

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOYCE BUILDING CO., INC., 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 103.1 (202.3) to permit a sideyard setback of ± 12 feet instead of the required 30 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. The purchaser of the house is a doctor. Because he carries expensive instruments and medicine in his car, he finds it necessary to have a garage in which he can lock his automobile.
2. Since the rear of the house is glass, it would be esthetically undesirable to place the garage in back.

See attached Description

Property is to be posted and advertised as prescribed by Zoning Regulations 1, 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.

Dr. Karl Pick & Marilyn Pick JOYCE BUILDING COMPANY, INC.
Contract purchaser Vice President
Address: 6416 D. Elroy Drive, Balto. Md. 21209 Address: 2330 York Road, Timonium, Md. 21093
Petitioner's Attorney Prostant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of December, 1973, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of February, 1973, at 11:15 o'clock A.M.
Eric 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

Joyce Building Company, Inc.
2330 York Road
Timonium, Maryland 21093

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

Item 104

Your Petition has been received and accepted for filing
this 15th day of December, 1972.

Eric DiNenna
Zoning Commissioner

Petitioner Joyce Building Company, Inc.

Petitioner's Attorney

Reviewed by John J. Dillon, Jr.
Chairman
Advisory Committee

Dr. Karl Pick & Marilyn Pick
6416 Delroy Drive (21209)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 8, 1973

Joyce Building Company, Inc.
2330 York Road
Timonium, Maryland 21093

RE: Variance Petition
Item 104
Joyce Building Company, Inc. - Petitioners

Gentlemen:

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 west side of Hillridge Drive, 540 feet north of Harbrook Road, in the 3rd District of Baltimore County. This residential (R.U.P.) zoned property is presently vacant but is being graded for the construction of a residential dwelling. The properties surrounding this site on all sides have been improved with similar type dwellings.

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:Jr:GHE:JD

Enclosure

cc: Dr. Karl Pick & Marilyn Pick
6416 Delroy Drive (21209)

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

December 26, 1972

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

Re: Item #104 (1972-1973)
Property Owner: Joyce Building Co., Inc.
W/S of Hillridge Dr., 540' N. of Harbrook Rd.
Proposed Zoning: Variance from Section 103.1 (202.3)
to permit a side yard setback of 12' instead of required 30'
District: 3rd No. Acres: 166' x 335'

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:

Baltimore County highway and utility requirements are as secured by Public Works Agreement #36709, executed in conjunction with the development of "Flat 3, Section 3, Caves Park".

This office has no further comment in regard to the plan submitted for review by the Zoning Advisory Committee in connection with the subject item.

Very truly yours,

Ellsworth H. Dyer, Jr.
ELLSWORTH H. DYER, JR.
Chief, Bureau of Engineering

END: S. W. P. R. S.

cc: Catherine Warfield

T-WE Key Sheet
53 NW 21 Position Sheet
NW 21 F Topo
59 Tax Map

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

832-7310

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

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Joyce Building Company, Inc.

Location: W/S of Millridge Drive, 540' N of Harbrook Road

Item No. 104

Zoning Agenda Tuesday, December 12, 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.

Reviewer: Paul F. Rourke Noted and Approved: Paul F. Rourke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mis
4/25/72

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
636-3211

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
636-3231

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 #104, Zoning Advisory Committee Meeting, December 12, 1972, are as follows:

Property Owner: Joyce Building Co., Inc.
Location: W/S of Millridge Drive, 540' N of Harbrook Rd.
Present Zoning:
Proposed Zoning: Variance from Section 103.1 (202.3) to permit a side yard setback of 12' instead of required 30'
District: 3
No. Acres: 166' X 335'

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

Very truly yours,

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 13, 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 104, Zoning Advisory Committee Meeting, December 12, 1972, are as follows:

Property Owner: Joyce Building Co., Inc.
Location: W/S of Millridge Drive, 540' N of Harbrook Rd.
Present Zoning:
Proposed Zoning: Variance from Section 103.1 (202.3) to permit a side yard setback of 12' instead of required 30'
District: 3
No. Acres: 166' x 335'

No health hazard is anticipated.

Building permit has been issued.

Very truly yours,

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

HVB:ang

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 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.

