# FROM AREA AND HEIGHT REGULATIONS 74-213-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rhody A. 4: Sonita J. Bonigal owner for the property situate in Baltim y and which is described in the description and plat attached hereto and made a part hereof.

for a Variance from Section 421.1 to permit a setback of 18.71'

on the South property line, of 64.0' on the East property line, and

of 158.36' on the West property line instead of the required 200'

for each.

for each.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty we have en loyed the hobby of breedenge and showing our preserved. English Springer Spandals for several years now. At our new home on Plancy Grova Rd. we converted an existing concrete bloods building, (formerly a dilupidated chicken coep) into a small keeping. 2 should be a small keeping. 2 shows the dedition of 2 or 3 more bitches of our reason and are keeping 2 the eddition of 2 or 3 more bitches of our reason plus any bitches visiting our male, plus any litters that might exist, we wouldn't expect to ever have more than 25 does here at any nor time. Currently we have 6 Bob Lower runs measuring 16' x 1". There is room to add 3 more workers of Bob Lower runs measuring 16' x 1". There is room to add 3 more weare unkness to meets the 200! requirement and are applying for a variance to permit us to use the existing building for our kenty.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

"In we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and fir there agree to and are to be bound by the zoning regulations and restrictions of Ballman County adopted pursuant to the Zoning Law For Ballinore County. We for Baltimore County.

Agreedy Johnson,

Secretary Johnson,

Legal Owner

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd

, 197 4, 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-out 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 Townson, Baltimore day of March

County, bri the \_\_\_\_\_ 26th\_

ORGER RECEIVED

Zoning Commissioner of Baltimore County. 3/26/7

271. Aney Grove Hd. Reisterstown, Md. 21136 833-7530

... 1974 at 10:30 o'clock

3

Baltimore County, Margland Bepartment Of Public Borks

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

February 19, 1974

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

Re: Item #130 (1973-1974)
Property Cwmer: Rhody A. & Bonita J. Bosley
S/S of Piney Grove Rd., 2720' N/W of the centerline of 5/3 of rinsy urowe nos, etc. — Longmoker Roy.

Endstig Zoning: RD.P.

Proposed Zoning: Variance to permit a setback of 18,71' on south property line, 6ù' on the east, and 155,36' on the west instead of the required 200' for each No. of Acres: 2,381 District: 5th

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.

Piney Grove Road, an existing public road, is proposed to be improved in the future as a Mo-foot classed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including revertible esseements for slopes will be required in connection with any grading or building permit application. Further information any be obtained from the Baltimore County Bureau of Engineering. The submitted 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.

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.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any probl a which any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility or the Petitioner.

DESCRIPTION OF THE PROPERTY INCHE AS BOX 271, PINEY GROVE RD. REISTERSTOWN, MD. 21136

Item #130 (1973-197h)
Property Owner: Rhody & Bonita J. Bosley
Page 2

Water a. 1 Sanitary Sewer:

February 19. 197h

Public water supply and sonitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Baltimore County Comprehensive Nater and Sewerage Plan for 1970-1980.

Very truly yours,

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

END: BAM: FWR: as cc: J. Somers

W-NW Key Sheet 79 & 80 NW 36 & 37 Pos. Sheet NW 20 I & J Topo 32 & 40 Tax Maps

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 22, 1974

NAMES OF PICE BLOC

XXXXXXXXXXX

PUREAU OF HEALTH DEPARTMENT PRODUCT PLANSING Mr. Rhody A. Bosley Box 271, Piney Grove Road Reisterstown, Maryland 21136

RE: Variance Petition
Item 130
Rhody A. & Bonita J. Bosley Petitioners

Dear Mr. Bosley:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of 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 the appropriateness of the zoning action requested, but to assure that all the seventh of plans or problems with region of the development plans that may have a bearing on this case. The Director of Planning may fine of the zoning Comm.ssioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the south side of Piney Grove Road, approximately twenty-seven hundred and twenty (2720) deet northwest of Longacker Road and is presently improved that a residence and a kennel housing six (6) does with a residence and a kennel housing six (6) does with a residence and properties are all large acreage and the closest dwelling is approximately three hundred (300) feet distant from the kennel;

The petitioners are requesting a Variance to permit the kennel structure to permit setbacks of eighteen (18) feet on the east property line, and one hundred and fifty-eight (15) feet on the west property line, all in lieu of the required two hundred (200) feet.

