

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Richard L. Youngworth, 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 1A00.3.B.2 - to permit a linear dimension of 124.88' instead of the required 150' and Section 1A00.3.B.3 - to permit side yards of 35' and 37' 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)

1. Cannot acquire property on either side.
2. Property was acquired from grandfather who only owns property to the rear.
3. Contract has been signed and deposit made on a 48 foot house.

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: *Richard L. Youngworth* (Legal Owner)  
Address: 4328 Ridge Road  
Baltimore, Maryland 21236

Petitioner's Attorney: \_\_\_\_\_  
Protestant's Attorney: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of June, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of June, 1973, at 10:30 clock.

*Richard L. Youngworth*  
Zoning Commissioner of Baltimore County.

73-298A  
#196  
RECEIVED FOR FILING  
DATE June 10, 1973  
10:30 AM  
6/11/73

**BALTIMORE COUNTY ZONING ADVISORY COMMITTEE**



**PETITION AND SITE PLAN EVALUATION COMMENTS**

BALTIMORE COUNTY, MARYLAND  
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

May 30, 1973

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

Re: Item 196 - ZAC - April 10, 1973  
Property Owner: Richard L. Youngworth  
5/S Jerusalem Road, 875' from Chapman Road  
Variance from Section 1A00.3.B.2 to permit a linear dimension of 124.88' instead of required 150' and Section 1A00.3.B.3 to permit side yards of 35' and 37' instead of required 50'  
District 11

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variance.

Very truly yours,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate

NSF/pk

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 9, 1973

COUNTY OFFICE BUILDING  
106, COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204

Chairman

MEMBERS

BUREAU OF ENGINEERING  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE BOARD COMMISSION  
PORTAL OF PREVENTION  
HEALTH DEPARTMENT  
PUBLIC PLANNING  
PLANNING DEPARTMENT  
HUMAN EDUCATION  
SOCIAL SERVICE DIVISION  
DEPARTMENT OF PLANNING

Mr. Richard L. Youngworth  
4328 Ridge Road  
Baltimore, Maryland 21236

Re: Variance Petition  
Item 196  
Richard L. Youngworth - Petitioner

Dear Mr. Youngworth:

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 northeast side of Jerusalem Road, 875 feet northeast of Chapman Road, in the 11th District of Baltimore County. This residential (R.D.P.) zoned property is currently vacant. The properties to the west and north of this site are improved with single family dwellings. The properties to the south and east of this site are currently unimproved farm lands. There is no curb and gutter at this location.

This petition is accepted for filing, however, revised plans must be submitted to this office prior to the hearing date that clearly reflect the comments of the Bureau of Engineering.

Very truly yours,

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

JJD:J,SGE:JD

Enclosure  
CC: Evans, Hagen & Haldeber, Inc.,  
8013 Belair Road (21236)

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

Bureau of Engineering  
ELLSWORTH N. DIVER, P.E. CHIEF  
May 3, 1973

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

RE: Item 196  
Property Owners: Richard L. Youngworth  
5/S Jerusalem Road, 875' from Chapman Road  
Present Zoning: R.D.P.  
Proposed Zoning: Variance from Section 1A00.3.B.2 to permit a linear dimension of 124.88' instead of required 150' and Section 1A00.3.B.3 to permit side yards of 35' and 37' instead of required 50'  
District: 11 No. Acres: 1.00 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 COMMENTS:**  
Jerusalem Road, an existing public road, is proposed to be improved in the future as a 50-foot closed-type roadway cross-section on a 120-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and 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. Further information may be obtained from the Baltimore County Bureau of Engineering.

The status of the 20-foot right-of-way along the west side of this property is unknown. The Petitioner should ascertain and clarify rights therein.

**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 facilities, would be the full responsibility of the petitioner.

S. Eric DiNenna  
May 3, 1973  
Page 2

Item 196

**WATER & SANITARY SEWER:**  
Public water supply and sanitary sewerage are not available to serve this property which is included within the Baltimore County Metropolitan District, but beyond the limits of 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 Engineering

ENR:EM:PRB:bjh  
Q N.E. Key Sheet  
58 N.E. 39 Position Sheet  
N.E. 15 J Topo  
35 Top Map

cc: J. J. Trenner

Baltimore County Fire Department

J. Austin Deitz  
Chief

Towson, Maryland 21204  
872-7218

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Jack Dillon  
Attention: Mr. ~~Richard L. Youngworth~~, Chairman  
Zoning Advisory Committee

Re: Property Owner: Richard L. Youngworth  
Location: S/S Jerusalem Road, 875' from Chapman Road

Item No. 196 Zoning Agenda Tuesday, April 10, 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 \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. \_\_\_\_\_ second means of vehicle access is required for the site.

