### PETITION FOR ZONING VALLANCE FROM AREA AND HEIGHT REGULATIONS

TO THE	ZONING	COMMISSIONER	OF BA	LTIMODE	COMPANY

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.

hereby petition for a Variance from Section1A01.3B 3 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) I have you will approve my plan for an addition on the SE side of my home and thus not hald me to the TO foot boundary.

- 1. There are already three of us in a four room house with a new baby expected in June .
- 2. Can't could up because of existing supports.
- 1. Jan't build in back because of sertic mates.
- 4. Can't build on No side because of well.

#### See attached description

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

If or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this little, and further agree to and are to be bound by the ronling regulations and restrictions of the County adopted pursuant to the Zoning Law For Baltimore County.

March Eugene Cottle

Address 32/9 Rance Will Fil

Zoning Commissioner of Baltimore County,

Phagny 18/6 21131

Legal Owner

Protestant's Attorney

22675

14.75

" AH

Contract purchaser

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day

March 1975, that the subject matter of this petition be advertised as required by the Zonia 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 Zonian Countilistoner of Baltimore County in Room 106, County Office multiding in Towson, Baltimore County in Room 106, County Office multiding in Townson, Baltimore

County, on the 29 nt

.....day of April

RE: PETITION FOR VARIANCE
TO PERMIT A SIDE YARD
OF 25 FEET INSTEAD OF
\* ZONING COMM THE REQUIRED 50 FEET.

East side of Dance Mill Road 300 feet North of Red Coat Lane- 10th District.

Harvey E. Cottle

\* BALTIMORE COUNTY

º Case No. 75-247-A

\* ZONING COMMISSIONER

#### CRDER TO ENTER APPEARANCE

OF

#### 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



Charles E. Kourtz', Jr. Deputy People's Counsel County Office Building Baltimore, Maryland 212(4 494-3212

I HEREBY CERTIFY That a copy of the foregoing Order was malled this 9th day of April, 1975, to Harvey Eugene Cottle, 3719 Dance Mill Road, Phoenix, Maryland 2031, Legal Owner

John W. Hessian, III

Dec

I will not attend. JWH.

May 28, 1975

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

E/S of Dance Mill Read, 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.

S. ERIC DI NENNA Zoning Commissioner

SID/sew

John W. Hessian, III, Esquire People's Counsel

# BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

#### DESCRIPTION

Beginning for 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.

Mr. Harvey Eugene Cottle 3719 Dance Mill Red Phoenix, Md. 21134ALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Petitioner Harvey Eugene Cottle

Petitioner's Attorney

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

S. Eric DiNenna, Zoning Commissioner

Your Petition has been received and accepted for filing this 17th day of Harch 19745

# BALAMORE COUNTY, MARYLAND

TO. S. Eric DuNenna, Zoning Commissioner Date April 18, J975.

FROM. William D. Fromm, Director of Planning

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

10th District

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

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



# BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



Itom 166

Reviewed by Franklin T. Hogans

Chairman, Zoning Advisory Committee

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D. M.P.H.

March 12, 1975

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

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
Nof Red Coat Lane
Existing Zoning: R.S.C.
Proposed Zoning: Owner: Associated and State a

Comments: Septic system and water well functioning properly.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:nc6

Pursuant to the advertisement, posting of property, and public hearing on	the skeec Petition
and it appearing that by reason of the collowing finding of facts that strict	compliance with
the Baltimore County Zoning Regulations would result in pract	ical difficulty and
unreasonable hardship upon the Petitioner,	
the gleege Variance should be had; and it further appearing that by reason of	the assetting of
the Variance requested not adversely affecting the health, safe	ity, and general
welfare of the community, the Variance to permit a side yard	setback of 25
feedin lieu of the required 50 feet should be granted	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	28 18
TO IS ORDERED by the zoning Commissioner of Baltimore County, this	-EU
side yard setback of 25 feet in lieu of the required 50 feet show same is GRANTED, from and after the date of this Order, sub proval of a site plan by the Depart- ment of Public Works and the Office	jact to the ap-
Zoning Commissioner o	4 B-Itimore County
Pursuant to the advertisement, posting of property and public hearing on	the above petition
and it appearing that by reason of	
***************************************	
he above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this	day
f	is hereby DENIED.
Zoning Commissioner of	I Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE April 15, 1975

Franklin"" Hogans XXXXXXXXXXXXXXXX

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

RE: Variance Pecition Item 166 Harvey Eugene Cottle - Petitioner

PERMITA

EDNING ADMINISTRATIO

STATE STORMAY ADMINISTRATION

BULTAD OF ENGINEERING

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 soning action requested, but to assure that all parties are made sware of plans or problems with regard the commentation of the plans that may have a bearing on this configuration birector of Planning may file a written rejort with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Dance Mill Road, 300 feet north of Red Coat Lane, and is improved with a single family dwelling and shed.

