

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

JOHN MULBAUER and DORIS B. MULBAUER
I, or we, LORA E. STEINBACH, A. J. 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 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 each in an R.D.P. zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship 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.
2. 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.

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 of Baltimore County.

Lora E. Steinbach
Adam J. Mulbauer (A. John Mulbauer)

Contract purchaser
Doris B. Mulbauer Legal Owners

Address
Address

James D. Nolan, Petitioner's Attorney
Protestant's Attorney

Address 204 W. Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

May 16, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of June, 1974, at 10:00 o'clock

James D. Nolan, Esq.
Zoning Commissioner of Baltimore County.

(over)

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:

- (1) 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 567.55 feet to a point;
- (4) Thence north 8 degrees 30 minutes west 112.0 feet to the place of beginning.

Containing 1.41 acres, more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #186-A. West 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 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 Master Plan.

William D. Fromm
Director of Planning

WDF:REG:rw

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

412-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Mrs. Lora E. Steinbach, A. John & Doris B. Mulbauer

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

Item No. 186 Zoning Agenda May 7, 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 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 [X] 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: J. A. Deitz, Chief
Special Inspection Division
Noted and Approved: [Signature]
Deputy Chief
Fire Prevention Bureau

nl
4/6/73

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 28, 1974

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.

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 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

James D. Nolan, Esq.
Item 186
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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 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 D. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

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

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

May 20, 1974

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

Re: Item #186 (1973-1974)
Property Owner: Lora E. Steinbach, A. John & Doris B. Mulbauer
W/S of Ridge Rd., 2700' S. of Old Court Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 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 R.D.P. Zone
No. of Acres: 1.41 District: 2nd

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:

Ridge Road, an existing County road, is proposed to be improved in the future as a 60-foot closed-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 any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

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

Item #186 (1973-1974)
Property Owner: Lora E. Steinbach, A. John & Doris B. Mulbauer
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Water and Sanitary Sewers:

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,

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

END/ENR:FOR:res

cc: G. Isler
J. Somers

1-W Key Sheet
18 & 19 NW 1/4 P. 2, Sheets
NW 5 I Topo
86 Tax Map

PETITION FOR A VARIANCE
2ND DISTRICT

ZONING: Petition for Variance for
2nd District.

LOCATION: West side of Ridge Road 2314 feet South of Old Court Road.

DATE & TIME: Wednesday, June 13, 1974 at 10:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard of 15 feet on the north side and 10 feet on the south side instead of the required 20 feet and 10 feet respectively.

The Zoning Regulation to be variegated is as follows:

Section 14-11.2.1. The minimum distance between any building in an R.D.P. zone and any lot line other than a street line shall be 15 feet.

All that parcel of land in the 2nd District of Baltimore County ZONING for the same at a point approximately two thousand four hundred eighty feet east of Old Court Road, being the four following corners and distances: (1) South 45 degrees 15 minutes west 41.5 feet to a point; (2) Thence South 27 degrees 22 minutes 30 seconds west 138.1 feet to a point; (3) Thence South 8 degrees 10 minutes west 121.0 feet to a point; (4) Thence South 8 degrees 10 minutes west 112.0 feet to the place of beginning.

Containing 1.81 acres, more or less, being the property of Lora E. Steinbach, et al as shown on plat filed with the Zoning Department.

Hearing Date: Wednesday, June 13, 1974 at 10:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By order of
S. ERIC DINENNA,
Zoning Commissioner of
Baltimore County
May 16

CERTIFICATE OF PUBLICATION

TOWSON, MARYLAND May 30, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, MD, once each

at one time ~~separate weeks~~ before the 30th day of June, 1974, the first publication

appearing on the 30th day of May, 1974.

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting June 1, 1974

Posted for PETITION FOR VARIANCE

Petitioner: LORA E. STEINBACH, ET AL

Location of property: W/S of Ridge Rd 2588 S of Ch
Court Rd

Location of Signs: W/S of Ridge Rd 2700 S of Ch
Court Rd

Remarks:

Posted by Thomas E. Deland Date of return June 7, 1974

Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of

April 1974. Item #

S. Eric Dinenna
Zoning Commissioner

Petitioner Steinbach, et al Submitted by William

Petitioner's Attorney William Reviewed by John

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

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

Your Petition has been received and accepted for filing this 15th day of May 1974.

S. Eric Dinenna
Zoning Commissioner

Petitioner Lora E. Steinbach, A. John Mulbauer

and Doris B. Mulbauer

Petitioner's Attorney James D. Nolan

Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

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

No. 15072

DATE June 19, 1974 ACCOUNT 31-662

AMOUNT \$48.75

WHITE CASHIER DISTRIBUTION PINK AGENT YELLOW CUSTOMER

Adas J. Mulbauer, Jr.
Thomas D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204

Advertising and posting of property for Lora E. Steinbach #74-288-A 48.75

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

No. 15030

DATE May 23, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE CASHIER DISTRIBUTION PINK AGENT YELLOW CUSTOMER

James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Variance for Lora E. Steinbach, et al #74-288-A



