

75-144 75-184-A 75-144-A PETITION FOR ZONING VARIANCE FROM AREA ANL HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Philip G. Hackman & Donna M. Hackman, legal owners 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 a front yard setback of 30 feet, a side yard setback of 35 feet, and a rear yard setback of 43 feet in lieu of the required 50 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Economically, it is more practical to build a new house than to attempt to alter the present structure. The existing house requires extensive repair and is not suitable to the needs of an expanding family. The lack of a basement makes it unsatisfactory, even if repaired, and the house is too near to the river bank.

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 Philip G. Hackman
Address 995 Bowerman Road
White Marsh, Md. 21162
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of December 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 11th day of JANUARY, 1975, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD P.E. WM. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 13, 1974

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

Re: Item 103 - EAC - December 3, 1974
Property Owner: Philip G. & Donna M. Hackman
Location: Beginning 2936 ft. W. of the intersection of Bowerman Rd. & Loreley Beach Rd.
Existing Zoning: R. D. P.
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a front yard setback of 30 ft., a side yard setback of 35 ft., and a rear yard setback of 43 ft. in lieu of the required 50 ft., respectively.
No. of Acres: 1.000
District: 11th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan,
Asst. Traffic Engineer

MSF/ljb

January 14, 1975

Mr. & Mrs. Philip G. Hackman
995 Bowerman Road
White Marsh, Maryland 21162

RE: Petition for Variances
Beginning 2936' from the centerline of Loreley Beach & Bowerman Roads
11th District
Philip G. Hackman, et al -
Petitioners
NO. 75-144-A (Item No. 103)

Dear Mr. & Mrs. Hackman:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Enclosures

DESCRIPTION FOR VARIANCE

PHILIP HACKMAN

Beginning at a point in the centerline of a 16' wide road. Said point being the following (3) courses from the intersection of the centerline of Bowerman Road and the centerline of Loreley Beach Road. (1) 2936.0' measured along the centerline of Bowerman Road in a southeasterly direction from the centerline of Loreley Beach Road, (2) N 75° 23' W 238', (3) S 23° 40' W 281'. Thence the following (8) courses: S 23° 40' W 293.01', N 60° 09' W 66.47', S 31° 48' W 53.00', S 73° 15' W 50.00', N 16° 45' W 156.14', N 89° 20' 30" E 109.70', N 23° 40' E 206.67', S 66° 20' E 112.93' to the point of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 6, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition # 75-144-A. Petition for Variance for Front, Side and Rear Yards. Beginning 2936 feet from the centerline of Loreley Beach Road and Bowerman Road.
Petitioner - Philip G. Hackman and Donna M. Hackman

11th District

HEARING: Monday, January 13, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The granting of this request would not be inconsistent with the character of the surrounding development.

William D. Fromm
William D. Fromm, Director
Office of Planning and Zoning

WDF:NEC:rv

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 16, 1974

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

James B. Byrnes, III
Chairman

Mr. Philip G. Hackman
995 Bowerman Road
White Marsh, Maryland 21162

RE: Variance Petition
Item 103
Philip G. & Donna M. Hackman -
Petitioners

Dear Mr. Hackman:

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 improved with a one-story frame dwelling. The petitioner is proposing to remove the existing dwelling and construct a new home immediately to the north, said new location requiring variances. This situation is compounded by a recent subdivision, apparently not approved by Baltimore County, of the lands of Mrs. Jane S. Bowerman.

A field inspection of the subject site reveals this existing water front home to be apparently once a summer house now converted, albeit without total success, into year round living quarters. There was also evidence, as reflected in the comments of the Health Department, of a failing septic system. Please note, therefore, the comments of the Health Department.

Mr. Philip G. Hackman
Re: Item 103
December 16, 1974

Page 2

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,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

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 Variances requested not adversely affecting the health, safety and general welfare of the community. Variances to permit a front yard setback of 30 feet, a side yard setback of 35 feet, and a rear yard setback of 43 feet instead of the required 50 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12th day of January, 1975, 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, Health Department 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 12th day of January, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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: Philip G. & Donna M. Hackman

Location: Beginning 2936 ft. W. of the intersection of Bowerman Road & Loreley Beach Road
Item No. 103 Zoning Agenda December 3, 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

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.

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

Reviewed: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

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

December 9, 1974

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

Re: Item #103 (1974-1975)
Property Owner: Philip G. & Donna M. Hackman
Beginning 2,936' W. of the intersection of Bowerman Rd. and Loreley Beach Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a front yard setback of 30', a side yard setback of 35', and a rear yard setback of 43' in lieu of the required 50', respectively.
No. of Acres: 1.000 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.

General:

Baltimore County utilities and highway improvements are not involved. It is the responsibility of the petitioner to ascertain and clarify any rights-of-way within this property and to initiate such action as may be required to abandon or relocate same.

Public water and sanitary sewerage are not available to serve this property which is utilizing private onsite means for water supply and sewage disposal. This area is beyond the Baltimore County Metropolitan District. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973, indicates the area to be beyond the Urban Rural Detachment Line and Planned Service in 11 to 30 years.

Very truly yours,

[Signature]
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:BAM:PM:SS

104-W Key Sheet
31 NW 1/2 Sec. 28
NB 8 X Topo
73 Tax Map

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

December 3, 1974

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

Dear Mr. DiNenna:

Comments on Item 103, Zoning Advisory Committee Meeting, December 3, 1974, are as follows:

Property Owner: Philip G. & Donna M. Hackman
Location: Beginning 2936 ft. W. of the intersection of Bowerman Rd. & Loreley Beach Rd.

Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B(3) to permit a front yard setback of 30 ft., a side yard setback of 35 ft., and a rear yard setback of 43 ft. in lieu of the required 50 ft., respectively.

