PETITION FOR ZONING VARIANCE 75-25 A FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Europe Charlos Athoy. 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 to be built one (1) foot from side property line in lieu of required 2/2 feet.

This county degulations of Hallimore County, to the Zoning Law of Hallimore County, for the closure reasons: didates hardship or practical difficulty). This shed is constructed with 80 connects block, and re-location to need the 31 fire regulation would be impossible without total demolition. modition. Please see attached letter for additional information.

See attached description

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

Low wa, 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 Balimpre County adopted pursuant to the Zoning Law For Baltimore County.

Facque Mattery Owner Address 7202 Sindall Ed Latteres Mid. Protestant's Attorney

, 197 5., that the subject matter of this petition be advertised, as of Joseph Company of the Country in two newspapers of general circulation throughout Paltimore County, that property be posted, and that the public hearing be had sefore the Zoning Commissioner of Baltimore County in Room 106, Country Office Building in Townson, Baltimore County, on the 23rd day of April 197 5 t 10:30 clock

Zoning Commissioner of Baltimore County, 10: 34 Ft

178

MS/ of Sindall Rd. Ryewood Rd.

W of 9th

178

April 24, 1975

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

> RE: Petition for Variance NS of Sindail Road, 440' W of Ryswood Road - 9th Election District Eugene C. Athey - Petitioner NO. 75-250-A (Item No. 178)

I have this date passed my Order in the above captioned matter in

Very truly yours, JAMES E. DYER

IFD/mc

cc: John W. Hessian, III. Esquire

0

0

This shed was hull close to the projecty line because it provided room for trash came and should be projectly line because it provided from for trash came and should be related that trash came from view. If this shed had been placed with a cheel did not trash came from view. It is controlled that the shed is really quite small for a house such as cancerned; the lot is only 18' wide.

The size of the shed is really quite small for a house such as this one, which is built on a slab and has no basecent or attic for storage. At the present time I have ay law nowers and other law of the projects, and the shed is really generally and part of my job in that school has been to work with troubled children. Many weekends have been spent cutting out parts for bird houses, science projects, etc. These children cannot use power tools, however, they really lock forward to the projects I tring in, with the major cutting retting to cld to be considered for years in ay back yard, but an agerovates my arthritis condition. No profit thus the dampness aggressates my arthritis condition. No profit thus the dampness aggressates we are the stable of the shed large enough to do this project work, and for storage of garden tools and other household mind the work of the storage of garden tools and other household mind the stable of the shed that it will neet building codes, by son lays block for a living, and did the work in his spare time. I have saved for 3 years to get the naterials together for this shed and overything in it is there with the idea that the shed will am and many have average for a years to get the naterials together for this shed and overything in it is there with the idea that the shed will am and many and the project would help no eccape from the illness without being out of distance themever needed. It father lost his mind about a year age and must be in controlled in the stable of the shed of a shed, and the shed is an eddeally able to leave the house at night. This or Illness, I

DESCRIPTION

0

Located on the North side of Sindall Road approximately bhO feet West from the centerline of Ryewood Road and known as lot #19 as shown on Plat of Parkside Heights which is recorded among the land records of Baltimore County in Liber 25 Folio 59.

Also Known as 7202 Sindall Road.

RE: PETITION FOR VARIANCE PETITION FOR VARIANCE TO PERMIT AN ACCESSORY STRUCTURE TO BE BUILT ONE (I) FOOT FROM SIDE PROPERTY LINE INSTEAD OF THE REQUIRED 2 I/2 FEET. North side of Sindall Road 440 feet Water Sides 1 Co. ZONING COMMISSIONER feet West of Ryewood Road 9th District. BALTIMORE COUNTY Eugene C. Athey

0

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 ossignated therefore, and of the passage of any preliminary or final Order in connection

John W. Hessian, III People's Counsel

.

e Case No. 75-250-A

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

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 90 day of April, 1975 to Eugene C. Athey, 7202 Sindall Road, Baltimore, Maryland 21234, Legal Owner.



John W. Hessian, III

I will not attend. JWH

Baltimore County, Margland Bepartment Of Bublic Borks

OUNT" OFFICE BUILDING April 22, 1975

ELLSWORTH N. DIVER, P. E. CHIEF

Mr. S. Eric DiNenne

Zoning Commissioner County Office Building Towson, Maryland 2120b

Re: Item #178 (1976-1975)
Property Owner: Sugere C. Athey
MNS of Stadell Rd., Allor W. of Ryswood Rd.
Froposed Zoning: Variance from Sec. Mod.1 to permit an accessory structure to ce built! I from side
property line in lieu of required 2%;
No. of Acres: 12 x 15 Instrict; 94h

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

Reltimore County utilities and highway improvements are not involved. This ice has no further comment in regard to the plan submitted for Zoning Advisory dittee review in connection with this Item #178 (1976-1975).

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: 88

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. 5. Eric DiNenna, Zoning Commissioner Date. April 18, 1975

FROM. William D. Fromm, Director of Planning

SURJECT Petition #75-250-A. Petition for A Variance for an Accessory Structure North side of Sindall Road 440 feet, more or less, West of Ryewood Road. Petitioner - Eugene Charles Athey

9th District

HEARING: Wednesday, April 23, 1975 (10:30 A.M.)

