

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Fred Louis Schlichtmann and
1. or we, Sonya Mary Schlichtmann, 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.

heretofore petition for a Variance from Section 1802.3B (205.3)

to permit a side yard of 11 feet instead of the required 15 feet

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

- 1 - To allow us to erect a two-car, attached garage that will be in
keeping with the architecture of the existing building and surrounding
homes.
- 2 - Existing wall in back of house for ground water to drain around
house would have to be crossed or interrupted with the driveway to a
detached garage that would cause a possible flooding condition at the
rear of the house.
- 3 - Property slopes up from the back of the house making it more
difficult to erect a detached two-car garage. Because of rock forma-
tions on property change of slope would entail excessive dynamite
operations on property change of slope would not be in keeping with
the architecture of the surrounding homes.
- 4 - Detached garage to rear of building would not be in keeping with
the architecture of the surrounding homes.
- 5 - Attached garage would cover up exterior protrusion caused by
laundry chute that presently is detracting from the appearance of
the property.

Property is to be posted and advertised as prescribed by Zoning Regulations.
6. 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.

see attached description

Contract purchaser
Address: 3320 Tally Ho Road
Lutherville, Md. 21093

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of December 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106 County Office Building in Towson, Baltimore
County on the 22nd day of January 1973 at 10:30 o'clock

County on the 22nd day of January 1973 at 10:30 o'clock

(over)

Description of Property

Beginning at a point on Tally Ho Road, 607.42 feet
east of Sedgfield Court, and then having the following
four (4) courses and distances: ① N 45°00'00"E for
150 feet ② S 85°15'00"E for 90 feet ③ S 45°00'00"W for
150 feet and ④ N 85°15'00"W for 90 feet to the point of
beginning.

Property known as #8330 Tally Ho Road, also known
as Lot #8 Block "E" as shown on Plat Five "Seminary
Ridge" and recorded among the land records of Baltimore
County in Plat Book O. T. O. #34 Folio #16.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 5, 1973

FROM: Norman E. Gerler, Office of Planning

SUBJECT: Petition #73-165-A. N/Side of Tally Ho Rd. 607.42 ft. East of Sedgfield Court.
Petition for Variance for a Side Yard
Petitioners - Fred Louis and Sonya Mary Schlichtmann

9th District

HEARING: Monday, January 22, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition
at this time.

NEG:aw



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROUTES COMMISSION

BUREAU OF
FIRE PREVENTION

HEADQUARTERS
PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. Fred Louis Schlichtmann
8330 Tally Ho Road
Lutherville, Maryland 21093

RE: Variance Petition
Item 109
Fred Louis Schlichtmann and Sonya
Mary Schlichtmann - Petitioners

Dear Mr. Schlichtmann:

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.

These comments are not intended to indicate the appropriateness
of the zoning action requested, but to assure that
all parties are made aware of plans or problems with regard
to the development plans that may have a bearing on this case.
The Director and/or Deputy Director of the Office of Planning
and Zoning will submit recommendations on the appropriateness
of the requested zoning.

The subject property is located on the north side of
Tally Ho Road, 607.42 feet east of Sedgfield Court, in the
8th District of Baltimore County. This residential (D.R. 2)
zoned property is presently improved with a two-story residence.
The properties on either side are improved with similar type
residences. The property to the rear of the subject site is
local open space for the community.

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 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

JJB:GAE:JD

Enclosure

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 29, 1972

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

Re: Item #109 ZAC meeting of December 19, 1972
Property Owner: Fred and Sonya Schlichtmann
Location: 8330 Tally Ho Rd.
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3B (205.3) to permit
a side yard of 11' instead of required 15'

District: 8
No. Acres: 13,500 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Puterbaugh
Field Representative

WNP:td

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 29, 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 109, Zoning Advisory Committee Meeting
December 26, 1972, are as follows:

Property Owner: Fred and Sonya Schlichtmann
Location: 8330 Tally Ho Road
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3B (205.3)
to permit a side yard of 11' instead of required 15'.
District: 8
No. Acres: 13,500 sq. ft.

