PETITION FOR ZONING VANANCE FROM AREA AND HEIGHT REGULATIONS

NG COMMISSIONER OF BALTIMORE COUNTY-

*# We JETORE Plance and Barbarhes owner Aof the property situate in Baltimor ounty and which is described in the 60276050 and plat attached hereto and made a part bereof

for a Variance from Section 421.1 to permit a setback from the

property line for a kennel of 100' on the north side. 15' on the south side

73 gus A

and 103' on the west side and 90' feet on the east side instead of the

required 200 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- We have resided on the property for \$ 1/2 yrs. with the same condition that exists today and have had no complaints until we began remodeling the home this summer.
- We have recently enlarged our home to include indoor kennels and also installed runs for the dogs.
- Most of the dogs here are our pets and would be difficult to relocate them since most are more than two years old.
- Before building our addition we obtained permits from the Baltimore County Bldg. Inspector and have been visited by the Health Dept. with no complaints as to the number of dogs on our premises. The property of the control of the co are to be posted and severance 'as preserved' by 'Zoning Regulations.'

 garee to pay expenses of above Variance advertising, posting, etc., upon filing of this urther agree to and are to be bound by the zoning regulations and restrictions of the adolest of the preserved and the preserved as the

Address Stevenson Road One S. Calvert Bldg.

. 197 _3 that the subject matter of this

..., 197 3., at 10:000 clock



DESCRIPTION OF PROPERTY TO ACCOMPANY ZONING VARIANCE, ELECTION DISTRICT NO.3, PALTIMORE COUNTY, MARTIAND.

PRODUCED for the same on the east side of Stevenson Road (60,00 feet wide) at a and distances, wis: (2) South 89 degrees 38 minutes 00 seconds East thence (3) South 00 degrees 13 minutes 10 seconds West 170.24 feet, thence (4) North 89 degrees 38 minutes 00 seconds West 310.00 feet to the place of beginning. Containing 1.24 acres of land, more or less.

Being or intenting to be all of lot #1 as the Flat of Valley Farms, : the Land Records of Baltimore County in liber G.L.B. 24 folio 82.



RE. PETITION FOR VARIANCES E/S of Stevenson Road opposite Valley Acres Road - 3rd District DECORE THE OF

BALTIMORE COUNTY

AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore County this day of June 1973, that the Order dated May 11, 1973, passed in the above matter, should be and the same is hereby AMENDED on

> "3. As of the date of this Order, the number of dogs to be kept on the property must not exceed 16. Within 6 months of the date of this Order, the number of dogs, kept on the property must be reduced to 11. Within 18 months of the date of this Order, the number of ls menths of the date of this Order, the number of dogs kept on the property must be reduced to 6 and shall not exceed that number at any time in the future."

and hardship with regard to the existing use of the subject property, and the requested Variances, with certain restrictions, can be granted without inter-

subject property (R.D.P. Zone), as a matter of right, and as such, the use

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of

The dog-run, associated with the kennel operation, must be reduced in length so as to be located at a point not closer than 90 feet to the rear property line.

Compact evergreen planting or screening must be installed around the perimeter of the property as indicated on the site plan filed with the subject Petition and dated January 4, 1973.

As of the date of this Order, the number of dogs to be

Baltimore County this ____/ ZH day of May 1973, that the herein requested Variances to permit a setback from the property line for a kennel of 100 feet 90 feet on the east side instead of the required 200 feet, respectively, shoulhe and the same is hereby Granted, subject to the following restrictions:

RE: PETITION FOR VARIANCES E/S of Stevenson Road opposite Valley Acres Road - 3rd District Jerome Plasse, et ux Petitioners NO. 73-245 A (Item No. 133)

BECORE THE

COMMISSIONER OF

. BALTWORE COUNTY

...