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

( ) 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.

( ) 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.

Reviewed: *John P. Weisbach* Noted and Approved: *Paul J. Pincus*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

nls  
4/25/73

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

Donald J. Roop, M.D., M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

April 18, 1973

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

Dear Mr. DiNenna:

Comments on Item 196, Zoning Advisory Committee Meeting April 10, 1973, are as follows:

Property Owner: Richard L. Youngworth  
Location: S/S Jerusalem Rd., 875' from Chapman Rd.  
Present Zoning: R.D.P.  
Proposed Zoning: Variance from Section 1A00.3.B.2 to permit a linear dimension of 124.88' instead of required 150' and Section 1A00.3.B.3 to permit side yards of 35' and 37' instead of required 50'.  
District: 11  
No. Acres: 1.00

Soil Evaluation has been conducted and approved.

Approved water well must be drilled prior to issuance of building permit.

Very truly yours,  
*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ang

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 Petitioner,

the granting of the Variance should be had, and it further appearing that by reason of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a linear dimension of 124.88 feet instead of the required one hundred fifty (150) feet; and to permit side yards of thirty-five (35) feet and thirty-seven (37) feet instead of the required fifty (50) feet, should be granted.

Deputy Zoning Commissioner of Baltimore County this 12th day of June, 1973, that the herein Petition for a Variance should be and the same is hereby granted, from and after the date of this Order to permit a linear dimension of 124.88 feet instead of the required one hundred fifty (150) feet; and to permit side yards of thirty-five (35) feet and thirty-seven (37) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the Deputy Zoning Commissioner of Baltimore County 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 Petitioner,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of June, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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 196, Zoning Advisory Committee Meeting, April 10, 1973, are as follows:
Property Owner: Richard L. Youngworth
Location: S/S Jerusalem Road, 875' from Chapman Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3.B.2 to permit a linear dimension of 124.88' instead of required 150' and Section 1A00.3.B.3 to permit side yards of 35' and 37' instead of required 50'
District: 11
No. Acres: 1.00 acres
The property appears to be in violation of the Baltimore County Zoning Regulations.
Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21204
Date: April 12, 1973
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Z.A.C. Meeting of: Tuesday April 10, 1973
Re: Item 196
Property Owner: Richard L. Youngworth
Location: S/S Jerusalem Road, 875' from Chapman Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3.B.2 to permit a linear dimension of 124.88' instead of required 150' and Section 1A00.3.B.3 to permit side yards of 35' and 37' instead of required 50'
District: 11
No. Acres: 1.00 acres
Dear Mr. DiNenna:
No effect on student population.
Very truly yours,
W. Nick Petrovich
Field Representative

JEAN & HOLDEPER, INC.
SURVEYORS AND CIVIL ENGINEERS
2013 BELLEVUE AVE. BALTIMORE, MD. 21204
330 POPULAR STREET / CAMDEN, MD. 21613
115 E. MAIN STREET / WESTMINSTER, MD. 21157
1310 WASHINGTON STREET / EAGLETON, MD. 21824
March 19, 1973
DESCRIPTION TO ACCOMPANY PETITION FOR A ZONING VARIANCE.
RICHARD YOUNGWORTH PROPERTY
11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
BEGINNING FOR THE SAME on the south side of Jerusalem Road at a point situate 875 feet, more or less, northeasterly measured along the southeast side of Jerusalem Road from its intersection with the centerline of Chapman Road, thence leaving the place of beginning and the southeast side of Jerusalem Road and crossing the bed thereof (1) North 30 degrees 00 minutes 00 seconds West 60.88 feet to the northeast side of Jerusalem Road, thence leaving the northeast side of said road and running the 3 following courses and distances, viz: (2) North 30 degrees 00 minutes 00 seconds West 298.66 feet (3) North 60 degrees 00 minutes 00 seconds East 124.88 feet (4) South 30 degrees 00 minutes 00 seconds East 277.21 feet to the northeast side of said Jerusalem Road, thence leaving the northeast side of said road and crossing the bed thereof (5) South 30 degrees 00 minutes 00 seconds East 60.88 feet to the southeast side of said road, thence running and binding thereon (6) South 50 degrees 15 minutes 00 seconds West 126.71 feet to the place of beginning.
Containing 1.00 acres of land, more or less.
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.
J. Conrad Hagan