Baltimore County Fire Department



Towson. Maryland 21204

825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Rhody A. & Bonits J. Bosley

Location: 3/S of Piney Grove Road, 2720 feet NN of the center line of Item No. 130 Zoning Agenda Jan. 29, 1979.

Zoning Agenda Jan. 29, 1974

Gentlenen:

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 approved road in accordance with Baltimore county Standards as published by the Department of Public Norks.
( ) 2. A second neans of vehicle access is required for the site.
( ) 3. The vehicle dead-end condition shown at

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. 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 life protection Association Standard No. 101

"The Life Protection Association Standard No. 101

( ) 6. Site plans are approved as Galdition prior to occupancy.

( ) 7. The Fire Prevention Sureau has no comments at this time.

Reviewer: Instruction Division Planting Group

Planning Group

Special Inspection Division Planting Free Prevention Bureau

mls 4/16/73

-Baltimore County, Maryland

DEPARTMENT OF HEALTH-

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing data which will be held not loss than 30, no more than 90 days after the date on the filing certificat, will be forwarded to you in the near future.

Very truly yours,

gamus B. Byrnus II

JAMES B. BYRNES,III Chairman, Coning Advisory Committee

J. nuary 30, 1974

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

Mr. Rhody A. Bosley Re: Item 130 Page 2 February 22, 197

JBB:JD

Enclosure

Comments on Item 110, Zoning Advisory Committee Meeting January 29, 1974, are as follows:

Property Owner: Rhody A. & Bonita J. Bosley Location: 5/s Piney Grove Rd., 2720' KW of C/l of Longnecker Rold

Present Zoning: R.D.P.
Proposed Zoning: Warfance to permit a serback of 18.71'
of Sproperty line, 64' on the R, and 158.36' on
No. Acres: 2.301
District: 2.301

Kennel housing six adult dogs is clean and sanitary at this time.

Septic system functioning properly. Water well in good physical condition.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: nn

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

Zoning Commissioner of Baltimore County

EVALUE J. CLIPPORD. P.E. WM. T. MELTER

March 1, 1974

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Haryland 21204

Re: Item 130 - ZAC - January 29, 1974
Property Owner: Rhody and Bonita Bosley
S/S Piney Grove Road, 2720 feet NW of the center line of Longnecker Road
Variance to permit a settice of 18,71 feet on S property line, 66 feet
on the E, abd 158,36 on the W instead of the required 200 feet for Cach
District 5

Dear Mr. Di Nenna:

The requested variances to the rear and side yards are not expected to cause any traffic problems.

Very truly yours. Michael S. Flanigan Traffic Engineer Associate



February 8, 1974

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

Comments on Item # 130, Zoning Advisory Committee Meeting, January 29, 1974, are as follows:

Property Owner, Rhody A. & Bonita J. Bosley Location: 5/5 of Piney Grove Road, 2720 feet NW of the center line of Longnecker Road Docations 3/3 of riney vision hadd, A.S. Service 118.71 feet on S property line, 64 feet on the E, and 158.36 on the W instead of the required 200 feet for each

This plan has been reviewed and there are no site-planning factors requiring comment.

