

PETITION FOR ZONING VANIANCE FROM AREA AND HEIGHT PEGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, Jon. and Judith K. Bartonegal owner. Set the property situate in Baltimere County and which is described in the description and plut attached hereto and made a part hereof. tition for a Variance from Section. 423.1 to be read a Konnel use to be located

to exceed the following: to parmit a front yard of 19 feet on the East side instead of the required 200 feet; and to permit; side yard on the north side of 159 feet instead integral 200 feet; and to permit; side yard on the north side of 159 feet instead of the required 200 feet; and to permit is rear yard on the west side of 110 feet instead of the required 200 feet; and to permit is rear yard on the sent side of 150 feet to feet and to permit is side yard on the south side of 150 feet to proposed Tangle for unsead of the required 200 feet; and to permit is side yard on the south side of 150 feet to feet to the sent of the feet of the f

> Kennel is existing, however, expansion is restricted under current regulations . As area is rural and sparcely developed, the Petitionar is burdened with undue hardship in maintaining the required setback. see attached description

s to be posted and advertised to prescribed by Zoning Regulations.

agree to pay expenses of above Variance odvertising, posting, etc., upon filing of this
further agree to and are to be bound by the zoning regulations and restrictions of
unity adopted pursuant to the Zoning Law For Relitimore County. Barto Route 1, Box 295 Old Hanover Road Beisterstown, Md. 21136

tay of April 1973 at 10:45 o'clock Alui vo lem



MALS:16-23

BALTIMORE COUNTY LONING ADVISORY COMMITTEE

BUREAU OF

PROJECT PLANNING SCHOOL OF EDUCATION

INDUSTRIAL

February 16, 1973

Mr. Jon Barton Route 1, Box 295 Old Hanover Road Reisterstown, Maryland 21136 IONS 1, DILLON, 18

RE: Variance Petition Item 140 Jon and Judith K. Berton - Petitioner

DEPARTMENT OF Dear Mr. Bartons

The Loning Advisory Committee has reviewed the plant submitted with the above referenced petition and has node an on site field inspection of the property. The following comments are a result of this review and inspection. STATE ROADS COMME HEALTH DEPARTMEN

These comments are not intended to indicate the enproprieteness of the zoning action requested, but to assure that all parties are made eaver of plans or mobiles with regard to the development plans that may have a basing on this case. The Director of the plans of the plans of the plans of the plans of the zoning comments of the requested zoning.

The subject property is located on the west side of Old lanewer Road, 400 feet northeast of the intersection of Piney Grove Road and Honover Road, in the Ath District of Beltimore County. This 30P property was the subject of an earlier zoning case (Cace No. 27-17-1), which was decided by the Deuty Zoning Commissioner July 29th, 1971. In this request a subbeck to permit a kennel 164 feet from the front remorety line instead of the required 200 feet was granted and this was made subject to an approved site plan. As of this detay no enroved site plan has been made as part of these files. Now the netitioner prays the Zoning Commissioner to grant a 65 foot stheck from a side non expert.

A field investigation indicated that two existing frame sheds that are within 200 feet of the rare property line are also being used as kennel buildings. The day the Zoning Advisor. Committee visited this property I spake with Mr. Bartos with reference to the possibility of relocating the exercise yard to the south side of the property, which would give him much more than

Hr. Jon Barton Re: Item 140 Page 2 February 15, 1973

the required 200 feet necessary and alleviate the need for at least one of the Variances. In my opinion, this would also eliminate the potential of a possible nuisance to an adjoining neighbor to the potential of a possible nuisance to an adjoining neighbor to the standard of the potential of t

After reviewing the site pins submitted with this pertition, and as previously mentioned, I note that no emboded aim currently exists. I strongly recommend that the prosociecy friendly variance request, and at less for this period of time, recommend that the prosocied kennel and exercise yord to referred toward the southern part of his property. Although there is a slight tomographical problem, this should not be of any great significance in the development of this project. I also remind the omittioner that these Variance requests should not be taken lightly, and that he is restricted by the publishers those requirements lide down by the foring Canal saloner in his applicable.

This petition is being withheld from a hearing date until sucr time as the plans are revised to -

- 1. Indicate entrances onto Old Hanover Road.
- 2. Parking facilities for those customers that do visit the property.
- 3. Indicate any roads that are existing on this
- 4. Indicate the additions to the barn that is used as an orfice in relation to the kennel operation.
- Add variances to this petition to cover all areas that are used or proposed to be used in connection with this kennel.

In all fairness to the petitioner, the property is well maintained and it appears to be a clean and efficient operation.

I recommend that the netitioner and his engineer contact me at

Mr. Jan Berton Res Item 140 Page 3 February 16, 1973

their earliest convenience to discuss the above items.

OHN J. DILLON, JR. Zoning Advisory Committee

JJDJr. 1JD

cc: Malcolm E. Hudkins Associates 305 West Chesapeake Avenue Towson, Maryland 21204

Bultimore County, Barnland Benartment Of Mublic Works

COUNTY OFFICE BUILDING

February 15, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Item film (1972-1973)
Property Owner: Jon and Judith Barton
100' M/S of intersection of Piney Grove Road and Old
Hanover Road.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 121.1 to permit
a tennel to be located within 65' of the property lines
instead of required 200'
Districts: Mit No. Acress 8.375

Dear Mr. DiMenna:

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.

