

75-74-A Order No. 10 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Irvin Erdman 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 1A00.3B.3 to permit side yard setbacks of 15' and 40' instead of the required fifty (50) feet.

Due to the building lot being 100 feet wide, it is impossible to maintain the required fifty (50) foot side yard setbacks. I had planned to build a home on the lot several years ago and had the Perk Test completed but a change in my circumstances prevented me from building at that time. I now am again in the position of being able to build but find that the setback requirements had been changed in the interim.

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 For Baltimore County.

Contract purchaser Irvin S. Erdman Legal Owner
Address 75-74-A Notch Cliff Rd
Petitioner's Attorney William D. Fromm Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of September 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 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1974, at 10:15 o'clock

S. Eric Di Nenna
Zoning Commissioner of Baltimore County.

(over)

Mr. Irvin S. Erdman
Notch Cliff Road
Glen Arm, Maryland 21057

RE: Petition for Variances
N/S of Notch Cliff Road, 6300' S
of Glen Arm Road - 11th Election
District
Irvin S. Erdman - Petitioner
NO. 75-74-A (Item No. 10)

Dear Mr. Erdman:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/erl

Attachments

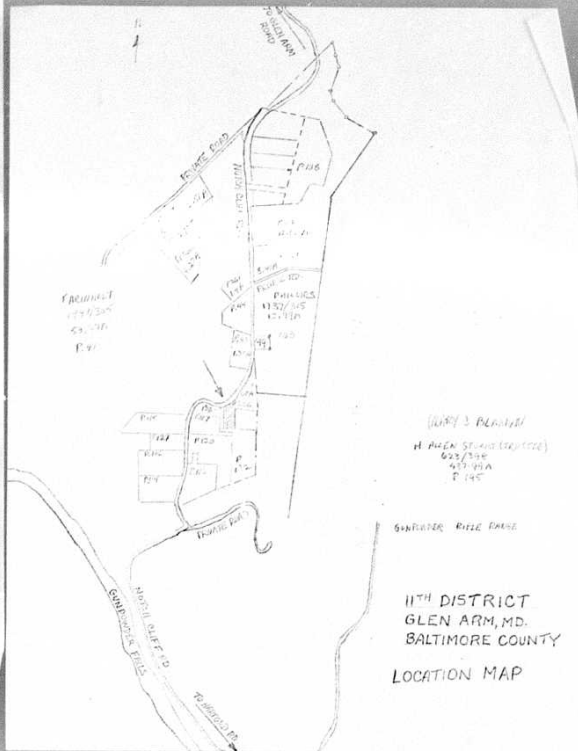
cc: Mr. L. Whiting Farinholt
11504 Notch Cliff Road
Glen Arm, Maryland 21057

DESCRIPTION

0.49 ACRE PARCEL ON NOTCH CLIFF

ROAD, 11th ELECTION DISTRICT, BALTIMORE, COUNTY, MARYLAND

Beginning at the north side of the Notch Cliff Road, approximately 6300 feet south of Glen Arm Road, and crossing said Notch Cliff Road South 82°10' East 100 feet; thence running the two following courses and distances, viz: South 4°23' East 212.31 feet and North 82°10' West 100 feet; thence leaving said outline and running the following course and distance; North 4°23' East 212.31 feet to the place of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 7, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #75-74-A, North side of Notch Cliff Road 6300 Feet South of Glen Arm Road.
Petition for Variance to permit Side Yard Setbacks.
Petitioner - Irvin Erdman

11th District

HEARING: Wednesday, October 16, 1974 (10:15 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 petition would not be inconsistent with policies of the 1980 Guideplan.

William D. Fromm
Director of Planning

WDF:NES:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Irvin S. Erdman
Notch Cliff Road
Glenarm, Maryland 21057
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 13th day of September 1974.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner Irvin S. Erdman
Petitioner's Attorney _____ Reviewed by James H. Berman
Chairman, Zoning Advisory Committee

Baltimore County Fire Department

J Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Irvin S. Erdman

Location: N/S of Notch Cliff Road, 6300' S of Glen Arm Road
Item No. 10 Zoning Agenda July 16, 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", 1973 Edition prior to occupancy. Site plans are approved as drawn.
- (X) 6. The Fire Prevention Code has no comments at this time.

