

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Charles R. McLean, Jr.

I, or Charles R. McLean, Jr., 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,

herby petition for a Variance from Section 1100.3.10 to permit sidewalks of 27
and 28 feet instead of the required 50 feet.

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

Property was purchased from Russell T. Baker with the sole intention of building and without the knowledge to us of any restrictions. Our intention to build on the property was expressed in that purchase of the property was contingent on obtaining a satisfactory perc test which was obtained. Since our property frontage is 100 feet and our proposed new frontage is 145 feet, we are therefore requesting to permit sidewalks of 27 feet and 28 feet instead of the required 50 feet.

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 Charles R. McLean, Jr. Legal Owner
Address 812 Maple Crest Drive
Baltimore, Maryland 21220
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of July 3, 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 through 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 16th day of July, 1973, at 10:00 o'clock.

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 22, 1973

Mr. Charles R. McLean, Jr.,
812 Maple Crest Drive
Baltimore, Maryland 21220

RE: Variance Petition
Item 224
Charles R. and Rolanda E. McLean, Jr.-
Petitioner

Dear Mr. McLean:

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 south side of Black Head Road, 550 feet west of Crook Road, no Landing Road or Goose Road, as indicated in the petitioners' description. The property is currently improved with a one-story frame summer cottage that is directly adjacent to a relatively new one-story ranch house on the west side of the property. The east side is vacant and is all wooded. There are existing dwellings on the north side of Black Head Road that front on Bird River. There is no curb and gutter existing in this location.

Petitioner proposes to construct a new dwelling at almost the same location as the existing structure. He has not indicated whether this is a one-story or a

Mr. Charles R. McLean, Jr.
Re: Item 224
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or a two-story structure. He is requesting variances to permit a 27 foot setback on the east side and a 28 foot side yard setback on the west side and it will be located 60 feet from the front property line. The setback in the front is 60 feet to the property line and if Black Head Road is a 40 foot right of way, the setback is 80 feet to the center line. There appears to be no necessity for a Variance requested for this setback, although it should be indicated on a revised site plan. Also, revised site plan should indicate the box numbers of the dwelling on the west side of this property and the address of his property. The description, as submitted, should be revised to indicate the correct name of the intersecting street called Landing Road in the petitioners' description. Advertising and posting will not take place until this has been corrected.

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 30 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:JJD

Enclosure

cc: Edward V. Coonan & Co.,
1209 E. 36th Street
Baltimore, Maryland 21218

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: July 11, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning

SUBJECT: Petition #224-A, South side of Black Head Road 550 feet West of Crooke Road.
Petition for Variance for Side Yards.
Petitioner - Charles R. and Rolanda E. McLean, Jr.

District 15

HEARING: Monday, July 16, 1973 (10:15 A.M.)

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

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

June 11, 1973

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

Re: Item #224 (1972 - 1973)
Property Owner: Charles R. McLean, Jr. et ux
575 of Black Head Road, 550' from Crooks Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400.3.13 to permit side yards of 27' and 28' instead of required 50'
No. Acres: 1.00' x 250'

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:

Black Head Road, an existing public road, is proposed to be improved in the future as a 30-foot "A" and-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan should be revised accordingly.

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 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.

Item #224 (1972 - 1973)
Property Owner: Charles R. McLean, Jr. et ux
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Water and Sanitary Sewers:

Public water supply and sanitary sewers are not available to serve this property which is beyond the limits of the Baltimore County Comprehensive Water and Sewer Plan for 1970-1980, Amended 1971.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAN:FW:ss

WDC:W Key Sheet
29 ME 143 Pos. Sheet
ME 8 X Topo
83 Tax Map

cc: J. Somers

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's...

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 side yards of twenty-seven (27) feet and twenty-eight (28) feet instead of the required fifty (50) feet...
 IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of July, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, to permit side yards of twenty-seven (27) feet and twenty-eight (28) feet instead of the required fifty (50) feet, subject to the approval of a site plan by the Department of Public Works and the Department 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 16th day of July, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
 EUGENE J. CLIFFORD, P.E. WM. T. MELEN
 DIRECTOR DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 224 - ZAC - May 22, 1973
 Property Owner: Charles R. McLean, Jr. et ux
 55 of Black Head Road, 550' from Goose Road
 Variance from Section 1A00.3.B3 to permit side yards of 27' and 28' instead of required 50'
 District: 15

Dear Mr. DiNenna:
 No major traffic problems are anticipated by the requested variances to the side yards.

Very truly yours,

Michael S. Flanagan
 Traffic Engineer Associate

MSF/ph

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
 TOWSON, MARYLAND 21204

May 23, 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 224, Zoning Advisory Committee Meeting May 22, 1973, are as follows:

Property Owner: Charles R. McLean, Jr. et al
 Location: 55 of Black Head Road, 550' from Goose Rd.
 Present Zoning: R.D.P.
 Proposed Zoning: Variance from Section 1A00.3.B3 to permit side yards of 27' and 28' instead of req. 50'
 District: 15
 No. Acres: 100' x 250'

Complete soil evaluation must be conducted between January 15 and May 30, and meet Health Department regulations.