Variance to permit a side yard setback of twelve (12) feet instead of the required thirty (30) feet.

It is ORDERED by the Zoning Commissioner of Baltimore County this 14th day of February, 1973, that the herein Petition for a Variance should be and the same is hereby GRANTED, from and after the date of this Order, to permit a side yard setback of twelve (12) feet instead of the required thirty (30) feet, subject to the approval of a site plan by the 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of February, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 13, 1972

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

Re: Item #104 ZAC meeting on December 12, 1972
Property Owner: Joyce Building Co., Inc.
Location: W/S of Millridge Drive, S/O of N. of Marbrook Road
Present Zoning: R-1
Proposed Zoning: Variance from Section 103.1 (202.3) to permit a side yard setback of 12' instead of required 30'.

District: 3
No. Acres: 166' x 335'

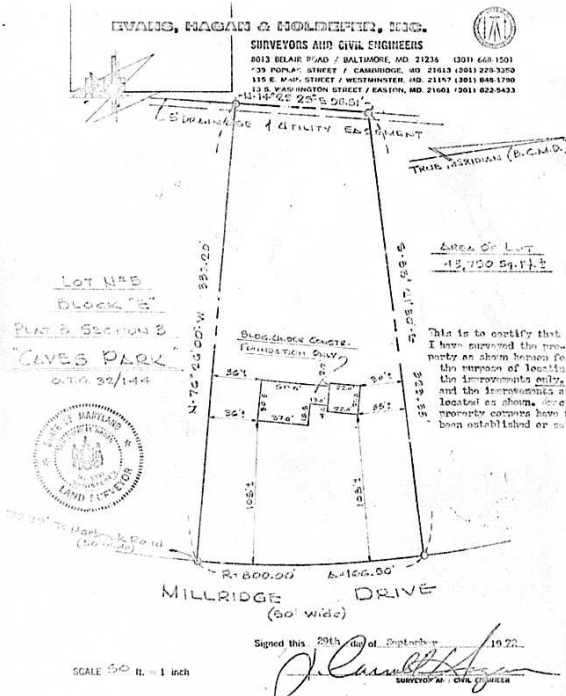
Dear Mr. Dillman:

No hearing on student population.

Very truly yours,
W. Nick Rutovich
W. Nick Rutovich
Field Representative

WNP:ld

EVANS, MAGAN & HOLDEITER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD 21236 (301) 648-1501
535 POPPARD STREET / CAMBRIDGE, MD 21613 (301) 229-3350
115 E. MAIN STREET / WESTMINSTER, MD 21157 (301) 848-1700
115 S. WASHINGTON STREET / EAGLETON, MD 21601 (301) 622-5433



DESCRIPTION

Being located on the west side of Millridge Drive, approximately 540 feet north of Marbrook Road and recorded amongst the Land Records of Baltimore County in Plat Book O.T.G. 32, folio 144.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric Dillman, Zoning Commissioner Date: January 25, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

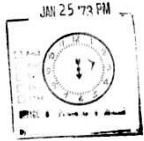
SUBJECT: Petition #73-172-A. West side of Millridge Drive 540 feet North of Marbrook Road. Petition for Variance for a Side Yard. Petitioners - Joyce Building Company, Inc.

3rd District

HEARING: Monday, February 5th, 1973 (11:15 A.M.)