The petitioner is requesting a Variance in the existing R.S.C. zone for a side yard setback of 25 feet in lieu of the required 50 feet for an addition to the house.

Field inspection revealed that the subject dwelling to be considerably smaller than those on adjacent properties.

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, now more than 9 days after the date on the

Mr. Harvey Eugene Cottle Re: Item 166 April 15, 1975

filing certificate, will be forwarded to you in the

Very truly yours,

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

FTH:JD Enclosure

WILLIAM D. FROMM S. ERIC DINENN



March 13, 1975

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

Dear Mr. DiNenno

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 Road 300 ft. N of Red Coat Lane

Ladurion: W. 2 of Dance Mill Road 300 ft. N of Red Coat Lane Exiting Zoning, R.S.C., Proposed Zoning: Variance from Sec. 1A01,38(3) to permit a side yard serback of 25 feet in lieu of the required 50 feet. No. c. Acres; 1,014 acres District: 10th

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 prattes 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 X Wintely

John L. Wimbley Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 484-3351 ZONING 484-3351

#### Bulttmore County, Marylani Bepartment Of Bublte Morks COUNTY OFFICE BUILDING

FOR

March 20, 1975

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Ps: Itss \$166 (197k-1975)
Property Cower: Marry Rugene Cottle
W/S of Dance Hill Hd., 300° N. of Red Cost Lene
Szistivg Coning: R.S.().
Proposed Zoning: Variance from Sec. 1401,38(3)
to permit a side yard schools of 25° in lieu of the required 50'. No. of Acres: 1.01h Acres District: 10th

Dear Mr. DiNanca:

The forlowing convents 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:

Bases will keed, an existing public res. is proposed to be improved in the future on a 6-food right-to-pay, Elbhowy largrowments are not required at this time. Highway right-of-way vicening, including a result of the results of the

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, (smaging private and public holdings, down-stream 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 missance 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.

Item #166 (197h-1975) Property Owner: Harvey Eugens Cottle March 20, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not evailable to serve this property which is utilizing private onsite facilities. This property is keyond the only Methypolian District and the Urban Purel Description Lite. The Bullicare Public States and Comerage Flam, seended July 1973, indicates Wio Flammed Service in the state.

Very truly yours,

Sallsworth N. Diver, P.Z. Chief, Bures of Engineering

END: HAM: FWR: so

oc: J. Somers

U-SE Key Sheet 70 ME 12 & 13 Pos. Sheets ME 18 D Topo hh Tax Map

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 27, 1975

Mr. S. Eric DiNenna

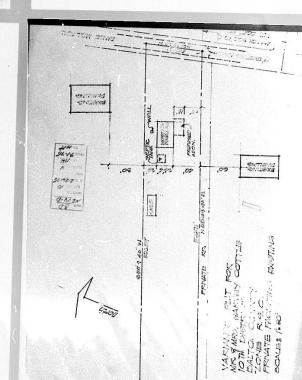
Z.A.C. Meeting of: March 4, 1975

Temperty Omer: Harvey Eugene Cottle
Location: Broom St. Hall 300 ft. N. of Red Coat Lane
Present Zoning: Variance From Section 1A01.38(3) to permit a side
yard setback of 25 ft. in lieu of the required
50 ft.

