

S 75-136-A
(Alter No. 92)

I, or we, August D. King Jr., 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 400.1 To permit an accessory structure (shed) to be placed in side yard in lieu of required rear yard.

1. Site is adjacent to existing garden and is to be used for storage of tools, tractor, etc.
2. Site is actually located to rear of house on right and would be located to the rear and/or side of proposed garage.
3. Shed to be constructed of brick and white siding to conform to the appearance of house.
4. To move shed behind rear line of house would require moving existing large evergreen tree.
5. Placement of shed behind rear line of house would cause damming of water flow from heavy rainfall with resulting flooding of yard and window well to basement.

Property is to be posted and advertised as prescribed by Zoning Regulations.
 We, 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.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of December, 197 4, 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 6th day of JANUARY, 197 5, at 10:15 clock A.M.

(over

Mr. August D. King, Jr.
1818 Thornton Ridge Road
Baltimore, Maryland 21204

RE: Petition for Variance
N/S of Thornton Ridge Road,
1300' W of Thornton Road -
8th Election District
August D. King, Jr. - Petitioner
NO. 75-136-A (Item No. 92)

Dear Mr. King:

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/SCW

Attachments

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: December 12, 1974

FROM: William D. Frome, Director of Planning

SUBJECT: Petition#75-136-A, North side of Thornton Ridge Road 1300 feet west of Thornton Road.
Petition for variance for an accessory structure.
Petitioner: August O. King, Jr.

8th District

HEARING: Monday, January 6, 1975 (10:15)

There are no planning factors requiring comment on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. August D. King, Jr.
1818 Thornton Ridge Road
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 92

Your Petition has been received and accepted for
filing this 2nd day of December 1974.


S. Eric DiNenna,
Zoning Commissioner

Petitioner August D. King, Jr.

Petitioner's Attorney _____ Reviewed by _____
Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans
Advisory Committee

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

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

November 29, 1971

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

Re: Item #92 (1974-1975)
Property Owner: August D. King, Jr.
N/S of Thornton Ridge Rd., 1300' W. of Thornton Rd.
Existing Zoning: D.R. 1
Proposed Zoning: Variance from Sec. 400.1 to permit an
accessory structure (shed) to be in side yard in lieu of
required rear yard.
No. of Acres: 150 111
 150 x 129
District: 8th

Dear Mr. McNamara:

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.

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #92 (1974-1975).

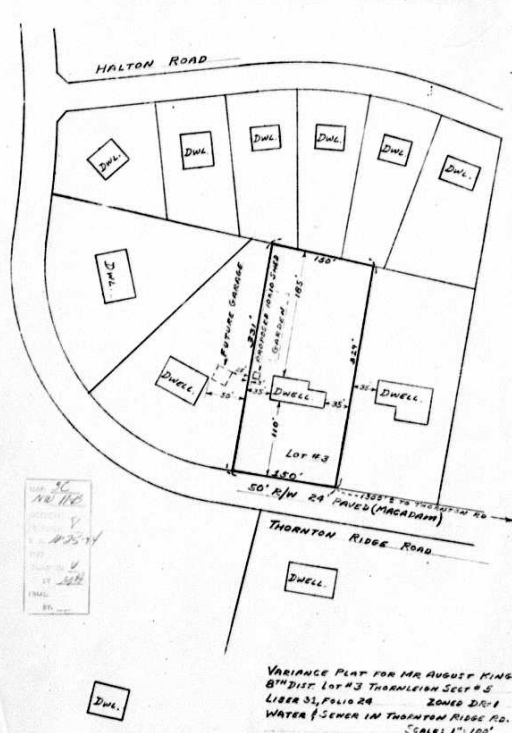
Very truly yours,

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

END:ZAM:FWR:63

S-SE Key Sheet
43 NW 8 Pos. Sheet
NW 11 8 Topo
69 Tax Map

MAR 04 1975



VARIANCE PLAT FOR MR AUGUST KING
8TH DIST. LOT #3 THORNLEIGH SECT #5
LIBER 31, FOLIO 24 ZONED DR-1
WATER & SEWER IN THORNTON DRIVE RD.
SCALE: 1"=100'

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 Petitioner.

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, the Variance to permit an accessory structure (shed) in the side yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of January, 1975, that the herein Petition for a Variance to permit an accessory structure (shed) in the side yard in lieu of the required rear yard 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.

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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 2, 1974

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

JAMES B. BYRNES, III
Chairman

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

Mr. August D. King, Jr.
1818 Thornton Ridge Road
Baltimore, Maryland 21204

RE: Variance Petition
Item 92
August D. King, Jr. - Petitioner

Dear Mr. King:

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 of the property 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 north side of Thornton Ridge Road, approximately 1300 feet west of Thornton Road, in the 8th Election District of Baltimore County. It is presently improved with a two-story brick dwelling, and surrounding properties are similarly improved.

The petitioner is requesting a Variance to permit an accessory structure (a shed) to be located in the side yard rather than the required rear yard. The entire Committee questions the necessity of the request as there is more than sufficient rear yard area to meet the regulations.

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

Mr. August D. King, Jr.
Item 92
December 2, 1974

Page 2

to you in the near future.

Very truly yours,

JAMES B. BYRNES, III

JBB:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

423-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: August D. King, Jr.

Location: N/S of Thornton Road 1300 ft. W. of Thornton Rd.