ORDER RECEIVED FOR FILING
DATE: APR 24 1973

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 31, 1973
FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition 773-298-A, South side of Jerusalem Road 875 feet, more or less, northeast of Chapman Road.
Petition for Variance for Side Yards and Linear Dimension.
Petitioner - Richard L. Youngworth
11th District
HEARING: Monday, June 11, 1973 (10:30 A.M.)
The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm, Director
Office of Planning and Zoning



OFFICE OF THE ESSEX TIMES
ESSEX, MD. 21221 May 28 - 19 73
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 28 day of May 19 73 that is to say, the same was inserted in the issue of May 24, 1973.
STROMBERG PUBLICATIONS, Inc.
By: Ruth Morgan

CERTIFICATE OF PUBLICATION
TOWSON, MD. May 24, 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 a week at 11:00 a.m. on Monday, May 21, 1973, the first publication appearing on the 21st day of May 1973.
THE JEFFERSONIAN
S. Leonard Stricker, Manager
Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 11th Date of Posting: 5-24-73
Posted for: Richard L. Youngworth
Petitioner: S/S of Jerusalem Rd. 875' N.E. of Chapman Rd.
Location of Sign: 1875' S/S of Jerusalem Rd. 875' N.E. of Chapman Rd.
Remarks:
Posted by: Michael H. Hagan
Date of return: 5-26-73

PETITION FOR A VARIANCE
11th DISTRICT
BEGINNING FOR THE SAME on the south side of Jerusalem Road at a point situate 875 feet, more or less, northeasterly measured along the southeast side of Jerusalem Road from its intersection with the centerline of Chapman Road, thence leaving the place of beginning and the southeast side of Jerusalem Road and crossing the bed thereof (1) North 30 degrees 00 minutes 00 seconds West 60.88 feet to the northeast side of Jerusalem Road, thence leaving the northeast side of said road and running the 3 following courses and distances, viz: (2) North 30 degrees 00 minutes 00 seconds West 298.66 feet (3) North 60 degrees 00 minutes 00 seconds East 124.88 feet (4) South 30 degrees 00 minutes 00 seconds East 277.21 feet to the northeast side of said Jerusalem Road, thence leaving the northeast side of said road and crossing the bed thereof (5) South 30 degrees 00 minutes 00 seconds East 60.88 feet to the southeast side of said road, thence running and binding thereon (6) South 50 degrees 15 minutes 00 seconds West 126.71 feet to the place of beginning.
Containing 1.00 acres of land, more or less.
This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

Section 1A00.3.B.2 - The minimum distance between any building on an R.D.P. zone and any lot line other than a street line shall be 50 feet.
All lots located in Zone 11 - the Eleventh District of Baltimore County.
Section 1A00.3.B.3 - The minimum distance between any building on an R.D.P. zone and any lot line other than a street line shall be 50 feet.

PETITION FOR A VARIANCE
11th DISTRICT
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Section 1A00.3.B.2 - The minimum distance between any building on an R.D.P. zone and any lot line other than a street line shall be 50 feet.
Section 1A00.3.B.3 - The minimum distance between any building on an R.D.P. zone and any lot line other than a street line shall be 50 feet.

Form 100

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**  
 County Office Building  
 111 W. Chesapeake Avenue  
 Towson, Maryland 21204

Your Petition has been received and accepted for filing  
 this 7th day of May 1973.

*[Signature]*  
 S. ERIC DIMENIA,  
 Zoning Commissioner

Petitioner Richard L. Youngworth

Reviewed by [Signature]  
 Chairman,  
 Zoning Advisory Committee

Petitioner's Address - Same as above  
 2000 Ridge Road (4120)

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received \* this 27th day of March 1973. No. ---

*[Signature]*  
 S. ERIC DIMENIA  
 Zoning Commissioner

Petitioner Richard L. Youngworth Submitted by Richard L. Youngworth

Petitioner's Attorney --- Reviewed by [Signature]

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

**BALTIMORE COUNTY, MARYLAND** No. 8385  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE May 17, 1973 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

Richard L. Youngworth  
 4328 Ridge Rd.  
 Baltimore, Md. 21236  
 Petition for Variance - #73-298-A

2500 Hc

**BALTIMORE COUNTY, MARYLAND** No. 10835  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

DATE June 12, 1973 ACCOUNT 01-662

AMOUNT \$63.50

DISTRIBUTION  
 WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

Richard Lee Youngworth  
 4328 Ridge Road  
 Baltimore, Md. 21236  
 Advertising and posting of property - #73-298-A

6350 Hc

