

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Edith H. Hellmers, 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 100.83 100.83, Request side yards of 24' instead of 50'

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

Lot being too small to build home which architect recommended

see attached description



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.

Contract purchaser Edith H. Hellmers
Address 304 Lord Byron Lane
Apt. T-2, Cockeysville, Md. 21030
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

of June, 1972, 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 104, County Office Building in Towson, Baltimore County, on the 21st day of June, 1972, at 10:00 o'clock

Oliver L. Myers
Zoning Commissioner of Baltimore County.
(over) 6/31/72
12:40

72-289A
190
#72-289A
190

LEO W. RADER
REGISTERED SURVEYOR

HYDROGRAPHY
TOPOGRAPHY
GEODESY

SUBDIVISION
ENGINEERING
TITLE SURVEYS
LAND PLANNING

38 Belfest Road - Timonium, Maryland 21083

CL 1-28-72 on
225-2800

DESCRIPTION FOR VARIANCE - "EDITH'S DELIGHT"

April 12, 1972

All that piece or parcel of land situate, lying, and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, to wit:
BEGINNING for the same in the center of the Happy Hollow Road at the eastern-most corner of "Edith's Delight", as shown on the plat of "Edith's Delight" dated April 20, 1971 and recorded among the Plat Records of Baltimore County in Liber O.T.G. No. 35 Folio 21, said place of beginning being distant approximately 890 feet measured northwesterly along the Happy Hollow Road from the center of the Padonia Road, thence running with and binding on the outlines of "Edith's Delight", the four following courses and distances respectively, viz: North 39 degrees 45 minutes 40 seconds West 150.00 feet, South 50 degrees 14 minutes 20 seconds West 500.00 feet, South 39 degrees 45 minutes 40 seconds East 150.00 feet, and North 50 degrees 14 minutes 20 seconds East 500.00 feet to the place of beginning.
CONTAINING 1.721 acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 20, 1972

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition 72-289-A, Southwest side of Happy Hollow Road 890 feet Northwest of Padonia Road.
Petition for Variance for side yards.
Edith H. Hellmers - Petitioner

8th District

HEARING: Wednesday, June 21, 1972 (10:00 A.M.)

The Office of Planning and Zoning will offer no comment on this petition at this time.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 15, 1972

Edith H. Hellmers
304 Lord Byron Lane
Apt. T-2
Cockeysville, Maryland 21030

RE: Special Hearing Petition
Item 189
Edith H. Hellmers-Petitioner

Dear Mr. Hellmers:

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 located on the southwest side of Happy Hollow Road in the 8th District of Baltimore County. This unimproved property is adjacent to existing dwellings on each side, however, there are no dwellings on the northeast side of Happy Hollow Road. This lot tapers to the rear of this property.

This petition is submitted for filing, however, revised plans must be submitted that indicate the proper location of the water well in relation to the septic system. Also, particular attention should be paid to the Project Planning comments regarding revised plans.

Very truly yours,

Oliver L. Myers
Oliver L. Myers, Chairman

John H. Dillon, Jr., Zoning Technician

CLM/JJO/vtc

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: June 1, 1972

ATTN: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.

SUBJECT: Item #190 (1971 1972)
Property Owner: Edith H. Hellmers
S/W of Happy Hollow Road, 890' N/W of Padonia Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from 100.83, request for side yards of 24' instead of required 50'
District: 8th
No. Acres: 1.618 Acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Happy Hollow Road, an existing County maintained road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening and severable easement for slope have been previously acquired by Baltimore County as shown on the Plat "Edith's Delight", recorded (T.O. 31, Folio 21.

Sediment Control:

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property.

Ellsworth N. Diver
Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAN:PAR:iss

S-W Key Sheet
60 NW 12 Position Sheet
NW 15 O Type
S1 Tax Map

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 8, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 190 - ZAC - May 16, 1972
Property Owner: Edith H. Hellmers
Happy Hollow Road NW of Padonia Road
Variance from 100.83, request for side yards of 24' instead of required 50'
District 8

Dear Mr. DiNenna:

The requested side yard variance is not expected to create any traffic problems.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nr

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204

813-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Edith H. Hellmers

Location: S/W of Happy Hollow Road, 890' N/W of Padonia Road

Item No. 190 Zoning Agenda: May 16, 1972

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 of _____ feet along an approved road in accordance with Baltimore County Standards 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 operations.
- () 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 "The Life Safety Code", 1970 Edition prior to occupancy.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: J. E. Kelly Noted and Approved: Paul H. Roache
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

nls
4/25/72

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 10, 1972

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 190, Zoning Advisory Committee Meeting May 16, 1972, are as follows:

Property Owner: Edith H. Hellmers
Location: S/W of Happy Hollow Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from 100.83, request for side yards of 24' instead of required 50'.
District: 8
No. Acres: 1.618

Revised plans must be submitted showing water well.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

