

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John F. Schech, 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 1A00.383 to permit side yards of 20' and 11' 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)

Hardship & Difficulty - Lack of needed space

See attached description

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

John F. Schech
Contract purchaser
Address: Box 558 - B - 3
Rt. 8 11
Baltimore, Md. 21220
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 106, County Office Building in Towson, Baltimore County, on the 24th day of July 1972, at 11:00 o'clock A.M.

*11:00
7/24/72
20'*

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. Miller Deputy Traffic Engineer

July 10, 1972

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

Re: Item 211 - ZAC - June 20, 1972
Property Owner: John F. Schech
Hughes Blvd. N. of Nanette Lane
Variance from Section 1A00.383 to permit side yards of 20' and 11' instead of req. 50'
District 15

Dear Mr. DiNenna:
No traffic problems are anticipated from the requested variance.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:ar

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAVRELL
Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410-321)

July 5, 1972

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 211, Zoning Advisory Committee Meeting, June 20, 1972, are as follows:

Property Owner: John F. Schech
Location: W/S Hughes Boulevard, 480' N of Nanette Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.383 to permit side yard of 20' and 11' instead of required 50'
District: 15
No. Acres: 75' X 300'

The plan should be revised to show the adjacent dwellings along with the driveway on the subject property.

Very truly yours,

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 7, 1972

JOHN J. DILLON, JR.
Chairman

Mr. John F. Schech
Box 558 - B - 3
Rte. #16
Baltimore, Maryland 21220

RE: Variance Petition
Item 211
John F. Schech - Petitioner

Dear Sir:

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 west side of Hughes Blvd., 480' north of Nanette Lane, in the 15th District of Baltimore County. This one-story single family dwelling is located approximately one-third back on the lot and is similar to the homes on either side. There is no curb and gutter existing along Hughes Blvd. at this location.

This petition is accepted for filing; however a revised site plan must be submitted to the office prior to the hearing that indicates the following information:

- 1.) Show approximate location of the existing dwellings along Hughes Blvd.
- 2.) Eliminate the note that states public sewer is available.
- 3.) Indicate the proposed use of the new addition.
- 4.) The reasons that indicate a hardship or practical difficulty must be indicated on the

Mr. John F. Schech
Item 211
July 7, 1972

petition prior to the hearing.

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,

JOHN J. DILLON, JR., Chairman

JJD:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 211
JUNE 20, 1972
TOWSON, MARYLAND - 21204

Property Owner: SCHECH
District: 15
Present Zoning: RDP
Proposed Zoning: VAC.
No. Acres: 75' X 300'

NO BEARING ON STUDENT POPULATION

J. Austin Deitz
Chief

Towson, Maryland 21204
872-7510

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

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

Re: Property Owner: John F. Schech

Location: W/S Hughes Boulevard, 480' N of Nanette Lane

Item No. 211 Zoning Agenda Tuesday, June 20, 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 100 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *At J. Deitz*
Planning Group
Special Inspection Division

Noted and Approved: *Paul A. Kenealy*
Deputy Chief
Fire Prevention Bureau

mls
4/25/72

Baltimore County Fire Department



SEP 28 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 fact 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.

Variance to permit side yards of twenty feet (20') and should be granted eleven feet (11') instead of the required fifty feet (50')

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th 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 side yards of twenty feet (20') and eleven feet (11') 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 21, 1972

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

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

Dear Mr. Myers:

Comments on Item 211, Zoning Advisory Committee Meeting
June 20, 1972, are as follows:

Property Owner: John F. Schach
Location: W/S Hughes Boulevard, 480' N of Nanette Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to permit side yards of 20' and 11' instead of required 50'.
District: 15th
No. Acres: 75' x 300'

Metropolitan water is available to the site.

Private sewage disposal system is not failing at this time, however this area has a high rate of failure.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mmc

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiMenna
FROM: Oliver L. Myers
DATE: June 28, 1972

SUBJECT: Item #211 (1972-1972)
Property Owner: John F. Schach
W/S Hughes Boulevard, 480' N. of Nanette Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to permit side yards of 20' and 11' instead of required 50'.
District: 15th
No. Acres: 75' x 300'

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:

Hughes Boulevard, an existing public road, is proposed to be improved in the future as a 30-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 will be required in connection with any grading or building permit application.

Soil Control:

Development of this property through stripping, 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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is employing private onsite sewage disposal.

END:RAN:MR:mas
cc: John Schach

Oliver L. Myers
Chief, Bureau of Engineering

Mr. John F. Schach
Box 558 - B - 3
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Item 211

Your Petition has been received and accepted for filing
this 26th day of June 1972.

John F. Schach
Petitioner

John F. Schach
Petitioner's Attorney

Reviewed by
Zoning Commission

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

No. 3762

DATE July 20, 1972 ACCOUNT 01-662

AMOUNT \$0.50

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

John F. Schach
Sesame Park Rd. Box 558-B3
Baltimore, Md. 21204
Advertising and posting of property
#73-19-A

39.50 MC

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

No. 3735

DATE July 3, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
YELLOW - CUSTOMER

John F. Schach
Sesame Park Rd. Box 558-B3
Baltimore, Md. 21204
Petition for Variance
#73-19-A

25.00 MC

OFFICE OF
THE ESSEX TIMES
ESSEX, MD. 21221 July 10 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in
Baltimore County, Maryland, once a week for one week
before the 10 day of July 1972 that is to say, the same
was inserted in the issue of July 6, 1972.

STROMBERG PUBLICATIONS, Inc.

By: [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 6, 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., once a week
for one time, consecutive weeks before the 26th
day of July, 1972, the same publication
appearing on the 6th day of July
1972.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

July 19-72

District: 15th Date of Posting: July 6-72

Posted for: [Signature] July 24, 1972

Petitioner: John F. Schach

Location of property: W/S Hughes Blvd. 480' N. of Nanette Lane

Location of Signs: [Signature] Post Office 480' N. of Nanette Lane

Remarks: [Signature]

Posted by: [Signature] 1 of return: July 13-72

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Previous case: [Signature]										

Revised Plans:
Change in outline or description Yes No
Map #

