Ma. 10840 June 13, 1973 ...

April 23, 1973 Acc 188 4 3FAT 23

All that piece or parcel of land situate lying and being in The Tenth Flection District of Baltimore County, State of Maryland and described

Beginning for the same at an iron pipe now planted on the northwest side of Carroll Manor Road (sometimes called Church Road) at a point distant '850.00 feet measured from west side of Sweetzir Road, running thence as now surveyed and binding on the northwest side of Carroll Manor Road parallel to any twenty five feet northwesterly measured at a right angle from the centertine of the existing paving of said road south 65 degrees 47 minutes west 153, 00 feet to an iron pine thence leaving the road and running for the following two lines of division now made viz: north 24 degrees 13 minutes west 316.44 feet to an from nine and north 69 degrees 17 minutes east 128, 33 feet to an iron pipe planted thence south 28 degrees 50 minutes east 309, 60 feet to the place of

Containing 1.007 acres of land more or less.

OFFICE OF TOWSON I IMES

TOWSON, MD. 21204

TUIC IS TO CEPTIEV, that the annexed advertisement of S. Eric Dine.ma Zoning Commissioner of Baltimore County

STROMBERG PUBLICATIONS, Inc.

By Lutt morgan

TO S. Fric Dillenna. Zoning Commissioner Date June 5, 1973 From William D. Fromm. Director

NUBLECT Petition #73-309-A. Northwest side of Carroll Manor, 1850 feat West of Sweetair Road. Petition for a Variance for a Side Yard.
Petitioner - Richard A. Zahner and Joyce A. Zahner

10th District

UFADING.

Wednesday, June 20, 1973 (10:15 A.M.)

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

UDE INCC INC

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertises ublished in THE JEFFERSONIAN, a weetly newspaper printed 19⁷³, the first publication appearing on the 31st day of Hay

Cost of Advertisement.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

)					_		/ N		270
PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wal	Wall Map		Original		Duplicate		Tracing		Sheet
	date	by	date	Ьу	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by FC, BA, CC, CA										
Reviewed by: FTH		-	(or des	c ripti		Yes No

RECEIVED FOR FILING

73

309-1

0	. 0	· /
Pursuant to the advertisement, postic.	of property, and public hearing on the	above Betition
and it appearing that by reason of the follow	ring finding of facts that strict com	pliance with
the Baltimore County Zoning Regu	lations would result in prostical	difficulty_and
unreasonable bardship upon the Pe	titioners.	
	فأنطمت متحتبات مستجعفين	
the above Variance should be had; and it f	orther appearing that by reason of the	grantı
the Variance requested not advers	ely affecting the health, safety,	and general
welfare of the community.		
to permit a side yard of fe	rty three (43) feet instead	50.
variance of the required fifty (50) f		ld be greated
Deputy		au oe granteu.
T IS ORDERED by the Zoning Commis	ioner of Baltimore County this 🚐 🏖	7.
9 1	Assessment Land to the Bull of	
da # June 197 3, the	t the herein Petition for a Variance shou	ild be and the
). =	waste on Automobile Sept 52 542	
same is Granted, from and after the date of	this Order, to permit a side yard	of forty-
three (43) feet instead of the requi	ea fife (50) feet, subject to the	approval
of F site plan by the State Highway	(1 (1)	
Althoinistration, the Denartment of	- Janua 2. Made	20 - 10 - 12 - 12 - 12 - 12 - 12 - 12 -
Public Works, and the Office of	Doouty Zoning Commissioner of Balt	imore County
Planning and Zoning.	/ 0	
Planning and Zoning.		
Pursuant to the advertisement, posting	property and public hearing on the a	bove petition
and it appearing that by reason of		
10 pt 2 st 10 44		
	·····	
		120 3

		1
the above Variance should NOT BE GRAN	'ED	
the above variance anoma nor by discr	DD.	- 17 49
IT IS ORDERED by the Zoning Commiss	oner of Baltimore County, this	day
of 197 that the	above Variance be and the same is her	eby DENIED.