John I Wimbles John L. Wimbley Planning Specialist II
Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON EUILDING 165 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 25, 197h

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

Z.A.C. Meeting of: January 29, 197h

Re: Item 130
Property Orner: Rhody A. & Bonita J. Bonley
Location: 3/5 of Piney Grove Ed, 2720 ft. NW of the center line of
Present Zoning: R,p,P.
Proposed Zoning: Yarlance to permit a setback of 18.71 ft. on S. property line,
64 ft. on the S. and 158.36 on the W. instead of the required
200 ft. for each.

District: No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

Very truly yours, to Tent tetrorel W. Nick Fetrovich Field Representative

## BATIMORE COUNTY MAR AND

### INTER OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date March 19, 1974

PPOM William D. Fromm, Director of Planning

SURJECT Petition #74-213-A. Petition for Variance for Side and Rear Yards South side of Pinny Grove Road 2720 feet North of Longnecker Road Petitioner - Rhody A. and Bonita J. Boslev

5th District

HEARING: Tuesday, March 26, 1974 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.

There are no planning issues in this petition which would directly affect

William D. From Director of Planning

WDF:NUG:TW

The second property of the control property of the con

CERTIFICATE OF PUBLICATION

TOWSON, MD. ..... Farch 7 ...... 19-74 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., oncercho-sech or one time surrective weeks before the 26th day of \_\_\_\_\_March\_\_\_\_\_, 19\_74, the first publication appearing on the \_\_\_\_ ?th\_\_\_day of \_\_\_\_ Harch\_\_\_ 19\_.74

THE JEFFERSONIAN.

Cost of Advertisement, \$\_\_

O COMMUNITE IMES RANDALLSTOWN, MD. 21133 March 11 - 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNemna Zoning Commissioner of Haltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one specescost week/before the 11th day of March 19 74 that is to say the same was inserted in the issue of March 7, 1974.

OFFICE OF

STROMBERG PUBLICATIONS, Inc.

ORIGINAL

B, Kuth Morgan

PETITION	M	MAPPING PROGRESS				SHEET				
FUNCTION	Wall 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, PA, CC, CA										-
Reviewed by:			C			tline	or desc	riptic	on	

MSF/pk

1-5,6N

74-213-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	rousen, moryland
District 5th Posted for PETITION FOR VARI	Date of Posting 11 HRCH 3 197
Petitioner: RHODY A. Bosks	У
LONG NECKER	Rd GROVE Rd 2720'N OF
Location of Signs: S/S OF PINEY G	Beve Bd. 2680 to - N of
lemarks:	
osted by Florence E. Rola.	Date of return: PARCH 15, 1974

Shedy A. Booley 271, Piney Grove Book	County Offi	E OF PLANNING AND	ZONING	Item 130
terston, Maryland 211	36 Touson, Mar	epeake Avenue ryland 21204		
	our Petition has	been received and	accepted fo	r filing
this 22mc	_day of		1973.	
		Pebrokry	1973.	
		10		
		#	0. 7	
		S. ENTE DINE	-	
		Zenting Counts	stoner	
Petitioner Mady A. & D	mits J. Besley		"	.0
Petitioner's Attorney		Reviewed by	Men 1	Hit
			Chai rmany	
	PARTIES TA SERVICE		Zoni na Advi s	ory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	BALTIMORE COUNTY, MARYLAND OFFICE OF FINAN: REVENUE DIVISION MISCELLANEOUS CASH RECEIPT
DATE March 26, 1974 ACCOUNT 01-662	DATE Feb. 27, 1974 ACCOUNT 01-662
AMOUNT \$52.75	AMOUNT \$25.00
DISTRIBUTION WHITE - CASHIER PINK - AGENCY VELLOW - CUSTOMER	WHITE - CASHIER PINK - AGENCY VELLOW CUSTOMER
Mr. Rohdy Bosley Box 271 Piney Grove Rd. Reisterstonn, Md. 21136	Mhody A. Bosley Box 271 Piney Crove Rd. Reisterstown, Md. 21136
Advertising and posting of property 52.75 Mgc	Petition for Variances 72 EB 28 25.00







