

74-270-A #181 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert and Audrey Crush 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 1802.38 (182, 0.5-1945) to permit a sideyard setback of five (5) feet instead of the required seven (7) feet.

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

We would like to renovate the interior of the existing garage into a family room and to join this structure onto the existing house with a bedroom. One corner of the garage is now located five (5) feet from the side property line.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, and 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 _____ Legal Owner _____
Address: 36 Cedar Knoll Road
Cockeysville, Maryland 21030
Petitioner's Attorney _____ Protestant's Attorney _____
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 26th day of April, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of May, 1974, at 10:30 o'clock A.M.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

May 29, 1974

Mr. & Mrs. Robert Crush
36 Cedar Knoll Road
Cockeysville, Maryland 21030

RE: Petition for Variance
W/S of Cedar Knoll Road, 742' N of
Oaknoll Road - 8th District
Robert Crush, et ux - Petitioners
NO. 74-270-A (Item No. 181)

Dear Mr. & Mrs. Crush:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/unc

Attachments

Beginning at a point, said point being located on the west side of Cedar Knoll Road, 262 ft. north of Oaknoll Road, also being known as Lot 80 in the amended plat of Knollbrook as recorded in Liber 16, Folio 67 in the Land Records of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 28, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 74-270. West side of Cedar Knoll Road 282 feet North of Oaknoll Road.
Petition for Variance for a Side Yard.
Petitioner - Robert and Audrey Crush

8th District

HEARING: Wednesday, May 29, 1974 (10:30 A.M.)

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

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rv

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 2, 1974

Mr. Robert Crush
36 Cedar Knoll Road
Cockeysville, Maryland 21030

Variance Petition
Item 181
Robert & Audrey Crush - Petitioners

Dear Mr. Crush:

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 west side of Cedar Knoll Road, approximately 282 feet north of Oaknoll Road, in the 8th Election District of Baltimore County. It is presently improved by a 1-1/2 story brickframe dwelling, a two car brick garage, and a large barn like shed.

Adjacent properties are improved with various single family dwellings. The Northern Central Railroad abuts the property to the rear.

The petitioner is requesting a Variance to permit a side yard setback of 5 feet instead of the required 7 feet. A proposed bedroom addition, which will be attached to both the existing dwelling and garage is planned.

Mr. Robert Crush
Item 181
May 2, 1974

Page 2

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 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. SENIOR TRAFFIC ENGINEER
DIRECTOR

May 2, 1974

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

Re: Item 181 - ZAC - April 23, 1974
Property Owner: Robert and Audrey Crush
W/S Cedar Knoll Road, 282 feet N of Oaknoll Road
Variance from Section 1802.38 (111-C3-1945) to permit a side yard setback of 5 feet instead of the required 7 feet
District 8

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,
C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of 5 feet instead of the variance required 7 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of May, 1974, 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.

Deputy 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 above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

410-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert & Audrey Crush

Location: W/S of Cedar Knoll Road, 282' N of Oaknoll Road

Item No. 181 Zoning Agenda April 23, 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 EXCEEDS 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", 1970 Edition prior to occupancy.
- (X) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer:

Planning Group
Special Inspection Division

Noted and Approved: *John L. Wimbley*
Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 29, 1974

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

Re: Item 181

Property Owner: Robert & Audrey Crush
Location: W/S of Cedar Knoll Rd., 282' N. of Oaknoll Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B (111-CJ-1945) to permit a side yard setback of 5' instead of the required 7'

Z.A.C. Meeting of: April 23, 1974

District: 8th
No. Acres: 28,000 sq. ft.

Dear Mr. DiNenna:

No effect on student population.

WHP/ml

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 30, 1974

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 181, Zoning Advisory Committee Meeting April 23, 1974, are as follows:

Property Owner: Robert & Audrey Crush
Location: W/S of Cedar Knoll Rd., 282' N of Oaknoll Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B (111-CJ-1945) to permit a side yard setback of 5' instead of the required 7'

No. of Acres: 26,000 sq. ft.
District: 8

Metropolitan water is available.

Sewage disposal system functioning properly at this time.

Very truly yours,

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

HVB/cag

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



May 6, 1974

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 181, Zoning Advisory Committee Meeting, April 23, 1974, are as follows:

Property Owner: Robert & Audrey Crush
Location: W/S of Cedar Knoll Road, 282' N of Oaknoll Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B (111-CJ-1945) to permit a side yard setback of 5' instead of the required 7'
No. of Acres: 28,000 sq. ft.
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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 and Development Planning Division

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

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

May 17, 1974

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

Re: Item #181 (1973-1974)
Property Owner: Robert & Audrey Crush
W/S of Cedar Knoll Rd., 282' N. of Oaknoll Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3B (111-CJ-1945) to permit a side yard setback of 5' instead of the required 7'
No. of Acres: 28,000 sq. ft. District: 8th

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.

General:

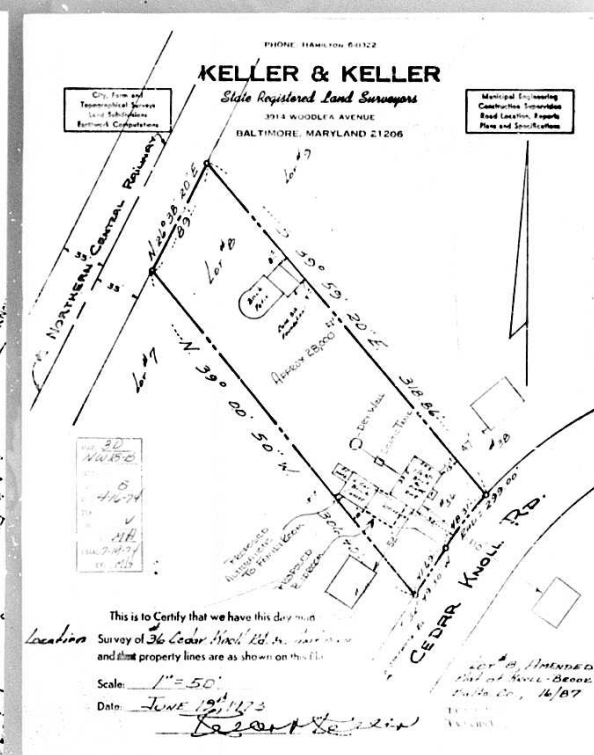
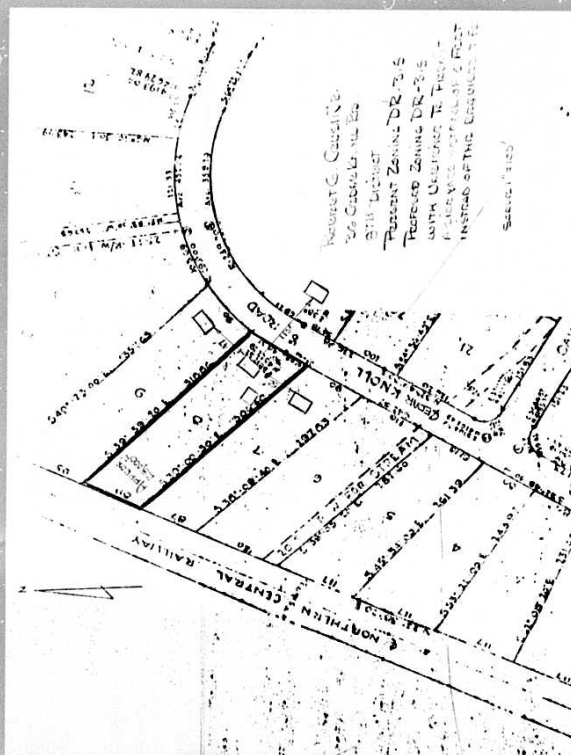
Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #181 (1973-1974).

Very truly yours,

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

END: PAK:FW:ISS

V-SS Key Sheet
69 & 70 NW 5 Pos. Sheets
NW 18 B Topo
42 Tax Map



Downloaded At: 11:53 11 September 2009

Cost of Advertisement, \$.....

BALTIMORE COUNTY
May 1.

By Kurt Morgan

Reviewed by: FTH

Revised Plans:
Change in outline or description ___ Yes
___ No

Previous case:

Map # _____

Remarks: _____
Posted by Mail H. Kloss Date of return: 5/16/74
Signature

Petitioner Robert & Audrey Crush
 Petitioner's Attorney _____ Revised by James B. Byrne, III
 Chairman,
 Zoning Advisory Committee

Robert G. Crush
36 Cedar Knoll Road
Cockeysville, Md. 2103
Petition for Variance
#71-270-A

YELLOW - **SECRET**

Robert G. Crush
36 Cedar Knoll Road
Cookeysville, Md. 21030
Advertising and printing
#714-270-4