Baltimore County, Maryland Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

May 25, 1973

Baroan of Engineering

PRDER RECEIVED FOR

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120

Pe: Item #215 (1972 - 1073)
Property Comer: Richard A. and Joyce A. Zahner
N/S of Carroll Manor Rd., 1850' W. of Sweetair Rd.
Present Zoning: Ral.P.
Proposed Zoning: Variance from Section 1200.383 to
permit a side yard of h3' instead of required 50'
District: 10th No. Kerse: 1,007 acres: 1,

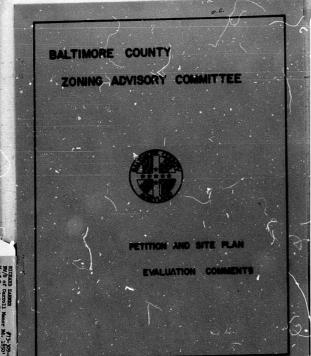
Dear Mr. DiNenna

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.

Carroll Manor Road, an existing public road, is proposed to be improved in the future as a ki-Toot closed-type roadway cross-section on a 70-Toot right-of-way. Highway imprevenents are not required at this time. Highway right-of-way widening including any necessary revertible easeemt for alopse will be required in connection with any grading or building permit application. The substitute plan should be revised accordingly. Further information may be obtained from the Baltimore County Bureau of Engineering.

Davelopment of this property through stripning, 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.

The retitioner must provide necessary drainage facilities (temporary or permenent) to provent creating any muteanous or damages to adjacent properties, especially by the concentration of zw.7cee waters. Correction of any problem which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Pottioner.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

JOHN J. DILLON, JR

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COM BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMENT ZONING ASMINISTRATIO INDUSTRIAL DEVELOPMENT

June 8, 1973

Mr. Richard A. Zahner 7619B Hillendale Road Baltimore, Maryland 21234

RE: Variance Petition
Item 215
Richard A. & Joyce A. Zahner Petitioners

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 nade 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 side of Carroll Manor Road, 1850 feet west of Sweetair Road, in the 10th District of Baltimore County. This property is zonad R.D.P. and is presently being improved with a dwelling under a current building permit. This property is on the low side of Carroll Manor Road and this property tapers toward the roar (north side). Carroll this location. There are other dwelling on either side and across the street from the subject property.

This petition is accepted for filing on the date of the enclosed filing cartificate. Notice

Mr. Fichard A. Zahner Item 215 Page 2 June 8, 1973

of the hearing date and time, which will be held not less than 20, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the par future.

John & Dillon

JJDJr:JD

(Enclosure

ten #215 (1972 - 1973) Richard A. and Joyce A. Zahner Page 2 May 25, 1973

W (1)

309-4

Public water supply and sanitary severage are not available to serve this property which appears to be only a portion of a larger tract and is beyond the limits of the Salinore County Metropolitan District and the Salinore County Comprehensive Water and Sewage Plan for 1970 - 1980, Amended 1971.

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

cc: John Somers

U-ME Key Sheet 74 & 75 NE 19 Pos. Sheets NE 19 E Topo 44 Tax Map



BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFOND. P.E.

WM. T. MELCER

Hay 30, 1973

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

Re: Item 215 - 24C - New 8. 1973 Free Property Court: Blothed A. and Joyce A. Zahner Moy S. of Carmoll Hanor Road, 1850' V of Sweetair Road Variance from Saction 1A00, 3.83 to permit a side yard of 43' Instead of required 50' District

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

Very truly you Michael S. Flanigan Traffic Engineer Associate

MSF/pl



Bernard M. Evan

May 8, 1973

Mr. S.Eric DiNenna Zoning Commissioner County Office Bldg. Towson, .d. 2120h

Att. Mr. John J. Dillon

RE: Z.A.C. meeting, May 8, 1973 Property Owner: Richard A. & Joyce A. Zahner Location: Nw/S of Carroll Manor Rd. 1850' W of Sweet-Air Md. Present Zoning: R.P.D. Proposed Zoning: Variance from Section 1800-3.P3 to permit a side yard of 13' instead of required 50' District: 10 Item: 215 No. Acres: 1,007 acres Outer Beltway Air Rd.

Dear Mr. DiNenna:

The subject site is in the area of the proposed State Highway Administration's Outer Beltway. The property could be seriously affected. The project is not in the 1973-1977 Highway Improvement Program. However, it is listed in the Twenty Year Highway Needs Study.

Very truly yours.

