

73-249-A (Dillon No. 145) 1 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Glenn & Arlene McKelvey, 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 1A00.3B1 to permit side yard setbacks of 25' and 27' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) Petitioners are desirous of having a residence constructed for their own use. Adjoining properties of comparable size and dimensions have been improved by residences and out-buildings. Petitioners cannot afford to "lose" this property and have not the resources to buy a larger lot elsewhere. The area is sparsely settled and the granting of the requested variance will not cause injury to public health, safety or general welfare.

see attached description

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

Let us 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: Glenn & Arlene McKelvey
Address: 210 W. Pennsylvania Avenue
TOWSON, MARYLAND 21204

Protestant's Attorney:
Address: 210 W. Pennsylvania Avenue
TOWSON, MARYLAND 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of 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 104, County Office Building in Towson, Baltimore County, on the 27th day of February, 1973, at 10:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

Item 145 (1972-1973)
Property Owner: Glenn and Arlene McKelvey
Page 2
February 27, 1973

Water and Sanitary Sewers

Public water supply and sanitary sewerage are not available to serve this property.

Very truly yours,

William H. Dwyer
WILLIAM H. DWYER, P.E.
Chief, Bureau of Engineering

END:EAH:PH:ras

cc: John A. Howers

U-SE Key Sheet
65 W 13 Position Sheet
112 17 E Top
53 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR DEPUTY TRAFFIC ENGINEER

March 6, 1973

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

Re: Item 145 - ZAC - February 13, 1973
Property Owner: Glenn & Arlene McKelvey
Manor Road NE of Long Green Road
Variance from Section 1A00.3B1 to permit side yard setbacks of 25' and 27' instead of req. 50' - Dist. 11

Dear Mr. DiMenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 2, 1973

COUNTY OFFICE BLDG.
111 E. Charles Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BUREAU OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Nelson R. Kerr, Esq.,
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 145
Glenn M. and Arlene McKelvey

Dear Mr. Kerr:

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 of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northwest side of Manor Road, 683 feet northeast of Long Green Road, in the 11th District of Baltimore County. This RDP lot borders on a 30 foot private road, which is the access to a small church in this RDP community, and is adjacent to existing dwellings to the south, contains 1/2 of an acre. This lot of record is requesting a variance to allow setbacks for the side yards of 25 feet and 27 feet, respectively. There is no curb and gutter existing along Manor Road in this location and private septic and well systems are serving all individual properties.

This petition is accounted 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.

JJD:JD
(Enclosure)
cc: Dollenberg Brothers
709 Washington Avenue at York Rd. (21204)

Very truly yours,
John J. Dillon, Jr.
Chairman, Zoning
Advisory Committee

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

Bureau of Engineering
WILLIAM H. DWYER, P.E. CHIEF

February 27, 1973

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

Re: Item 145 (1972-1973)
Property Owner: Glenn and Arlene McKelvey
Variance from Section 1A00.3B1 to permit side yard setbacks of 25' and 27' instead of required 50'
District: 11th No. Acres: 0.50 acre

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.

Highways

Manor Road, an existing County road is proposed to be improved in the future on a 70-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening will be required in connection with any grading or building permit application. The plan must be revised to indicate the proposed highway right-of-way widening based upon the centerline of the existing right-of-way.

The status of the 30-foot right-of-way contiguous to the northwest side of this lot is unknown. It appears to be a 24-foot paved road, the private property of the Mt. Zion African M.E. Church.

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 Drainage

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages 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.

