

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Richard & Jacqueline May, 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 1100.3B3 of the Zoning Regulations of Baltimore County, for the following reasons: (indicate hardship or practical difficulty see attached description)

Also to permit a rear yard of 30 feet on one side only, instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty see attached description)

This land is to be used to house a father-in-law who was stricken with a stroke and needs room for a wheelchair and a walker while having the convenience of all rooms being on one floor. This type of home is a must because there are no steps and the rooms are large enough for him to get around with little or no help. The family has given the builder a large sum of money to build us this house in which we can not build a house because a two story home or smaller home won't meet our great need. THANK YOU.

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 For Baltimore County.

Contract purchaser Richard A. May
Address 212 York Road, Towson, Maryland 21204
Legal Owner Jacqueline E. May
Address 212 York Road, Towson, Maryland 21204
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of November, 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 100, County Office Building in Towson, Baltimore County, on the 3rd day of January, 1973, at 10:00 o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Item 01-A

Your Petition has been received and accepted for filing
this 16th day of December, 1972.

Eric D. DiNenna
Zoning Commissioner

Petitioner Richard & Jacqueline May

Petitioner's Attorney _____
Reviewed by Eric D. DiNenna
Advisory Committee

December 13, 1972

Mr. Richard A. May
313 Third Street
Baltimore, Maryland 21205

All Petitioners
Item 01-A
Richard & Jacqueline May - Petitioners

Dear Mr. May:

The Zoning Advisory Committee has reviewed the petition 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 east side of York Road, 500 feet south of Chesapeake Avenue, and is zoned B1A. The property is presently a vacant lot. The subject property is to be used for residential purposes. The subject property is to be used for residential purposes. The subject property is to be used for residential purposes.

This petition is accepted for filing. A revised site plan should be submitted to this office prior to the hearing. This plan should indicate the existing right of way of York Road, a 66 foot wide right of way, and a revised location of the proposed building. The revised plan should also show the location of the septic system as approved by the health department. The certificate is issued that a water well must be drilled and cased by the health department prior to the issuance of a building permit.

This petition is accepted for filing. The site of the proposed building certificate, notice of the hearing and the site plan will be held not less than 10, nor more than 30 days prior to the date of the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Eric D. DiNenna
Zoning Commissioner

CC-100
Enclosure

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

Division of Engineering
ELLSWORTH N. DIVER, P. E., CHIEF

November 30, 1972

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

Re: Item #1A (1972-1973)
Property Owners: Richard & Jacqueline May
7/5 York Road, 500' S. of Sanson Road
Present Zoning: B1A.P.
Proposed Zoning: Variance from Section 1100.3B3 and rear yards
District: 7th No. Acres: 1 acre

Dear Mr. DiNenna:

The following comment is furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

York Road (Md. 15) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment 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

York Road (Md. 15) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property which lies beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewage Plan Cor. 1960-2010, Amended 1971.

Very truly yours,
Ellsworth N. Diver
Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

JOSEPH J. CLIFFORD, P.E.
DIRECTOR

WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

December 1, 1972

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

Re: Item B1A - ZAC - November 21, 1972
Property Owners: Richard & Jacqueline May
York Road S. of Sanson Road
Variance from section 1100.3B3 side and rear yards - District 7

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
David H. Fisher
Administrator

November 29, 1972

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

Item B1A
Re: T. A. C. Meeting
Nov. 14, 1972
Property Owners: Richard & Jacqueline May
Location: E/S York Road (Route 45)
500' S. of Sanson Road
Present Zoning: B1A.P.
Proposed Zoning: Variance from Section 1100.3B3 side and rear yards
District: 7
No. Acres: 1 acre

Dear Mr. DiNenna:

The subject plan indicates a 22' wide right of way for York Road. However, the existing right of way width is 66 ft. The plan should be revised.

The proposed entrance is subject to approval and permit from the State Highway Administration's District Engineer at Brooklandville.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Meyers
Asst. Development Engineer

CLJ:nbk

Baltimore County Fire Department



Towson, Maryland 21204

872-7310

J. Austin Deitz
Chief

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

Attention: Mr. JACK DILLON, Acting
Zoning Advisory Committee

Re: Property Owner: Richard and Jacquelin Nay

Location: E/S York Road, 500' S of Sanson Road

Item No. B1A

Zoning Agenda ADDENDUM - Tuesday, Nov. 21, 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 _____

4. EXCEEDS the maximum allowed by the Fire Department. 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.

Reviewed: Harry R. Hughes Noted and Approved: David H. Fisher
Special Inspection Division Deputy Chief
Fire Prevention Bureau

ms
4/25/72

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 the irregular shaped lot and the property being located adjacent to State property 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.

to permit a rear yard of thirty (30) feet on one (1) side of a Variance only, instead of the required fifty (50) feet should be granted. Deputy Zoning Commissioner of Baltimore County this 12th day of JANUARY, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the State Highway Administration, 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

November 27, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTHY 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 81-A, Zoning Advisory Committee Meeting, November 14, are as follows:

Property Owner: Richard and Jacquelin Nay
Location: E/S York Road, 500' S of Samson Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 side and rear yards.
District: 7
No. Acres: 1.0

A soil evaluation has been completed and approved.

