

72-294-A 4-19-72 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

SILVERGATE VILLAGE, INC., 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 1801.2.C.2.A. (Wherein any dwelling-unit window within a subdivision faces a property line which is not a street line prior to the time of development but, otherwise, which forms any part of the tract boundary, the window shall not be closer than 35 feet to the boundary.)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Great hardship and practical difficulties will be imposed upon the owner if it be required either to reduce the size of the dwelling, thus depriving the home owner of adequate living area, or to eliminate the window in the rear of the dwelling, thus depriving the home owner of adequate light and air, as in either event, the dwelling will be virtually unmarketable.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the owner, 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.

SILVERGATE VILLAGE, INC.
Contract purchaser By: Richard G. Carter Legal Owner/vice President
Address: c/o M. William Adelson
1035 Maryland National Bank Building
Baltimore, Maryland 21202

M. William Adelson, Petitioner's Attorney, Protester's Attorney
Address: 1035 Maryland National Bank Bldg.
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of June, 1972, at 10:30 o'clock

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
ENGINEERS
P.O. BOX #6028, TOWSON, MD. 21204

Description to Accompany Zoning Petition
30 Foot Variance Building Setback Line
Silvergate Village North.
April 12, 1972

Being on the southwest side of Baker Lane measured 495.00 feet northwesterly from the intersection of Westcott Way and Baker Lane and being known as Lots 2 through 16, Block "A", as shown on the Plat of Silvergate Village North, recorded among the Land Records of Baltimore County in Plat Book O.T.C. 35, folio 63.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 21, 1972

FROM: Norman L. Gerber, Office of Planning

SUBJECT: Petition #72-294-A. Southwest side of Baker Lane 495 feet North west of Westcott Way.
Petition for Variance Rear Boundary Line.
Silvergate Village, Inc. - Petitioner

11th District

HEARING: Thursday, June 22, 1972 (10:30 A.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

The staff raises no objections to the granting of this requested variance in this location.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 25, 1972

M. William Adelson, Esq.,
1035 Maryland National Bank Bldg.,
Baltimore, Maryland 21202

Re: Variance Petition
11th District
Silvergate Village, Inc. - Petitioner

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 attached comments are a result of this review and inspection.

The subject property is located on the south side of Baker Lane, in the 11th District of Baltimore County. Baker Lane is improved at this location; however, the portion that intersects Westcott Way on the west side is improved with a driveway approximately 20' wide that services three (3) dwellings. The property on the southwest side of this property is improved with the Gunpowder Elementary School. The property to the north and west is presently unimproved.

The subject petition is accented for filling, however, revised plans must be submitted prior to the hearing that indicate all existing structures within 200' of this property.

The petition is accented 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

JOHN J. DILLON, JR., Zoning Technician II

OLM:JJD:JD

Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: June 1, 1972
ATTN: Oliver L. Myers
FROM: Ellsworth M. Myers, P.E.

SUBJECT: Item #192 (1971-1972)
Property Owner: Silvergate Village, Inc.
S/W Baker Lane, 495' N/W of Westcott Way
Present Zoning: U.S. 345
Proposed Zoning: Variance from Section 1801.2.C.2.A - setbacks
District: 11th
No. Acres: 100' x 100'

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.

General:

All Baltimore County highway and utility requirements are secured by Public Works Agreement #117201, executed in conjunction with the development of "Silvergate Village North".

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

Ellsworth M. Myers
Ellsworth M. Myers, P.E.
Chief, Bureau of Engineering

END:SAW:PM:10:10
C-25 Key Sheet
M, NE 28 Position Sheet
NE 11 G Topo
63 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

June 8, 1972

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

Re: Item 192 - ZAC - May 16, 1972
Property Owner: Silvergate Village, Inc.
Baker Lane W of Westcott Way
Variance from Section 1801.2.C.2.A - setbacks
District II

Dear Mr. DiNenna:

No major traffic problems are anticipated by a variance to the side yards of this site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:mr

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7318

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

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

Re: Property Owner: Silvergate Village, Inc.

Location: S/W/S Baker Lane, 495' N/W of Westcott Way

Item No. 192 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 150 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 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: St. J. E. Tully Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

ms
4/25/72

BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM # 192

TOWSON, MARYLAND 21204

Property Owner: SILVERGATE VILLAGE, INC.

District: 11

Present Zoning: DC 35

Proposed Zoning: VZ 2B SERVICES

No. Acres: 100' x 100'

NO HEARING ON STUDENT POPULATION

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 would not adversely affect the health, safety and general welfare of the community.

to permit a thirty foot (30') rear boundary line instead of the required thirty-five foot (35') rear boundary line.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of July, 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 a thirty foot (30') rear boundary line instead of the required thirty-five foot (35') rear boundary line.

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 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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of July, 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 19, 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 192, Zoning Advisory Committee Meeting
May 16, 1972, are as follows:

Property Owner: Silvergate Village, Inc.
Location: S/W/S Baker Lane, 495' N/W of Wescott Way
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1801.2.C.2.A - setbacks
District: 11
No. Acres: 100' x 1000'

Metropolitan water and sewer must be extended to the building site.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mn

GEORGE E. GAVRELLIS
Director
Jefferson Building
Suite 211
Towson, Md. 21204
494-2211



S. ERIC DINENHA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
494-2211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

May 19, 1972

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 192, Zoning Advisory Committee Meeting, May 16, 1972, are as follows:

Property Owner: Silvergate Village, Inc.
Location: S/W/S Baker Lane, 495' N/W of Wescott Way
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1801.2.C.2.A - setbacks
District: 11
No. Acres: 100' x 1000'

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Richard E. Wilkins
Planner II
Project Planning Division
Office of Planning and Zoning

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 or about the 1st day of June, 1972, the first publication appearing on the 1st day of June, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

889 Eastern Blvd
Essex, Md. 21221

June 5 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in ESSEX TIMES a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week 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.

Publisher.

By Ruth Morgan

William Adelson, Esq.,
1035 Maryland National Bldg.,
Baltimore, Md. 21202

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 192

Your Petition has been received and accepted for filing
this 22nd day of June, 1972

S. ERIC DINENHA
Zoning Commissioner

Petitioner: Silvergate Village, Inc.

Petitioner's Attorney: William Adelson

Reviewed by: [Signature]
Chairman,
Advisory Committee

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

No. 3672

DATE May 30, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
Silvergate Village, Inc.
803 Loch Raven Blvd.
Baltimore, Md. 21204
Petition for Variance
#12-294-A

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

No. 3713

DATE June 23, 1972 ACCOUNT 01-662

