

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William E. Hartman, legal owner, 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 1802.3C.1 to permit a front yard setback of 20' instead of the required 30' and to permit a rear yard setback of 10' instead of the required 30' and section 1802.3C.2 (504 V.D.3) to permit a setback from the centerline of the front of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):

Reasons: To permit house (approx. 30'x50') facing Lodge Forest Road 20' front and 10' rear.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we 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 _____ Legal Owner William E. Hartman
Address 9107 Cuckold Point Rd
P.O. Md. 21219
Petitioner's Attorney _____ Protestants Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

March 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 106, County Office Building in Towson, Baltimore County, on the 11th day of June 1973 at 10:00 o'clock.

Eric DiNenna
Zoning Commissioner of Baltimore County.

Item #168 (1972-1973)
Property Owner: William E. Hartman
Page 2
April 3, 1973

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are available to serve this property. It appears that additional fire hydrant protection is required in the vicinity.

Very truly yours,

Donald J. Roof
Chief, Bureau of Engineering

END:KAM:PMR:es

cc: J. J. Tremmer
J. F. Loos

A-25 Key Sheet
28 SE 32 & 33 Position Sheets
SR 7 & 8 N & T Topo Sheets
111 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. CONNORS 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
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 24, 1973

Mr. William E. Hartman
9107 Cuckold Point Road
Baltimore, Maryland 21219

RE: Variance Petition
Item 168
William E. Hartman - Petitioner

Dear Mr. Hartman:

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 corner of Bay Front and Lodge Forest Roads, in the 15th District of Baltimore County. This property is an unimproved lot that is adjacent to another unimproved lot and a dwelling. There are other dwellings along Lodge Forest Road and Bay Front Drive. No curb and gutter exists at this location. As a result of the proposed widening of Lodge Forest Road, we recommend that the petitioner revise his variance to a 15 foot front instead of a 20 foot front yard.

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 forwarded to you in the near future.

Very truly yours,

John J. Dillon, Jr.
Chairman, Zoning Advisory Committee

JJD:JJD
(Enclosure)

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

Division of Engineering
ELLENWORTH N. DIVER, P. E. CHIEF

April 3, 1973

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

Re: Item #168 (1972-1973)

Property Owner: William E. Hartman
N.W. corner of Bay Front and Lodge Forest Roads
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a front yard of 20' instead of required 25' and permit a rear yard setback of 10' instead of required 30' and Section 1802.3C.2 (504 V.D.3) to permit a setback from the centerline of the street of 40' instead of required 50' District: 15th No. Acres: 60' x 167'

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.

Highways:

Lodge Forest and Bay Front Roads, existing public roads are proposed to be improved in the future, as 40-foot closed-type roadway cross-sections on 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening, including a fillet area at the intersection of these roads for sight distance and any necessary reversible easement for slopes, will be required in connection with any grading or building permit application. The plan must be revised accordingly.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, endangering private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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 Deitz
Chief



Towson, Maryland 21204
833-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204 Jack Dillon
ATTN: Mr. J. J. Dillon, Jr., Chairman
Zoning Advisory Committee

RE: Property Owner: William E. Hartman

Location: N.W. corner of Bay Front and Lodge Forest Roads

Item No. 168 Zoning Agenda Tuesday, March 20, 1973

Gentlemen:

Pursuant to your request, the referenced property have 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.

- (x) 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.
- (x) 2. A second means of vehicle access is required for the site.
- (x) 3. The vehicle dead-end condition shown at _____

- (x) 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: J. J. Dillon, Jr. (Signed and Approved)
Special Inspection Division Deputy Chief
Date: 4/17/73 Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Wm. T. MILLER
DIRECTOR CHIEF TRAFFIC ENGINEER

April 11, 1973

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

Re: Item 168 - ZAC - March 20, 1973
Property Owner: William E. Hartman
NW corner Bay Front & Lodge Forest Roads
Variance from Sect. 1802.3C.1 to permit front yard of 20' instead of req. 25' and to permit a rear yard setback of 10' instead of req. 30' - District 15

Dear Mr. DiNenna:

Lodge Forest Road is being considered for road improvements and may require a right of way widening.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 28, 1973

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

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

Dear Mr. DiNenna:

Comments on Item 168, Zoning Advisory Committee Meeting March 20, 1973, are as follows:

Property Owner: William E. Hartman
Location: N.W. corner of Bay Front & Lodge Forest Aves.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit front yard of 20' instead of req. 25' and rear yard setback of 10' instead of req. 30', and Section 1802.3C.2 (504 V.D.3) to permit a setback from the centerline of the street of 40' instead of req. 50' District: 15 No. Acres: 60' x 167'

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

Very truly yours,

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

HVB:mnp

Mr. William E. Hartman
9107 Cuckold Point Road
Baltimore, Md. 21219

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Form 100

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

Your Petition has been received and accepted for filing

this 29th day of March 1973.

S. Eric DiNanno
S. ERIC DINANNO
Zoning Commissioner

Petitioner William E. Hartman

Petitioner's Attorney _____

Reviewed by _____

J. B. B. III
Chairman,
Zoning Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

H 73-246 H

District AS H Date of Posting 5-24-73
Posted to Hearing Monday, June 11, 1973, 8:00 A.M.
Petitioner Wm. E. Hartman
Location of property M.R. Co. p. 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Remarks

Posted by Mark H. Hines

Signature

Date of return 5-24-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 2nd day of

March 1973. Item # _____

S. Eric DiNanno
S. ERIC DINANNO
Zoning Commissioner

Petitioner Wm. E. Hartman Submitted by Wm. E. Hartman

Petitioner's Attorney _____ Reviewed by J. B. B. III

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

BALTIMORE COUNTY, MARYLAND No. 8383
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 17, 1973 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER William Earl Hartman
9107 Cuckold Point Road
Baltimore, Md. 21219
Petition for Variance
#73-246-A
YELL - CUSTOMER 25.00 CASH

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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: <u>J. B. B. III</u>	Revised Plans: Change in outline or description <u>Yes</u>									
Previous case: _____	Map # _____ No									

BALTIMORE COUNTY, MARYLAND No. 10838
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 13, 1973 ACCOUNT 01-662

AMOUNT \$13.25

DISTRIBUTION
WHITE - CASHIER William E. Hartman
9107 Cuckold Point Road
Baltimore, Md. 21219
Advertising and posting of property - #73-246-A
YELL - CUSTOMER 13.25 CASH