

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Harvey Eugene Cottle, 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 1A01.3B.1 to permit a side yard setback of 25' in lieu of the required 50'.

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

1. I have you will approve my plan for an addition on the SE side of my home and thus not hold me to the 50 foot boundary.

2. There are already three of us in a four room house with a new baby expected in June.

3. Can't build up because of existing supports.

4. Can't build in back because of septic system.

5. Can't build on W side because of well.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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 Harvey Eugene Cottle Legal Owner

Address 3719 Dance Mill Rd. Phoenix, Md. 21131

Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1975, at 10:30 o'clock A.M.

Eric DiNenna Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE TO PERMIT A SIDE YARD OF 25 FEET INSTEAD OF THE REQUIRED 50 FEET. East side of Dance Mill Road 300 feet North of Red Coat Lane - 10th District.

Harvey E. Cottle

* BEFORE THE
* ZONING COMMISSIONER
* OF
* BALTIMORE COUNTY
* Case No. 75-247-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.



John W. Hession, III
John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Baltimore, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 9th day of April, 1975, to Harvey Eugene Cottle, 3719 Dance Mill Road, Phoenix, Maryland 21131, Legal Owner.

John W. Hession, III
John W. Hession, III

I will not attend. JWH.

DESCRIPTION

Beginning from a point in the centerline of Dance Mill Road approximately 300 feet north of Red Coat Lane and running:

North 28 degrees 23 minutes 20 seconds West 84.90 feet, thence South 55 degrees 09 minutes 40 seconds West 526.59 feet, thence South 32 degrees 21 minutes 35 seconds East 84.44 feet, thence North 55 degrees 09 minutes 40 seconds East 520.71 feet to place of beginning.

Containing approximately 1.014 acres.

Also known as 3719 Dance Mill Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: April 18, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-247-A, Petition for Variance for a Side Yard. East side of Dance Mill Road 300 feet North of Red Coat Lane. Petitioner - Harvey Eugene Cottle

10th District

HEARING: Monday, April 21, 1975 (10:30 A.M.)

There are no land use planning factors requiring comment on this petition at this time.

William D. Fromm
Director of Planning

WDF:NEG:rw



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

May 28, 1975

Mr. Harvey Eugene Cottle
3719 Dance Mill Road
Phoenix, Maryland 21131

RE: Petition for Variance E/S of Dance Mill Road, 300' N of Red Coat Lane - 10th Election District Harvey Eugene Cottle - Petitioner NO. 75-247-A (Item No. 166)

Dear Mr. Cottle:

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

Very truly yours,

S. Eric DiNenna
Zoning Commissioner

SID/scw

cc: John W. Hession, III, Esquire
People's Counsel

Item 166

Mr. Harvey Eugene Cottle
3719 Dance Mill Rd
Phoenix, Md. 21131
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 17th day of March, 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Harvey Eugene Cottle

Petitioner's Attorney _____ Reviewed by Franklin S. Hession, Jr.
Chairman,
Zoning Advisory
Committee

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

March 12, 1975

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

Dear Mr. DiNenna:

Comments on Item 166, Zoning Advisory Committee Meeting, March 4, 1975, are as follows:

Property Owner: Harvey Eugene Cottle
Location: W/S of Dance Mill Rd. 300 feet N of Red Coat Lane
Existing Zoning: R.S.C.
Proposed Zoning: VARIANCE from Sec. 1A01.3B(3) to permit a side yard setback of 25 feet in lieu of the required 50 feet.
No. of Acres: 1.014 Acres
District: 10th

Comments: Septic system and water well functioning properly.

Very truly yours,

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

HVB:nc6

Zoning Commissioner of Baltimore County

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.

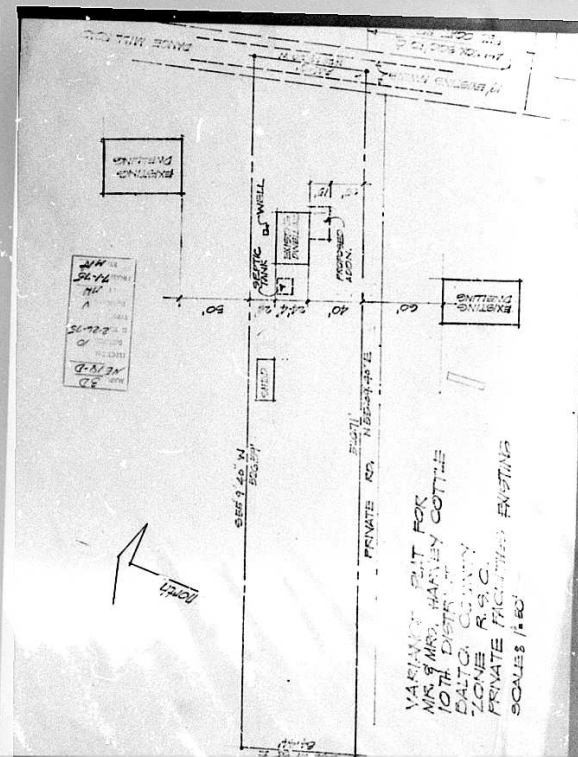
MEMBERS
Housing Administration
Health Department
Bureau of
Fire Prevention
Department of
Traffic Engineering
State Highway
Administration
Bureau of
Engineering
Project and
Development Planning
Industrial
Development
Commission
Board of Education
Office of the
Building Engineer

