

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
JOSEPH W. AND MARY K. SCHRECK

I, or we, the undersigned, legal owner(s) of the property situated 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 1A00.3B.3 to permit side yard setbacks of ten (10) feet and sixteen (16) feet instead of the required fifty (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)

Existing lots within this subdivision have been developed as fifty (50) foot lots and additionally there have been similar requests granted. To require this lot to maintain the present setbacks would create undue hardship and practical difficulty.

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
MAY K. SCHRECK Legal Owner
Address: 818 Martin Road
Baltimore, Md. 21221
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day

AUG 27 73 AM August 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 25th day of September 1973 at 10:00 o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County
(over)

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

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

May 18, 1973

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

Re: Item #211 (1972-1973)
Property Owner: Joseph W. and Mary K. Schreck
N/S of Poplar Rd., 15' E. of Cedar Creek Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 10' and 16' instead of the required 50'
District: 15th No. Acres: 50' x 209'

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:

Poplar Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-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 easement for slopes will be required in connection with any grading or building permit application. The 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 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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and/or commercial development and other special construction features are required.

Item #211 (1972 - 1973)
Property Owner: Joseph W. and Mary K. Schreck
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Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is beyond the Baltimore County Comprehensive Sewage Plan for 1970-1980, Amended 1971.

Very truly yours,

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

cc: John Somers

cc: John Somers

cc: John Somers

cc: John Somers

cc: John Somers

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BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 18, 1973

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE HOUSE CAMPUS

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Mr. Joseph W. Schreck
818 Martin Road
Baltimore, Maryland 21221

RE: Variance Petition
Item 211
Joseph W. and Mary K. Schreck -
Petitioners

Dear Mr. Schreck:

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 Poplar Road, 15 feet east of Cedar Creek Road, in the 15th District of Baltimore County. This residential (R.D.P.) 50 foot wide lot is currently unimproved. There are existing single family dwellings on both sides of the subject property. The property across Poplar Road is also vacant. All of the properties along Poplar Road have access to Cedar Creek. There is no curb and gutter at this location.

After reviewing the comments submitted by the Baltimore County Health Department, the Committee feels the subject petition should not be accepted for filing. However, if the petitioner wishes to proceed with a hearing he should take note of the enclosed comments and make any revisions to the site plans.

Mr. Joseph W. Schreck
Item 211
Page 2
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if required.

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. CLYBORN, P.E. CHIEF
Wm. T. NELSON DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 211 - ZAC - May 1, 1973
Property Owner: Joseph W. and Mary K. Schreck
NS of Poplar Road, 15' E of Cedar Creek Road
Variance from Section 1A00.3B.3 to permit side yard setbacks of 10' and 16' instead of the required 50'
District 15

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Dietz
Chief



Towson, Maryland 21204

973-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph W. and Mary K. Schreck

Location: NS of Poplar Road, 15' E of Cedar Creek Road

Item No. 211 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 Section 1A00.3B.3 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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Michael S. Flanigan* Noted and Approved: *Paul H. Pincus*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

nlc
4/16/73

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 STRAIGHTNESS of the Variances requested not adversely affecting the health, safety and general welfare of the community.

to permit side yard setbacks of 10 feet and 16 feet instead of the required 50 feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of September, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Very truly yours,
Zoning Commissioner of Baltimore County

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 NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of September, 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

August 2, 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:

Revised comments on Item 209, Zoning Advisory Committee Meeting, May 1, 1973, are as follows:

Property Owner: Joseph W. & Mary K. Schreck
Location: NS Poplar Rd., 16'E of Cedar Creek Rd.

Metropolitan water is available.

Soil evaluation has been conducted and approved, therefore this office has no objections to this petition.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

DESCRIPTION FOR VARIANCE

Being located on the north side of Poplar Road, approximately fifteen (15) feet east of Cedar Creek Road and known as Lot No. 57 of the Plat of Cedar Beach, recorded amongst the Land Records of Baltimore County in Plat Book W.P.C. 7, Part 2, folio 186

15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 4, 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 209, Zoning Advisory Committee Meeting May 1, 1973, are as follows:

Property Owner: Joseph W. & Mary K. Schreck
Location: NS of Poplar Rd., 16' E of Cedar Creek Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00-3B.3 to permit side yard setbacks of 10' and 16' instead of required 50'
District: 15
No. of Acres: 50' x 209'

This department will not approve a building permit on this lot because it does not meet Maryland State Department of Health Regulation 10.03.28, which states that the lot must be 100 ft. wide and contain a total area of a minimum of 15,000 sq.ft. for individual sewerage systems with metropolitan water service.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mg