Very truly yours,

Thomas H. Devlin
 BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

WILLIAM D. FROMM
 DIRECTOR
 S. ERIC DINENNA
 ZONING COMMISSIONER



May 23, 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 #224, Zoning Advisory Committee Meeting, May 22, 1973, are as follows:

Property Owner: Charles R. McLean, Jr. et ux
 Location: 55 of Black Head Road, 550' from Goose Road
 Present Zoning: R.D.P.
 Proposed Zoning: Variance from Section 1A00.3.B3 to permit side yards of 27' and 28' instead of required 50'
 District: 15
 No. Acres: 100' x 250'

The site plan and description should be revised to show the street name as indicated on the street sign at the closest intersecting street.

Very truly yours,

John L. Wimbley
 Planning Specialist II
 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 486-3211 ZONING 486-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 22, 1973

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

Z.A.C. Meeting of: Tuesday May 22, 1973

Re: Item 224
 Property Owner: Charles R. McLean, Jr. et ux
 Location: 55 of Black Head Road, 550' from Goose Road
 Present Zoning: R.D.P.
 Proposed Zoning: Variance from Section 1A00.3.B3 to permit side yards of 27' and 28' instead of required 50'

District: 15
 No. Acres: 100' x 250'

Dear Mr. DiNenna:

No effect on student population.

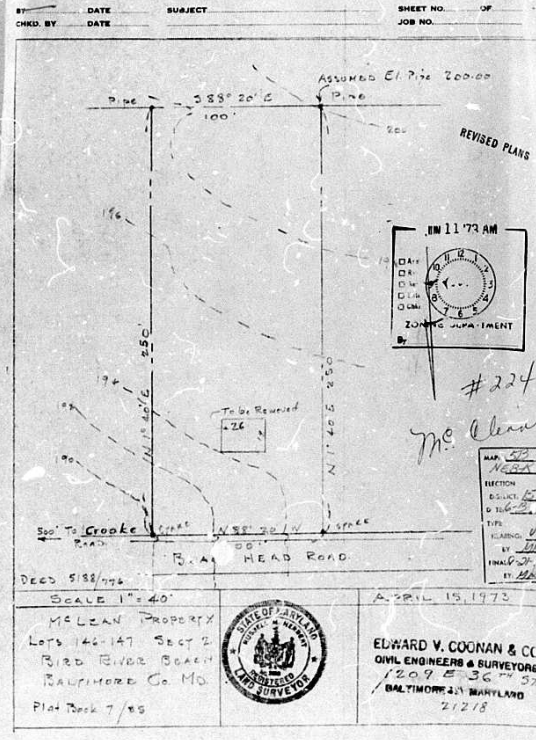
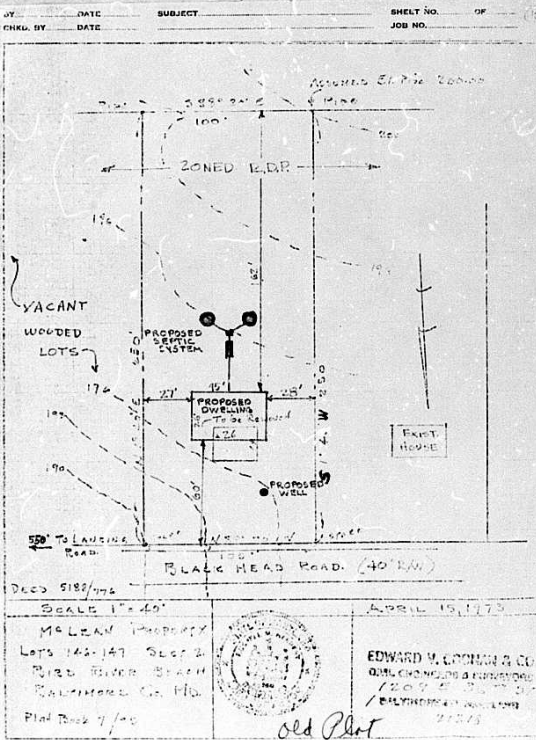
Very truly yours,
 W. Nick Petrovich
 Field Representative

WNP/al

H. CHURCH PARK, MARYLAND
 EUGENE C. HESS, MARYLAND
 MRS. ROBERT L. HENRY

MARCUS M. BOTSARIS
 JOSEPH N. MUGGERMAN
 ALVIN LORICK
 JOSHUA R. WHEELER

F. BAYARD WILLIAMS, JR.
 RICHARD W. TRACY, M.D.
 MRS. RICHARD K. HENRY



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>[Signature]</i>			Revised Plans: Change in outline or description		Yes	No			
Previous case:			Map #						

