

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

74-213-7
#130

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rhody A. & Bonita J. Bosley, 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 221.1 to permit a setback of 18.71' on the South property line, 64' on the East property line, and of 158.36' on the West property line instead of the required 200' 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 enjoyed the hobby of breeding and showing our prebred English Springer Spaniels for several years now. At our new home on Piney Grove Rd. we converted an existing concrete block building (formerly a dilapidated chicken coop) into a small kennel. We currently own 4 Springers and are keeping 2 more for a friend who is going thru a difficult divorce. Even with the addition of 2 or 3 more litters of our own, plus any litters visiting our male, plus any litters that might exist, we wouldn't expect to ever have more than 25 dogs here at any one time. Currently we have 6 Bob Long runs measuring 16' x 4". There is room to add 3 more if we ever need them. Because of the size and shape of our property we are unable to meet the 200' requirement and are applying for a variance to permit us to use the existing building for our kennel.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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: Rhody A. Bosley Legal Owner
Address: Box 271, Piney Grove Rd., Reisterstown, Md. 21136
Petitioner's Attorney: James B. Byrnes, III
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of February, 1974, 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 104, County Office Building in Towson, Baltimore County, on the 26th day of March, 1974, at 10:30 o'clock.

Zoning Commissioner of Baltimore County. 3/28/74
(over)

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

James B. Byrnes, III
ELLSWORTH N. DIVER, P.E. CHIEF

February 19, 1974

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

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:

Piney Grove Road, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including 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.

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

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, will be the full responsibility of the Petitioner.

DESCRIPTION OF THE PROPERTY KNOWN AS

BOX 271, PINEY GROVE RD.

REISTERSTOWN, MD. 21136

Beginning at a point 2720' ± NW of the center line of Longnecker Rd. on the South side of Piney Grove Rd. in the 3rd District of Balto. Co., thence running S 00° 57' 38" W 408.60' to a point S 84° 23' 38" E 258.36' to a point, thence running N 0° 28' 59" E 229.39' to a point on the South side of Piney Grove Rd. thence running along Piney Grove Rd. N 72° 25' 38" W 308.96' to the place of the beginning. This property also being recorded among the land records of Balto. Co. in Liber 185 No. 1636 folio 293 said property contains 2.381 acres of land more or less.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 22, 1974

COUNTY OFFICE BUILDING
104
TOWSON, MARYLAND 21204

XXXXXXXXXXXX

MEMBERS

PERMANENT

CHIEF OF POLICE

TRAFFIC ENGINEERING

STATE ROAD COMMISSION

HEALTH DEPARTMENT

PLANNING

PLANNING

POWER OF UTILITIES

ZONING ADMINISTRATION

GENERAL

INVESTIGATION

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 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 Piney Grove Road, approximately twenty-seven hundred and twenty (2720) feet northwest of Longnecker Road and is presently improved with a residence and a kennel housing six (6) dogs. The adjacent 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 (158) feet on the west property line, all in lieu of the required two hundred (200) feet.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

833-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

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

Location: 2/5 of Piney Grove Road, 2720 feet NW of the center line of Longnecker Road
Item No. 130 Zoning Agenda Jan. 29, 1974

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 _____ 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 _____
- () 4. _____ 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.
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: James B. Byrnes, III
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Reincke
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

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

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,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 30, 1974

DONALD J. RHOPE, M.D., M.P.H.
HEALTH AND COMMUNITY 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 130, Zoning Advisory Committee Meeting January 29, 1974, are as follows:

Property Owner: Rhody A. & Bonita J. Bosley
Location: S/S Piney Grove Rd., 2720' NW of C/L of Longnecker Road
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a setback of 18.71' on S property line, 64' on the E, and 158.36' on the W instead of required 200' for each
No. Acres: 2.381
District: 5

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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mng

1-5.6W

74-213-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 5th
 Posted for: PETITION FOR VARIANCE
 Date of Posting: MARCH 8, 1974
 Petitioner: RHODY A. BOSLEY
 Location of property: S/S OF PINEY GROVE Rd. 2720' N of
LONGNECKER Rd
 Location of Signs: S/S of PINEY GROVE Rd. 2680' to - N of
LONGNECKER Rd.
 Remarks: _____
 Posted by: Thomas L. Rolando Date of return: MARCH 15, 1974
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Item 130

Mr. Rhody A. Bosley
 Box 271, Piney Grove Road
 Reisterstown, Maryland 21136

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

Your Petition has been received and accepted for filing

this 22nd day of February 1973.