The Petitioners are requesting Variances to permit extracks of 199 15 103 and 30 feet from the north south west and cast property lines reinstead of the required 200 foot setback for their kennel operation Valley Acres Road in the Third Election District of Baltimore County

to addition to Man. Barbara Diagra, the following individuals testified County Police Department: Mr. Samuel G. Gorn, a resident and neighbor who lives on the apposite side of Stevenson Road: Mr. Roden Berg, a kennel oper

The subject property has a frontage on Stevenson Road of 170, 94 seet and a rectangular depth of approximately 325 feet. It is improved with a

Dates to surchasing the property in 1968, the Patitioners were informed

had between sixteen and thirty-five does in the kennel which is used to raise show does. No does are sold for profit or utilized as a com-

site, was purchased in 1969, many dog were kept in the Petitioners vard area. Since that time, the occupant has registered minor compliants with the Places which resulted in a doc run being constructed to isolate the action of the rear ward that is further removed from the dwelling

After reviewing the above testimory and making an on site field inspec of the subject property and surrounding area, it is the opinion of the -in-in-- that the Detitioner does have practical difficult

BALTIMORE COUNTY, MARYLAND

TO.S. Eric DiMenna, Zoning Commissioner

Date April 9, 1973

FROM Norman E. Gerber, Chief Land Use Master Plans

SUBJECT Lesision 273-245-A. East side of Stevenson Road opposite Valley Acres Road.
Petition for Variance for Property Lines
Petitioners - Jerome Plasse and Barbara Plasse

3rd District

Thursday . April 12. 1973 (10:00 A.M.)

1518N

The Street of th	
3 Rd	Date of Posting MARCH 24- 97
seted for: - WARLANCE	
JERONE PLASSEE	
ention of property. Eft. OF STEVENSON	21. OF VALLEY HOUS RI
THE OF STEVENS	MISS OR VALLEXALES DA

Posted by Dherly M. Mal

Date of return: APRIL 3- 1973

Baltimore County

As of the date of this Order, the number of dogs to be kept on the property must not exceed 16. Within 6 months of the date of this Order, the number of dogs, kept on the property must be reduced to 11. Within 12 months of the date of this Order, the number of dogs kept on the property must be reduced to 6 and shall not exceed that number at any time in the future. The operation must be kept clean and in compliance with the Dog License Commission and Health Department requirements at all times.

JUL 25 1975



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 7, 1973

COUNTY OFFICE BLDG. 111 W. Chraspeske Ave. Towers, Marriand 21204

JOHN J. DILLON, IR

SUREAU OF

DEPARTMENT OF TRAFFIC ENGINEERING STATE ROADS COUNT SUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING SUILDING DEPARTMENT BOARD OF EDUCATION CONING ADMINISTRATIO Joseph J. Askin, Esq., 1605 Che S. Celvert Building Baltimore, Maryland 21202

RE: Variance Petition Item 123 Jerome and Barbara Plasse - Petitioners

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced settion and has made an on site field inspection of the proserty. 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 awere of plans or problems with regard to the development plans that may have a bearing on this case. The director of Planning may file a written report with the Zoning Cormissioner with recommendations on the appropriateness of the requested zoning.

or the requested zoning.

The "uniplect property is located on the est side of Stawmson Road, directly consists the intersection of Yallay Acres Road, in the 3rd District of Baltimore County. This property, which is zoned ROP, and contains 1,24 acres of land is currently improved with an attractive two-story renn house with an attacthed garage. The petitioner is requesting a Variance to silous a dog kennal to be located at the rear of the dwelling and partially inside of the dwelling, and to permit a setback on the southernost property line of 15 fact, 30 fact from the on the southernost property line of 15 fact, 30 fact from the and 100 feet from the north property line. Integer 100 feet from the north property line. Integer 100 feet from the north property is well as to the rear. The homes in this area are well designed, well lendscaped, and in excellent condition. Curb and guter does not exist along Stevenson Road or Valley Acres Road at this location.

This petition is accepted for fi ng 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

Joseph J. Askin, Esq. Re: Jerome and Barbara Plasse -Petitioners

February 7, 1973

to you in the near future.

