

Robert J. Ryan, Esq.,
405 Jefferson Building
Towson, Maryland 21204

Item 47

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing
this 12th day of September 1972.

R. J. Ryan
Zoning Commissioner

Petitioner: Mary Stump
Petitioner's Attorney: Robert J. Ryan Reviewed by: John J. Gillon, Jr.
Chairman, Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

JOHN J. GILLON, JR.,
Chairman

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INDUSTRIAL
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Robert J. Ryan, Esq.,
405 Jefferson Building
Towson, Maryland 21204

RE: VARIANCE Petition
Item 47
Mary Stump - Petitioner

Dear Mr. Ryan:

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 west side of Overmont Road, approximately 139 feet northwest of Overpark Court, in the 9th District of Baltimore County. The subject property is apparently an existing 49 foot wide lot that is part of a parcel that fronts on Old Harford Road. The portion of the property that fronts on Old Harford Road is currently improved with an existing two-story dwelling. The property on the immediate south side is improved with a two-story brick and frame dwelling, and there is a new semi-detached dwelling currently under construction on the property immediately to the north. This is not reflected in the petitioner's plat. Curb and gutter exists on Overmont Road at this location. Subject petition is accepted for filing, however, particular attention should be made of the Project Planning comments in reference to a revised site plan showing all existing structures on this property and the requirement for a subdivision plat to be approved prior to the issuance of a building permit should this variance be granted.

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. Gillon, Jr.
JOHN J. GILLON, JR.,
Chairman,
Zoning Advisory Committee

JJG:ju
Enclosure

September 28, 1972

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

Division of Engineering
ALLNORTH H. DIVER, P. E. CHIEF

September 19, 1972

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

Re: Item #47 (1972-1973)
Property Owner: Mary Stump
S/W Overmont Rd., N/W of Overpark Court
Present Zoning: S.R. 5.5
Proposed Zoning: Variance from Section 1802.C.1 to permit a width at the front line of 47.7' instead of required 55'
District: 9th No. Acres: 49' x 166'

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.

General:

The plat does not indicate the extent of the overall property being subdivided and does not indicate the recorded subdivision, known as Property of Clinton A. Portier, C.T. 1. 35/3, and situated adjacent to the northermost outline of the subject property.

Highways:

Overmont Road is an existing street which has been fully improved as shown on the plat and no further highway improvements are required.

Old Harford Road is an existing macadam road which is proposed to be improved as a 40-foot closed roadway section within a 60-foot right-of-way. Partial highway improvements have been constructed along Old Harford Road opposite the subject property and further highway improvements are required along the frontage of this property. Highway right-of-way will be required along the frontage of this property in connection with any subdivision of this property.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the plat; however, storm drainage facilities would be required in conjunction with the proposed highway improvements.

Item #47 (1972-1973)
Property Owner: Mary Stump
Page 2
September 19, 1972

Storm Drains (Cont'd)

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 available to serve this property.

The plat should be revised to conform to the above comments.

Very truly yours,

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

END/ENR/MD:iss

W-HE Key Sheet
32 WF 1A Position Sheet
WE 80 2001 Topo

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
872-7510

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

Attention: Mr. ~~Eric DiNenna~~ Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mary Stump

Location: S/W/S Overmont Road, N/W of Overpark Court

Item No. 47 Zoning Agenda Tuesday, September 12, 1972
(1st. Weeks - Sept. 13)

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "H" 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 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND **DEPARTMENT OF HEALTH**



COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

September 14, 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 47, Zoning Advisory Committee Meeting September 12, 1972, are as follows:

Property Owner: Mary Stump
Location: S/W/S Overmont Road, N/W of Overpark Court
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.C.1. to permit a width at the front line of 47.7' instead of required 55'.
District: 9
No. Acres: 49' x 166'

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

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

HVB:mng

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
JEFFERSON BUILDING
SUITE 201
TOWSON, MD. 21204
46-3211

September 18, 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 #47, Zoning Advisory Committee Meeting, September 12, 1972, are as follows:

Property Owner: Mary Stump
Location: S/W/S Overmont Road, N/W of Overpark Court
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.C.1 to permit a width at the front line of 47.7' instead of required 55'.
District: 9
No. Acres: 49' x 166'

The site plan must be revised to show the entire property and all existing structures.

If the variance is granted a subdivision plat must be approved before application for a building permit is submitted.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION **OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: September 12, 1972

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

Re: Item #47 ZAC meeting of September 12, 1972
Property Owner: Mary Stump
Location: S/W/S Overmont Rd., N/W of Overpark Ct.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.C.1. to permit a width at the front line of 47.7' instead of required 55'.
District: 9
No. Acres: 49' x 166'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Mark Petrusich
W. Mark Petrusich
Field Representative

WNP:ld

T. BAYARD WILLIAMS, JR., PRESIDENT
W. JOHN A. ZIGLER, VICE PRESIDENT
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MRS. RICHARD W. VENTEL

2500mg