Reviewed: James H. Berman Noted and Approved: Paul H. Reincke
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau

m/s
4/16/73

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of , 197 , that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of October, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
TOWSON, MARYLAND 21204

JAMES B. BYRNES, III
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
THE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PROJECT AND
DEVELOPMENT PLANNING
INDUSTRIAL
DEVELOPMENT
COMMISSION
BOARD OF EDUCATION
OFFICE OF THE
BUILDING ENGINEER

September 16, 1974

Mr. Irvin S. Erdman
Notch Cliff Road
Glenarm, Maryland 21057

RE: Variance Petition
Item 10
Irvin S. Erdman - Petitioner

Dear Mr. Erdman:

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 Notch Cliff Road, approximately 1.3 miles north of Harford Road, in the 11th Election District of Baltimore County, and is presently unimproved. Various residences surround the property on well wooded lots.

The petitioner is requesting a Variance to permit side yard setbacks of 15 feet and 40 feet instead of the required 50 feet. A 28'x45' residence is proposed.

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 less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded

Mr. Irvin S. Erdman
Re: Item 10
Page 2

September 16, 1974

to you in the near future.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 17, 1974

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

Dear Mr. DiNenna:

Comments on Item 10, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: Irvin S. Erdman
Location: N/S of Notch Cliff Road, 6300' S of Glen Arm Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3b.3 to permit side yard setbacks of 15' and 40' instead of the required fifty (50) feet.

No. of Acres: 0.49
District: 11th

Comments: This lot is substandard in size and does not meet present requirements for private water and sewerage systems. Therefore, the lot cannot be developed until public sewer is available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

NVB/ncc

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

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

August 1, 1974

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

Re: Item #10 (1974-1975)
Property Owner: Irvin S. Erdman
N/S of Notch Cliff Rd., 6300' S. of Glen Arm Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3b.3 to permit side yard setbacks of 15' and 40' instead of the required 50'
No. of Acres: 0.49 District: 11th

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:

Notch Cliff Road, an existing public road, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 70-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 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 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.

Item #10 (1974-1975)
Property Owner: Irvin S. Erdman
Page 2
August 8, 1974

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property. This area is beyond the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water and Sewerage Plan (July 1973) indicates the area to be beyond the Urban Rural Demarcation Line and "No Planned Service".

Very truly yours,

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

END:WAM:FW:iss

cc: J. Somers

P-SE Key Sheet
50 NE 20 Top. Sheet
NE 13 8 Topo
62 Tax Map

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 25, 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 #10, Zoning Advisory Committee Meeting, July 16, 1974, are as follows:

Property Owner: Irvin S. Erdman
Location: N/S of Notch Cliff Road, 6300' S of Glen Arm Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3b.3 to permit side yard setbacks of 15' and 40' instead of the required fifty (50) feet
No. of Acres: 0.49
District: 11th

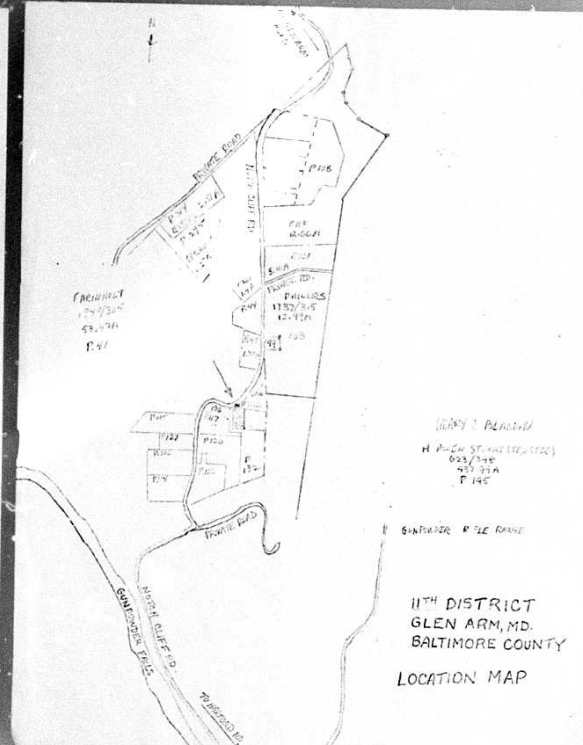
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 108 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3811 ZONING 484-3811



BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 19, 1974

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

J.A.C. Meeting of: July 16, 1974

Re: Item 10
Property Owner: Irvin S. Erdman
Location: N/S of Notch Cliff Road, 6300' S. of Glen Arm Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 15' and 40' instead of the required fifty (50) feet.