CLiJMidn

Charles Lee, Chief Development Engineering Section Jahn E. Meyers' by: John E. Reyers' Acrt. Tevelopment Engineer

P.O. Box 717 / 300 West Preston Street, Baltimore, M.

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 2,204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Consittee

Re: Property Owner: Richard A. and Joyce A. Zahner

Location: NW/S of Carroll Manor Road, 1850' W of Sweetair Road

Item No. 215 Zoning Agenda Tuesday, Nav 8, 1973

Gentlenen:

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 approved road in accordance with <u>Baltimore</u> County Standards as published by the Department of "Dublic Morks."
 () 2. A second cams of vehicle access it required for the site.
 () 3 The vehicle dead-end condition shown at
- EXCISES the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning
- of operations. () The buildings and structures existing or proposed on the factor of the structures are structured to the structure of the

Special Inspection Division Pire Prevention Bureau

THE RESERVE OF THE PROPERTY OF

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH—

Mr. S. Eric DiNenna, Zoning Commissioner

Present Zoning: R.D.P.

District: 10

No. Acres: 1.007

Office of Planning and Zoning

May 8, 1973, are as follows:

County Office Building

Towson, Maryland 21204

Dear Mr. DiNenna:



JEFFERSON BUILDING TOWSON, MARYLAND 21204

HVB:mne

May 11, 1973

Corments on Item 215, Zoning Advisory Committee Meeting

Proposed Zoning: Variance from Section 1A00.3.B3 to

Private water well and private sewage disposal system

appear to be operating satisfactorily at this time.

permit a side yard of 43' instead of required 50'

Very truly yours.

homas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Property Owner: Richard A. and Joyce A. Zahner Location: NW/S of Carroll Manor Road, 1850' W of

DONALD J. BOOR MD. MRM

Sweetair Road

DESCRIPT STATE AND COUNTY MEATON OFF THE

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

DIRECTOR

TOWING COMMISSIONES

Dear Mr. DiNenna

Comments on Item #215. Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Richard A. and Joyce A. Zahner Lecation: NW/S of Carroll Manor Road, 1850' W of Sweetair Road Present Zoning: R.D.P. Proposed Zoning: Variance from Section 1A00.3.83 to permit a side yard of 43' instead of required 50'

District: 10 No. Acres: 1.007 acres

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

Very truly yours,

John L. Wimbley Planning Specialist II Project Planning Division

Office of Planning and Zoning

May 15, 1973

WILLIAM D. FROMM S. ERIC DINENNA

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: May 10, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Z.A.C. Meeting of: Tuesday May 8, 1973

Re: Item 215 Property Owner: Richard A. and Joyce A. Zahner NW/S of Carroll Monor Road, 1850' W of Sweetair Road Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1400.3.83 to permit a side yard of 43' instead of required 50'

Districts

Dear Mr. DiNenna:

No. Acres:

No effect on student population.

1.007 acres

Very truly yours,

WNP/ml

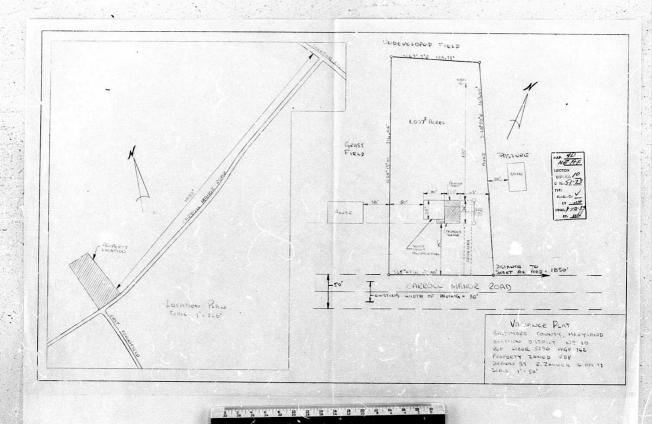
W. Nick Petrovich Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204

H. EMSLIE PARKS, PRESIDENT EUGEN, C. HESS, MES GOBERT L. BERNEY

MARCUS M. BOTSANIS JOSEPH N. MIDDWAN

T. BAYARD WILLIAMS, JR. RICHARD W. TRACEY, V.M.D. MES RICHARD & MUESFEL



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THE 1979 W. T. J.