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

WNG:ms

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

Division of Engineering
ELLENWORTH H. DYER, P.E., Chief

January 8, 1973

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

Re: Item #109 (1972-1973)
Property Owner: Fred and Sonya Schlichtmann
8330 Tally Ho Road
Present Zoning: D.R. 2
Proposed Zoning: Variance from Section 1802.3B (205.3)
to permit a side yard of 11' instead of required 15'
District: 8th No. Acres: 13,500 sq. ft.

Dear Mr. DiNenna:

Baltimore County utilities and highway improvements are not involved. This
office has no further comment in regard to the plan submitted for Zoning Advisory
Committee review in connection with this Item #109 (1972-1973).

Very truly yours,

Ellenworth H. Dyer
Ellenworth H. Dyer, P.E.
Chief, Bureau of Engineering

END:EAH:PMR:ms

S-GE Key Sheet
L-5 NW 8 Position Sheet
NW 12 B Topo
60 Tax Map

Baltimore County Fire Department

J. Austin Dente
Chief

Towson, Maryland 21204
822-7216

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

Attention: Mr. Jack Dillon
Chairman,
Zoning Advisory Committee

Re: Property Owner: Fred and Sonya Schlichtmann
Location: 8330 Tally Ho Road

Item No. 109 Zoning Agenda Tuesday, December 19, 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.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H-J Kelly
Planning Group
Special Inspection Division
Noted and
Approved: 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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners.....

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 side yard of eleven (11) feet instead of the required fifteen (15) feet..... should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of January, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a side yard of eleven (11) feet instead of the required fifteen (15) feet, subject to the approval of a site plan by the Bureau of Public Services and the Office of Planning and Zoning, Zoning Commissioner of Baltimore County

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 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. WM. T. MILLER
DIRECTOR SENIOR TRAFFIC ENGINEER

January 17, 1973

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

Re: Item 109 - ZAC - December 19, 1972
Property Owner: Fred & Sonya Schlichtmann
8330 Tally Ho Road
Variance from Section 1802.3B (205.3) to permit a side yard of 11' instead of required 15' District 8

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance to a side yard.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

M.F:nc

PETITION FOR A VARIANCE
NO DISTRICT
ZONING: Petition for Variance for a Side Yard
LOCATION: North side of Tally Ho Road 807' 40" East of Redfield Court
DATE & TIME: MONDAY, JANUARY 22, 1973 at 10:30 A.M.
PUBLIC HEARING: Room 184, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Zoning Regulations of Baltimore County, to permit a side yard of 11 feet instead of the required 15 feet. The Zoning Regulations to be reviewed are as follows:
Section 1802.3B (205.3) - Side Yard - 15 feet.
All that parcel of land in the North District of Baltimore County containing 1.0 acre and known as Tally Ho Road, 807' 40" East of Redfield Court, and then having the following four (4) corners and dimensions: (1) 110' 00" W for 110 feet (2) 110' 00" 120' 00" E for 120 feet (3) 110' 00" 120' 00" W for 120 feet and (4) 110' 00" 120' 00" W for 120 feet to the point of beginning.
Property known as Mr. 8330 Tally Ho Road, also known as Lot 11, Block "C", as shown on Plat Five "Sanitary Ridge" and recorded among the land records of Baltimore County in Plat Book 17, P. 11, as of February 19, 1972.
Being the property of Fred and Sonya Schlichtmann, as shown on plat given filed with the zoning department.
Hearing Date: Monday, January 22, 1973 at 10:30 A.M.
Public Hearing, Room 184, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
Jan. 2

ORIGINAL
OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204 January 8 - 1973

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

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 8 day of January 1973 that is to say, the same was inserted in the issue of January 4, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

BALTIMORE COUNTY, MARYLAND No. 5865
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE Dec. 29, 1972 ACCOUNT 01-662
AMOUNT \$25.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Fred L. Schlichtmann
8330 Tally Ho Road
Lutherville, Md. 21093
Petition for Variance
#-165-A 73 25.00 REC

