PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 75-63.4

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Is Buglas Bisonhmer 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.

2 (Solv-F.B. 9)

By the for a corner period of the corner of the corner

200 to permit a setback of 29.5 feet from the center-line

of the street in lieu of the required 50 feet.

of the street in lieu of the required 50 feet.

of the Zoning Regulations of Ballimore County, to the Zoning Law of Ballimore County; for the following reason. Only the Regulation of Ballimore County; for the following reason. Only the state of the Regulation of t

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 tipin, and further agree to anu are to be bound by the zoning regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County.

Cheryl & Cerenhauer Address 19 Forthwood Drive Timomium, Md. 21093

Protestant's Attorney

26th

ORDERED By The Zoning Commissioner of Baltimore County, this..... JUL 26 74 AM July 6 74 M July 197 Js, that the subject matter of this petition be advertised, as quired by the Zoning Law of Baltimore County, in two newspapers of general circulation through-te Baltimore County, that property be posted, and that the public hearing be had before the Zoning numbelsquer of Baltimore County in Room 106, County Office Building in Towson, Baltimore

1974 at 10:00 o'clock

August 28, 1974

Mr. & Mrs. J. Douglas Elsenhauer 19 Northwood Drive Timonium, Maryland 21093

> RE: Petition for Variances SE/corner of Northwood Drive and Sweetbriar Lane - 8th District J. Douglas Eisenhauer, et ux -Petitioners NO. 75-63-A (Item . >. 205)

Dear Mr. & Mrs. Eisenhauer

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

> Very truly yours, James & Agri

JAMES E. DYER Deputy Zoning Commissioner

JED/mc

BATIMORE COUNTY, MARQLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date August 8, 1974

PROM. William D. Fromm, Director of Planning

SUBJECT Petition #75-63-A. Southeast corner of Northwood Drive and Sweetbrian Lane.
Petition for Variance for Side Yard Setback
J. Douglas Eisenhauer and Cheryl Eisenhauer

8th District

Located on the southeast corner of Northwood Orive and Sweetbriar Lane. Being known as lots 72, 73, 74 in Section F on the plat of Yorkshire. Said plate being recorded among the land records of Jaltimore County in N.P.C.7, Folio 21. Also known as 19 Northwood Orive.

BALMMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT. Petition 875-63-A. Southeast corner of Northwood Drive and Sweetbrian

Lane.

Petition for Variance for Side Yard Setback

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 1980 Guideplan, the County's official master plan.

TO. S. Eric DiNenna, Zoning Commissioner Date August 8, 1974

J. Douglas Eisenhauer and Cheryl Eisenhauer

HEARING: Monday, August 26, 1974 (10:00 A.M.)

FROM William D. Fromm, Director of Planning

8th District

WDF:NEG:rv

HEARING: Monday, August 26, 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 1980 Guideplan, the Councy's official master plan.

Helliam Moum

WDF:NEG:rw

BALLMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date August 8, 1974

J. Douglas Eisenhauer and Cheryl Eisenhauer

FROM William D. Fromm, Director of Planning

SUBJECT Petition #75-63-A. Southeast corner of Northwood Drive and Sweetbrian Petition for Variance for Side Yard Setback

8th District

HEARING: Monday, August 26, 1974 (10:00 A.M.)

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

UNE-MEG.TO

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date August 8, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Patition #75-63-A. Southeast corner of Northwood Drive and Sweetbriar Lame:

Petition for Variance for Side Yard Sathack
J. Douglas Eisenhauer and Cheryl Eisenhauer

HEARING: Monday, August 26, 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 1980 Guideplan, the County's official master plan.

William Moum William D. Fromm Director of Planning

WDF:NEG:rw

BALTIMO COUNTY OFFICE OF PLANNING ZONING

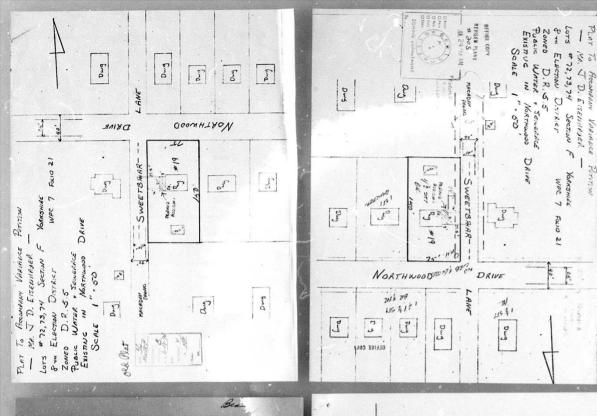
IAHES E. DYER

This is to advise you that \$45.25 and posting of the above property.

is due for advertising

Pleane make check payable to Baltimore County, Md. and remit to Mrs. Anderson, Hoom 121, County Office Building, before the

111 WEST CHESAPEAKE AVENUE TOWSON, WARYLAND 21204



BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

0

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFOND. P.E. WM. T. MELZER

July 24, 1974

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

Item 205 - ZAC - June 25, 1974
Property Owner: __. Douglas Elsenhauer
5/5 Northwood Drive and E/5 Weetbriar Lane
variance from Section 1802, 3C. It to permit a side setback on the
1801, 2C. 3 to permit a set about of the required 25 feet,
11ne of the street in lieu of the required 25 feet,
11ne of the street in lieu of the required 50 feet

No traffic problems are anticipated by the requested variance to the side and front yard setbacks.

