

74-25-A (Sample 248) PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **CHARLES W. CALP**, 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 side yard setback of 25' 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)

See attached description
REASON: Due to extreme hardship, I am now supporting my daughter and grandson. I find it necessary to build an additional bedroom and family room to ease the crowded conditions of my home.
 see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. or we agree to pay expenses of any 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.

Charles W. Calp
 Contract purchaser
 Address: Rt. #1 Box 66
 Granite, Maryland 21163
 Petitioner's Attorney
 Address:

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 30th day of July 1973 at 10:15 o'clock.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 20, 1973

Mr. Charles W. Calp
 Rte. #1, Box 66
 Granite, Maryland 21163

RE: Variance Petition
 Item 248
 Charles W. Calp. - Petitioner

Dear Mr. Calp:

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 problems with this proposed addition, this Committee accepts this petition for filing.

The subject property is located on the northwest corner of Old Court Road and Herwood Road, in the 2nd District of Baltimore County. The property is currently improved with a very attractive one-story dwelling that is well landscaped and well maintained.

The petitioner is requesting a Variance for a 25 foot side yard instead of the required 50 feet in an RDP zone. There being no apparent adverse problems with this proposed addition, this Committee accepts this petition for filing.

Mr. Charles W. Calp
 Item 248
 July 20, 1973

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 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

July 16, 1973

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

Re: Item #248 (1972 - 1973)
 Property Owner: Charles W. Calp
 N/W corner Old Court and Herwood Roads
 Present Zoning: R.D.P.
 Proposed Zoning: Variance from 1400.3B.3 to permit a side yard setback of 25' instead of the required 50'
 District: 2nd No. Acres: 24,254 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:

Old Court Road (Md. 125) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Herwood Road, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way, including a fillet area at the intersection for sight distance and 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 plan should be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

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.

Item #248 (1972 - 1973)
 Property Owner: Charles W. Calp
 Page 2
 July 16, 1973

Water and Sanitary Sewers

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

Very truly yours,

Edmund M. DiNenna
 Chief, Bureau of Engineering

EDM:AM:PM:iss

cc: J. Tremmer
 J. Somers

17 NW 46 Pos. Sheet
 NW 5 L Topo
 86 Tax Map

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

July 16, 1973

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 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

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Edmund M. DiNenna
 Chief, Bureau of Engineering

EDM:AM:PM:iss

cc: J. Tremmer
 J. Somers

17 NW 46 Pos. Sheet
 NW 5 L Topo
 86 Tax Map

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 above Variance should be had; and it further appearing that by reason of the fact that the Variance requested not adversely affecting the health, safety, and general welfare of the community.

a Variance to permit a side yard setback of twenty-five (25) feet should be granted instead of the required fifty (50) feet
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 31st 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 a side yard setback of twenty-five (25) feet instead of the required fifty (50) feet, subject to the approval of a site plan by 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 HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

July 9, 1973

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE, CITY 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 248, Zoning Advisory Committee Meeting
June 26, 1973, are as follows:

Property Owner: Charles W. Calp
Location: NW corner Old Court & Herwood Roads
Present Zoning: R.D.P.
Proposed Zoning: Variance from 1A00.3B.3 to permit a side yard setback of 25' instead of req. 50'
District: 2
No. Acres: 24.254 sq.ft.

Private water well. Private sewage disposal system operating satisfactorily.

Very truly yours,

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

HVB:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



July 5, 1973

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

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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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-2811 ZONING 484-3281

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1973

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

Z.A.C. Meeting of: Tuesday June 26, 1973

Re: Item 248
Property Owner: Charles W. Calp
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Present Zoning: R.D.P.
Proposed Zoning: Variance from 1A00.3B.3 to permit a side yard setback of 25' instead of the required 50'

District: 2
No. Acres: 24.254 square feet

Dear Mr. DiNenna:

No effect on student population.

WDP/ml

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

Below is a description of the plot of land owned by Mr. Charles W. Calp.

Beginning at a point, said point being the North-West corner of Old Court and Herwood Roads. Thence along the North side of Old Court Road, 133 feet to a point. Thence Northerly 181 feet to a point. Thence Easterly 135 feet to a stone marker. Thence Southerly along the West side of Herwood Road 181 feet to the beginning at corner of Old Court and Herwood Roads. The plot contains 24,254 Sq. Ft.

PETITION FOR A VARIANCE
and REMOVAL

PETITIONER: Charles W. Calp
LOCATION: Northwest corner of Old Court and Herwood Roads.
DATE & TIME: MONDAY, JULY 30, 1973 at 10:15 A.M.
FROM: Room 204, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

PETITION FOR VARIANCE FROM THE ZONING REGULATIONS OF BALTIMORE COUNTY TO PERMIT A SIDE YARD SETBACK OF 25 FEET INSTEAD OF THE REQUIRED 50 FEET.

The Zoning Regulations to be amended are as follows:

Section 1A00.3B.3 - The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 50 feet.

431 that parcel of land in the Second District of Baltimore County

Being the property of Charles W. Calp, as shown on plot plan filed with the Zoning Department.

Hearing Date: Monday, July 30, 1973 at 10:15 A.M.
Public Hearing: Room 204, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

IN WITNESS WHEREOF
I, ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 18, 1973

FROM: William D. Fromm, Director
Office of Planning and Zoning
SUBJECT: Petition #74-25A. Northwest corner of Old Court and Herwood Roads
Petitioner for Variance for a Side Yard.
Petitioner - Charles W. Calp

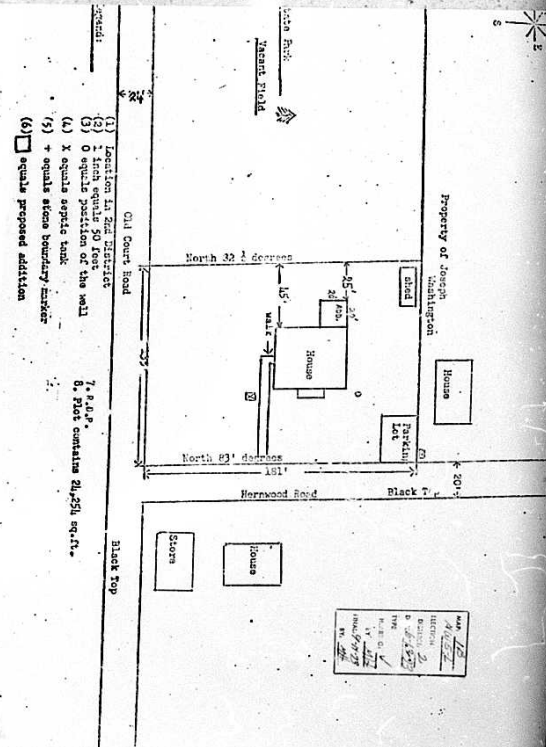
2nd District

HEARING: Monday, July 30, 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



Reviewed by [Signature]
Chairman,
Zoning Advisory Committee