Baltimore County Fire Department

J. Austin Dritz
Chief

Towson, Maryland 21204

812-7310

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

Attention: Mr. John J. Dillon, Jr., Chairman
Zoning Advisory Committee

Re: Property Owner: Glenn and Arlene McKelvey

Location: NW/4 of Manor Road, 683' N/E of Long Green

Item No. 145

Zoning Agenda Tues. Feb. 13, 1973

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. 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: W. J. Kelly Noted and
Planning Group Approved:
Special Inspection Division Deputy Chief
Fire Prevention Bureau

ms
4/25/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

February 15, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY CHIEF AND COUNTY HEALTH OFFICER

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

Dear Mr. DiMenna:

Comments on Item 145, Zoning Advisory Committee Meeting, February 13, 1973, are as follows:

Property Owner: Glenn and Arlene McKelvey
Location: NW/4 of Manor Road, 683' N/E of Long Green Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B1 to permit side yard setbacks of 25' and 27' instead of required 50'.
District: 11
No. Acres: 0.50 acres

Soil evaluation has been conducted and approved.
Water well must be approved prior to issuance of building permit.

Very truly yours,

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

HVB:nn

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 side yard setbacks of twenty-five (25) feet instead of the required fifty (50) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 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 side yard setbacks of twenty-five (25) feet and twenty-seven (27) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the Department of Public Works 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 petitioners.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of April, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

W. D. Fromm
Director
Baltimore County Office Building
111 W. Chesapeake Ave.
Baltimore, Md. 21204
494-3331

March 15, 1973

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Baltimore, Md. 21204
494-3331

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 #145, Zoning Advisory Committee Meeting, February 13, 1973 are as follows:

Property Owners: Glenn and Arlene McKelvey
Location: NW/4 of Manor Road, 683' N/E of Long Green Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to permit side yard setbacks of 25' and 27' instead of required 50'
District: 11
No. Acres: 0.50 acres

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

Very truly yours,

Richard S. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: February 16, 1973

Z.A.O. Meeting of 2/13/73

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

Re: Item 145

Property Owner: Glenn and Arlene McKelvey
Location: NW/4 of Manor Road, 683' N/E of Long Green Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to permit side yard setbacks of 25' and 27' instead of required 50'

District: 11
No. Acres: 0.50 acres

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,
W. Paul Kramel
W. Paul Kramel
Field Representative

H. ENSLIE PARKS, President
EDUARD C. HERR, Vice-President
MR. ROBERT L. BENEVE

JACQUES M. ROTBARTIS
JOSEPH M. N. McJANNET
ALVIN LORICK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD K. HUENTEL

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well date	Original date	Duplicate date	Tracing date	T.O. Sheet date
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>[Signature]</i>					
Previous case: <i>[Signature]</i>					
Revised Plans: Change in outline or description					
Map #					

DOLLENBERG BROTHERS

Regional Professional Engineers & Land Surveyors
700 WASHINGTON AVENUE AT YORK ROAD
TOWSON, MD. 21204

January 12, 1973

Zoning Description

All that piece or parcel of land situate, lying and being in the Eleventh Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the northwest side of Manor Road at the distance of 683.5 feet northeasterly measured along the northwest side of Manor Road from the center of Long Green Road and running thence and binding on the northwest side of Manor Road North 3/4 degrees 40 minutes East 100 feet to the southwest side of a 30 foot private road, thence leaving Manor Road and binding on the southwest side of said private road North 55 degrees 3/4 minutes West 217.8 feet and thence leaving said road and running the two following courses and distances viz: South 3/4 degrees 40 minutes West 100 feet and South 55 degrees 3/4 minutes East 217.8 feet to the place of beginning.

Containing 0.50 of an Acre of land more or less.

Being the property of the petitioners herein as shown on a plat filed in the office of the Baltimore County Zoning Commissioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 9, 1973
FROM: Norman E. Gerber, Chief
Land Use Master Plans
SUBJECT: Petition #73-249-A, Northwest side of Manor Road 683.5 feet Northeast of Long Green Road
Petition for Variance for a Side Yard.
Petitioners - Glenn M. McKelvey, Jr. and Arlene McKelvey

11th District

HEARING: Monday, April 16, 1973 (10:30 A.M.)

