

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ARTHUR R. PAULL 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 1.1002.3B (2)(a)(b) to allow a rear yard setback of 30 feet in lieu of the required 50 feet.

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

1. existing house already located on setback lines
2. To add a family room
3. To increase living quarters

See attached description

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.

Contract purchaser: Arthur R. Paull
Address: 7225 Sindall Road
Baltimore, MD 21234
Petitioner's Attorney: Charles E. Kuntz, Jr.
Address: 494-2188

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 21st day of July, 1975, at 10:30 clock.

James E. Dyer
Zoning Commissioner of Baltimore County.

(over)

July 31, 1975

Mr. S. Eric DiNenna:

I would appreciate if you would release my building permit for the proposed addition even though the required 30 day appeal period has not expired. I believe that it is customary to wait for the expiration of this 30 day period before any building permit can be applied for and issued by your office. I will take full responsibility for any damages that may result should an appeal be filed within the legal time limit.

Thank you
Arthur R. Paull

RE: PETITION FOR VARIANCE
SE/S of Sindall Road, 64.64' SW of
Ryewood Road - 9th Election District
Arthur R. Paull, et ux - Petitioners
NO. 76-21-A (Item No. 238)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a rear yard setback Variance that would permit an eighteen foot addition at the rear of an existing end of a group dwelling.

Testimony and evidence presented at the hearing established that the dwelling in question is situated on a much larger than normal lot, which is irregularly shaped and adjacent to unimproved properties that will, in all probability, remain unimproved. The Petitioner pointed out that all adjoining property owners within his group, as well as other surrounding neighborhoods, had been contacted and offered no objection to the proposed addition.

Based upon the testimony submitted and a personal on-site inspection, it is the opinion of the Deputy Zoning Commissioner that the proposed addition, as related to the oversized and irregularly shaped lot, will not be detrimental to the health, safety, and general welfare of the adjoining residents or the community at large and that practical difficulty, with respect to location and construction, do exist. For these reasons, the Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of July, 1975, that the herein requested Variance to permit a rear yard setback of 30 feet in lieu of the required 50 feet should be and the same is hereby 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. Dyer
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE July 25, 1975
BY John W. Hession, III

July 25, 1975

Mr. & Mrs. Arthur Paull
7225 Sindall Road
Baltimore, Maryland 21234

Dear Mr. & Mrs. Paull:

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

cc: Hession

RE: PETITION FOR VARIANCE
to permit a rear yard of 30 feet instead of the required 50 feet.
Ryewood Road 64.64 feet Southwest and Southeast side of Sindall Road, 9th District.
ARTHUR R. PAULL AND CAROL L. PAULL

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-21-A Item # 238

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

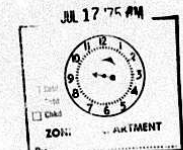
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order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

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

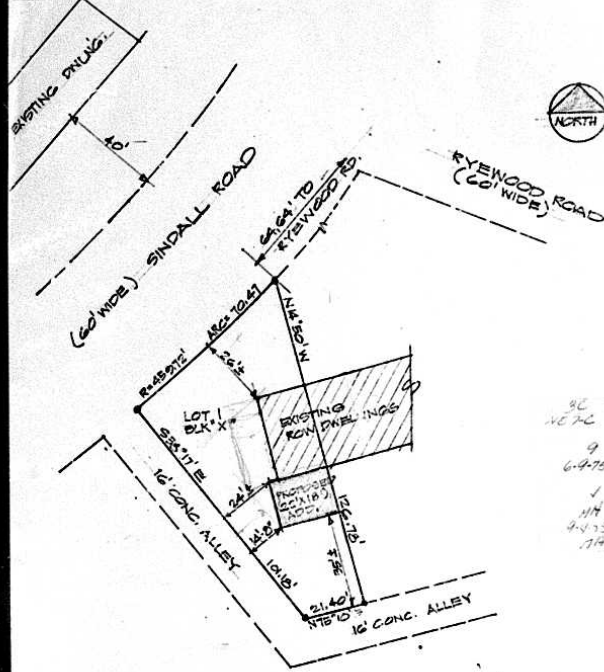
Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 17th day of July, 1975 to Arthur R. Paull and Carol L. Paull, 7225 Sindall Road, Baltimore, Maryland 21234, Legal Owners.

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



I will not attend. JWH.



PETITION FOR ZONING VARIANCE
FOR
MR & MRS ARTHUR R. PAULL
#7225 SINDALL ROAD BALTO. MD. 21234
ELECTION DIST. NO. 9
ZONED: D.R. 10.5
LOT 1 BLK "X" SECTION TWO
PARKSIDE HEIGHTS
(G.L.B. 25 FOLIO 59)
PUBLIC FACILITIES EXISTING

SCALE: 30" = 1'

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Branch of Engineering
ELLSWORTH N. DYER, P.E. CHIEF

July 3, 1975

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

Re: Item #238 (1974-1975)
Property Owner: Arthur & Carol Paull
S/E/S of Sindall Rd., 64.64' S/W of Ryewood Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B (2)(a)(b) to permit a rear yard setback of 30' in lieu of the required 50'.
No. of Acres: 70.47 x 101.15
21.00 125.75
District: 9th

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.

General:

Baltimore County utilities and highway improvements are not involved. The proposed addition to the rear of a group type house may be subject to certain deed restrictions and/or covenants.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #238 (1974-1975).