No. of Acres: 1.000
District: 11th

Comments: Complete soil evaluation required on this lot between February 1 - April 30 prior to approval of a building permit; approved water supply must be provided.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

EHVB/nco

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 20, 1974

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

Re: Item 103 Z.A.C. Meeting of: December 3, 1974

Property Owner: Philip G. & Donna M. Hackman

Location: Beginning 2936 ft. W. of the intersection of Bowerman Road and Loreley Beach Road.

Present Zoning: R.D.P.

Proposed Zoning: Variance from Section 1A00.3B (3) to permit a front yard setback of 30 ft., a side yard setback of 35 ft., and a rear yard setback of 43 ft. in lieu of the required 50 ft., respectively.

District: 11th

No. Acres: 1.000

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,
[Signature]
W. Nick Petrovich,
Field Representative.

WNP/ml

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



December 16, 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 #103, Zoning Advisory Committee Meeting, December 3, 1974, are as follows:

Property Owner: Philip G. & Donna M. Hackman
Location: Beginning 2936 ft. W. of the intersection of Bowerman Rd. and Loreley Beach Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3B (3) to permit a front yard setback of 30 ft., a side yard setback of 35 ft., and a rear yard setback of 43 ft. in lieu of the required 50 ft., respectively.
No. of Acres: 1.000
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 plus 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,
[Signature]
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESTER AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 484-3211 ZONING 484-3231

H. EMBLE PARKS, JR.
EUGENE C. HESS, JR.
MR. ROBERT L. BENTLEY
MARCUS W. BOSTARIS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA R. BRICKLER
T. HAROLD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MR. RICHARD K. MURPHY

PETITION FOR A VARIANCE 11TH DISTRICT

ZONING: Petition for Variance for Front, Side and Rear Yards.
LOCATION: Beginning 1200 feet from the center line of Loreley Beach Road and Bowerman Road. (11th District, Block 1200, Lot 1200.3B).

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

The Zoning Regulations of Baltimore County, by authority of the Board of Zoning Appeals, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 30 feet, a side yard setback of 35 feet, and a rear yard setback of 43 feet instead of the required 50 feet.

The Zoning Regulations to be reviewed are as follows:

Section 1A00.3B (3) - The minimum distance between any building on a R.D.P. zone and any lot line other than a street line shall be 50 feet.

The Board of Zoning Appeals of Baltimore County is hereby notified.

Beginning at a point in the center line of a 16' wide road, and

thence by the following (1) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(2) thence by the following (2) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(3) thence by the following (3) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(4) thence by the following (4) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(5) thence by the following (5) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(6) thence by the following (6) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(7) thence by the following (7) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(8) thence by the following (8) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(9) thence by the following (9) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(10) thence by the following (10) more or less 1200 feet to the intersection of the center line of Bowerman Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 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., on or about the 26th day of December, 1974, the first publication appearing on the 26th day of December, 1974.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE 11TH DISTRICT

ZONING: Petition for Variance for Front, Side and Rear Yards.

LOCATION: Beginning 1200 feet from the center line of Loreley Beach Road and Bowerman Road.

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

The Zoning Regulations of Baltimore County, by authority of the Board of Zoning Appeals, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a front yard setback of 30 feet, a side yard setback of 35 feet, and a rear yard setback of 43 feet instead of the required 50 feet.

The Zoning Regulations to be reviewed are as follows:

Section 1A00.3B (3) - The minimum distance between any building on a R.D.P. zone and any lot line other than a street line shall be 50 feet.

The Board of Zoning Appeals of Baltimore County is hereby notified.

Beginning at a point in the center line of a 16' wide road, and

thence by the following (1) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(2) thence by the following (2) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(3) thence by the following (3) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(4) thence by the following (4) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(5) thence by the following (5) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(6) thence by the following (6) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(7) thence by the following (7) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

(8) thence by the following (8) more or less 1200 feet to the intersection of the center line of Bowerman Road.

(9) thence by the following (9) more or less 1200 feet to the intersection of the center line of Loreley Beach Road.

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., January 6, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., on or about the 13th day of January, 1975, the publication appearing on the 26th day of December, 1974.

THE OBSERVER,
[Signature]
Advertising Mgr.

819.20

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#75-144-A

District: 11th Date of Posting: Dec 26 - 74
Posted for: Philip G. Hackman
Petitioner: Philip G. Hackman
Location of property: Box 995, Bowersman Road, White Marsh, Md. 21162
Location of Signs: 1 Sign Located at End of Equestrian House, which is to be removed
Remarks: Phil G. Hackman
Posted by: Phil G. Hackman Signature Date of return: Jan. 2 - 75

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: <u>FTH</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>									
Previous case: <u> </u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of

Nov 1974 Item #

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Hackman Submitted by SANU
Petitioner's Attorney Reviewed by FTH

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

Item 103

Mr. Philip G. Hackman
995 Bowersman Road
White Marsh, Maryland 21162

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

Your Petition has been received and accepted for filing this 12th day of December 1974

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Philip G. & Donna M. Hackman

Petitioner's Attorney Franklin T. Hodans, Jr. Reviewed by Franklin T. Hodans, Jr.
Chairman,
Zoning Advisory
Committee

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

No. 17193

DATE Dec. 18, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Philip G. Hackman
Box 995, Bowersman Road
White Marsh, Md. 21162
Petition for Variance
#75-144-A

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

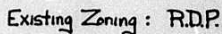
No. 17435

DATE Jan. 13, 1975 ACCOUNT 01-662

AMOUNT \$48.50

WHITE - CASHIER
Philip G. Hackman
Box 995, Bowersman Rd.
White Marsh, Md. 21162
Advertising and posting of property-----#75-144-A
#75-144-A





Scale: 1" = 30'