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

APR 13 73 AM

ORIGINAL

OFFICE OF

THE ESSEX TIMES

ESSEX, MD. 21221 April 2, 1973

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

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One week before the 2nd day of April, 1973, that is to say, the same was inserted in the issue of March 29, 1973.

STROMBERG PUBLICATIONS, Inc.

By: *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 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., at one time at one time before the 16th day of April, 1973, the first publication appearing on the 22nd day of March 1973.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-149-19

District 11W Date of Posting 3-29-73
Posted for Hearing Mon Apr 16, 1973, 6:10:30 A.M.
Petitioner Glenn McKeever, Jr.
Location of property NW 1/4 of Manor Rd 683.5' N.E. 4
Long Green Rd
Location of Sign 1 Sign Road at Manor Rd turn left
McKeever Drive 200'
Remarks _____
Posted by Mark F. Hess Date of return 4-5-73

John D. Berry, Esq.,
4 W. Pennsylvania Avenue
Baltimore, Maryland 21204

Item 145

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

1st

Your Petition has been received and accepted for filing

this _____ day of _____ 1973

Glenn M. and Arlene McKeever
Belton R. No. 7

205 Beltonburg & others
Petitioners Washington Ave. at York Rd. (21204)

Petitioner's Attorney _____

S. Eric DiNanno
Zoning Commissioner

Reviewed by John D. Berry
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 29th day of

June 1973. Item # _____

S. Eric DiNanno
Zoning Commissioner

Petitioner McKeever Submitted by Keen

Petitioner's Attorney Keen Reviewed by John D. Berry

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8227

DATE Mar. 23, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

J. Vernon Hall
Post, Md. 21051
Petition for Variance for Glenn M. McKeever, Jr.
#73-20-4 25.00 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

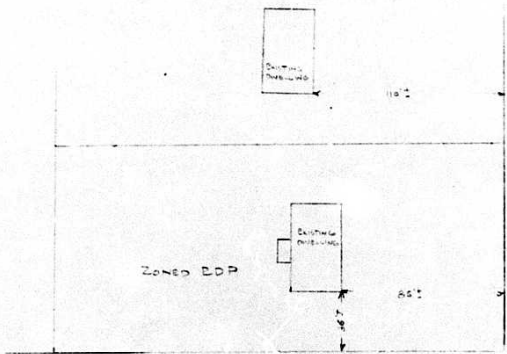
No. 8285

DATE April 16, 1973 ACCOUNT 01-662

AMOUNT \$500.00

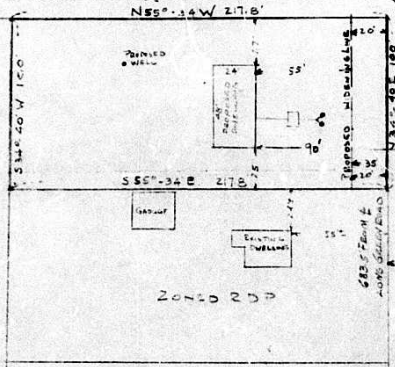
WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

J. Vernon Hall, Inc.
Post, Md. 21051
Advertising and posting of property for Glenn
M. McKeever
#73-20-4 500.00 REC



ROAD

30 FOOT PRIVATE ROAD -- GRASSHOPPER RUN STONE PAVING



ROAD

ROAD

REVISED PLANS



EXISTING ZONING PLAT

PROPERTY LOCATED

IN 11TH DISTRICT BALTO. COMD 0.50 ACRES



EXISTING ZONING R.D.P.

PROPOSED VARIANCES

- SIDELINE SET BACK NORTH SIDE PROPOSED DWELLING OF 27' INSTEAD OF 50'
- SIDELINE SET BACK SOUTH SIDE PROPOSED DWELLING OF 25' INSTEAD OF 50'

REVISED APR 9, 1973

SCALE - 1" = 40' JANUARY 12, 1973

DOLLENBERG BROTHERS SURVEYORS & CIVIL ENGINEERS

701 W 43-146 ST AVE TOWSON MD