Item No. 92

Zoning Agenda November 5, 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. 201 "The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: H.J. Deitz
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Reincke
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

November 26, 1974

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

Re: Item 92 - ZAC - November 5, 1974
Property Owner: August D. King, Jr.
Location: N/S of Thornton Road 1300 ft. W. of Thornton Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (shed) to be in side yard in lieu of required rear yard
No. of Acres: 150 X 331
150 329
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Asso. Traffic Engineer

MSF/lb

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

November 15, 1974

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

Dear Mr. DiNenna:

Comments on Item 92, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: August D. King, Jr.
Location: N/S of Thornton Road 1300 ft. W. of Thornton Rd.
Existing Zoning: D.R. 1
Proposed Zoning: VARIANCE from Sec. 400.1 to permit an accessory structure (shed) to be in side yard in lieu of required rear yard.

No. of Acres: 150 X 331
150 329
District: 8th

Comments: Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

©HVB/nof

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 30, 1974

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

Z.A.C. Meeting of: November 5, 1974

Re: Item 92
Property Owner: August D. King, Jr.
Location: N/S of Thornton Road 1300 ft. W. of Thornton Road
Present Zoning: D.R. 1
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (shed) to be in side yard in lieu of required rear yard.

District: 8th
No. Acres: 150 X 331
150 329

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Rick Petrovich
Field Representative

WNP/ml

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 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 #92, Zoning Advisory Committee Meeting, November 5, 1974, are as follows:

Property Owner: August D. King, Jr.
Location: N/S of Thornton Road 1300 ft. W. of Thornton Road
Existing Zoning: D.R. 1
Proposed Zoning: Variance from Section 400.1 to permit an accessory structure (shed) to be in side yard in lieu of required rear yard
No. of Acres: 150 X 331
150 329
District: 8th

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 484-3281

H. EMILIE PARKS, President
EUGENE D. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. SUTSKIN
JOSEPH N. MUDMAN
ALVIN LORICK
JOSHUA R. WHEELER, Representative

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.G.
MRS. RICHARD K. RUCKEL

PETITION FOR A VARIANCE IN DISTRICT

ZONING: Petition for a Variance for an Accessory Structure.
LOCATION: North side of Thornton Ridge Road, 1300 feet west of Thornton Ridge Road.
DATE & TIME: Monday, January 6, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 104, 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 on the following petition for a variance from the Zoning Regulations to permit an accessory structure (shed) to be placed on the side yard instead of the rear yard.

The Zoning Regulations to be enforced as follows:
Section 461 - Accessory Buildings. Shall be located only in rear yard and shall occupy not more than 10% of the lot area.

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

Located on the North Side of Thornton Ridge Road, approx. 1300 ft. west of Thornton Ridge Road, known as Lot No. 3, as shown on the Plat of Thornton Ridge Section 1, said Plat recorded among the land records of Baltimore County in Liber 21, Folio 18, as known as 1318 Thornton Ridge Road.

Being the property of August D. King, Jr., as shown on said Plat filed with the Zoning Department, effective Monday, January 6, 1975.

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

S. ERIC DINENNA
Zoning Commissioner of Baltimore County

Dec. 18

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 19, 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 of successive weeks before the 19th day of January, 1975, the first publication appearing on the 19th day of December, 1974.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE IN DISTRICT

ZONING: Petition for a Variance for an Accessory Structure.
LOCATION: North side of Thornton Ridge Road, 1300 feet west of Thornton Ridge Road.
DATE & TIME: MONDAY, JANUARY 6, 1975 at 10:00 A.M.
PUBLIC HEARING: Room 104, 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 on the following petition for a variance from the Zoning Regulations to permit an accessory structure (shed) to be placed in the side yard instead of the rear yard.

The Zoning Regulations to be enforced as follows:
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Being the property of August D. King, Jr., as shown on said Plat filed with the Zoning Department, effective Monday, January 6, 1975.

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

S. ERIC DINENNA
Zoning Commissioner of Baltimore County

Dec. 18

OFFICE OF

THE TOWSON TIMES

TOWSON, MD. 21204

December 20, 1974

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - NORTH SIDE OF THORNTON RIDGE ROAD, 1300 FEET.

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 19th day of Jan. 1975; that is to say, the same was inserted in the issues of December 20, 1974.

STROMBERG PUBLICATIONS, Inc.

By.....

1-516W

75-136-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: Dec. 21, 1974
Posted for: PETITION FOR VARIANCE
Petitioner: August D. King, Jr.
Location of property: N/S. of Thornton Ridge Rd. 1300' W of Thornton Rd.
Location of Sign: E. of 1918 Thornton Ridge Rd.
Remarks:
Posted by: S. Eric Dinenna Signature Date of return: Dec. 27, 1974

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 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: TBC										
Previous case:										

Revised Plans:
Change in outline or description _____ Yes
Map # _____ No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of OCTOBER 1974. Item #

S. ERIC DINENNA
Zoning Commissioner

Petitioner Mr. August King Submitted by N/R/L
Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY, MARYLAND No. 17175

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: December 5, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION
TOWN - AGENCY YELLOW - CUSTOMER

August D. King, Jr.
1918 Thornton Ridge Road
Baltimore, Md. 21204
Petition for Variance 75-136-A

2500

BALTIMORE COUNTY, MARYLAND No. 17416

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Jan. 6, 1975 ACCOUNT 01-662

AMOUNT \$11.50

WHITE - CASHIER DISTRIBUTION
TOWN - AGENCY YELLOW - CUSTOMER

August D. King, Jr.
1918 Thornton Ridge Rd.
Baltimore, Md. 21204
Advertising and posting of property 75-136-A

4450