District: 11th
No. Acres: 0.49

Dear Mr. DiNenna:

No bearing on student population.

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

WNP/ML

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#75-74-1A

District: 11th Date of Posting: 9/27/74
Posted for: Hearing held Oct 16, 1974 @ 10:15 A.M.
Petitioner: Irvin Erdman
Location of property: N/S of Notch Cliff Rd. 6300' S. of Glen Arm Road
Location of Signs: Signs posted before Petitioner's hearing.
Remarks: Mark H. Egan
Posted by: Mark H. Egan Date of return: 10/3/74

BALTIMORE COUNTY, MARYLAND No. 15176
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Sept. 18, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Irvin Erdman
Notch Cliff Road
Glen Arm, Md. 21234
Petitioner for Variance
#15-74-1

25.00 CASH

BALTIMORE COUNTY, MARYLAND No. 16950
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 15, 1974 ACCOUNT 01-662

AMOUNT \$2.17

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Ervin Erdman
Notch Cliff Road
Glen Arm, Md. 21234
Advertising and posting of property
#15-74-1

CERTIFICATE OF PUBLICATION

ROSEDALE, MD. Sept 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md. one time before the 16th day of October, 1974 the publication appearing on the 26th day of September, 1974

THE OBSERVER

Robert A. Linn
Advertising Mgr.

Cost of Advertisement \$14.72

CERTIFICATE OF PUBLICATION

TOWSON, MD. Sept 26, 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. one time before the 16th day of October, 1974, the publication appearing on the 26th day of September, 1974.

THE JEFFERSONIAN

L. L. Linn
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>JEB</i>					
Revised Plans: Change in outline or description: Yes					
Previous case: _____					
Map # _____					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

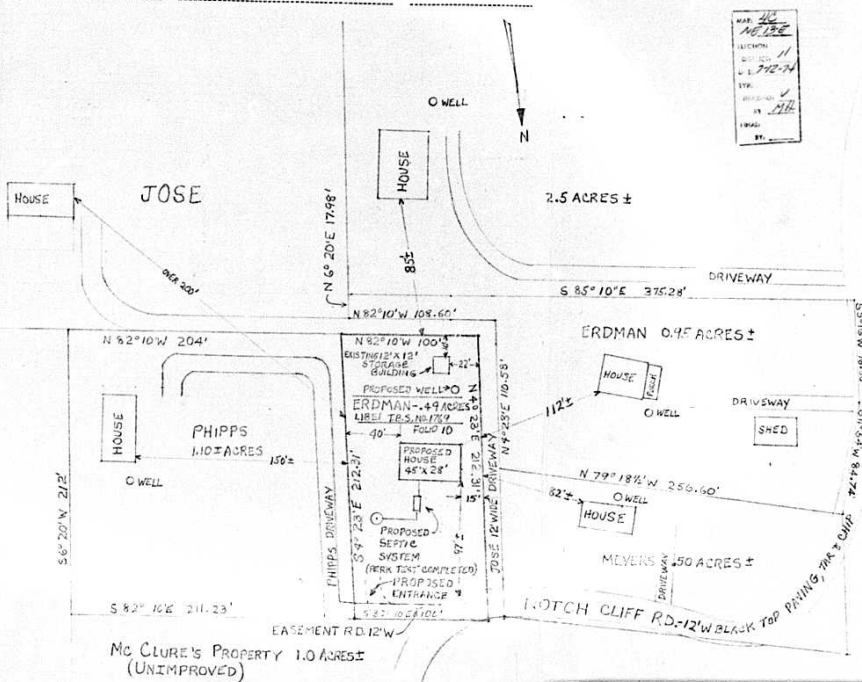
Your Petition has been received * this 3rd day of July, 1974. Item # _____.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *Erdman* Submitted by _____
Petitioner's Attorney _____ Reviewed by *JEB*

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

BY: _____ DATE: _____ SUBJECT: _____ SHEET NO. _____ OF _____
CHKD. BY: _____ DATE: _____ JOB NO. _____



Approx. 1.30 Miles
Harford Road
Intersecting Roads
Glen Arm Road
Approx. 1.25 Miles

11th District
Glen Arm, Md.
Baltimore County

Scale: 1"=50'
AREA ZONED R.D.P.