

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

McDonald G. and
M. & Mrs. Marnette D. Thomas, Jr., legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herely petition for a Variance from Section 1A00.3 - 3 to permit a sideyard setback of nineteen (19) feet instead of the required fifty (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) The existing lot is 92 feet wide with an existing house 28 feet from the south side of the lot. We would have to cover the septic pipes and water well to put an addition on the rear of the house which would cause multiple problems. We would like to add on to the south side of the house in order to provide another bedroom with a full bathroom since this would be the most logical place to add on and it would still leave 19 feet between our house and the south boundary.

See attached description

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

McDonald G. Thomas
McDonald G. Thomas
Marnette D. Thomas
Marnette D. Thomas Legal Owner

Contract purchaser

Address: 16737 Hereford Road
Monkton, Maryland 21111
329 6700

Petitioner's Attorney

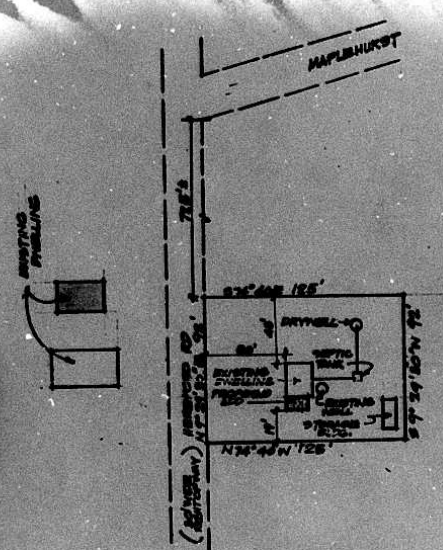
Protestant's Attorney

ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of July, 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 14th day of August, 1975 at 10:45 o'clock A.M.

S. Eric Dinenna
Zoning Commissioner of Baltimore County.

(over)

BEGINNING 725 FEET SOUTH OF MAPLEHURST ROAD ON THE EAST SIDE OF HEREFORD ROAD TO A POINT, THENCE RUNNING S74°40' E 125' TO A POINT, THENCE S90°29'30" W 92' TO A POINT, THENCE N74°40' W 125' TO A POINT, THENCE N 90°29'30" E 92' TO THE BEGINNING POINT.



**PETITION FOR ZONING VARIANCE
FOR
McDONALD & MARNETTE THOMAS
16737 HEREFORD RD. MONKTON MD. 21111
ELECTION DISTRICT NO. 7
ZONED: RDP
LIBER W.H.M. No. 808 FOLIO 647**

SCALE: 1"=50'

MAP: 16737
ELECTION: 7
DISTRICT: 7
TYPE: RDP
MUNICIPALITY: BALTIMORE
BY: JWH

RE: PETITION FOR VARIANCE
to permit a side yard of 19
feet instead of the required
50 feet.
East side of Hereford Road,
725 feet South of Maplehurst
Road, 7th District.
MC DONALD G. THOMAS

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY
Case No. 76-32-A Item # 3

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. Kountz, Jr.
Charles E. Kountz, 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 24th day of July, 1975 to McDonald G. Thomas and Marnette D. Thomas, 16737 Hereford Road, Monkton, Maryland 21111, Legal Owners.

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

JUL 24 '75 PM



I will not attend. JWH.

August 5, 1975

Mr. & Mrs. McDonald G. Thomas, Jr.
16737 Hereford Road
Monkton, Maryland 21111

RE: Petition for Variance
E/S of Hereford Road, 725' S of
Maplehurst Road - 7th Election
District
McDonald G. Thomas, Jr., et
al - Petitioners
NO. 76-32-A (Item No. 3)

Dear Mr. & Mrs. Thomas:

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

SED/eri

Attachments

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

S. Eric Dinenna
Zoning Commissioner

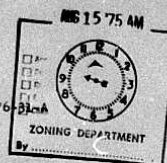
Re: Variance #76-32-A

Dear Sir:

This is to advise you that I am waiving the requested 30-day appeal period and accepting all responsibility in order to start the building of garage and carport.

Please inform the permit department to send said permit to me so that I may start building. The permit has already been paid for out at the Dundalk branch and is supposed to be in the County Office Building at Towson.

Very truly yours,
Raymond R. Wagner
2514 Wagner Avenue
Baltimore, Maryland 21219



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: July 25, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 76-32-A. Petition for Variance for a Side Yard.
East side of Hereford Road 725 feet South of Maplehurst Road.
Petitioner - McDonald G. Thomas and Marnette D. Thomas

7th District

HEARING: Monday, August 4, 1975 at 10:45 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:nb

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 Petitioners.

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, the Variance to permit a side yard setback of nine (9) feet in lieu of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1975, that the herein Petition for a Variance to permit a side yard setback of nineteen (19) feet in lieu of the required fifty (50) feet should be 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.