Very truly yours.

Michael S. Flanigan Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204 #25-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: J. Douglas Eisenhauer

S/S Northwood Drive & E/S Sweetbriar Lane Location:

Gentlemen.

Item No. 205

Zoning Agenda June 25, 1974

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "%" are applicable that the pursuant of the control of the pursuant of the pursuant of the that the pursuant of the p

() 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 wounty Standards as published by the Department of Public Works.
() 2. A second means of whitele access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCESSS 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 operations.
The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard Mo. 101 in the State Code, 1979 Edition prior to occupancy. The Fire Provention Bursum has no comments at this time.

The Fire Provention Stream has no comments at this time.

Noted and Approved: Faul H Remarks

Approved: Deputy Chief

Vision Fire Prevention Bureau

Special Inspection Rivision

July 31, 1974

Item 205 J. Douglas Eisenhauer - Petitioner

mls 4/16/73

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

nes B. Byrnes, III Chairman

MINISTRA

ONING ADMINISTRATION REALTH DEPARTMENT FIRE PREVENTION

DEPARTMENT OF STATE HICHMAN ADMINISTRATION

BOREAU OF ENGINEERING

INDUSTRIAL DEVELOPMENT COMPLESSION

OFFICE OF THE

Dear Mr. Eisenhauer:

Mr. J. Douglas Eisenhauer

19 Northwood Drive Timonium, Maryland 21093

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Advisory Committee.

This petition is accepted for filing on the 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,

RE: Variance Petition

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

JBB:JD

Enclosure

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1974

Mr. J. Douglas Eisenhauer 19 Northwood Drive Timonium, Maryland 21093

RE: Variance Petition Item 205 J. Douglas Eisenhauer - Petitioner

Dear Mr. Eisenhauer:

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

The subject property is 10.7 ted at the southeast corner of Northwood Drive and Sweethrian Lame County. It is presently improved with a one and one-half story brick dwelling and a detached garage. All of the surrounding properties are similarly improved. Curb and gutter does not exist on either Northwood Drive or Sweethrian Lane.

The petitioner is requesting a Variance to ne petitioner is requesting a variance to permit a side yard setback of 16 feet from the property line and 29-1/2 feet from the center of the street instead of the required 25 feet and 50 feet respectively, A 9'x21' addition to the side of the existing dwelling is proposed.

This Committee is withholding approval of the

Mr. J. Douglas Eisenhauer Re: Item 235 July 15, 1974

Page 2

subject application until such time as the plans are revised to reflect the proposed right-of-way widenings for both Northwood Drive and Sweetbriar Lane.

Very truly yours,

JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB: JD

Baltimore County, Maryland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING

Bureau of Empireceis ELLSWORTH N. DIVER, P. E. CHIE

June 28, 197h

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

> Re: Item 205 (1973-1974) Item 205 (1973-1974).
> Property Gener J. Douglas Eisenhauer
> S/S Northwood Drive and S/S Sweethriar Lone
> Exitating Coning: D.W. 5.5.
> Proposed Zoning: Nariance from Section 1802,30.1
> to permit a side setbest on the street side of
> 16' in lieu of the required 25', 1801,20.3 to
> permit a setback of 29.5' from the conterline
> of the street in lieu of the req. 1-ed 50'.
> No. of Acres 15' x 150' Visiteir Oth

Dear Mr. DiNenna:

The following comments are fur ished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

HIGHWAY COMMENTS:

Northwood Drive and Desetbriar Lane, existing public roads, are proposed to be improved in the future as 30-root closed-type roadway cross-sections on 50 and 10-root rights-of-way respectively. Highway improvements are not required at this time. Highway right-of-way wideming, including a filled area for sight distance at the intersection and any necessary revertible essements for alongs will be required in intersection and any necessary revertible essements for alongs will be required to be civilized from the Satismore County Survey of Significant, Parties information may be obtained from the Satismore County Survey of Significant; the pilen must a revised measurable. accordingly.

SEDIMENT CONTROL COMMENTS:

Development of this property through stripping, grading and statilisation could result in a sediment pollution problem, damaging releate and modific holdings domestream of the property. A grading permit is, therefore, necessary for all rading, including the stripping of top soil.

Item 205 (1973-1974) Property Amer: J. Douglas Eisenhauer June 28, 1>74 Page 2

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 problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours.

END: EAH: FWR: og

cc: J. Somers

S - N.E. - Key Sheet 52 N.W. 2 - Position Sheet N.W. 13-A - Topo 60 Tax Nap

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 26, 1974

Very truly sours, W. Wiel Feliouel

W. Nick Petrovich .. Field Representative.

Mr. S. Eric Di Nanna Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: June 25, 1974

Re: Item 205

Property Owner: J. Douglas Eisenhauer

Location:

S/S Northwood Drive & E/S Sweetbriar Lane

Present Zoning: D.R. 5.5

Proposed Zoning: Variance from Section 1802.3C.1 to permit a side setback on the street side of 16' in lieu of the required 25', 1801.2C.3 to permit a setback of 29.5 from the center line of the street in lieu of the required 50'.

