

73-309-A (Date: 6/15/73) 73-309-A

ORDER RECEIVED FOR FILING

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 Petitioners:

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 welfare of the community:

to permit a side yard of forty-three (43) feet instead of the required fifty (50) feet. should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit a side yard of forty-three (43) feet instead of the required fifty (50) feet, subject to the approval of the site plan by the State Highway Administration, the 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 above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

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

May 25, 1973

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

Re: Item #215 (1972 - 1973)
Property Owner: Richard A. and Joyce A. Zahner
W/S of Carroll Manor Rd., 1850' W. of Sweetair Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B3 to permit a side yard of 43' instead of required 50'
District: 10th No. Acres: 1.007 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.

Highways:

Carroll Manor Road, an existing public road, is proposed to be improved in the future as a 4-lane divided roadway cross-section on a 70-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easement for slopes will be required in connection with any grading or building permit application. The submitted plan should be revised accordingly. Further information may be obtained from the Baltimore County Bureau of Engineering.

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 Drains:

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.

BALTIMORE COUNTY
ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake 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

June 8, 1973

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

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

Dear Mr. Zahner:

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 side of Carroll Manor Road, 1850 feet west of Sweetair Road, in the 10th District of Baltimore County. This property is zoned 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 rear (north side). Carroll Manor is not improved with curb and gutter at this location. There are other dwellings on either side and across the street from the subject property.

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

Mr. Richard A. Zahner
Item 215
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June 8, 1973

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

JJDJr:JD
(Enclosure)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

May 30, 1973

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

Re: Item 215 - ZAC - May 8, 1973
Property Owner: Richard A. and Joyce A. Zahner
W/S of Carroll Manor Road, 1850' W. of Sweetair Road
Variance from Section 1A00.3B3 to permit a side yard of 43' instead of required 50'
District 10

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 8, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Att. Mr. John J. Dillon

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,

Charles Lee, Chief
Development Engineering Section
John E. Myers
John E. Myers
Asst. Development Engineer

CL:lddp

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

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, May 8, 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. A 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.

Reviewer: John P. Smith Noted and Approved: Paul H. Reincke
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 11, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE 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 215, Zoning Advisory Committee Meeting
May 8, 1973, are as follows:

Property Owner: Richard A. and Joyce A. Zahner
Location: NW/S of Carroll Manor Road, 1850' W of Sweetair Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3.B3 to permit a side yard of 43' instead of required 50'
District: 10
No. Acres: 1.007

Private water well and private sewage disposal system appear to be operating satisfactorily at this time.

Very truly yours,

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

HVB:mn6

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 15, 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 #215, Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Richard A. and Joyce A. Zahner
Location: NW/S of Carroll Manor Road, 1850' W of Sweetair Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3.B3 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
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 404-3211 ZONING 404-3261

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 10, 1973

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

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

Re: Item 215
Property Owner: Richard A. and Joyce A. Zahner
Location: NW/S of Carroll Manor Road, 1850' W of Sweetair Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3.B3 to permit a side yard of 43' instead of required 50'

District: 10
No. Acres: 1.007 acres

Dear Mr. DiNenna:

No effect on student population.

WNP/ml

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MANUEL M. GUTSARIS
JOSEPH H. MCDONNAN
ALVIN LOPEZ
JOSHUA R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUERFEL

