

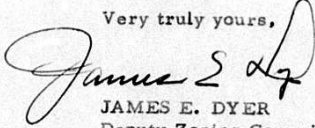
April 15, 1975

Mr. & Mrs. Jarrett S. Bell
7420 Goettner Road
Kin_sville, Maryland 21087

RE: Petition for Variances
SW/S of Goettner Road, 930' SE of
Belair Road - 11th District
Jarrett S. Bell - Petitioner
NO. 75-114-A (Item No. 71)

Dear Mr. & Mrs. Bell:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

RE: PETITION FOR VARIANCES : BEFORE THE
SW/S of Goettner Road, 930' SE of :
Belair Road - 11th District : DEPUTY ZONING
Jarrett S. Bell - Petitioner :
NO. 75-114-A (Item No. 71) : COMMISSIONER
:
: FOR
: BALTIMORE COUNTY

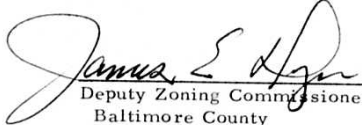
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AMENDED ORDER

It is hereby ORDERED by the Deputy Zoning Commissioner of Baltimore
County, this 15TH day of April, 1975, that the Order dated December
6, 1974, passed in this matter, should be and the same is hereby AMENDED
to read as follows:

"and side setbacks of 45 feet instead of the required
50 feet should be granted."


Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 15, 1975

BY Paula R. Dwyer

MUNICIPALITY OF BALTIMORE

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Bell

I, or we, Jarrett S. & Frances G., 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,

herby petition for a Variance from Section 1.000.3B.3 to permit a setback of...

...from the center line of the front street in lieu of the required setback and 75 feet respectively.

Also, to permit side setbacks of 45 feet on each side in lieu of the required setbacks of 45 feet on each side. Therefore, I feel it would result in undue hardship if I were required to maintain the required 30 foot setbacks.

1.) Due to requirement of Health Dept. to have a 10,000 sq. ft. area reserved in rear of lot for future expansion or reconstruction of sewage disposal system, the proposed house must be located closer to front property line and center line of front street than RDP setbacks allow.

2.) Houses on either side are presently located 40 feet and 65 feet from the front property line and center line of Goettner Road, respectively. I feel that it would be aesthetically pleasing and in the best interests of the community if my request was granted so that the proposed dwelling will be in line with the existing ones.

3.) Lot is only 150 feet wide. In order to build a house which would be in conformity with the existing neighborhood, with an attached garage, we would need to reserve a building area of at least 60 feet in width, which would result in side setbacks of 45 feet on each side. Therefore, I feel it would result in undue hardship if I were required to maintain the required 30 foot setbacks.

4.) Lot was created and existing since 1953.

Contract purchaser: Jarrett S. Bell

Legal Owner: Jarrett S. Bell

Address: 7420 Goettner Road

Petitioner's Attorney: [Signature]

Protestant's Attorney: [Signature]

Address: [Signature]

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ZONING HEARING CASE DATA SYSTEM

B-2 Keypunch Chart

B or 2 Card

Case number 1-5 75114

Subcase number 6-7

District 8-9 11

Hearing type code 10

Existing zoning code 11 12

Requested zoning code 12

Existing district code 13

Requested district code 14

Use code 15-17 18-23

*Acres multiplied by 100 24-29

Hearing date (MODAYR) 30-35

Hearing decision date (MODAYR) 36

Board of appeals date (MODAYR) 37-42

Board of appeals decision code 43

Circuit court date (MODAYR) 44-49

Circuit court decision code 50

Court of appeals date (MODAYR) 51-56

Court of appeals decision code 57

Filing date (MODAYR) 58-63

Variance code 64

BLANK 65-73

Transaction date (MODAYR) 74-79

Card Code: B if new record 1 to change existing record 80

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ZONING HEARING CASE DATA SYSTEM

A-1 Keypunch Chart

A or 1 Card

Case number 1-5 75114

Subcase number 6-7

District 8-9 11

Hearing type code 10

Existing zoning code 11 12

Requested zoning code 12

Existing district code 13

Requested district code 14

Use code 15-17 18-23

*Acres multiplied by 100 24-29

Hearing date (MODAYR) 30-35

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Board of appeals date (MODAYR) 37-42