Very truly yours,

Ellsworth N. Dyer, Jr.
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

N-SW Key Sheet
28 NE 10 Pos. Sheet
NE 7 C Topo
80 Tax Map



**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

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

Re: Arthur & Carol Paull
Petitioner's Attorney Franklin T. Hognans, Jr.

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

Your Petition has been received and accepted for
filing this 17th day of June 1975

S. Eric DiNenna
Zoning Commissioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hognans, Jr.
Chairman

June 27, 1975

Mr. Arthur R. Paull
7225 Sindall Road
Baltimore, Maryland 21234

RE: Petition for Variance
Item 238
Arthur & Carol Paull - Petitioners

Dear Mr. Paull:

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 located on the southeast side of Sindall Road, 64.64 feet southwest of Ryewood Road, and is currently improved with an existing and of the group row house.

The petitioner is requesting a Variance to permit a rear yard setback, in order that an addition may be constructed on the rear of this building. Adjacent properties are improved with other group home units.

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

Mr. Arthur R. Paull
Re: Item 238
June 27, 1975
Page 2

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

FTM:JD
Enclosure

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 12, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #238, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Arthur & Carol Paull
Location: SE/S of Sindall Rd. 64.64' SW of Ryewood Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B (214.1b) to permit a rear yard setback of 30' in lieu of the required 50'.
No. of Acres: 70.47 x 101.18
21.40 126.78

District: 9th

Metropolitan water and sewer are available to the site. Since this is a variance for a setback, no health hazard is anticipated.

Very truly yours,

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

CHVB:jvr

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: June 18, 1975

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

Z.A.C. Meeting of: June 17, 1975

Re: Item 238

Property Owner: Arthur & Carol Paull

Location: SE/S of Sindall Rd. 64.64' S.W. of Ryewood Road

Present Zoning: D.R. 10.5

Proposed Zoning: Variance from Section 1802.3B (214.1b) to permit a rear yard setback of 30' in lieu of the required 50'.

District: 9th

No. Acres: 70.47 x 101.18
21.40 126.78

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Ruffolo
W. Nick Ruffolo
Field Representative

W. LINDSEY PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
AND ROBERT L. BERNY

MARTIN M. BODIGAN
JOSEPH A. MCGOWAN
ALVIN LORICK
JOSHUA W. WHEELER, SECRETARY

RAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MR. RICHARD J. HARTLEY

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WILLIAM Y. MILLER
DEPUTY TRAFFIC ENGINEER

June 16, 1975

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

Re: Item 238 - ZAC - June 17, 1975
Property Owner: Arthur & Carol Paull
Location: SE/S of Sindall Rd. 64.64' SW of Ryewood Rd.
Existing Zoning: D. R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B (214.1b) to permit a rear yard setback of 30' in lieu of the required 50'.
No. of Acres: 70.47 x 101.18
21.40 126.78
District: 9th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate

MSF/bza

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Arthur & Carol Paull

Location: SE/S of Sindall Rd. 64.64' SW of Ryewood Rd.

Item No. 238

Zoning Agenda June 17, 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: W. Nick Ruffolo Noted and
Planning Group
Special Inspection Division Deputy Chief
Fire Prevention Bureau



June 27, 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 #238, Zoning Advisory Committee Meeting, June 17, 1975, are as follows:

Property Owner: Arthur and Carol Paull
Location: SE/S of Sindall Road 64.64' SW of Ryewood Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance from Sec. 1802.3B (214.1b) to permit a rear yard setback of 30' in lieu of the required 50'.
No. of Acres: 70.47 x 101.18
21.40 126.78
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 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 484-3211 ZONING 484-3381

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: July 2, 75
Posted for: Arthur & Carol Paull
Petitioner: Arthur & Carol Paull
Location of property: SE/Side of Sindall Rd 64.64' S. West of Ryewood Rd
Location of Sign: 1 Sign Paull & 7225 Sindall Road
Remarks: Mark H. Moss
Posted by: Mark H. Moss Date of return: July 16, 75

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 18, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-21-A, Petition for Variance for a Rear Yard.
Substantive of Sindall Road 64.64 feet Southwest of Ryewood Road.
Petitioner - Arthur R. Paull and Carol L. Paull

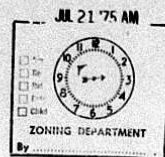
9th District

HEARING: Monday, July 21, 1975 at 10:30 A.M.

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

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw



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: <u>F.T.H.</u>	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

OFFICE OF THE TOWSON TIMES

TOWSON, MD. 21204

July 4 1975

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION - SOUTHEAST SIDE OF SINDALL ROAD
was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~successive~~ weeks before the 21 day of July 1975 that is to say, the same was inserted in the issues of July 4, 1975

STROMBERG PUBLICATIONS, Inc.

By: *C. Curran*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 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 a week, on the 21st day of July 1975, the said publication appearing on the 21st day of July 1975.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$.

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

No. 21697

DATE July 20, 1975 ACCOUNT 01-662

AMOUNT \$25.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Arthur R. Paull
7225 Sindall Road
Baltimore, Md. 21234
Advertising and posting of property 76-21-A
JUL 20 1975 4 125 REC

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

No. 21647

DATE June 30, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER
Arthur R. Paull
7225 Sindall Rd.
Baltimore, Md. 21234
Petition for Variance 76-21-A
JUL 20 1975 250 C REC

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of July 1975. Filing Fee \$ 25. Received Check Cash Other
Arthur R. Paull
Petitioner Paull Submitted by same
Petitioner's Attorney Reviewed by F.T.H.
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.