCALE 1" = 40'

DUNBEATH
COURT

FOT SPRINGS RD