 S. ERIC DINENNA
 Zoning Commissioner

Petitioner Rhody A. & Anita J. Bosley

Petitioner's Attorney _____

Reviewed by 
 Chairman
 Zoning Advisory Committee

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

No. 13167

DATE March 26, 1974 ACCOUNT 01-662

AMOUNT \$52.75

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

Mr. Rhody Bosley
 Box 271 Piney Grove Rd.
 Reisterstown, Md. 21136
 Advertising and posting of property
 #74-213-A

52.75

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

No. 13112

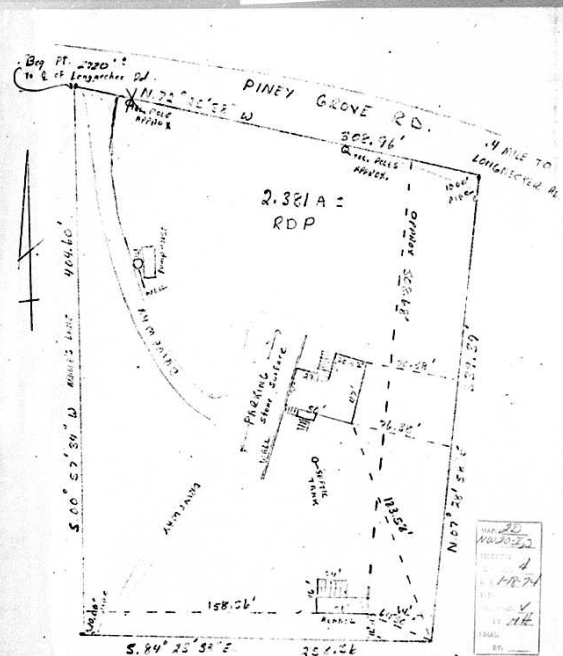
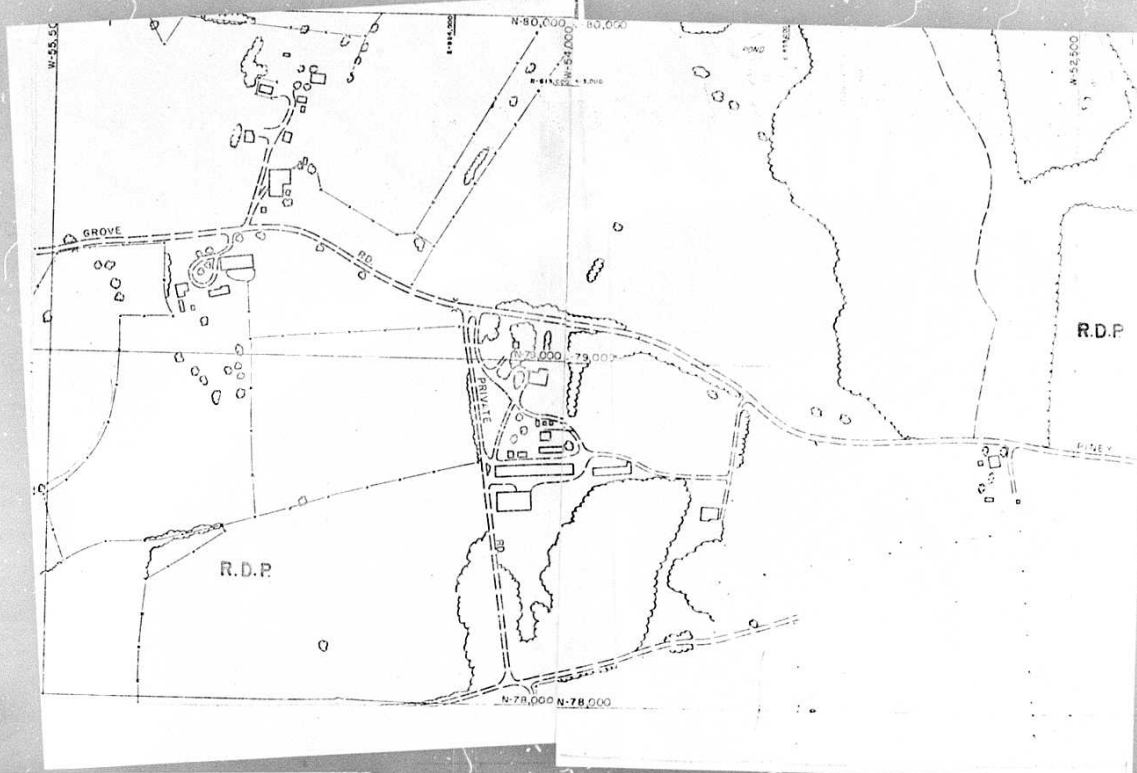
DATE Feb. 27, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
 PINK - AGENCY YELLOW - CUSTOMER