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 9 days after the date on the

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 484-3181

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
HUB B. WICKER



PETITION FOR A VARIANCE
10th DISTRICT
ZONING: Petition for
Variance for a Side Yard
LOCATION: East side of
Dance Mill Road 300 feet North
of Red Coat Lane.
DATE & TIME: MONDAY,
APRIL 21, 1975 at 10:30 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
side yard of 25 feet instead of
the required 30 feet.

The Zoning Regulations to be
varied are as follows:
Section 14B.1.3.1 - Side
Yards: 30 feet.

All 640 parcel of land in the
Tenth District of Baltimore
County.

Beginning for a point in the
extension of Dance Mill Road
approximately 300 feet north of
Red Coat Lane and running:
North 88 degrees 21 minutes
20 seconds West 48.96 feet;
thence South 33 degrees 05
minutes 20 seconds East 20.20
feet; thence South 32 degrees 21
minutes 20 seconds East 84.44
feet; thence North 33 degrees 05
minutes 19 seconds West 128.71
feet to place of beginning.

Containing approximately
1.814 acres.

Also known as 3719 Dance
Mill Road.
Being the property of Harvey
E. Cottle, as shown on
Engine Code, as shown on
plot filed with the Zoning
Department of Baltimore
County.

Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Md.

BY ORDER OF
S. ERIC DINGEN
ZONING COMMISSIONER OF
BALTIMORE COUNTY
Apr. 4 - 1975



THE TOWSON TIMES

TOWSON, MD. 21204

April 4 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - EAST SIDE OF DANCE MILL ROAD

was inserted in THE TOWSON TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one successive

week before the 21 day of April 1975 that is to say, the same

was inserted in the issues of April 4, 1975

STROMBERG PUBLICATIONS, Inc.

C. Cassano

PETITION FOR A VARIANCE 10th DISTRICT

ZONING: Petition for Variance for a
Side Yard
LOCATION: East side of Dance Mill
Road 300 feet North of Red Coat
Lane.
DATE & TIME: Monday, April 21,
1975 at 10:30 A.M.
PUBLIC HEARING: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing.

Petition for Variance from the
Zoning Regulations of Baltimore
County to permit a side yard of 25
feet instead of the required 30 feet.
The Zoning Regulations to be var-
ied are as follows:

Section 14B.1.3.1 - Side Yards -
30 feet.

All that parcel of land in the
Tenth District of Baltimore County
beginning for a point in the ex-
tension of Dance Mill Road approx-
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Lane and running: North 23 degrees
12 minutes 10 seconds West 128.71
feet; thence South 33 degrees 05
minutes 20 seconds East 20.20
feet; thence South 32 degrees 21
minutes 20 seconds East 84.44
feet; thence North 33 degrees 05
minutes 19 seconds West 128.71
feet to place of beginning.

Containing approximately 1.814
acres.

Also known as 3719 Dance Mill
Road.
Being the property of Harvey E.
Cottle, as shown on plot filed
with the Zoning Department of
Baltimore County.

Public Hearing: Monday, April 21,
1975 at 10:30 A.M.
County Office Building, 111 W. Chesapeake
Avenue, Towson, Md.

By order of
S. ERIC DINGEN
Zoning Commissioner of
Baltimore County
Apr. 3.

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 3, 1975

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 each

on one time successive weeks before the 21st

day of April, 1975, the first publication

appearing on the 20 day of April

1975.

THE JEFFERSONIAN,

S. Frank Johnston
Manager.

Cost of Advertisement, \$.....

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: <i>ABC</i>										
Previous case:										

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

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

No. 20242

DATE April 28, 1975 ACCOUNT 01-662

AMOUNT \$18.50

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Harvey E. Cottle
3719 Dance Mill Rd.
Phoenix, Md. 21131

Advertising and posting of property - 75-247-A
4 25 C 104

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

No. 17482

DATE February 21, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

Harvey E. Cottle
3719 Dance Mill Rd.
Phoenix, Md. 21131

Variance for Room Addition
75-247-A 25.00 C 104