

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

ROGER ODELL SMITH and
CAROLYN SUE SMITH, legal owners 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 1A00.3 B.2 to permit a minimum linear dimension of one hundred and six feet (106'), in lieu of the required one hundred and fifty feet (150') and Section 1A00.3 B.3 to permit side yards of twenty-three feet (23') each, instead of the required fifty feet (50') each.

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

1. That your Petitioners sold their home and must move within ninety (90) days;
2. That your Petitioners purchased the within described property for the purpose of building, relying on approval as of the time of platting;
3. That your Petitioners have expended large sums of money for a well and septic system, which were approved by the appropriate agencies.

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 of Baltimore County.

Contract purchaser
Address: 2213 Southern Rd.
21220

Protestant's Attorney
Address: 21220

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of August, 1972, at 11:00 o'clock

Commissioner of Baltimore County

ZONING DESCRIPTION

BEING LOCATED ON THE SOUTH SIDE OF LORELY BEACH RD. 1893 FT E OF LORELY AVE IN THE 11 DIST OF BALTO. CO. AND BEING KNOWN AS LOTS 28 & 29 AS SHOWN ON PLAT NO 1 OF LORELY BEACH RD. WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF BALTO. CO. IN LIBER. O.T.G. NO 4839, FOLIO 727.

CONTAINS 26,970 SQ FT.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: August 7, 1972

FROM: Norman E. Geiber, Office of Planning

SUBJECT: Petition #73-25-A. South side of Lorely Beach Road 1893 feet East of Lorely Avenue.

Petition for Variance for Minimum Linear and side yards.
Roger Odell Smith and Carolyn Sue Smith - Petitioners

11th District

HEARING: Monday, August 7, 1972 (11:00 A.M.)

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

NEG:cm

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 25, 1972

COUNTY OFFICE BLDG.
111 N. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF PLANNING

DEPARTMENT OF EDUCATION

INDUSTRIAL DEVELOPMENT

Mr. Roger O. Smith
2213 Southern Road
Baltimore, Maryland 21220

Re: Variance Petition
Item 5

Roger O. Smith and Carolyn Sue Smith - Petitioners

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 Lorely Beach Road, approximately 1893 feet east of Lorely Avenue, in the 11th District of Baltimore County. This undeveloped water front lot overlooks the upper reaches of Bird River. There are existing dwellings on either side of the subject site. However, the property immediately to the east of this site is also improved with a small stable that fronts on Lorely Beach Road. There is no curb and gutter, or water and sewer existing at this location.

The subject petition is accepted for filing, however, a revised site plan that indicates the existing stable on the adjacent property must be indicated prior to the hearing. Also, it should reflect those comments as indicated by the Bureau of Engineering.

The 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 7, nor more than 30 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
Zoning Advisory Committee

JJD:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

ITEM # 5
July 11, 1972

TOWSON, MARYLAND - 21204

Property Owner Odell & Smith
District 11
Present Zoning RDP
Proposed Zoning Var.
No. Acres 26,970

No hearing on student population

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 18, 1972

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

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

Dear Mr. DiNenna:

Comments on Item 5, Zoning Advisory Committee Meeting
July 3, 1972, are as follows:

Property Owner: Roger Odell and Carolyn Sue Smith
Location: S/S of Lorely Beach Road, 1893' E of Lorely Avenue
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.2 to permit a minimum linear dimension of 106' instead of required 150' and Section 1A00.3B.3 to permit side yards of 23' each instead of required 50'

District: 11
No. Acres: 26,970 sq.ft.

Since the existing sewer well and private disposal system are adequate, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WHG:mas

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WILLIAM T. MELZER DEPUTY TRAFFIC ENGINEER

July 26, 1972

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

Re: Item 5 - ZAC - July 3, 1972
Property Owner: Roger Odell and Carolyn Sue Smith
Lorely Beach Road E. of Lorely Avenue
Variance from Sec. 1A00.3B.2 to permit a minimum linear dimension of 106' instead of required 150' and Section 1A00.3B.3 to permit side yards of 23' each instead of required 50' - District 11

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:cm

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7310

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

Attention: ~~Norman E. Geiber~~, Chairman
Zoning Advisory Committee

Re: Property Owner: Roger Odell and Carolyn Sue Smith

Location: S/S of Lorely Beach Road, 1893' E of Lorely Avenue

Item No. 5 Zoning Agenda July 3, 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.

Reviewed: *[Signature]* Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

ms
4/25/72

Zoning Commissioner of Baltimore County

END:EAM:FWR:ss
cc: John A. Somers

Richard R. Williams
Planner II
Project Planning Division

Item 9

STROMBERG PUBLICATIONS, Inc

By Ruth Morgan

Cost of Advertisement, \$.....

Petitioners: Roger Odell Smith and Carolyn Sue Smith
Petitioner's Attorney _____

2500

Roger O. Smith
2213 Southern Rd.
Baltimore, Md. 21220
Advertising and posting of property
#73-25-A

District. 110 Date of Posting. July 28, 1924
 Posted for Henry Mowley, Cwp. 24, 1922 C. H. C. P. O.
 Petitioner: Walter W. Smith
 Location of property: W. of Sandy Beach Rd. 1893, East of Sandy Beach
 Location of Signs: Byway, 1/2 mile between main hwy. 10 & 924 C.
 Remarks:
 Posted by Mar. H. H. H. Date of return: 7/22/24

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: 					Revised Plans: Change in outline or description				Yes No
Previous case: _____					Map # _____				