

75-209-A #188 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ernest Redeman, Sr., 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 (greenhouse) to be located in the front yard in lieu of the rear yard.

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

1. There is not enough ground area in the rear yard for the proposed greenhouse.
2. Even if enough area were available, a greenhouse situated in the rear yard would not receive enough sunlight.
3. Even if a very small greenhouse were to be built in the rear yard, the following would, of necessity, be required:
 - a. the cutting down of two very large, old and healthy trees;
 - b. the nearly impossible transplanting of a very large eualeis bush;
 - c. the destruction of a beautiful, mature garden which includes a water lily and old-fashioned pool.
4. Would there have been enough ground for the proposed greenhouse or should number 3 above be accomplished (which would be undesirable from an ecological standpoint), this greenhouse would be located too close to the public road. A rear yard location would make the greenhouse much more accessible to possible vandalism and to possible theft, as valuable orchid plants will be grown in the greenhouse.

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.

DATE March 14, 1975 ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of March, 1975.

Contract purchaser _____ Legal Owner _____
Address _____ Address 1714 Wilson Point Road
Baltimore, Maryland 21220
Petitioner's Attorney _____ Protestor's Attorney _____
Address _____

of March 14, 1975, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of March, 1975, at 9:30 o'clock.

Ernest Redeman, Sr.
Zoning Commissioner of Baltimore County.

(over)

March 17, 1975

Mr. & Mrs. Ernest Redeman, Sr.
1714 Wilson Point Road
Baltimore, Maryland 21220

RE: Petition for Variance
W/S of Wilson Point Road, 658' S
of Shore Road - 15th District
Ernest Redeman, Sr., et ux -
Petitioners
NO. 75-209-A (Item No. 128)

Dear Mr. & Mrs. Redeman:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:mc

Attachments

Beginning at a point on the west side of Wilson Point Road approx. 658 feet south of Shore Road and running thence 270 feet west from said road along the northern most line of Lot 69, as shown on the Plat of Ball Neck which is recorded among the land records in Liber 10, Folio 26, to the waters of Middle River and binding southerly thereon 65 feet 8 inches, thence easterly approx. 260 feet to the west side of Wilson Point Road, thence binding northerly along west side of said road approx. 20 feet to point of beginning.

Also known as 1714 Wilson Point Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 14, 1975
FROM: William D. Framm, Director of Planning
SUBJECT: Petition #75-209-A. West side of Wilson Point Road 658 feet South of Shore Road.
Petition for Variance for an Accessory Structure.
Petitioner - Ernest Redeman, Sr. and Cecile E. Redeman

15th District

HEARING: Tuesday, March 18, 1975 at 9:30 A.M.

The staff of the Office of Planning and Zoning has no comment to make on this request.

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

WDF:NEG:nb



C&P Telephone

February 21, 1975

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

Re: Item 28-75-209-A

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning reclassification hearing for the October, 1974 - April, 1975 zoning reclassification cycle. Please forward the decision when it becomes available to Mr. Clyde L. Low, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
Clyde L. Low
Field Engineer

CLL/ak

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

February 26, 1975

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

Re: Item 128: ZAC - January 7, 1975
Property Owner: Ernest & Cecile Redeman
Location: W/S of Wilson Point Rd. 658' S of Shore Rd.
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (greenhouse) to be located in the front yard in lieu of the rear yard.
No. of Acres: 63.8 x 270
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance for accessory structure in the front yard.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc.

HSF/bca

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Ernest Redeman, Sr.
1714 Wilson Point Road
Baltimore, Md. 21220

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

Your Petition has been received and accepted for filing this 11th day of February, 1975.

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Ernest & Cecile Redeman

Petitioner's Attorney _____

Reviewed by Franklin T. Hoffman Jr.
Franklin T. Hoffman Jr.,
Chairman,
Zoning Plans
Advisory Committee

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

to permit an accessory structure (greenhouse) to be located in the front yard instead of the rear yard should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of March, 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 no commercial use being made of the greenhouse and the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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 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

January 29, 1975

COUNTY OFFICE BUILDING
111 E. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

XXXXXXXXXXXXXXXXXXXX
Franklin T. Hogans, Jr.

MEMORANDUM
FOR THE RECORD
SUBJECT: VARIANCE PETITION
ITEM 128
ERNEST & CECILE REDEMAN - PETITIONER

Mr. Ernest Redeman, Sr.
1714 Wilson Point Road
Baltimore, Maryland 21220

RE: Variance Petition
Item 128
Ernest & Cecile Redeman - Petitioner

Dear Mr. Redeman:

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 petitioner is requesting a Variance to permit an accessory structure in the front yard of his water front lot on Wilson Point Road. Field inspection and conversations with the owner of the property at that time revealed the proposed greenhouse to be necessary for a rather extensive hobby on the part of Mrs. Redeman that this greenhouse would be for a residential hobby only, and not in any way for commercial purposes.

Adjacent properties are improved with single family water front homes on both sides of Wilson Point Road.

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

Mr. Ernest Redeman, Sr.
Item 128
January 29, 1975

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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. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD
Enclosure

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

February 3, 1975

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

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

Re: Item #128 (1974-1975)
Property Owner: Ernest & Cecile Redeman
W/S of Wilson Point Rd., 658' S. of Shore Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (greenhouse) to be located in the front yard in lieu of the rear yard.
No. of Acres: 65.8 x 270 District: 15th

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:

Wilson Point Road (Va. 557) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and/or commercial development and other special construction features are required.

Item #128 (1974-1975)
Property Owner: Ernest & Cecile Redeman
Page 2
February 3, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

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

END:ENH/PB:rss

1-35 Key Sheet
6-18 38 Pgs. Sheet
NE 2 J Topo
98 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Ernest & Cecile Redeman

Location: W/S of Wilson Point Rd. 658' S of Shore Rd.

Item No. #128 Zoning Agenda January 7, 1975

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

EXEMPTS 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 operation

() 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: J. Austin Deitz
Planning Group
Special Inspection Division

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

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 4, 1975

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 #128, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Ernest & Cecile Redeman
Location: W/S of Wilson Point Road 658' S of Shore Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (greenhouse) to be located in the front yard in lieu of the rear yard
No. of Acres: 65.8 x 270
District: 15th

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 484-3111 ZONING 484-3881

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

January 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #128, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Ernest & Cecile Redeman
Location: W/S of Wilson Point Rd. 658' S of Shore Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance from Sec. 400.1 to permit an accessory structure (greenhouse) to be located in the front yard in lieu of the rear yard.
No. of Acres: 65.8 x 270
District: 15th

Metropolitan water and sewer are available.

Very truly yours,

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

HVB/ncc

Petition for Variance-----#75-209-A

Reviewed by: NBC Revised Plans:
Change in outline or description Yes
Previous case: _____ No
Map # _____

