PETITION FOR ZONING VALANCE 73.38F FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

we.Roger.L. Shook & Swen A. Shookegal owners of the property situate in Baltim

for a Variance from Section 1802_38(208.3) to permit a side yard of 6 feet 1802.38(208.2) Instead of the required 10 feet/ and a set-back of 28.5 feet instead of the required 30 feet,

allowing construction of a garage along side of the existing residence.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

In Sollowing reasons: (Indicate harshilp or practical difficulty)
In Sopt. 1971, our car was stolen and wreached by thieves, costing the insurance company \$1200 and us on additional \$300. Another unsuccessful attempt was recently made costing us operacticately \$25. Therefore, a groupe is necessary. The lor in question is situated on a hill with the rear yard being terroach. The rear yard is mainly fill dirt. Due to these reasons, building a groupe in the rear yard would be extremely difficult. The lord along side the house is level and is not fill dirt. The above variances would allow a garage to be built along side the house, conforming to the style of other residence in the area. Since our house is inwell as a support to others in the crea, separation between our house and the neighbors house would still be comparable to others in the area.

See attached description D. 51, 151, 8 Property is to be posted and adventised as prescribed by Zoning Regulations.

1, or we, agree to pay expense of above Variance advertising posting, etc., upon filing of the properties, and further agree to and are to be bound by the zoning regulations and restriction shigher County adopted pursuant to the Zoning Law For Baltimore County. Thym I Sh Lusan a Shook Address ... 105 PADUNA BOAD Tune willy Mp. 21013 of Harch 197
required the Zoning Law of Balti
MR and Baltimore County, that property

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.

JOHN J. DILLON, JR

UTUBERS

BUREAU OF

DEPARTMENT OF STATE BOADS COMM BUREAU OF

PROJECT PLANNING BOARD OF EDUCATION INDUSTRIAL DEVELOPMENT

Mr. Roger L. Shook 105 Padonia Road Timonium, Maryland 21093

RE: Variance Petition Item 173 Roger L. Shook & Susan A. Shook -Petitioners

April 24, 1973

Dear Hr. Shooks

The Zoning Advisory Committee has revisued 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 appropriate-ness of the zoning action requested, but to assure that all parties are made swere 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 appropriate-ness of the requested zoning.

The subject properly is located on the south side of Padonia Road, 270 feet east of Eastridge Road, in the 8th Olstrict of Baitimore County. The subject property is currently improved with a one story brick and frame dwelling that is the subject of the subject of the dwelling. There are existing dwellings on either a subject of the dwelling property and new dwellings are being built toward the rear. The north side of Padonia Road is also improved with similar type dwellings. Curb and gutter exists along Padonia Road at this location.

This patition 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 forwarded to you in the near future.

BALTIMORE COUNTY, MARYLAND

March 28, 1973

Comments on Item 173, Zoning Advisory Committee Heeting March 20, 1973, are as follows:

Since metropolitan water and sewer are available, no health hazard is anticipated.

Property Owner: Roger L. and Susan A. Shook Location: S/S Pudonia Road, 270° E of Eartidge Rd. Present Edit Property of the Pr

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIPONMENTAL SERVICES

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

DEPARTMENT OF HEALTH-

John J Dillon J John J Dillon, JH, Chairman, Zoning Movisory Committee

Very truly yours,

Baltimore County. Margiano Bepartment Of Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

April 10, 1973

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

Item 5./3 (1972-1973) Item 2.43 (1972-1973)
Froperty Owner: Roger L, and Susan A. Shook
S/S of Fadoria Young, 270 S. of Eastridge Road
Freemen Zoning: Periance from Section 1802.38 (208.3)
Froposed Zoning: Verlance from Section 1802.38 (208.3)
Froposed Zoning: Verlance from Section 1802.38 (208.3)
Authority and Section 1802.38 (208.3)
Dathield Side Most Action 1803 (208.3)
Dathield Side Most Action 1803 (208.3)
Dathield Side Most Action 1803 (208.3)

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan substitute for Zoming Advisory Committee review in connection with this Item \$173 (1972-1973).

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

April 11, 1973

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

Re: Item 173 - ZAC - March 20, 1973 Property Owner: Roger L, 6 Susan A, Shook Padonia Road E, of Eastridge Road Varience from section 1802,38 (208,3) to permit a sib yard of 6' instead of req. 10' & setback of 28,5' instead of req. 30' - olstricky

No traffic problems are anticipated by the requested variances to the front and side yards,

Very truly yours. Michaeld Thanger Michael S. Flanigan Traffic Engineer Associate

Baltimore County Fire Department

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wo



Towson, Maryland 21204 028-7310

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

Attention: Mr. October Committee

Artention: Mr. October Committee

Re: Property Owner: Roger L. and Susan A. Shook

Location: S/S of Padonia Road, 270'E of Eastridge Road

Zoning Agenda Tuesday, March 20, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "" are applicabl 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 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- A second means of vehicle access is required for the site. The vehicle dead-end condition shown at
- ARCHEOS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Pervention Code prior to occupancy or beginning. 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. Site plans are approved as drawn.

 The Fire Prevention Bureau has no comments at this time.

