

[illegible]

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

to permit an accessory structure to be built one foot from the site property line instead of the required 2 1/2 feet should be granted. IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of April 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 and the Office of Planning and Zoning.

James E. L. H. 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 15th day of April 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Mr. Eugene Charles Athey  
Re: Item 178  
April 15, 1975  
Page 2

certificate, will be forwarded to you in the near future.

Very truly yours,

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

FWH:JD

Mr. Eugene Charles Athey  
7202 Sindall Road  
Baltimore, Maryland 21234

RE: Variance Petition  
Item 178  
Eugene C. Athey - Petitioner

Dear Mr. Athey:

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 an 18 foot wide interior row house lot, located on Sindall Road, in the Northbrook area near Hillway Avenue and Perring Parkway.

The petitioner has built a shed in his rear yard at a distance of one foot from the property line, and as a result is requesting a Variance to permit this one foot setback in lieu of the required 2-1/2 feet.

This petition is accepted for filing on the date and time, which will be held not less than 30, nor more than 90 days after the date on the filing

Item 178  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
Mr. Eugene Charles Athey  
7202 Sindall Road  
Baltimore, Maryland 21234

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,  
Zoning Commissioner

Petitioner Eugene Charles Athey

Petitioner's Attorney

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

## Baltimore County Fire Department

J. Austin Deitz  
Chief



Towson, Maryland 21204  
878-7318

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Eugene C. Athey

Location: N/S of Sindall Rd. 440' W of Ryewood Road

Item No. 178 Zoning Agenda March 24, 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 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.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed by J. J. Kelly Noted and Approved: Paul H. Reinhardt  
Planning Group Special Inspection Division 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. Halpern  
DEPUTY TRAFFIC ENGINEER

March 21, 1975

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

Re: Item 178 - ZAC - March 24, 1975  
Property Owner: Eugene C. Athey  
Location: N/S of Sindall Rd. 440' W of Ryewood Rd.  
Existing Zoning: D.R. 10.5  
Proposed Zoning: VARIANCE from Sec. 400.1 to permit an accessory structure to be built one (1) foot from side property line in lieu of required 2 1/2 feet.  
No. of Acres: 12 x 16  
District: 9th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineering Assoc.

MSF/bza

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
CHIEF, BUREAU OF PUBLIC HEALTH SERVICES

March 20, 1975

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

Dear Mr. DiNenna:

Comments on Item 178, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Eugene C. Athey  
Location: N/S of Sindall Rd. 440' W of Ryewood Rd.  
Existing Zoning: D.R. 10.5  
Proposed Zoning: VARIANCE from Sec. 400.1 to permit an accessory structure to be built one (1) foot from side property line in lieu of required 2 1/2 feet.  
No. of Acres: 12 x 16  
District: 9th

Metropolitan water and sewer are available.  
Since this is a variance for an accessory structure, no health hazards are anticipated.

Very truly yours,

Thomas H. DeWitt, Director  
BUREAU OF ENVIRONMENTAL SERVICES

WMD:ncp