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

WDF : NEG : FW





Pursuant to the ad	vertisement, posting of property, and public hearing on the above petition
and it appearing that b	y reason of the following finding of facts that strict compliance with
the Baltimore Cour	nty Zoning Regulations would result in practical difficulty
and unreasonable h	ardship upon the Petitioner

the above Variance sho	ould be had; and it further appearing that by reason of the granting of
the Variance reque	ested not adversely affecting the health, safety and general
we fare of the com	munity
1	
	an accessory structure to be built one foot from property line instead of the required 2½ feet should be granted
a variance sust store in	
IT IS ORDERED by	Deputy the/Zoning Commissioner of Baltimore County this 34th
day of April	197 5 that the herein Petition for a Variance should be and the
15	
same is granted, from	and after the date of this order, subject to the approval of a site ment of Public Works and the Office of Planning and Zoning.
	Janus & Hon
m	Deputy Zoning Commissioner of Baltimore County
	0
Pursuant to the ad-	vertisement, posting of property and public hearing on the above petition
and it appearing that by	y reason of

the above Variance she	ould NOT BE GRANTED.
IT IS ORDERED by	the Zoning Commissioner of Baltimore County, thisday
of	, 197, that the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	bonning commissioner or pattiniore county

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Franklin T. Hogan XXXXXXXXXXXXXXXX

C .

HEHRITS TOWNS ADMINISTRATIO MEALTH DEPARTMENT

SUREAU OF ENGINEERING PROJECT AND DEVELOPMENT PLANNING

April 15, 1975

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

RE: Variance Petition Item 178

Eugene C. Athey - Petitioner

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 continued to measured, 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 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 Hillsway Avenue and Perring

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 retition 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

Bea

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. Zoning Plans Advisory Committee

FTH:JD

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 21204

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

Attention: Kr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Eugene C. Athey

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

Mr. Eugene Charles Athey
7202 Sindall Road
Realthous

Baltmore, Maryland 21234

filing this_17th

Petitioner's Attorney_

Petitioner Eugene Charles Athey

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

Your Petition has been received and accepted for day of March 197 to:

Item 178

/ileman

Chairman

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 read 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

EXCESS the maximum allowed by the Pire Department.

() in The site shall be made to comply with all applicable parts of the Fire Frewention Code prior to coupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Isticanal Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occumency.

() 6. Site plans are approved as drawn.

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

Planning Group Special Inspection Division

Deputy Chief Fire Prevention Bureau BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

March 21, 1975

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

Re: Item 178 - ZAC: - March 24, 1975
Property Owner: Eugene C. Athey
Location: NS of Sindal 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
No. of Acres: 12 x 16
District: 9th

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

Very truly yours. Richael S. Flanigan Traffic Engineering Assoc.

MSP/bga

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

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

March 20, 1975

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

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

Property Owner: Eugene C. Athey
Location: N/S of Sindail Rd. 440° w of
Syevood Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: VARTANCE from Sec. 400.1 to
permit an accessory attructure
to be built one (1) foot from
side property line in lieu of
required 2 1/2 feet.
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. Devlin, Director BUREAU O' ENVIRONMENTAL SERVICES

WMG:nca-



March 31, 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 #178, Zoning Advisory Committee Meeting, March 24, 1975, are as follows:

Property Owner: Eugene C. Athey Location: N/S of Sindall Road 440' W. of Ryewood Road Existing Zoning: D.R.10.5 Proposed Zoning: U.K. 10.3

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

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

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John ZW embly John L. Wimbley Planning Specialist II Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 AREA CODE 301 PLANNING 494-3211 ZONING 494-3251

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1975

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

Z.A.C. Meeting of: March 24, 1975

Re: Item

Ifon
Property Owner Engeme C. Athey
Property
Property
Property
Present Zoning: D.R. 10.5
Present Zoning: D.R. 10.5
Proposed Zoning: Yariance from Sec. 400.1 to permit an accessory structure
to be built one (1) ft. from side preparty line in lieu
of required 25 ft.

Districts

Dear Mr. DINonna

MP/ml

No bearing on student population.

Very truly yours,

W. Nick Petrovich., Field Representative.

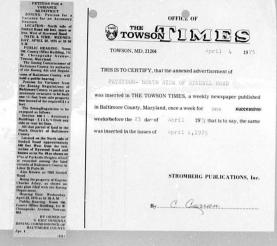
H. EMELIE PARKE, PROPERTY MRS. ROBERT L. BERNEY

MARCUS M. ROTEARIS ALVIN LUHECK

RICHARD W. TRACEY, V.M.D. MRS. RICHARD K. WUESFEL

PETITION	M	APPI	NG	PRO	OGRE	SS	SHEE	T		
FUNCTION	Wal			ginal		icate		cing	200	
ronction	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, GC, CA						1				
Reviewed by: N.B.C.					ed Pla		or des	cript		
Previous case:				Мар	+					_No

	CERTIFICATE OF POST ZONING DEPAPTMENT OF BALTIMO Towson, Maryland	
District 9 M	earnie Wil opsil 221 19	Date of Posting 4-3-75
etitioner:	easing that sprit 23 rd 19 years C. Petter Mis of Sundall Rd 44	o' Mut & Rosemal Rd
	1 Sugar Roated @ 7202.	



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

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

Petitioner's Attorney_

Your Petition has been received * this / day of

Reviewed by



CERTIFICATE OF PUBLICATION

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 on pech of one time serverive weeks before the 23rd day of ____April____ 19.75 .. the first publication appearing on the 3rd day of April 19. 75 THE JEFFERSONIAN.

Cost of Advertisement, 8.

DATE_	April 21, 197	ACCOUNT 0	1-662
		AMOUNT \$	46.00
	Eugene C. Athe 7202 Sindall E Baltimore, Md.	id. 2123h	vectow customen
	#75-250-Ag 6 8		4 5.0 0 100
FFICE O	ORE COUNTY, A	E DIVISION	No. 17974
FFICE O	F FIN. REVENU	E DIVISION	
FFICE O	F FIN. REVENU	RECEIPT	-662

