BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

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
MS of Oakland Road, 1675' W of Deer Park Road
Variance from Saction 1A01.38(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

hoF/pk

William D. Fromm

Suite 301



S. ERIC DI NENNA Zoning Commissioner County Office Building 111 W. Chesaposke Ave. Towan, Md. 21204 484-3351

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. Di Nenna:

Comments on Item #189, 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 '\'
instead of required 50'

District: 2 No. Acres: 1.836 acres

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

Vers truly yours.

Planning Specialist II
Project Planning Division

Project Planning Division
Office of Planning and Zoning

-13-

Baltimore County, Maryland Bepartment 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 1A01.38 (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 revertible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Balti-more Counts Bureau of Engineering.

SEDIMENT CONTROL:

Development of this property through stripping, grading and stubilization 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 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.

'ery truly yours.

SELECTION DIVER DE

Chief, Bureau of Engineer

END:EAM:FWR:bih

cc: J. J. Trenner

D. E. Grise J. A. Somers

Y S.E. Key Sheet

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

PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Coady Joho I. Coady, Ellen A. legal

of Wiest meteod of the required 50 feet.

To permit 47/12 feet from the centerline of the street instead of the required 75 feet.

3.20-23

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (undicate barching) or practical difficulty: Existing bouse is over 100 years old and is none-conforming to present soning. Proposed addition will enlarge on existing non-conforming use. The rear lot line is 45° from the existing bouse. The new addition will be about 30° from the rear lot line. The property to the rear is farm land.

8

5237

. 197 3., at 11,100_o'cloci

April 3, 1973

RE: Variance Petition Item 189 John T. Coady - Petitioner

West 290.82 feet. Being the property of John T. and Ellen A. Coady, as nown on plat plan filed with the Zoning Department

Beginning at a Rail Road spike on the north side of Oakland Road

April 16, 1973

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

> Re: Petition for Variance No. 73-251-A

The undersigned do hereby waive the 30 day period concerning the hearing on the captioned matter held this date. We will be responsible for all costs and assume all responsibilities concerning the waiving of this period.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 2120

Date: April 6, 1973

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

Z.A C. Meeting of: Tuesday April 3, 1973 Re: Item 189

I Ltem 189
Property Omner: John T. Coady
Location: N° 50 Gaklard Road, 1675' № 51 Deer Park Road
Present Zoning: N.S.C.
Proposed Zoning: Natione from Section 1A01.3B (3) to permit a side yard
setback of 30' instead of required 50'

No bearing on student population.

Wery truly yours,

WNP/ml

W. Nick Petrovich Field Representative

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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Mr. John T. Coady 703 Seebrook Court

COUNTY OFFICE BLDG 111 W. Chrispiake Ave. Towns, Maryland 2,204 TORN 1. DULLON, IR

BUREAU OF

DEPARTMENT OF STATE BOADS COM BUREAU OF FIRE PREVENTION

EALTH DEPARTS PROJECT PLANNING HOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

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 commune a result of this review and inspection. These comments are not intended to indicate the appro-iate eas of the zoning action requested, but to assure that I parties are made aeers of loans or problems with regard to e de reloquent plans that may have a bearing on this case. of rector of Planning any file a written report with the min Commissioner with recommendations as to the appropriate this requested zoning.

of the requested zoning.

The subject property is located on the north side of Oxistand Zeed, approximately 1075 feet west of Deer Perk Roed, in the 2nd District of Baltimore County. This RDP priparty is currently improved with a two story from dwelling that is apprently no old from house in this rural community, which is subject dwelling backs up to a rather steep grade from which partitioner is requesting a Werlance from the rare property line sathack for a two story addition to the dwelling to allow a setback of 35 feet instead of the required 50. There is no curb and gutter existing along Oxidand Roed at this location. I also recommend that the partitioner rayes has patition to the required 75 feet.

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 forwer

Mr. John T. Coady Item 189 April 5, 1973

to you in the near future.

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BALTIMOLE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

April 9, 1973

DWALD A ROOP, M.D., M.P.H.

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

Comments on reclassification, Zoning Advisory Committee Meeting, April 3, 1973, are as follows:

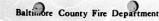
Property Owner: John T. Coady Location: HS of Oakland Ed., 1673' W of Deer Park Ed. Present Zoning: R.S.C. Proposed Zoning: Variance from Sect. ' .1.3F(3) to parmit a side yard setback of 30' instead of req 50' District: 1.836 No. Acres: 1.836

Soil evaluation has been conducted and approved. Private water well has been drilled and approved.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVR:mn6





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

Attention: Mr. @eddenticommun, Chairman Zoning Advisory Committee

Re: Property Owner: John T. Coady

Location: MS of Oakland Road, 1675' W of Deer Park Road

Zoning Agenda Tuesday, April 3, 1973

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 first plans for the property.

() 1. Pire hydrants for the referenced property are required and shall be located at intervals of 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

() 3. The vehicle dead-end condition shown at

EXCEEDS the maximum allowed by the Firs Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or obginning

() 5. The buildins and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101

"The Life Sufety Code", 1970 Bdition prior to occupancy.

() 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: A Reviewer: A Motor and Paul H Reviewer Planning Group Division Pier Prevention Bureau

mls 4/25/72

1UN 25 197

COALT, JOHNT . WALLES . 15395 240 125.27" ZONE: RSC. 1.836Ac. 54575M To Dead TOTAL FRENTAGE ON GARLIUM RD-34261

Patitioner_date T. Conty

Date of Peeting MARCH 30-1973

THE STATE OF THE S

CERTIFICATE OF PUBLICATION

ikesville, Hd. Hayeh 29, . 1973

Urseld Jane Hanager



CERTIFICATE OF PUBLICATION

TOWSON, MD., Harch 29 19.73

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., omercian entropy, and the control of the

G. Frank Street

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Trocing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline						No.				
Denied										
Granted by ZC, BA, CC, CA							Ż			
Reviewed by:					d Pla		or desc	riptic	on	Yes
Previous case:				Map #No						

OFF	LTIMORE COUR FICE OF FINANCE - I SCELLANEOUS		Ma. 8267
DA	April 10,	1973 ACCOUNT 01-6	62
		AMOUNT_\$	N8-13
١.	HITE - CABHIL T	PINK - AGENCY	VELLOW - CUSTOMER
	John Y. Good Monety & Far 101 Best Red Baltimore, H	hood St.	4 8.1 3 ms

BALTIMORE COUNTY OFFICE OF PIA DE - REVENI	NOBINIO A	9229	
MISCELLANEOUS CASH	ACCOUNT 02-6	<u>(a</u>	
	AMOUNT 82	5.10	÷
John T. Condy, Reg. 703 Scalaresk Court		VELLOW - CURTOMER	
Petition for Period	BEILE ST.	25.0	Cresc

ocation of property: U.S. A.F. CAKLAUG R.S. 1675.F.F. W. A.F.

DERD PARIS B.S.

cation of Signe N/S OF CAKLAND Rd. 100FT.+ WOF

Posted for: VARIANCE
Positioner: JOHN T. BONGY