

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Larry G. Huskins 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone, for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... to amend 2nd Amended Development Plan, Silvergate Village North.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above re-classification and/or Special Exception 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 Larry G. Huskins Legal Owner
 Address: 4004 Baker Lane
Baltimore, Md. 21236
 Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of October, 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 17th day of November, 1975, at 10:00 o'clock.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Larry G. & Dawn C. Huskins 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 1B02.3C2 (504 VB9) to permit a 12 feet, more or less, front setback of lot in lieu of the required 25'

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

1. Shallow depth of property (front to rear).
2. Steep slope of property from front to rear.
3. Irregular front property line.
4. Garage must be attached to side of house in order to match and blend into existing neighborhood.
5. Any further set back would alter the design of the house.

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 Larry G. Huskins Legal Owner
 Address: 4004 Baker Lane
Baltimore, Maryland 21236
 Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of October, 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 17th day of November, 1975, at 10:00 o'clock.

(over)

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1975, Legislative Day No. 21

RESOLUTION NO. 43-75

Mr. Gary Huddles, Councilman

By the County Council, October 6, 1975

WHEREAS, Lawrence Huskins, an employee in the Baltimore County Fire Department, and his wife are the owners of a parcel of land known as 4004 Baker Lane, Perry Hall, Maryland in the Eleventh Election District of Baltimore County, and

WHEREAS, Lawrence Huskins has filed a Petition for a Special Exception and Variance with the Zoning Commissioner in connection with certain proposed improvements to said property, and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Lawrence Huskins, has by this resolution made a full public disclosure of all pertinent facts to the respective members of the County Council of Baltimore County.

BE IT RESOLVED by the County Council of Baltimore County, Maryland, that, based solely on the foregoing facts, the interest of Lawrence Huskins, does not violate the public interest.

APPROVED BY THE BALTIMORE COUNTY COUNCIL ON OCTOBER 6, 1975

Thomas Toporovich
 THOMAS TOPOROVICH, Secretary Pro Tem

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William D. Fromm, Secretary
 Baltimore County Planning Board
 TO: S. Eric DiNenna, Zoning Commissioner Date: August 22, 1975

FROM: _____
 SUBJECT: Suggested amendment or addition to Comprehensive Manual of Development Policy. Amending of Final Development Plan after sale of nearby property.

Section 1B01.3 A. (7 c.) of the Baltimore County Zoning Regulations requires specific procedural and administrative steps to be taken in amending, after sale of nearby property, a Final Development Plan by request of an individual lot owner.

The first of the aforementioned required procedural steps established pursuant to the adopting of Section 104 and approved by the County Solicitor, must be given to the occupants and owners of all real property which is fully or partially satisfied within 300 feet of the lot in question. The indicated "standard method" is apparently not prescribed under the provisions of Section 504. This office hereby requests that said provision be developed in order that individual lot owners may utilize this process in situations of minor residential revisions to Final Development Plans.

It is our feeling that said procedure is an absolute necessity and will be utilized with increasing frequency in the future. Thank you for your attention in this matter.

S. ERIC DINENNA

cc: James E. Dyer, Deputy Zoning Commissioner
 Franklin T. Hogans, Jr., Chairman
 Zoning Plans Advisory Committee File # _____

FROM THE OFFICE OF
 GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
 ENGINEERS
 P.O. BOX 6828, TOWSON, MARYLAND 21284

Description to Accompany Zoning Petition August 4, 1975
 for Special Exception to Amend Final Development Plan and for Variance Request to Front Yard Setback
 #4004 Baker Lane

Beginning for the same at a point on the northeasterly side of Baker Lane, said point being northwesterly along said side distant 269.30 feet from the center line of Breen Place and running thence binding along said northeasterly side of Baker Lane the three following courses, viz: first, North 51° 31' 48" West 30.95 feet, second northwesterly by a curve to the right having a radius of 50.00 feet and a distance of 52.36 feet, and third northwesterly by a curve to the left having a radius of 50.00 feet and a length of 25.07 feet, thence North 38° 28' 12" East 57.26 feet, South 49° 35' 02" East 92.20 feet and South 38° 28' 12" West 90.45 feet to the place of beginning.
 Containing 0.179 acres of land, more or less.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 21, 1975