An approved water well must be drilled prior to approval of building permit.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quinby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
414-3311

December 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 #81-A, Zoning Advisory Committee Meeting, November 21, 1972, are as follows:

Property Owner: Richard and Jacquelin Nay
Location: E/S York Road, 500' S. of Samson Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 side and rear yards
District: 7
No. Acres: 1 acre

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 22, 1972

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

Re: Item #81 ZAC meeting of November 14, 1972
Property Owner: Richard and Jacquelin Nay
Location: E/S York Road, 500' S of Samson Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 side and rear yards.

District: 7
No. Acres: 1 acre

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Neil Petrich
Field Representative

PROPERTY DESCRIPTION

Beginning at a point on the east side of York Road, 22 feet side, 500 feet south of the intersection of York Road and Samson Road and running the following courses and distances.

S. 20 degrees 15 feet V. 320 feet
S. 66 degrees 15 feet E. 39 feet
N. 32 degrees 15 feet E. 66 feet
N. 44 degrees 15 feet E. 287 feet
N. 69 degrees 45 feet W. 196 feet

Being the property of Richard and Jacqueline Nay, and having an area of one acre. Recorded among the land records office of Baltimore County in Liber R.G. #4436 Folio #437

ITY OFFICE OF PLANNING AND ZONING

ICE OF ZONING COMMISSIONER

RICHARD A. NAY
ATTORNEY AT LAW
REMININGTON RAND
CHARLES BY AND BELT LUTHER, JR. MD. 2000
PHOTOGRAPHY
JAMES E. DYER
Deputy Zoning Commissioner



414-3351
414-3391

December 18, 1972

Mr. S. Eric DiNenna,
Zoning Commissioner
Baltimore County

Dear Mr. DiNenna:

RE: Case No. 73-152A

Presently I have before your office a request for a Variance for a rear yard setback of 30 feet in an RDP zone. Because of an oversight my case was not scheduled at the time that I was informed it would be, and because of a serious personal problem, and a great financial loss, I am requesting that my building permit be issued at the earliest possible moment.

I will accept all financial responsibility for any costs of any appeals should this case be protested in any way and, further, I will accept all financial responsibility during construction if you would issue my permit prior to my hearing.

I would like to thank you for your cooperation thus far with this Variance and I trust that again you can help me.

Yours very truly,

Richard Nay
RICHARD NAY
313 Third Street
Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 2, 1973

FROM: Norman E. Gerber, Office of Planning

SUBJECT: Petition #73-152-A. E/S York Road, 500 feet S. of Samson Road

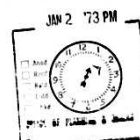
Petition for variance for front and rear yards.
Petitioners - Richard and Jacqueline Nay

7th District

HEARING: Wednesday, January 3, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments at this time.

NEG:aw



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: <i>NE</i>			Revised Plans: Change in outline or description. Yes ☐ No ☐							
Previous case: <i>NE</i>			Map # _____							

25.0 CHSC

**WARRANT FOR A WARRANT
TO ARREST**

Summary: Petition for Variance for a New Truck
Location: East side of York Road
 100 East South of Johnson Road
DATE & TIME: Wednesday, January
 2nd, 1980 at 10:00 A.M.
FORUM: 2nd Floor Room 104, Coun-
 ty Office Building, 111 W. Chase
 Street, Amesbury, MA 01921

The United States Department of Health, Education, and Welfare, in collaboration with the National Cancer Institute and the National Heart, Lung, and Blood Institute, will hold a public hearing on the use of asbestos in the construction of buildings.

CHARGE 144550.5—The minimum distance between any building in an LHA, camp and any lot, the other side of a street, the road or a lake shall be the minimum distance between the building and the water line of any street and to 75 feet.

Indicated in a report on the activities of this group in June 1964, the report of the International Brotherhood of Book Binders and Printers, Inc. and the American Bookbinding Association, Inc. regarding the following various and diverse activities.

[illegible]

1. **Mr. [Name]**, [Address]
 [City], [State], [Zip]
 [Phone Number]
 [Fax Number]
 [E-mail Address]

Dec 14



CERTIFICATE OF PUBLICATION

TOWSON, MD., ~~December 14~~ _____, 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 in each~~ ~~of one time~~ ~~successive weeks~~ before the 3rd day of January, 1973, the first publication appearing on the 11th day of December 1972.

THE JEFFERSONIAN.