Old Hanover Road, an existing County road, is proposed to be improved in the future as a 16-foot closed-type readway cross-section on a 70-foot right-of-way, with a mintem of 60 feet at this location. Highway improvements are not required at this time. However, highway right-of-way and highway right-of-way widening, together with any necessary revertible seasomate for allopse will be required in commention with any grading or building permit application. Further information in this regard say be obtained from the Baltimore County Eurem of Engineering.

The plan should be revised to indicate the proposed future highway right-of-way widening.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution groblem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Provisions for accommodating storm water or drainage have not been indicated on

Item #140 (1972-1973)
Property Owner: Jon and Judith Barton

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mnisances or danages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

Water and Sanitary Sewer:

Public weiter supply and santary severage are not available, nor proposed to serve this site, as tails property is located bypond the Baltimers County Nettropolitan District and the Baltimers County Comprehensive Water and Sewerage Flam for 1770-1980, Asended 1971.

Very truly yours,

200 Die TH N. DIVER, P.E. Bureau of Engineering

END: EAM: FWR: 88 cc: John Trenner

CC-SW Key Sheet NW 21 J Topo 31 Tax

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

February 6, 1973

Nr. S. Eric DiNenna, Zoning Cormissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 140, Zoning Advisory Committee Meeting February 6, 1973, are as follows:

Property Owner: Jon and Judith Barton Location: 259 Old Hanover Road Present Zoning: R.D.P. Proposed Zoning: Wariance from Section 421.1 to permit a kennel to be located within 65° of the property lines instead of required 200'.

An approved seal must be provided on the existing water well. The abandonei dug well _st be backfilled with clean earth.

Community Hygiene Comments: This Division's approval is predicated on the following:

- The corral is cleaned daily and sanure is not permitted to accumulate on the ground.
- Hanure is either removed from the premises daily or stored in suitable covered receptacles prior to removal within a reasonable time.

Mr. S. Eric DiNenna - 2 3 February 6, 1973

Community Hygiene Comments (cont.)

- Animal food is stored in covered ratproof receptacles.
- 4. Rodent, insect and odor control is maintained.
- No animal shall be permitted within 75 feet of a potable water supply (well or spring).

Failure to maintain the property in accordance with the aforementioned provisions may make it necessary for the Health Department to request revocation of the permit and removal of the structure and the animals.

Very truly yours,

cc: J.A.Messina

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 7, 1973

Mr. S. Eric DiNunna Zoning Commissioner County Office Building

Re: Item 140
Property Owner:
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No bearing on student population

Very truly yours, W Tried Fetrouch W. Nick Petrovich Field Representative

MALCOLM E HUDKINS ASSOCIATES SURVEYORS AND LAND DEVELOPERS 305 W. CHESAPEAKE AVENUE OWSON, MARYLAND 2120

January 23, 1973

DESCRIPTION OF PROPERTY OF JOH BARTON FOR SIDE YARD VARIANCES:

Beginning for the same at a point distant northeasterly 400 fee more or less from the intersection formed by the conterline of Piney Grove Road with the centerline of Cld Hanover Road thence in the bed of the Old Hanover Road the three following courses and distances viz: (1) North 45 00: East 231 feet (2) North 17 30' East 643.50 feet (3) North (1 30 East 297 feet thence leaving the bed of Old Hanover Rend the three following courses and distances viz: (1) North 85 30' West 363 feet (2) South 07 45' West 1067.55 feet (3) South 64 30' East 156.75 feet to the place of beginning.

Containing 8.375 Acres of land more or less.

Malcolm E. Hudkins Registered Surveyor #5095



BAL MORE COUNTY, MARYL ND

TO S. Eric DiMenna, Zoning Commissioner ate April 6, 1973

FROM Norman E. Gerber Chief Lang Use Master Plans

SUBJECT Petition #73-235-A. West side of Old Hanover Rd. NOO feet Northeast of Piney Grove Road Petition for Variance Front, Side and Rear Yards. Petitioner - Jon and Judith K. Barton

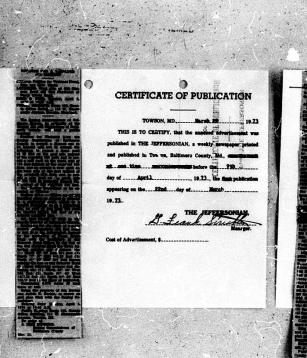
4th District

HEARING: Monday, April 9, 1973 (10:45 A.M.)

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



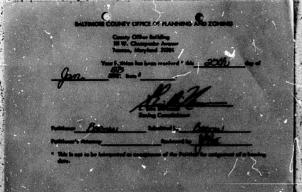






S. Eric Dinenna Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a week's newspape published in Baltimore County, Maryland, once a week for one weeks before the 26 day of Harch 19 73, that is to say, the same was inserted in the issued of March 22, 1973.

STROMBERG PUBLICATIONS, inc.



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District 4 + H Posted for: LARIANS	Date of 1	MARCH 24 197
Petitioner: JOH BARTON		
PINSEL	BROVE ROAD	
Location of Signe W/S G F PINSEY (Old Henouen Rd	400FT to NOF
Remarks:	Ref. Date of return:	L 5 1

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
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Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:			c	tevise hange		ns; Hine c	r desc	riptio	n	Yes No

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