Dear Mr. DiNenna:

No bearing on student population

W. Wich teternick W. Nick Petrovich., Field Representative



PETITION FOR A
VARIANCE
IND DISTRICT
ZONING: Petition for
Variance for a Side Variance for a Side Variance
SIGCATON, East side of
SIGCATON, East side of
SIGCATON, East side of
DICATON, EAST SIDE MAY
APPILL, 1973 at 18.28 A.M.
PUBLIC IELEM MONDAY,
VEHICLE REALING Round
W. Chevappeake Avenue,
Venezue, Maryland
Venezue, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regula-tions of Baltimore County with bold a public hearing. Persissing for Variance from the Zoning Regulations of Baltimore County in permit a side yard of 25 cest intend of the required 10 feet. service of the servic County Beginning for a point in the feet to place of beginning. Consaming approximately 1.014 acres. Also known as 2719 Dance! Also Among as HIV Bance Mill Russi.
Mill Russi.
Being the property of Harrey.
Engene Coulde as shown in plat plan fided with the Zoning Department of Hall.
Hearing Date Musician April 12, 1873 at 19. 80 Au
Public Hearing These 188.
County Office Building 111 W. Chenponke Avenue, Towson, Mid.

BY ORDER OF SERIC DINNEYA ZONING COMMISSIONER OF BALTIMORE COUNTY Apr. 4 (111)

OFFICE OF TOWSON, MD. 21204 April 4 19 75 THIS IS TO CERTIFY, that the annexed advertisement of

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

STROMBERG PUBLICATIONS, inc.

C. auran

# PETITION FOR A VARIANCE ONING: Petition for Variance for a ZONING: Petition for Variance for a She'Yan! LOCATION: East side of Dance Mill Based 30: feet North of Red Coast Lame. DATE & TIME: Monday, April 21, 1975 at 18216 AM. PUBLIC REARING! Room: 50, Coun-ty Office Building, 111 V. Charv-peake Avenue, Townen, Varyland. Also known as 2719 Dance Mill Road, the profit of Harvy Explored Profit of Harvy Explored Profit of Harvy Explored Profit of Harvy Explored Profit of Hardy Explored Profit of Hardy Road Profit of Hardy Public Hosting Econ 164, County Public Hosting Econ 164, County Office Hosting, 111 W. Chesapeak My order of Mr. S. ERIC DIVENCIA AND Action of Halliance County Malliance Official Hardy Profit of Halliance County Malliance County

## CERTIFICATE OF PUBLICATION

The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hearmore county, was not a puote ther-ing:
Petilion 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 Regulation to be ex-cepted as follows: Section (Act.3.B.3—65de Varda— 15 feet. hetchine (act. 3.3.—600 Tards—hetchine (act. 3.3.—600 Tards—hetchi containing approximately Lots acres.
Also known as 2713 Dance Mill

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 inceach at one time \_\_\_successive wasts before the \_\_\_\_ 2lat\_\_\_\_\_ day of \_\_\_\_\_Spril ....., 19.75., the first publication appearing on the 3rd day of April 19.75 THE JEFFERSONIAN. Manager

# ZONING DEPARTMENT OF BALTIMORE COUNTY 75-247-4 Towson, Maryland

CERTIFICATE OF POSTING

Posted for	Hearing Monday	Date	of Posting # -11-3-7
Petitioner:	Harry E. Cittle	production delication	
Location of prope	ny 98/5 of Dans	u.mill.Ad.3	es: May heliest to
Location of Signs	. Bu Syn Oash	1 0 3211 7	and mile Rd
Remarks	***************************************		
Posted by	Dest H. Skap.	Date of retur	n. 4-10-21

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Ori	Ionig	Duplicate		Tracing		7 200	Sheet
FUNCTION	date	by	date	by:	date	by	dote	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: 71. B.C.					ed Pla		or des	cripti	on	Yes
Previous case:			- 1	Inn i					-	No

BALTIMORE COUNTY, MARYLAND DEFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 20242
ATE April 28, 1975 ACCOUNT	01-662
AMOUNT_	\$48.50
Harrey E. Cottle 3719 Dance Mill Ed. Fhoenia, MA. 21131 Advertising and posting of	YELLOW - CUSTOMEN
100 - 0 -0 10 25 25	4 8.5 c

Cost of Advertisement, \$ ...

No. 17482 LTIMORE COUNTY, MARYLAND ICE OF FINANCE REVENUE DIVISION SCELLANEOUS CASH RECEIPT DATE February 21, 1975court 01-662 AMOUNT \$25.00 WHITE CASHIER VELLOW - CUSTOMER Harvey E. Cottle 3719 Dance Mill Rd. Phoenix, Md. 21131 Variance for Room Addition 1879 ANIB 21