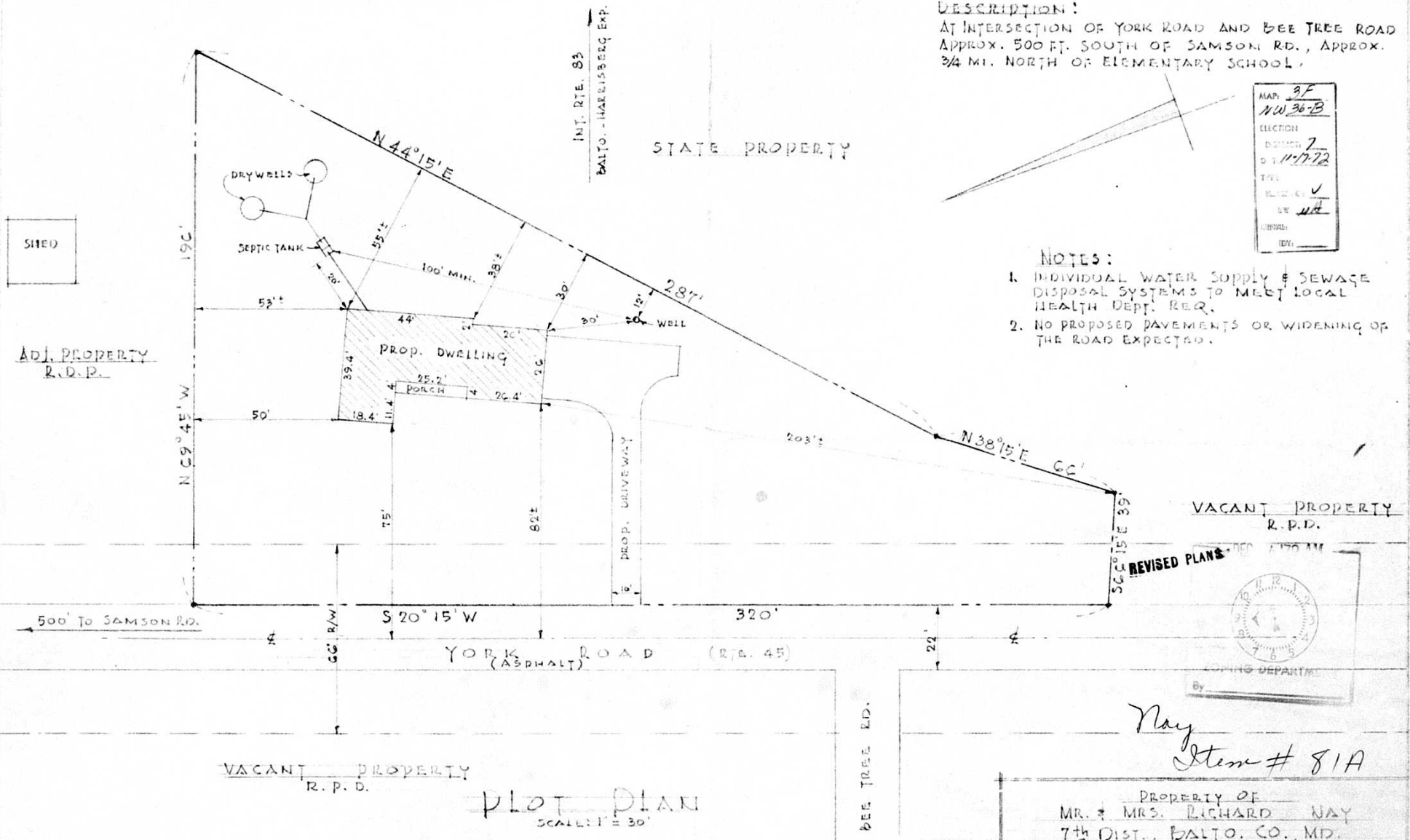
L. Frank Smith
Manager.

Cost of Advertiser's print, \$_____

AT INTERSECTION OF YORK ROAD AND BEE TREE ROAD
APPROX. 500 FT. SOUTH OF SAMSON RD., APPROX.
3/4 MI. NORTH OF ELEMENTARY SCHOOL,

MAP: 3F
NW 36-B
ELECTION
DISTRICT: 7
DATE: 11-17-72
TYPE:
MARK: ✓
BY: HA
REMARKS:
IDN: _____

1. INDIVIDUAL WATER SUPPLY & SEWAGE DISPOSAL SYSTEMS TO MEET LOCAL HEALTH DEPT. REQ.
2. NO PROPOSED PAVEMENTS OR WIDENING OF THE ROAD EXPECTED.



PROPERTY OF
MR. & MRS. RICHARD NAY
7th DIST., BALTO. CO., MD.

LIBER O.T.C. No. 5122 folio 401

11/29/72 11/13/72 10/30/72 9/11/72