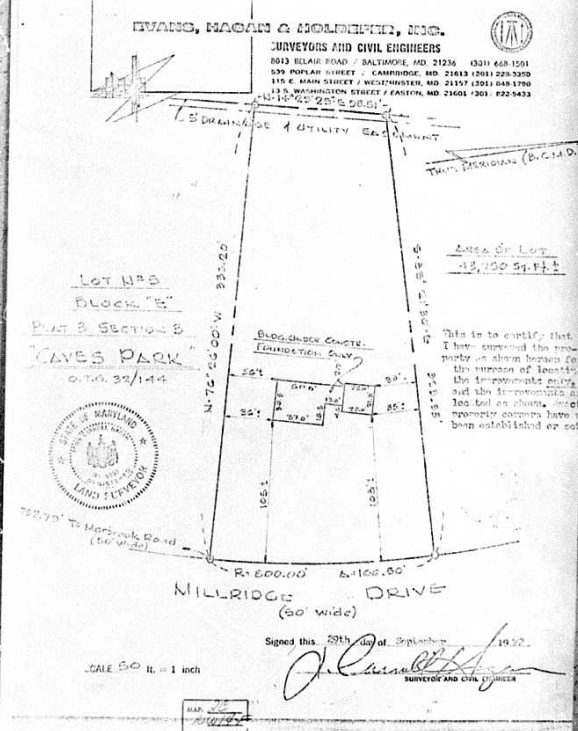
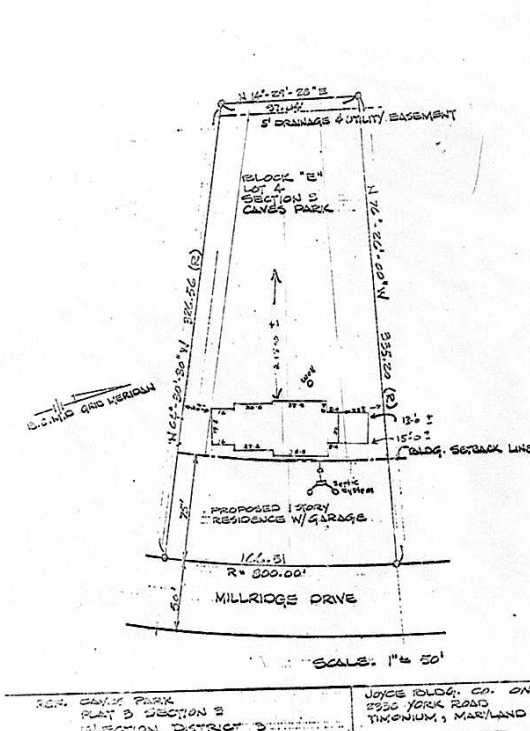
The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

NEG:W



COPIES OF COMMENTS TO CONTRACT PURCHASER

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: 			Revised Plans:				Change in outline or description		Yes	
Previous case: 			Map #						No	



[illegible]

THE COMMUNITY TIMES

THIS IS TO CERTIFY, that the annexed advertisement of
J. Eric Dineane
Zoning Commissioner of Baltimore County
 was inserted in THE COMMUNITY TIMES, a weekly newspaper published
 in Baltimore County, Maryland, once a week for 0-00 XXXXXXXXXX
 week/ before the 22 day of January 1973 that is to say, the same
 was inserted in the issue of January 18, 1973.

STROMBERG PUBLICATIONS, Inc.

By Rich Morgan

[illegible]

TOWSON, MD.....January 18.....1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~on the~~ ~~at~~ ~~one~~ ~~time~~ ~~successive~~ ~~weeks~~ before the 5th day of FEBRUARY, 1973, the ~~first~~ publication appearing on the 28th day of JANUARY 1973.

THE JEFFERSONIAN

THE JEFFERSONIAN
S. L. Lusk, Jr.
Manager

Cost of Advertisement, \$

District: 2B Date of Posting: Jan 20 1973
 Posted for: MARIANNE
 Petitioner: NOYAL BROADBENT, JR.
 Location of property: W.D. & M.H. RIDGE DRIVE 5.46 A. OF HARBROOK, MD
 Location of Signer: 1. W.D. & M.H. RIDGE DRIVE 5.46 A. OF HARBROOK, PA
 Remarks:
 Posted by: THOMAS J. L. JONES Date of return: JAN. 26 1973

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

Your Petition has been received* this 7/6/21 day of

Dec 1972. Item #

S. Eric DiNanna

Petitioner PICK Submitted by PICK

Petitioner's Attorney _____ Reviewed by JBK

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

No. 7030 100

DATE Feb. 5, 1973 ACCOUNT 01-662

AMOUNT \$38.75

WHITE - CASHIER
Dr. Karl Pick
5416-D Elray Drive
Baltimore, Md. 21209

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Advertising and posting of property for Joyce Building Co.
73-172-A

No. 5892

DATE Jan. 15, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Dr. Kal Pick
6416-D Elray Drive
Baltimore, Maryland 21209
Petition for Warrant - 712-172-A

25.00 HSC