

74-27 44-417 74-27 (Case No. 212) PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Lillie Allison, 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 1400.3B.3 to permit a front yard setback of 50' from the centerline of the street instead of the required 75'.

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

My lot exceeds one acre but its deepest point is only 143'. My new home I propose to build is 34' wide, therefore my property is not deep enough to allow the minimum set backs, front and rear. The land slopes in such a way that if I am allowed to build at a set back of 50' from the centerline of the road, then I would have the proper rear set back and the natural drainage of the land would be unnumbered.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, the undersigned, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser Lillie Allison
Address Stringtown Road
Sparks, Maryland 21152
BY John E. Ensor Attorney's Attorney
Address 134 Mt. Carmel Rd., Parkton, Md. 21120
357-4557

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 2nd day of July, 1973, at 10:30 o'clock.

(over)

PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
1118 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

John E. Ensor, Esq.
136 Mt. Carmel Road
Parkton, Maryland 21120

RE: Variance Petition
Item 212
Lillie Allison - Petitioner

Dear Mr. Ensor:

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 north side of Stringtown Road, 4,750 feet east of Falls Road, in the 5th District of Baltimore County. This R.D.P. zoned property is currently improved with a single family dwelling which sets fairly close to the edge of the road. The surrounding properties are farm land with the exception of the V.M.C.A. property to the west of the subject property. There is no curb and gutter at this location.

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

John E. Ensor, Esq.
Item 212
Page 2
June 8, 1973

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

JJDjr:JD

(Enclosure)

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

CC-WB Key Sheet
92 & 93 NW 21 Pos. Sheets
NW 23 & 24 P Topo
27 av Map

Bureau of Engineering
ELLSWORTH H. LIVER, P. E. CHIEF

May 15, 1973

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

Re: Item #212 (1972 - 1973)
Property Owner: Lillie Allison
4750' E of Falls Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit a front yard setback of 50' from the centerline of the street instead of the required 75'
District: 5th No. Acres: 45,360 sq. ft.

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

Stringtown Road (Md. 401) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drainage

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.

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property which appears to be only a portion of a larger tract and is utilizing private onsite facilities. This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewer Plan for 1970-1980, Amended 1971.

Very truly yours,
Ellsworth H. Liver
Chief, Bureau of Engineering

ENCLOSURE

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. CHIEF
WILLIAM T. MILLER DEPUTY CHIEF

May 30, 1973

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

Re: Item 212 - ZAC - May 1, 1973
Property Owner: Lillie Allison
4750' E of Falls Road
Variance from Section 1400.3B.3 to permit a front yard setback of 50' from the centerline of the street instead of the required 75'
District 5

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

May 9, 1973

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

RE: ZAC Meeting, May 1, 1973
Property owner: Lillie Allison
Location: NS of Stringtown Rd.
(ate. 401) 4750' E of Falls Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3B.3 to permit a front yard setback of 50' from the centerline of the street instead of the required 75'
District: 5
No. Acres: 45,360 sq. ft.
Item 212

Att: Mr. John Dillon

Dear Mr. DiNenna:

Although Stringtown Road is not a major facility, and is not planned for any improvement in the Twenty Year Needs Study, it is assumed that eventually the road will be widened. Taking this into consideration, it is our opinion that the proposed dwelling should be located further from the road than indicated.

Very truly yours,
Charles Lee, Chief
Development Engineering Section

John W. Meyers
Development Engineer

John W. Meyers

Baltimore County Fire Department



J. Austin Dilts
Chief

Towson, Maryland 21204
923-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lillie Allison

Location: NS of Stringtown Road, 4750' E of Falls Road

Item No. 212 Zoning Agenda Tuesday, May 1, 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 100 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 XXXXXX 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.
- () 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", 1973 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 W. Meyers Noted and Approved: Paul H. Rinehart
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

MS 4/16/73

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

John A. Baker, Eng.
135 W. Camden Road
Towson, Maryland 21204

Form 210

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

On 2nd day of May 1973

[Signature]
J. Eric Williams
Zoning Commissioner

Petitioner: Lillie Allison

Petitioner's Attorney: John H. Baker

Reviewed by

[Signature]
Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received * this 18th day of

[Signature] May, 1973

[Signature]
J. Eric Williams
Zoning Commissioner

Petitioner: Lillie Allison Submitted by John Baker

Petitioner's Attorney: John H. Baker Reviewed by *[Signature]*

* This is to be interpreted as acceptance of the Petition for assignment of a hearing date.

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: <i>[Signature]</i>										
Previous case: _____										

Revised Plans:
Change in outline or description: Yes
Map # _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 6th Date of Posting: 19/73
Posted for: Variance
Petitioner: Lillie Allison
Location of property: 215 Stamp Iron Rd
4730 E of Falls Rd
Location of Signs: 50' each of P/L
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 4/21/73

[Signature]
Posted for the Real

BALTIMORE COUNTY, MARYLAND
OFFICE OF FIN. & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 10872

DATE: June 27, 1973 ACCOUNT: 01-662
AMOUNT: \$45.50
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Cash - Advertising and posting of
property for Lillie Allison
#74-2-4
45.50 CASH

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8290

DATE: April 18, 1973 ACCOUNT: 01-662
AMOUNT: \$25.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
Cash
Petition for Variance for Lillie Allison
\$25.00 CASH

(10)

MAP:	26
	NW 10E
ELECTION	5
DISTRICT	5
D. TEL.	5-17-73
TYPE	
REAR D.	✓
BY	1/2
FINISH	9-20-73
BY	1/2