Reviewer: A Planning Group Special Inspection Division Noted and Approved:

HVR:mne



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 3, 1973

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21 204

ents on Item # 173 , Zoning Advisory Committee Meeting, March 20, 1973 are a: follows:

Property Owner: Roger L. and Susan A. Shook Location: S/S of Padonia Road, 270' E of Eastridge Road Locations: 5/3 of Personia Kood, 2/1/2 of Eatings Kood
Present Zoning: D.R.3.5
Proposed Zoning: Variance firem Section 1802.38*208.3) to permit a side yard of 6' instead
of required 10' and a setback of 28.5' instead of required 30'.

No. Acres: 78' X 130'

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

Very truly yours, Yohn & Wentley John L. Wimsley Planning Specialist II

mls 4/25/72

HH 03 1975

ng that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would rer It in prestical difficulty. and unreasonable hardship upon the Petitioner 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 a Variance to permit a side yard of 6' instead of the required 10' should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22 4 to the advertisement, posting of pr. perty and public hearing on the above petition and it appearing that by reason of failure to show practical difficulty or unreasonable yard setbacks in the area, the Variance to permit a front yard of 28.5 feet instead of the required 36 feet should NOT BE GRANTED,

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

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

Z.A.C. Meecing of: 3-20-73

Item 173

Froperty Ornor: Roger L. and Susan A. Shook

Footstion: Sci of Pedonia Road, 270° E. of Eastridge Road

Location: Sci of Pedonia Road, 270° E. of Eastridge Road

Froposed Zoning: D. R. 3.5°

Froposed Zoning: Variance from Section 1802.3B (206.3) to permit a side

yard of 6° instead of required 10° and a setback of
28.5° instead of required 30°

RICHARD W. TRACEY, V.M.D.

BALTIMORE COUNTY, MARYLAND

IN) ER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 14, 1973

FROM. William D. Fromm, Director

SUBJECT Petition #73-280-A. South side of Padonia Road, east of Eastridge Road Petition for a Yariance for Front and Side Yards Petitioners - Roger L. and Susan A. Shook

8th District

HEARING: Fonday, May 21, 1973 (10:00 A.M.)

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



OFFICE OF Towsol I MES THIS IS TO CERTIFY, that the annexed advertiseme
S. Eric Dinema
Zoning Comissioner of Baltimore County STROMBERG PUBLICATIONS, Inc.

By Buth morgan



CERTIFICATE OF PUBLICATION

| | CERTIFICATE OF POSTING | |
|---------------------------|--|------------|
| | WING DEPARTMENT OF BALTIMORE COUNTY Towner, Moryland | H73-280-A |
| District 84. | Date of Posting | 5-3-79 |
| Posted for Heaving | Man May 21, 1973 3 18'00 | AM: |
| Location of property: 5/5 | Mon May II, 1973 a 18'00 Steph Red 220' Cant J | Lastrif Kd |
| | - Goted in Front of Mk 1 | |
| Remarks: | Muso Date of return: | |
| | | |

| PETITION | M | APPI | NG | PRO | OGRE | SS | SHE | ET | | |
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| FUNCTION | | Мар | | inal | | icate | Tro | cing by | 200 date | Shee |
| ronorion | date | by | date | by | date | by | date | by | gore | D |
| Descriptions checked and outline plotted on map | 2.0 | | | | | | | | | |
| Petition number added to outline | 100 | | | | | | | | | |
| Denied | | | | | | | | | | |
| Granted by ZC, BA, CC, CA | | | | | | L. S | | | | |
| Reviewed by: | | | | | ed Pla | | or des | 2002 | | 125 |

| de Regar L. Shoot top Princeto Send Translation, Radyland 21099 | ALTHORE COUNTY OFFICE OF County Office 8 111 h. Chesoper Torson, Marylar | But 1ding |
|---|---|---------------------------------------|
| 23rd - this | Your Petition has been faren | received and accepted for filing |
| | $\langle \gamma \rangle$ | S. ERIC DINEMIA, Zoning Lound saloner |
| Potitioner_ | L, 1 ma 0 turn A, 2ma | Reviewed by Mrs 9 Dilla G |

| OFFICE OF FINANC | SUNTY, MARYLAND E - REVENUE DIVISION US CASH RECEIPT | 8389 |
|------------------|--|----------------------|
| May 18 | 1973 ACCOUNT 01- | 60 |
| | AMOUNT_ | 840.25 |
| WHITE - CASHIER | MINK - AGENCY | YELLOW - CUSTOMER |
| Advertising | and positing of proper | y for Roger L. Shock |
| - I John Mark | 28879FW 18 | 4 0.2.5 MSC |

| BALTIMORE COUNTY, A OFFICE OF FINANCE REVENU MISCELLANEOUS CASH | E DIVISION | in. ¥193 |
|---|-------------|-------------------|
| DATE No. 1, 1973 | ACCOUNT 01 | -662 |
| / | AMOUNT_ | \$25.00 |
| | | |
| WHITE - CASHIER P | HK - AGENCY | YELLOW - CUSTOME: |
| | OOK | YELLOW - CUSTOME: |

Being located on the south side of Padonia Road, approximately 270 feet east of Eastridge Road and known as Lot #35 of the Plat of Coachford, recorded amongst the Land Records of Baltimore County in Plat Book O.T.G 31, folio 135.

DESCRIPTION:

