## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

No. 176)

W/S of Ridge Rd. 2588' S Road

of Old

TO THE ZONING COMMISSIONER OF RALTIMORE COUNTY:

JOHN MULBAUER and DORIS B. MULBAUER

I, or we, LORA E. STEINBACH, A. / Legal owner. 50f 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 1A00.3 B.3, to permit a side yard of

twenty-five (25) feet on the north side and of ten (10) feet on the

south side in lieu of the required side yard of fifty (50) feet as to

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the

of the coming accounts on animother count, to the coming Law of mainters count; for the following reasons: (indicate harbit) or practical difficulty:

1. That strict compliance with the Regulations would allow a dwelling only twelve (12) feet in width, clearly great practical difficulty and unreasonable hardship.

That the requested variances are in strict harmony with the spirit and intent of the Regulations and will in no way harm or injure the public health, safety and general welfare of the area involved.

see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this n, and further agree to and are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County. Adam J. Mulbauer (A. John Mulbauer) Doris B. Mulbauer Legal Owners Address Lands Malen D. Nolan, Pelitioner's Attorney Protestant's Attorney Address 204 W. Pennsylvania Avenue Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Baltimore County, this 15th ..... Will 65.74 MI. May required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-ous Haltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, Granty Office Building in Towson, Baltimore County, on the 19th day of June , 197 4, at 10:00 clock Zoning Commissioner of Baltimore County.

PARTIMORE CAUSTY FORIEG ADVISORY COMMITTEE

May 28. 1974

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XXXXXXXXXXXXX

IVED FOR

ORDE

James D. Nolan, Esq. 204 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Variance Petition Item 186 Lora E. Steinbach, A. John Mulbauer and Doris B. Mulbauer -Petitioners

Dear Mr. Nolan:

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.

Those 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 tea Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest side of Ridge Road, approximately 2588 feet southeast of Old Court Road, in the 2nd Election District of Baltimore County. It is presently improved with an existing 30'x34' dwelling.

The properties abutting the subject site on both sides are similarly improved, and the parcel directly adjacent on the southeast was granted side yard variances in a previous hearing (Case No. 74-110-A).

The petitioner is requesting a Variance for side yard setbacks of 25 feet on the northwest side, and 10 feet on the southeast side, both instead of the required 50 feet. A 20'x24' garage addition is

DESCRIPTION OF PROPERTY OF STEINBACH AND MULBAUER SECOND ELECTION DISTRICT OF BALTIMORE COUNTY

BEGINNING for the same at a point on the west side of Ridge Road at a point approximately two thousand five hundred eighty-eight feet south of Old Court Road, thence the four following courses and distances:

- South 81 degrees 31 minutes west 485.8 feet to a point;
- (2) Thence South 27 degrees 37 minutes 30 seconds west 138.6 feet to a point;
- (3) Thence north 81 degrees 30 minutes west 567.56
- (4) Thence north 8 degrees 30 minutes west 112.0 feet the place of beginning.

Containing 1.41 acres, more or less.

Itum # 186

James D. Nolan, Esq. Item 186 May 28, 1974

'8

Page 2

proposed on the northwest side of the dwelling and an 18-1/2'x13-1/2' bedroom addition is proposed on the southeast side.

This prittion is accepted for filing on the date of the neclosed filing certificate. Notice of the hear molecular of the hear not less than 30, nor nore than 90 days are date date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB: JD

Enclosure

# BALTIMORE COUNTY, MARYLAN

### INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date June 6, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition 574-788-6. Nest side of Ridge Road 2588 feet South of Old Court Road. Petition for Variance for Side Yards. Petitioner - Lora E. Steinbach, et al

2nd District

HEARING: Wednesday, June 19, 1974 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the

Balttmore County, Maryland

Bepartment Of Bublic Morks COUNTY OFFICE BUILDING TOWSON, MARYLAND 21234

May 20, 197h

Re: Item #186 (1973-197h)

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.

Hidge Road, an existing County road, is proposed to be improved in the future as a Lo-Toot closed-type roadway cross-section on a So-Toot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any accounty revertible seasonants for alopes will be required in connection with any grading or building permit replication.

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. 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 nurface 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.

A drainage and utility easement or reservation is required in the rear of this property for a tributary to Ben's Run.

Item #185 (1973-197M)
Froperty Comer: Lors E. Steinbach, A. John and
Doy's B. Mulbauer
W/S of Ridge BL., 2700' S. of Old Court Ed.
Existing Zoning: R.D.P.
Froposed Zoning: Nr.Lance from Section 1400.3B.3 to
permit a side yard of Z5' on the morth side and of 10'
on the south side in lieu of the required side yard of
50' as to each in an R.D.P. Zone
No. of Acress I.lah Districtic Znd

William D. Fromm Director of Planning

WDF:NEG:rw

Sureau of Engineerin

Storm Drains:

ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenna

Zoning Commissioner County Office Building Towson, Maryland 21204

# Baltimore County Fire Department

J Austin Deitz



Towson. Maryland 21204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: N's. Lora E. Steinbach, A. John & Doris B. Mulbauer

Location: W/S of Ridge Road, 2700' S of Old Court Road

Item No. 186

Gentlemen.

Zoning Agenda May 7, 1974

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 Saltiance County Standards as published by the Department of Public Notes.
  ( ) 2. A accond means of vehicle access is required for the site.
  ( ) 3. The vehicle dead-end condition shown at
- ( ) 3. The vehicle dead-end condition shown at

  EXCHEDS 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 the State of the Fire Prevention Code prior to occupancy or beginning of the buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Maximonal Fire Protection Association Panadard No. 101

  "The Life Safety Code", 1970 Edition Prior to occupancy.

  ( ) 6. Site plans are approved as drawn.

  ( ) 7. The Pire Prevention Bureau has no comments at this time.

Reviewer: Hanning Group
Special Inspection Division

Noted and Approved:

Deputy Chief
Pire Prevention Bureau

mls 4/16/73

Item #186 (1973-1974)
Property Coner: Lora E. Steinbach, A. John and Dorio B. Mulbauer
Page 2
May 20, 1974

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities.

This property is located just beyond the present boundary of the Baltimore County Metropolitan District.

Very truly yours.

Calcaurant S Daniel Elisworth N. Diver, P.E. Chief, Bureau of Engineering

FND.FAM.FLD.se

cc: G. Reier J. Somers

L-NW Key Sheet 18 & 19 NW 34 Pos. Sheets NW 5 I Topo 86 Tax Map

The Honorable S. Eric Di Nenna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Re: Petition of Lora E. Steinbach et al. Case No. 74-288A (Item No. 186) Side Yard Variances in an R.D.P. Zone

L w Offices of

June 24, 1974

Dear Commissioner Di Nenna:

Both my client and I are very appreciative of the speed with which this Order was forwarded, and of course we are also grateful that it was granted.

Pursuant to the advertisement posting of property, and public hearing on the above Detition 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

the above Variance-schoold be had and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general

terson the north side and ten (10) feet on the south side in lieu of the required

TE GRDERED by the Zoning Commissioner of Baltimore County this

sades of twenty-five (25) feet on the north side and ten (10) feet on the south side in lieu of the required fifty (50) feet should be and the same is GRANTED, from and after the date of this Order, subject to the annual of a site plan by the

Pursuant to the advertisement, posting of property and public hearing on the above petition

difare of the community, the Variances to permit side yards of twenty-five (25)

...., 1974 ..., that the herein Petition for Variances to permit side

... 197 ..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ZONING DEPARTMENT

Manual State of Baltimore County

unreasonable hardship upon the Pecitioners.

(50) feet should be granted.

and after the date of this Order, subject to the approval of a site plan by the

partment of Public Works and the

and it appearing that by reason of

Like many other home concers in an R.D.P. zone, Mr. Mulbauer discovered in January of this year that he could not obtain a building of the system of the sys

Both Mr. Mulbauer and I are aware of your busy schedule and we appreciate the expediting of this Order as well as this wiver which will help him and his mother-in-law a very great deal.

Sincerely,

Newton A Williams NAW/hl

cc: next page

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

May 9, 1974

DONALD J. ROOP, M.D., M.P.H.

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning Courty Office Bullding Towson, Maryland 21204

Dogs Mr. DiNonnal

Comments on Item 186, Zoning Advisory Committee Meeting May 7, 1974, are as follows:

Property Owner: Lora E. Steinbach,
A. John & Boris B. Malbauer
Location: W/S of Ridge Rd., 2700' S of Old Court Rd.
Existing Zoning:
R.D.P.
Proposed Zoning:
to permit a side yard of 25' on the
north side and of 10' on the south
side in lieu of the required side
yard of 50' as to each in an K.D.P.

No. of Acres: 1.41 District: 2

Water well in good condition

Septic system appears to be functioning properly at

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROMM

S. ERIC DINENNA



May 3, 1974

Mr. S. Eric DiNenna, Zoning Commissione Mr. 5. Eric Di Nenna, Zoning Co Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

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Dear Mr. Di Nenna

Comments on Item # 186, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Property Owner: Lora E. Steinbach, A. John and Doris B. Mulbouer
Lacation: W/5 of Ridge Road, 2700' 5 of Old Court Road
Esisting Zoning: R.D.P.
Proposed Zoning: Variance from Section 1,00.3 8.3 to permir a side yard of 25' on the
notification of the Proposed Control of 10' on the south side in flew of the required side yard of 50'
as to each in an R.D.P. zone.

No. of Acres: 1.41 District: 2nd

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

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

Very truly yours.

John Levembles

John L. Wimbley Planning Specialist II Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ILDING 105 WEST CHESAPEAKE AVENUE

BALTIMORE COUNTY MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

Hay 28, 1974

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

Re: Item 186 - ZAC - May 7, 1974

Property Owner: Lora Steinbach, A. John and Doris Mulbauer
V/S Ridge Road, 2700 feets of Oid Court Road

Variance from Section 1800, 3 8,3 to permit a side yard of 25 feet
on the north side and of 10 feet on the south side in lieu
of the required side yard of 50 feet as to each in an R.O.F.

No traffic problems are anticipated by the requested side

Very truly yours,

michael S. Flangier

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120 Z.A.C. Meeting of:

May 7, 192).

Date:

TOWSON, MARYLAND - 21204

May 8, 1974

BOARD OF EDUCATION

OF BALTIMORE COUNTY

Item 186 Property Omner: Lora E. Steinhach, A. John & Dorls B. Mulbauer Loration: Wo' of Ridge Ht., 2700' S. of Old Sourt Road Present Zoning: R.D.F. Froposed Zoning: Walface from Section 1400.38, 3b pormit a side yard of 25' on the north side and of 10' on the south side in like of the required side yard of 50' as to each in am R.D.F. zone.

District: No. Acres:

Dear Mr. DiNenna:

Re: Item 186

No effect on student population.

Very truly years. V. hick thewark

SMIP/w1

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Descriptions checked and outline plotted on map Petition number added to Denied ZC. BA. CC. CA Reviewed by: Revised Plans Change in outline or description\_\_\_\_Yes

HSF/pk

Mr. A. John Mulbauer Monumental Supply Company, Inc. 1025 S. Haven Street Baltimore, Maryland 21224 with copy of Order and cover letter

The Honorable S. Eric Di Nenna June 24, 1974

Richard H. Pairo, Esquire 800 Court Square Building Baltimore, Maryland 21202 with copy of Order and cover letter

PET.TION FOR A VARIANCE ZONING Petition for Variance for Side Yards. LOCATION: West side of Ridge Road 23M feet South of Old Court DATE & TME: Wednesday, Jame 19, 1974 at 10:00 AM. PUBLIC HEARING Room 104, Coun-ty Office Building, 111 W. Chris-

prake Armon. Triving, Marjand.
The Zonine Commissioner of Bail.
The Zonine Commissioner of Bail.
Zonica and Parashburgh of the
Armon South of the Commissioner of Bail.
Zonica and Commissioner of Bai coner than a street line shell be in-feet. All that parcel of fand in the Sec-oud District of Baltlinote County, IRGO NNING for the same at a point on the west side of Rude Road at a point approximately two thou-sand five hundred egity-sight feet south of Old Court Road, thence the south of Old Coart Road, thence the four following courses and datances: (1) South 31 degrees 31 minutes west 43.5 feet to a point; "Dhame South 37 degrees 27 minutes are point; "Dhame South west, 25.6 feet to a point; (2) Thence north 31 degrees 30 minutes west 367.5 feet to a point; under west 31.70 feet to the place of Contolning 1.41 acres, more er less.

Containing 1.41 acres, more or herizing the property of Lees E. Stillabeth, et al as them on plat Jan Hod with the Zoning Depart. Hearing Date: Wednesday, Jone 15, 1971 at 1 lond A.M. Public Harring Hosen 144, County Armer, Towns M.M. By order of Language 1.50 and 1.50 arms of the Armer of the County of the Zenner Controllaber of Bulliance County May 10.

# CERTIFICATE OF PUBLICATION

TOWSON, MD Ear 30
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIA's a weekly newspaper printed
and published in Towson, Baltimore County, M4, oncecinooch
mt one time. suggester.weeks before the 17th
day of June 19 74, the first publication
appearing on the 30th day of Bay
1974
THE JEFFERSONIAN,
Manager.
Cost of Advertisement. S

MISCELLANEOUS	CASH RECEIPT	
DATE June 19, 1	974 ACCOUNT 31-	-662
	AMOUNT \$	40.75
WHITE CASHIER	DISTRIBUTION FINE AGENCY	VELLOW - CUSTOMEN
Adam J. Mulbane: %James D. Nolan		
201, W. Penna. A Towson, Md. 212	SE.	49.7
Advertising and p Steinbach #74-	osting of property . 288-A	for Lora E.
-		
BALTIMORE COUN OFFICE OF FINANCE F MISCELLANEOUS	EVENUE DIVISION	No. 15030
May 23, 19	74 ACCOUNT DI	-662
	AMOUNT \$	25.00
	015 TH 18 U 110 N	VELLOW CUSTOMEN
WHITE CASHIER	PINK AUENIT	AETERM COSTOMER
James D. Nolan 201, W. Penna. Towson, Md. 21	Ave.	
	ariance for Lora E.	Stainhach, et al
#7L-288-A	dringe for mrs a.	Drozmona Lavar

1- SIGN

6 74-288-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

District 2 vel	Date of Posting JUNE 1 1974
Posted for Petitien Fell VAL	This Co.
Petitioner LORA E. STEINBA	CH, CT OL
COURT Rd	66 Rd 2588' S OF CKD
Location of Signs: 4/5 oF RIDG	Pd. 2700 far- S of Clik
COURT RY	
Remarks:	
Posted by June 19 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Date of return: J. No. 7/9/9

00 BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Potition has been received \* this 22mdday of

1974. Item #

Zoning Commissioner Petitioner Suntachustal Submitted by William

Petitioner's Attorney Tolan Reviewed by This is not to be interpreted as acceptance of the Petition for assignment of a hearing date. James D. Nolan, Esq. BAL X 204 W. Pennsylvania Avenue Towson, Manland 21204

BAL: MORE COUNTY OFFICE OF PLAN ING & ZONING Councy Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted

for filing this 15th

Petitioner Jorg F. Steinbach, A. John Hulbauer
Petitioner's Attorney James D. Nolan Reviewed by Gooms & Bayries, M. James D. Nolan Reviewed by Gooms & Bayries, M. James D. Nolan Reviewed by Gooms & Committee Toning Advisory Committee