Board of appeals decision code 43

Circuit court date (MODAYR) 44-49

Circuit court decision code 50

Court of appeals date (MODAYR) 51-56

Court of appeals decision code 57

Filing date (MODAYR) 58-63

Variance code 64

BLANK 65-73

Transaction date (MODAYR) 74-79

Card Code: A if new record 1 to change existing record 80

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ZONING HEARING CASE DATA SYSTEM

B-2 Keypunch Chart

B or 2 Card

Case number 1-5 75114

Subcase number 6-7

District 8-9 11

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Existing zoning code 11 12

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Court of appeals decision code 57

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Variance code 64

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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 Petitioners

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, Variances to permit a setback of 55 feet from the center line of the street instead of the required 75 feet; and side setbacks of 75 feet instead of the required 50 feet

should be granted. Deputy Zoning Commissioner of Baltimore County this 6th day of December, 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.

James B. Byrnes, III
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 19th of December, 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Jarrett S. Bell
Item 71
November 14, 1974

Page 2

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
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

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

October 29, 1974

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

Re: Item #71 (1974-1975)
Property Owner: Jarrett S. & Frances G. Bell
S/W of Goettner Rd., 930' S/W of Belair Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1400.38.3 to permit a setback of 10' from front property line and 55' from centerline of front street in lieu of the required 50' and 75', respectively. Also to permit side setbacks of 15' on each side in lieu of the required 50'.
No. of Acres: .5 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:

Goettner Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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. The submitted plan must be revised to indicate the proposed highway right-of-way widening.

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 damages to adjacent properties, especially by the concentration of surface waters. Correction of any problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item 71

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Jarrett S. Bell
7420 Goettner Road
Kingsville, Md. 21087
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of November 1974.

S. ERIC DINENNA
Zoning Commissioner

Petitioner Jarrett S. Bell

Petitioner's Attorney

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

Item #71 (1974-1975)

Property Owner: Jarrett S. & Frances G. Bell
Page 2
October 29, 1974

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are not available to serve this property which lies beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates Planned Service in the area in 6 to 10 years.

Very truly yours,

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

END:RAM:PDH:iss

cc: J. Somers

Q-NE Key Sheet
SH NE 38 Pos. Sheet
NS 14 J Topo
Q4 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

Mr. Jarrett S. Bell
7420 Goettner Road
Kingsville, Maryland 21087

RE: Variance Petition
Item 71
Jarrett S. & Frances G. Bell -
Petitioners

Dear Mr. Bell:

The Zoning Plans 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 Goettner Road, approximately 930 feet southeast of Belair Road, in the 11th Election District of Baltimore County, and is presently unimproved. Various single family ranch type dwellings immediately about the property on both sides, as well as opposite the site on Goettner Road.

The petitioner is requesting a Variance to permit side yard setbacks of 45 feet instead of required 50 feet; and front yard setbacks of 55 feet from the center line of the street instead of the required 75 feet. A 40'x60' dwelling with attached garage is proposed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR WM. T. MILLER
DEPUTY TRAFFIC ENGINEER

October 22, 1974

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

Re: Item 71 - ZAC - October 8, 1974
Property Owner: Jarrett S. & Frances G. Bell
Location: SW/4 of Goettner Rd. 930' S/W of Belair Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1400.38.3 to permit a setback of 40' ft. from front property line & 55' ft. from center line of front street in lieu of the required 50' ft. & 75' ft., respectively. Also to permit side setbacks of 45' ft. on each side in lieu of the required 50' ft.
No. of Acres: .5
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the front and side yards setbacks.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Asso.

NSF/16

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

October 28, 1974

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

Dear Mr. DiNenna:

Comments on Item 71, Zoning Advisory Committee Meeting,
October 8, 1974, are as follows:

Property Owner: Jarrett S. & Frances G. Bell
Location: SW/4 of Goettner Rd. 930 ft. SE/4 of
Belair Rd.
Existing Zoning: R.D.P.
Proposed Zoning: VARIANCE from Sec. 1A00.3B.3 to
permit a setback of 40 ft. from
front property line & 55 ft. from
center line of front street in lieu
of the required 50 ft. & 75 ft.,
respectively. Also to permit side
setbacks of 45 ft. on each side in
lieu of the required 50 ft.

No. of Acres: .5
District: 11th

Comments: Private water and sewerage systems must
be provided for this lot. Percolation tests indicated that
the soil is suitable for underground sewage disposal, however,
due to limited area the water well and disposal system must
be located exactly as shown on approved plot plan by Health
Department.

Very truly yours,

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

HVB/mc

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Jarrett S. & Frances G. Bell

Location: SW/4 of Goettner Rd. 930 ft. SE/4 of Belair Rd.