AUG 03 1972

Pursuant to the advertisement, posting of property, and public hearing on the above petition, and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the VARIANCE requested not adversely affecting the health, safety and general welfare of the community

to permit side yards of twenty-four feet (24') instead of the variance required (fifty feet (50')) should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of June 1972, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit side yards of twenty-four feet (24') instead of the required fifty feet (50') subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

GEORGE E. GAVRELI
Director
Jefferson Building
Suite 301
Towson, Md. 21204
410-2211



ERIC DINENHA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
410-2211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 19, 1972

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

Dear Mr. Myers:

Comments on Item 190, Zoning Advisory Committee Meeting, May 16, 1972, are as follows:

Property Owners: Edith H. Hellmers
Location: S/W/S Happy Hollow Road, 890' N/W of Padonia Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from IAO.83, request for side yards of 24' instead of required 50'
District: B
No. Acres: 1.618 acres

Any revised plans submitted to comply with the comments of the Baltimore County Health Department must be without the approval signature and liber folio numbers as it is not a recorded plat.

Very truly yours,

Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 190

May 16, 1972

TOWSON, MARYLAND - 21204

Property Owner: EDITH H. HELLMERS
District: B
Present Zoning: R.D.P.
Proposed Zoning: VAC. SIDEYARDS
No. Acres: 1.618

NO HEARING ON STUDENT POPULATION

M. ENSLIE PARKS, President
EDDIE C. HESS, Vice President
MRS. ROBERT L. BERRY

MRS. JOHN M. BROCKEY
JOSEPH N. MAGOWAN
ARVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. MUEHL

PETITION FOR A VARIANCE FOR DISTRICT

LOCATION: Petition for Variance for side yards.
LOCATION: Southwest side of Happy Hollow Road 100 feet Northwest of Padonia Road.
DATE & TIME: Wednesday, June 21, 1972 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County to permit side yards of 24 feet instead of the required 50 feet. The hearing is to be held on Wednesday, June 21, 1972 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Petitioner is to be present at the hearing. If the Petitioner is not present, the hearing will proceed in his absence. The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County to permit side yards of 24 feet instead of the required 50 feet. The hearing is to be held on Wednesday, June 21, 1972 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Petitioner is to be present at the hearing. If the Petitioner is not present, the hearing will proceed in his absence. The Zoning Commissioner of Baltimore County, by authority of the Board of Planning and Zoning of Baltimore County, will hold a public hearing on the Petition for a Variance from the Zoning Regulations of Baltimore County to permit side yards of 24 feet instead of the required 50 feet. The hearing is to be held on Wednesday, June 21, 1972 at 10:00 A.M. in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Petitioner is to be present at the hearing. If the Petitioner is not present, the hearing will proceed in his absence.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 1, 1972.

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on June 1, 1972, at 10:00 A.M. on the 1st day of June, 1972, the 1972 publication appearing on the 1st day of June 1972.

THE JEFFERSONIAN
R. L. Lumb, Jr., Editor
Manager.

Cost of Advertisement, \$

THE TOWSON TIMES

TOWSON, MD. 21204 June 5 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of 3, Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 5th day of June 1972 that is to say, the same was inserted in the issue of June 1, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 190

May 16, 1972

TOWSON, MARYLAND - 21204

Property Owner: EDITH H. HELLMERS
District: B
Present Zoning: R.D.P.
Proposed Zoning: VAC. SIDEYARDS
No. Acres: 1.618

NO HEARING ON STUDENT POPULATION

M. ENSLIE PARKS, President
EDDIE C. HESS, Vice President
MRS. ROBERT L. BERRY

MRS. JOHN M. BROCKEY
JOSEPH N. MAGOWAN
ARVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD K. MUEHL

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8TH Date of Posting: JUNE 3-1972
Posted for: VARIANCE
Petitioner: EDITH H. HELLMERS
Location of property: S.W/S. OF HAPPY Hollow Rd. 89 FT. NW. OF Padonia Rd.
Location of Sign: W/S. OF HAPPY Hollow Rd. N. OF Padonia Rd.
Remarks:
Posted by: Edith H. Hellmers Date of return: JUNE 14-1972

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Described and checked and outlined on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: [Signature] Revised Plans: Change in outline or description Yes No
Previous case: Map # 30

BALTIMORE COUNTY, MARYLAND No. 3665

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 30, 1972 ACCOUNT: 01-663

AMOUNT: \$25.00

WHITE - CASHIER DIST. - AGENCY YELLOW - CUSTOMER

Charles C. Hallman
304 Lord Byron Lane, T-3
Cockeysville, Md. 21030
Petition for Variance #72-289-A 25.00 REC