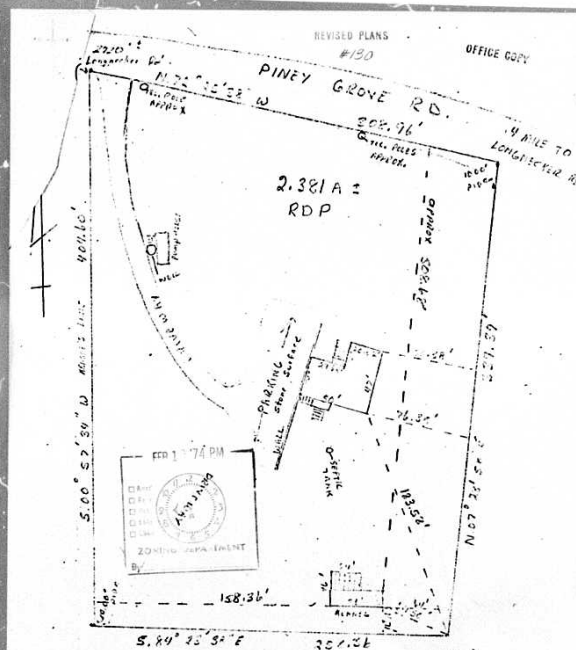
Rhody A. Bosley
 Box 271 Piney Grove Rd.
 Reisterstown, Md. 21136
 Petition for Variance
 #74-213-A

25.00



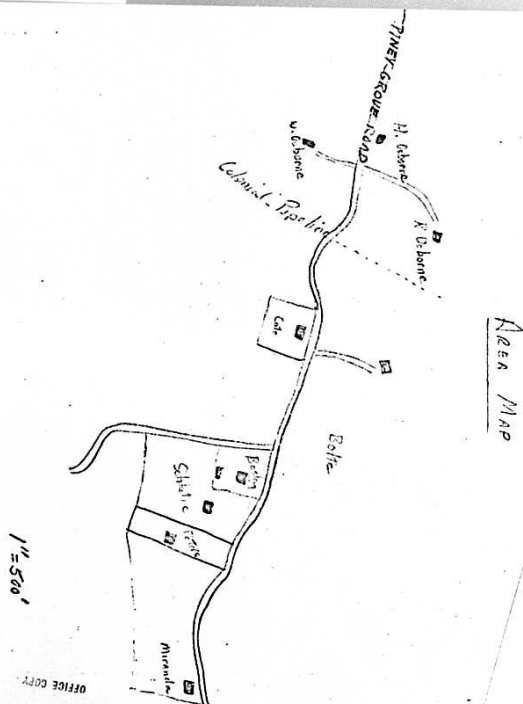
Petition For Variance (Kennel Bldg.)
For Bosley Property
Located in the 5th Dist of Baltimore
Exist Zone RDP
Exist Use Dwelling & Kennel
Prop Use Dwelling & Kennel

Scale 1"=50'



Petition For Variance (Kennel Bldg.)
For Bosley Property
Located in the 4th Dist of Baltimore
Exist Zone RDP
Exist Use Dwelling & Kennel
Prop Use Dwelling & Kennel

Scale 1"=50'



Scale 1"=50'



MAY 10 1974