Districts

75' x 150'

No. Acres:

Dear Mr. Di Menna:

No bearing on student population.

WNP/ml

JOSEPH N. M.GOWAN ALVIN LUREUK

RICHARD W. TRACEY, VALUE

STORM DRAIN CONTENTS:

WATER AND SANTTAKY SEVER COMMENTS:

Public water supply and samitary sewerage are serving this residence.

Exession 50 Dever ELLSWORTH N. DIVE:, P.E. Chief. Bureau of Engineering

BALTIMORE COUNTY. MARYLAND DEPARTMENT OF HEALTH-

JEFFERSON BUILDING TOWSON, MARYLAND 21204

July 8, 1974

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

Dear Mr. DiMenna:

Comments on Item 205, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: J. Douglas Eisenhauer Location: S/S Northwood Drive & E/S Sweetbriar Lane Existing Zoning: D.R.5.5 Proposed Zoning: Variance from Section 1802.3C.1 to

variance from Section 1802.3c.1 to
provide a field estaback on the street
section 1802.3c.1 to
provide a field setaback of the sequired
25', 1801.2c.3 to center line of the street
in lieu of Acres:
No. of Acres:
75' x 150'
75' x 150'
75' x 150'

Metropolitan water and sewer are available.

Jones Falls Moratorium: A moratorium was placed on new sewer connections in the Jones Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on November 13, 1973; therefore approval may be withh

Very truly yours,

Thom A. While Director Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

WILLIAM D. FROMM

S ERIC DINENNA



July 3, 1974

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

Comments on Item #205, Zoning Advisory Committee Meeting, June 25, 1974, are as follows:

Property Owner: J. Douglas Eisenhauer Location: S/S Northwood Drive & E/S Sy petbriar Lane Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Section 1802.3C.1 to permit a side setback on the streat side of 16' in lieu of the required 25', 1801.2C.3 to permit a setback of 29.5' from the center line of the street in lieu of the required 50'. No. of Acres: 75' X 150' District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to inflacte 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 pian has been reviewed and there are no site-planning factors requiring comment

Very truly yours. goth Julimble

John I. Wimbley

Planning Specialist II Project and Development Planning Divison

75-63-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SHITE 301 PEEERSON BUILDING 105 WEST CHESAPEAKE AVENUE AREA CODE 301 PLANNING 494-3211 IONING 494-3351



CERTIFICATE OF PUBLICATION

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 in each of one time surcocrive weeks before the 26tb day of August, 19_7h, the first publication appearing on the ______Btb._day of ____august__ 19...74.

Cost of Advertisement, \$__

PETITION	MAPPING		NG	PROGRESS			SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee	
	date	by	date	by	date	by	date	by	date	b
Descriptions checked and outline plotted on map				- 10						
Petition number added to outline										
Danied										
Granted by ZC, BA, CC, CA										T
Reviewed by:	_				ed Pla		or des		_	_

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	oran, maryima
District	Date of Posting 8-1-24 Ly She 1924 B Shice Bell. Langer. Athernal Shek Steven Warren.
Posted for: Heaving Min as	2 26 1974 @ 10'00 AM
Petitioner J. Dauglon Eisen	Lasser
Location of property: 5 & feet 7 Me	athered At Senthing James
Mattered Da	sight on an I find & 19
Remarks:	
Posted by Must Wess	Date of return. 8-8-74

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

1974. Item #

Your Petition has been received * this /2 day of

DISTRIBUTION

Lutherville, Hd. 21093 For Advertising & posting of property #75-63-A

VELLOW - CUSTOMER

45.25M

Zoning Commissioner

Control of the Contro		mitted by	Yes 4 /
Petitioner's At	torney	Reviewed by	1 11
* This is not t assignment of	o be interpreted as according date.	eptance of the	Petition for
		,	
• 4	BALTIMORE COUNTY, MAR OFFICE OF FINANCE - REVENUE DIV MISCELLANEOUS CASH REC	VISION	15148
	DATE August 26, 1974	ACCOUNT 01-662	<u>\</u>

WHITE - CASHIER

Douglas Eisenhauer 19 Northwood Drive

Item 205

Mr. J. Douglas Eisennauer 19 Northwood Drive Timonium, Maryland 21093

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 2120*

Your Petition has been received and accepted

day of July for filing this ____ 25th

Petitioner Reviewed by Cameo & Byrneo M. Petitioner's Attorney Zoning Advisory Committee

No. 15118 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCI LEVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE July 31, 1974 ACCOUNT 01-662 AMOUNT \$25.00 DISTRIBUTION YELLOW - CUSTOMER WHITE - CASHIER Douglas Eisenhauer 19 Northwood Drive Intherville, Md. 21093 Petition for Variance 25.00 KK #75-63-A