OHN J. DILLON, JR.,

JJD:JD

(Enclosure)

ccs Evens, Hegen & Holdefer, Inc. 8013 Belair Road Beltimore, Haryland 21236

Baltimore County, Maryland Bepartment Of Jublic Works

COUNTY OFFICE BUILDING

February 6, 1973

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

Re: Item #133 (1972-1973) Hee #133 (1972-1973)
Froperty Owner: 'Arone and Barbare Plance
Stevenson Road and Valley Acres Road
Stevenson Road and Valley Acres Road
Propose? Confung: Variance 'now Section 121.1 to permit
a setback from the property line for a kennel of 100' on
the north ride, 15' on the south side and 103' on the
west side and 90' on the east side instead of req. 200'
District: JPA No. Acres: 1.2% acres

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 Ytem #137 (1972-1973).

Very truly yours,

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

END: EAM: FWR: #8

S-SW Key Sheet 43 NW 19 Position Sheet NW 11 E Topo 68 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21804

DEPARTMENT OF TRAFFIC ENGINEERING Everne J. CLIFFORD. P.E. WM. T. MOLEON

- W. W. W. W. C.

February 28, 1973

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

Item 133 - ZAC - January 23, 1973
Property Owner: Jerome & Berbara Plasse
Stevenen Road Vall Net Tool operal to setback
From the property line for a kennel of 100' on
the north side, 15' on the south side and 103'
on the west side and 50' on the east side instead
of req. 200' / Dist. 3

No traffic problems are anticipated by the requested variance

Michael John Mithael S. Planigan Traffic Engineer Associate

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby Acting Directo

Jofferson Building Suite 301 Towers, Inc. 21304 494-3211

Mr. S. Eric DiNenna, Zoning Commissioner Mr. 5. Eric Dinenna, Zoning Cor Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Comments on Item #133, Zoning Advisory Committee Meeting, January 23, 1973,

Property Owner: Jerome and Barbara Plasse Location: Stevenson Road and Valley Acres Road Present Zoning: R.D.P.

K.D.P. Variance from Section 421.1 to permit a setback from the property line for a kennel of 100° on the North side, 15° on the South side and 103° on the West side and 90° on the East side instead of

January 29, 1973

District: 3 No. Acres: 1.24 acres

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

Very truly yours, John L. auntly John L. Wimbley Project Planning Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 18, 1973

DONALD J ROOP, M.D., M.P.H.

Mr. S. Eric DiMenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Haryland 21204

Dear Mr. DiNenna:

Comments on Item 133, Zoning Advisory Committee Meeting January 16, 1973, are as follows:

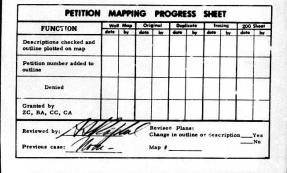
Property Owner: Jorone and Barbara Plasse Location: Stevenson Road and Valley Acres Road Present Zoning: R.D.F. Proposed Zoning: Wiriance from Section 421.1 to permit 100 on the Horth side, 150 on the South side and 103' on the Worth side, 150 on the South side and 103' on the West side and 90' on the East side instead of required 200'. District: 3 BoAcres: 1.24

Revised plot plans should be submitted showing all existing and proposed sewage disposal systems and water supplies.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mnO





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

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

work thefore the 26 day of March 1973 that is to say, the same was inserted in the issue of March 22, 1973.

STROMBERG PUBLICATIONS, Inc.

By Roth Morgan

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., and the state of the s April 19.73, the first publication appearing on the 22nd day of March

Cost of Advertisement, \$_____

19.73...

100m 170 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesaneake Avenue Towson, Maryland 21204 Your Petition has been received and accepted for filing

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVI. 4 MISCELLANEOUS CASH RECEIPT April 10, 1973 \$56.00

Jerome S. Plasse, M.D. 820 Medical Arts Building

5 6.0 CHSC

BALTIMORE COUNTY, MARYLAND OFFICE OF JUICE - REVENUE DIVISION March 19, 1972ccount 01-662



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