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 5th day of August, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH H. DYER, P.E., CHIEF

July 22, 1975

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

Re: Item #3 (1975-1976)
Property Owner: McDonald & Marnette Thomas
E/S of Hereford Rd., 725' S. of Maplehurst Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3 - R3 to permit a sideyard setback of 19' instead of the required 50'.
No. of Acres: 92 x 125 District: 7th

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.

Highways:

Hereford Road, an existing public road, is proposed to be improved in the future as a 60-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit applications.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream 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 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.

Item #3 (1975-1976)
Property Owner: McDonald & Marnette Thomas
Page 2
July 22, 1975

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private onsite facilities. This property is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

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

END:EAM:PMR:se

cc: J. Somers

HH-SE Key Sheet
105 NW 8 Pos. Sheet
NW 27 B Topo
22 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 16, 1975

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

Franklin T. HOGANS, JR.
Chairman

Mr. McDonald G. Thomas
16737 Hereford Road
Monkton, Maryland 21111

RE: Variance Petition
Item 3
McDonald & Marnette Thomas -
Petitioners

Dear Mr. Thomas:

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 of the property. The following comments are a result of this review and inspection.

The subject property, zoned R.D.P. is located on the east side of Hereford Road approximately 725 feet south of Maple Road, in the 7th Election District of Baltimore County. The property is currently improved with a one-story single family dwelling and small storage building in the rear. The land to the north, south and east, abutting the subject property is currently wooded unimproved land. Directly across from the subject property along Hereford Road are two single family dwellings and a cemetery.

The petitioner is requesting a Variance of nineteen feet in order to construct an addition to the side of the existing dwelling.

Mr. McDonald G. Thomas
Re: Item 3
July 16, 1975
Page 2

Should this request be granted, and prior to the issuance of a building permit, the site plan must be revised to indicate the comments of the Bureau of Engineering.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Frank T. HOGANS, JR.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Zoning Technician II

NBC:JD

Enclosure

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: July 9, 1975

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

Z.A.C. Meeting of: July 8, 1975

Re: Item 3
Property Owner: McDonald & Marnette Thomas
Location: E/S of Hereford Rd. 725' S. of Maplehurst Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3 - R3 to permit a sideyard setback of 19' instead of the required 50'.

District: 7th
No. Acres: 92 x 125

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MR. ROBERT L. BENEY

MARCUS M. BOSTRANS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MR. RICHARD K. WHEELER

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WM. T. MELZER DEPUTY TRAFFIC ENGINEER

July 21, 1975

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

Re: Item 3 - ZAC - July 8, 1975
Property Owner: McDonald & Marnette Thomas
Location: E/S of Hereford Road 725' S of Maplehurst Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3 - R3 to permit a sideyard setback of 19' instead of the required 50'.
No. of Acres: 92 x 125
District: 7th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Associate

MSF/Lza

July 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #3, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: McDonald & Marnette Thomas
Location: E/S of Hereford Rd. 725' S of
Maplehurst Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3 -
B3 to permit a sideyard setback
of 19' instead of the required
50'.

No. of Acres: 92 x 125
District: 7th

This property is serviced by private water and sewer system, which are functioning properly. Therefore, this Department has no objection to this variance.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



July 23, 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 #3, Zoning Advisory Committee Meeting, July 8, 1975, are as follows:

Property Owner: McDonald and Marnette Thomas
Location: E/S of Hereford Road 725' S. of Maplehurst Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Sec. 1A00.3 - B3 to permit a sideyard setback of 19' instead of the required 50'
No. of Acres: 92 x 125
District: 7th

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
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 484-3351

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 day of
1976. Item # 25 on chd

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner T. W. M. Submitted by _____
Petitioner's Attorney _____ Reviewed by V. L.

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#74-32-A

District 7th Date of Posting 2/12/75
 Posted for: Neeraj Monday Aug 4th 1975 @ 10:45 P.M.
 Petitioner: Mr. Donald R. Thomas
 Location of property: S/S of Harford Road 225 S. of S. Myrtlewood Rd
 Location of Sign: 1st in Gravel in front yard of 16337 Harford Rd.
 Remarks: _____
 Posted by: Mel H. New Date of return: 7/24/75

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

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

DATE July 10, 1975 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - BANK

McDonald G. Thomas

16737 Hereford Rd.
Monkton, Md. 21111

Petition for Variance-----#76-32-4

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

No. 23307

August 4, 1975 01-662

AMOUNT \$45.25

RECEIVED McDonald G. Thomas, 16737 Hereford Pl.

Baltimore, Md. 21111 Advertising and posting of property

FOR #76-32-A

8530MS 4 4525MS

VALIDATION OR SIGNATURE OF CASHIER