Item No. 71

Zoning Agenda October 8, 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. 1 "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.

Reviewed: *H. J. Deitz* Noted and
Approved: _____
Planning Group
Special Inspection Division

Deputy Chief
Fire Prevention Bureau

WILLIAM D. FROMM

DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



October 24, 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 #71, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: Jarrett S. & Frances G. Bell
Location: SW/4 of Goettner Road 930 ft. SE of Belair Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit a setback of 40 ft. from front
property line & 55 ft. from center line of front street in lieu of the required 50 ft.
and 75 ft., respectively. Also to permit side setbacks of 45 ft. on each side in lieu
of the required 50 ft.
No. of Acres: .5
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 and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3381

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 10, 1974

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

Z.A.C. Meeting of: October 8, 1974

Re: Item 71

Property Owner: Jarrett S. & Frances G. Bell

Location: SW/4 of Goettner Road, 930 ft. SE of Belair Road

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B.3 to permit a setback of 40 ft.
from front property line & 55 ft. from center line of front
street in lieu of the required 50 ft. & 75 ft., respectively.
Also to permit side setbacks of 45 ft. on each side in lieu
of the required 50 ft.

District: 11th

No. Acres: .5

Dear Mr. DiNenna:

No bearing on student population.

WNP/ml

H. ERIC DINENNA, President
EUGENE C. HESS, Vice President
MR. ROBERT L. BENNEY

MARCELLO W. BENTON
JOSEPH W. WILSON
ALVIN LORSEN

T. BARBARO WILLIAMS, JR.
HOWARD W. TRACY, Vice
MRS. RICHARD A. HUNTER

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., Nov. 11, 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
2nd day of December 1974, the publication
appearing on the 11th day of November 1974.

THE OBSERVER,
Robert A. Penick
Advertising Mgr.

Cost of Advertisement \$19.20

CERTIFICATE OF PUBLICATION

TOWSON, MD., November 11, 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 in each
at _____ successive weeks before the _____ day of _____, 1974, the _____ publication
appearing on the _____ day of _____, 1974.

THE JEFFERSONIAN,
Robert A. Penick
Manager.

Cost of Advertisement \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-114-A

District: 11th Date of Posting: 11-14-74
Posted for: *Jarrett S. Bell*
Petitioner: *Jarrett S. Bell*
Location of property: *SW/4 of Goettner Rd. 930 ft. SE of Belair Rd.*
Location of Sign: *Sign posted at 930 ft. SE of Belair Rd.*
Remarks: *See SW/4 of Goettner Rd.*
Posted by: *Mark H. H.* Date of return: 11-21-74
Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		2-D Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>W. B. L.</i>	Reviewed Plans: Change in outline or description Yes No									
Previous case:	Map #									

Legal Notice

PETITION FOR VARIANCE
11TH DISTRICT

ZONING: Petition for Variance for Side and Front Setbacks.

LOCATION: Southwest side of Goettner Road 930 feet Southeast of Belair Road.

DATE & TIME: MONDAY, DECEMBER 2, 1974 at 11:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a setback of 50 feet from the centerline of the street instead of the required 75 feet, and permit side setbacks of 45 feet instead of the required 50 feet.

The zoning Regulations to be changed are as follows:

1. Section 1A00.3B.3 - The minimum distance between any building on an R.D.P. zone and any lot other than a street lot shall be 50 feet, the minimum distance between the building and the centerline of any street shall be 75 feet.

All that parcel of land in the Eleventh District of Baltimore County.

Beginning at a point on the Southwest side of Goettner Road, approximately 930 feet Southeast of Belair Road, and running the following courses:

S 46 degrees 22' W 136' N 44 degrees 22' E 150' N 46 degrees 22' E 150' N 42 degrees 40' W 150'

to the place of beginning, containing approximately 3 acres, being the property of Jarrett S. and Frances G. Bell, as shown on the plan filed with the Zoning Department.

Hearing Date: Monday, December 2, 1974 at 11:15 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF S. ERIC DINENNA, ZONING COMMISSIONER OF BALTIMORE COUNTY



ZONED R.D.P.

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

No. 17162

DATE Nov. 26, 1974 ACCOUNT 01-662

AMOUNT \$46.95

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Jarrett S. Bell
7420 Goettner Road
Kingsville, Md. 21087
Advertising and posting of property
ACD 937 (Rev. 67) 46.95 REC #75-111-A