PETITION MAPPING PROGRESS SHEET									
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: <u>gc</u>	Revised Plans: Change in outline or description Yes _____ No _____								
Previous case: _____	Map # _____								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 6th day of

December 1972. Item # _____

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Fred L. Schlichtmann Submitted by: gc

Petitioner's Attorney: _____ Reviewed by: gc

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Item 109
Fred Louis Schlichtmann
8330 Tally Ho Road
Lutherville, Maryland 21093
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of December 1972.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Fred Louis Schlichtmann and Sonya

Petitioner's Attorney: _____ Reviewed by: gc

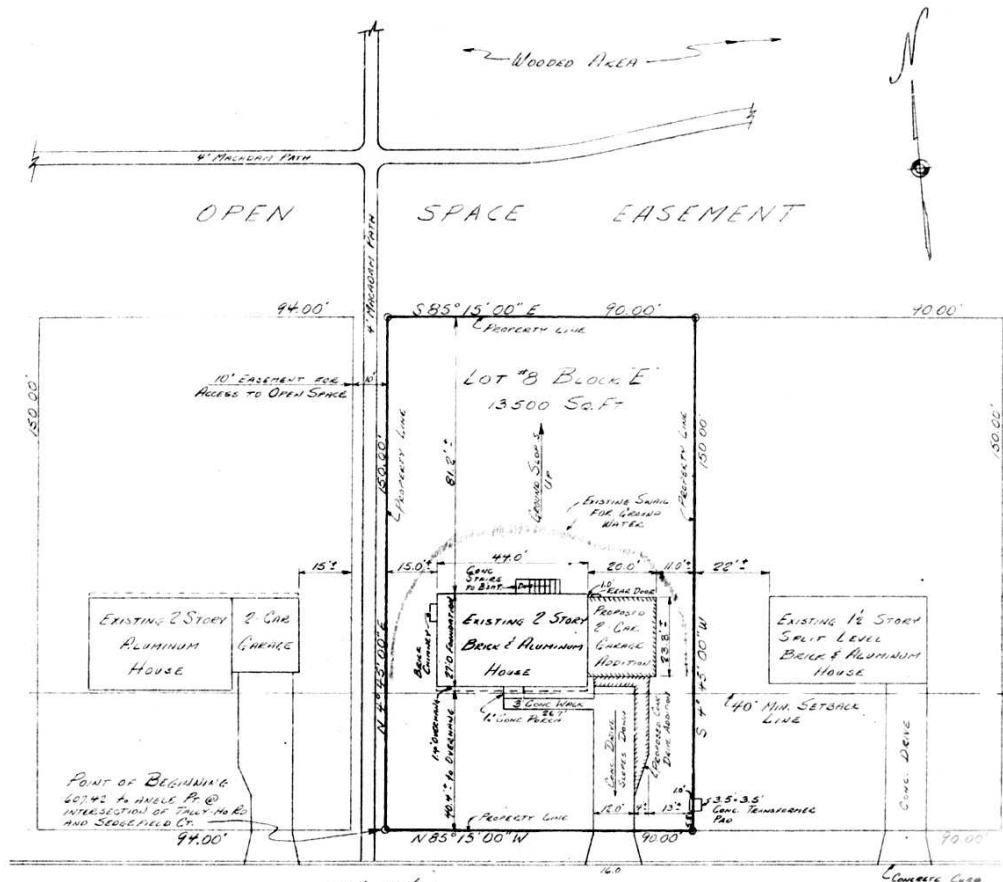
BALTIMORE COUNTY, MARYLAND No. 7012
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Jan. 22, 1973 ACCOUNT 01-662

AMOUNT \$12.50

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Fred L. Schlichtmann
8330 Tally Ho Road
Baltimore, Md. 21093
Advertising and posting of property
#73-165-A 74 4.25 REC



50' R/W
TALLY-HO ROAD
30' MACADAM PAVING

LOCHMOORE COURT
24' MACADAM PAVING

SEMINARY AVE