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 11, 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 211, Zoning Advisory Committee Meeting, May 1, 1973, are as follows:

Property Owner: Joseph W. & Mary K. Schreck
Location: NS of Poplar Road, 15' E of Cedar Creek Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00-3B.3 to permit side yard setbacks of 10' instead of the required 50'
District: 15
No. Acres: 50' x 209'

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 2, 1973

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

Re: Item 209

Property Owner: Joseph W. & Mary K. Schreck
Location: NS of Poplar Road, 15' E of Cedar Creek Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00-3B.3 to permit side yard setbacks of 10' and 16' instead of the required 50'

Z.A.C. Meeting of: Tuesday May 1, 1973

District: 15
No. Acres: 50' x 209'

Dear Mr. DiNenna:

No effect on student population.

WNP/ml

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 11, 1973

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #74-90-A. Petition for Variance for Side Yards.
North side of Poplar Road 15 feet East of Cedar Creek Road.
Petitioner - Joseph W. Schreck and Mary K. Schreck

15th District

HEARING: Tuesday, September 25, 1973 (10:00 A.M.)

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

William D. Fromm
William D. Fromm, Director of Planning

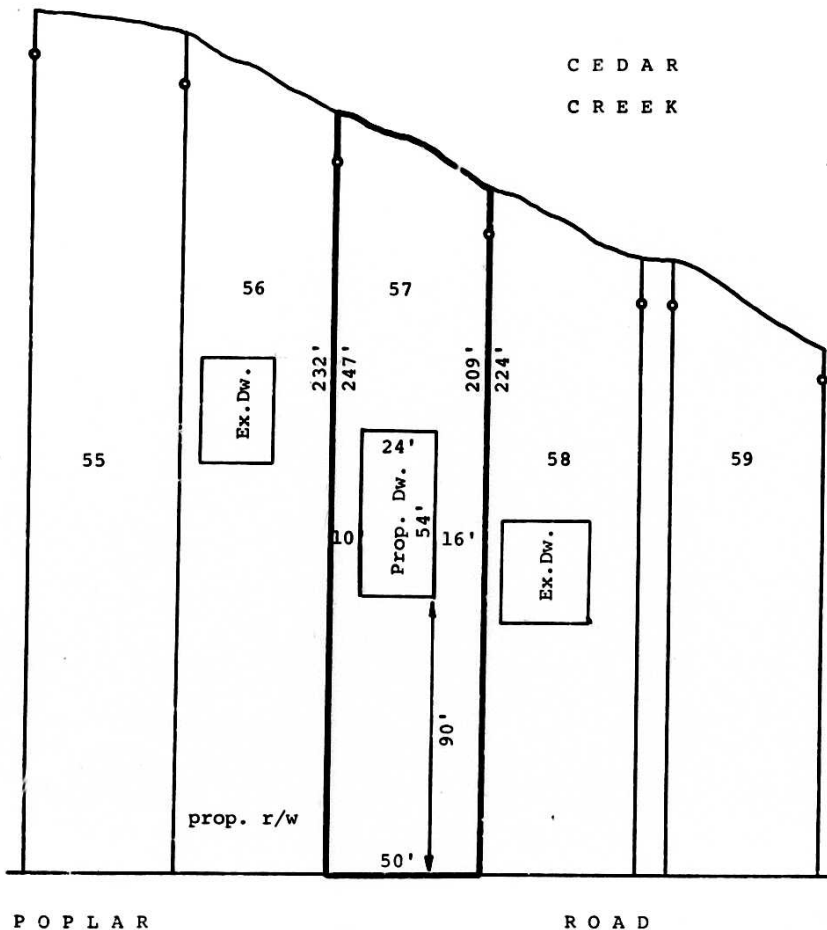
WDF:NEC:W

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#74-90-A

District: 15th Date of Posting: Sept 16-73
Posted for: Hearing, Tues. Sept 25, 1973, 10:00 A.M.
Petitioner: Joseph W. Schreck
Location of property: N/S of Poplar Rd. 15' E of Cedar Creek Rd.
Location of Sign: Sign posted approx. 15' E of Cedar Creek Rd. on Front Lot.
Remarks: [Signature]
Posted by: [Signature] Date of return: Sept 18-73

25.0 cm



Lot No. 57
Cedar Beach
W.P.C. 7
Part 2, folio 186

Zoned R.D.P.
15th District

Scale: 1" = 40'

(Unimproved)

MAP:	48
SHEET:	20
ELECTION	
DISTRICT:	15
D. TO:	4-19-23
TYPE	
HEARING:	✓
LY	10/14
FINAL:	
BY:	