BALTIMORE COUNTY, MARYLAND No. 3705

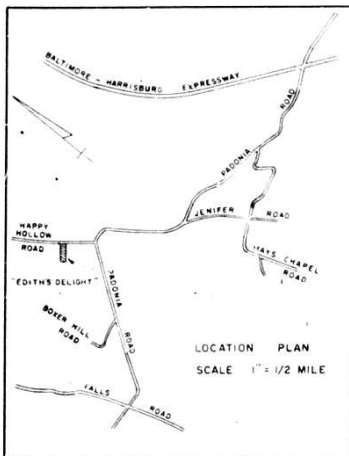
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 21, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER DIST. - AGENCY YELLOW - CUSTOMER

Charles C. Hallman
304 Lord Byron Lane
T-3
Cockeysville, Md. 21030
Advertising and posting of property #72-289-A 50.00 REC



PROPOSED ZONING VARIANCE "EDITH'S DELIGHT"

OWNED BY

JOSEPH M BLOODGOOD

HAPPY HOLLOW ROAD

RURAL ROUTE 1 - BOX 359

COCKEYSVILLE, MD 21030

8TH ELECT. DIST.

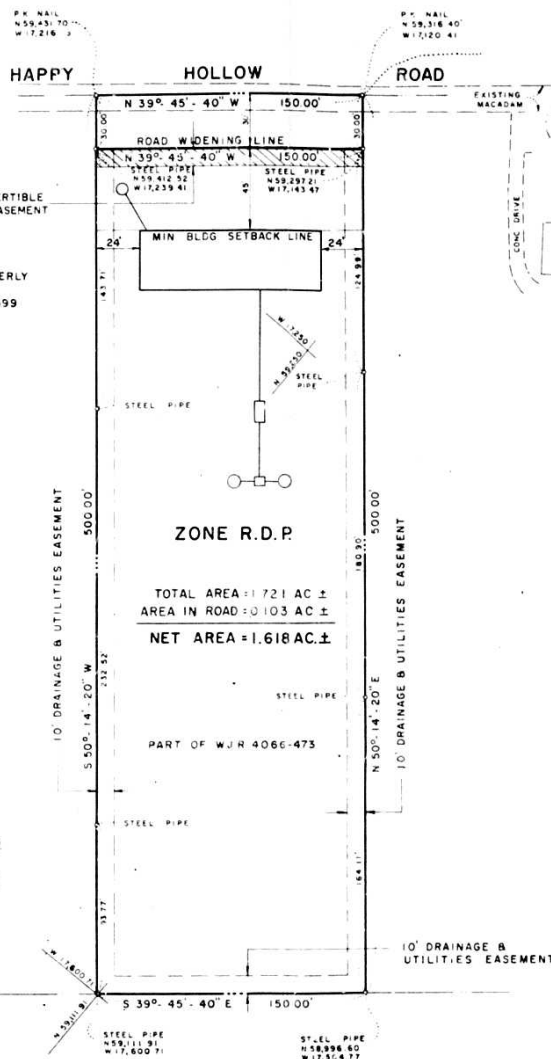
BALTO. CO., MD

SCALE: 1" = 50'

APRIL 20, 1971

ADDITIONS: APRIL 12, 1972

NOW OR FORMERLY
KAHLER
JWB 1640-399



ZONE R.D.P.

TOTAL AREA: 1.721 AC ±

AREA IN ROAD: 0.103 AC ±

NET AREA: 1.618 AC ±

PART OF WJR 4066-473

NOW OR FORMERLY
TINKER
JWB 1613-462

NOW OR FORMERLY
BLOODGOOD
PART OF WJR 4066-473

O.T.G. 35 FOLIO 21

Record
OCT 12 1971
AM
P.M.
11:11
liber
folio
Records of
and ex-

MAP:	20
SECTION:	0600
DISTRICT:	6
D.T.:	4/2
TYPE:	
REMARKS:	✓
LY:	4/2
FINAL:	
BY:	

NOTES

- 1) THE STREETS AND OR ROADS AS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.
- 2) THE BEARINGS AND COORDINATES SHOWN HEREON ARE REFERRED TO THE GRID MERIDIAN AND COORDINATE SYSTEM OF THE BALTO. COUNTY METROPOLITAN DISTRICT AS ESTABLISHED IN THIS AREA BY NET DIST HUBS NOS. X-8270 N 58.675° E W 16.518° AND X-8271 N 58.039° E W 16.504°

APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
BY

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD
BY

DATE 9/25/71

DATE 9/25/71

SURVEYORS CERTIFICATE

I, LEO W. RADER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT, AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL #459, CHAPTER 1016 OF THE ACTS OF 1945, AND SUBSEQUENT AMENDATORY ACTS

DATE 9/16/71
REGISTERED LAND SURVEYOR NO. 875

OWNERS CERTIFICATE

THE REQUIREMENTS OF SECTION 72-B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

DATE 9/16/71
OWNER

LEO W. RADER
REGISTERED LAND SURVEYOR
38 BELFAST ROAD

TIMONIUM, MD CL2-2920

HIGHWAY DEPARTMENT OF BALTIMORE COUNTY
APPROVED FOR STREET ALIGNMENT AND LOCATION

DATE 9/14/71
ROAD ENGINEER