

**BALTIMORE COUNTY, MARYLAND**

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 189 - ZAC - April 3, 1973
Property Owner: John T. Coady
NS of Oakland Road, 1675' W of Deer Park Road
Variance from Section 1A01.3B(3) to permit a side yard setback of
30' instead of required 50'
District 2

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

hsF/pk

73-251-A

William D. Fromm
Baltimore County Engineer
Bureau
Jefferson Building
Suite 301
Towson, Md. 21204
496-3571



S. ERIC DiNENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204
496-3351

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 24, 1973

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 #185, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

Property Owner: John T. Coady
Location: NS of Oakland Road, 1675' W of Deer Park Road
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1A01.3B (3) to permit a side yard setback of 30' instead of required 50'

District: 2
No. Acres: 1.836 acres

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

73-251-A

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

April 30, 1973

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

Re: Item 189 (April to October 1973 - Cycle V)
Property Owner: John T. Coady
NS of Oakland Road, 1675' W of Deer Park Road
Present Zoning: R.S.C.
Proposed Zoning: Variance from Section 1A01.3B (3) to permit a side yard setback of 30' instead of required 50'
District: 2 No. Acres: 1.836 acres

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.

HIGHWAY:

Oakland Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

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 DRAIN:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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

Mr. S. Eric DiNenna
April 30, 1973
Page 2

Item 189

facilities, would be the full responsibility of the Petitioner.

Drainage and utilities easements appear to be required for future improvements through this property. Further information may be obtained from the Baltimore County Bureau of Engineering.

WATER & SANITARY SEWER:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private on-site facilities. This property, in the Liberty Reservoir watershed, is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewage Plan for 1970-1980, Amended 1971.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineer

END:EAM:FWR:bjh

cc: J. J. Trenner
D. E. Grise
J. A. Somers

Y S.E. Key Sheet
47 N.W. 46 Position Sheet
N.W. 12-L Topo
57 Tax Map

ORDER RECEIVED FOR FILING

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,

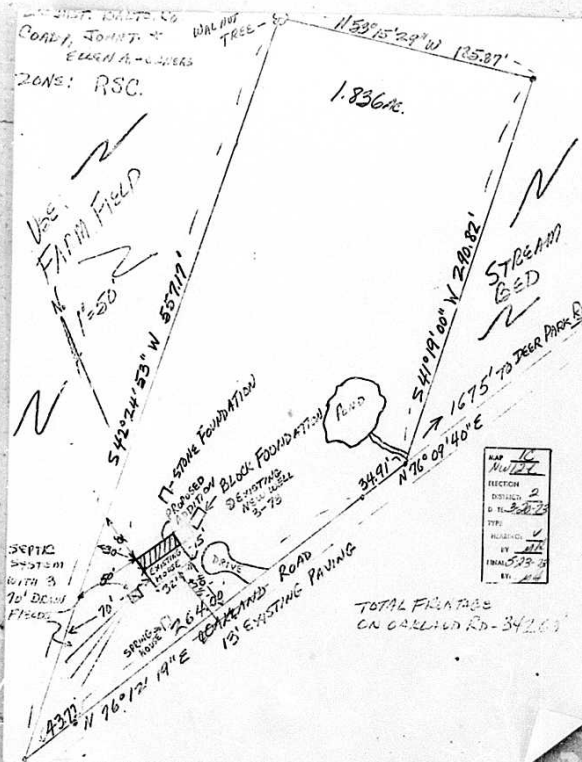
the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a rear yard setback of thirty-five (35) feet instead of the required fifty (50) feet, and to permit forty-seven and one-half (47 1/2) feet from the centerline of the street instead of the required seventy-five (75) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of April, 1973, that the herein Petition for Variance should be and the same be granted, from and after the date of this order, to permit a rear yard setback of thirty-five (35) feet instead of the required fifty (50) feet; and to permit forty-seven and one-half (47 1/2) feet from the centerline of the street instead of the required seventy-five (75) feet, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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



John T. Gandy
703 Baltimore Court
Towson, Maryland 21204

Item 189

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this 2nd day of April 1973

[Signature]
S. ERIC DREHNA,
Zoning Commissioner

Petitioner John T. Gandy

Petitioner's Attorney

Reviewed by *[Signature]*
Chairman
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 15th day of

MARCH 1973 Item 3

[Signature]
S. ERIC DREHNA,
Zoning Commissioner

Petitioner John T. Gandy Submitted by *[Signature]*

Petitioner's Attorney Reviewed by *[Signature]*

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

CERTIFICATE OF PUBLICATION

Pikesville, Md. March 29, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 16th day of April, 1973, the first publication appearing on the 29th day of March, 1973.

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement, \$ 25.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 29, 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., once in each of one time before the 16th day of April, 1973, the first publication appearing on the 29th day of March, 1973.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

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		No	
Previous case:			Map #							

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd
Posted for: VARIANCE
Petitioner: JOHN T. GANDY
Location of property: N/S. OF OAKLAND RD. 1675 N.W. OF DEER PARK RD.
Location of Sign: N/S. OF OAKLAND RD. 100 FT. W. OF ROAD.
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: APRIL 3 - 1973

BALTIMORE COUNTY, MARYLAND No. 8267

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 10, 1973 ACCOUNT 01-662

AMOUNT \$80.13

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

John T. Gandy
Gandy & Puzley
101 East Baltimore St.
Baltimore, Md. 21202
Advertising and posting of property - #73-251-A

BALTIMORE COUNTY, MARYLAND No. 8229

OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 23, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

John T. Gandy, Esq.
703 Baltimore Court
Towson, Md. 21204
Petition for Variance - #73-251-A
2500