

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Clarence John Sams, 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 1 A.00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of the required 50' on each side.

1. Lot was purchased in good faith believing that the lot was part of the Ranch Hill Subdivision.
2. Because of R.D.P. setbacks that now apply to this property, only a 2' wide home would be permitted. This renders this lot worthless unless this request is granted.
3. 2 Well and septic system have been approved and installed.
4. For the above reasons, I submit and pray the Commission to grant me relief and permit this variance.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. For 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 _____ Legal Owner _____
Address _____ Address: 72 Mecca Lane
Baltimore, Maryland 21221
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of July 25, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of August, 1972, at 10:00 o'clock.

(over)

PROPERTY OF CLARENCE J. SAMS

Beginning for the same on the east side of Dover Road, at a Point 137' S of the center line of the intersection of Dover Rd. and Trenton Rd. in the 5th. District of Baltimore County and being recorded among the land records of Baltimore County in Liber W J R No. 3783 folio 428.

Containing 0.441 Acres ±

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 4, 1972

CLARENCE JOHN SAMS
111 W. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

BUREAU OF PLANNING

BUREAU OF ZONING

BUREAU OF PUBLIC WORKS

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Mr. Clarence John Sams
72 Mecca Lane
Baltimore, Maryland 21221

RE: Variance Petition
Item 15
Clarence John Sams - Petitioner

Dear Mr. Sams:

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 east side of Dover Road, 137 feet S. of Trenton Road, in the 5th District of Baltimore County. This attractive R.D.P. lot is adjacent to properties that were improved prior to the adoption of 3111 No. 100. This lot of record is also adjacent but not part of the subdivision known as Finch Hill. There is no curb and gutter existing at this location.

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,
Zoning Advisory Committee

JJD:JD

Enclosure

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH H. DIVER, P.E. - Chief

August 4, 1972

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

Re: Item #15 (1972-1973)

Property Owner: Clarence John Sams
Location: E/S of Dover Rd., 137' S. of Trenton Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of required 50' each side.
District: 5th No. Acres: 0.441 acres

Dear Mr. DiNenna:

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:

Dover Road is an existing road which has been improved with a bituminous concrete surface and is maintained by the Bureau of Highways. Dover Road is proposed to be further improved in the future within a 50-foot right-of-way; however, no further highway improvements are required at this time.

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 Sewer:

This property is located beyond the boundary of the Baltimore County Metropolitan District and is not included within the limits of the Baltimore County Comprehensive Water and Sewerage Plan, as amended October 1971. Therefore, the use of a private water and sewage disposal system is subject to the approval of the Health Department.

Very truly yours,

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

END:HAM:RWD:SS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ELMER J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

August 3, 1972

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

Re: Item 15 - ZAC - July 25, 1972
Property Owner: Clarence John Sams
Location: E/S of Dover Road, 137' S of Trenton Road
Variance from Section 1A00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of required 50' each side - District 5

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variances.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 27, 1972

DONALD J. ROOP, 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 15, Zoning Advisory Committee Meeting, July 25, 1972, are as follows:

Property Owner: Clarence John Sams
Location: E/S of Dover Road, 137' S of Trenton Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of required 50' each side.
District: 5
No. Acres: 0.441

Approved soil evaluation has been made. Completion report on private water well has not been submitted.

Completion report on water well must be submitted prior to issuance of building permit.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnb

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MARYLAND 21204
#4-3211

August 7, 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 15, Zoning Advisory Committee Meeting, July 25, 1972, are as follows:

Property Owner: Clarence John Sams
Location: E/S of Dover Road, 137' S of Trenton Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of required 50' each side.

District: 5
No. Acres: 0.441 acres

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

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 27, 1972

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

Re: Item #15 ZAC meeting of July 25, 1972

Property Owner: Clarence John Sams
Location: E/S of Dover Road, 137' S of Trenton Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.382 to permit a lot width of 100' instead of required 150' and Section 1A00.383 to permit side yards of 21' and 24' instead of required 50' each side.
District: 5
No. Acres: 0.441 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP:ld