FROM: William D. Fromm
 SUBJECT: Amendment to final development plan for "Silvergate Village North"

At its regular meeting on Thursday, October 16, 1975, under the provisions of Sub-subparagraph 1B01.3.A.7.b of the Baltimore County Zoning Regulations, the Baltimore County Planning Board approved, as being in accord with provisions adopted under the authority of Section 504 of those Regulations, the proposed amendment to the final development plan for the subdivision known as "Silvergate Village North" to allow construction of a garage on the lot now owned by Mr. Larry G. Huskins, as shown on the attached plat.

William D. Fromm
 William D. Fromm
 Secretary, Baltimore County Planning Board

WDF:FS:mr

Attachment: Plat showing approved amendment, dated October 16, 1975



November 19, 1975

Mr. & Mrs. Larry G. Huskins
 4004 Baker Lane
 Baltimore, Maryland 21236

RE: Petition for Special Exception and Variance
 NE/S of Baker Lane 269.30' NW of Breen Place - 11th Election District
 Larry G. Huskins, et ux - Petitioners
 NO. 76-105-XA (Item No. 31)

Dear Mr. & Mrs. Huskins:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Martinak
 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJM/mc

Attachments

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

FEB 20 1976

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Sections 502.1 and 1B01.3A7b. of the Baltimore County Zoning Regulations having been met, a Special Exception to Amend 2nd Amended Development Plan, Silvergate Village North, should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17TH day of November, 1975, that a Special Exception to Amend 2nd Amended Development Plan, Silvergate Village North, should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by Department of Public Works and the Office of Planning and Zoning.

[Signature]
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 re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1975, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

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 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, a Variance to permit a front yard setback of 12 feet instead of the required 25 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12TH day of November, 1975, that the herein Petition for the aforementioned 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.

[Signature]
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 _____ day of _____, 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William D. Fromm, Secretary
Baltimore County Planning Board
S. Eric DiNenna, Zoning Commissioner

FROM: S. Eric DiNenna, Zoning Commissioner

DATE: August 22, 1975

SUBJECT: Petition for Special Exception to Amend Final Development Plan
Larry G. Huskins, Petitioner
11th Election District
Room 31

This office is in receipt of the above referenced petition for Variance and Special Exception. As per Section 1B01.3 b. of the Zoning Regulations: "1. The Amendment must first be approved by the Planning Board as being in accord with provisions adopted under the authority of Section 504." With this in mind, the attached petition and plans are submitted for review by the Board.

Thank you for your attention in this matter.

S. ERIC DINENNA

SED:FTB:JD

cc: James E. Dyer, Deputy Zoning Commissioner

Franklin T. Rogers, Jr.,
Chairman, Zoning Plans
Advisory Committee

File

76-105-XA

4004 Baker Lane
Baltimore, Maryland 21236
November 16, 1975

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

Dear Sir,

On November 17, 1975, my petition for a Special Exception and variance for construction of a garage on my property at 4004 Baker Lane, Silvergate Village North, was approved.

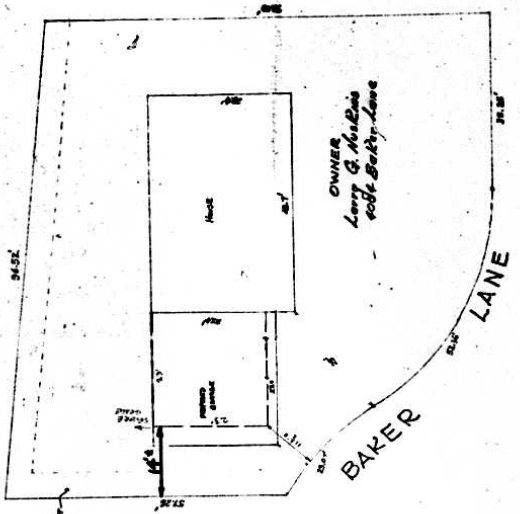
I understand that there is a 30-day waiting period after approval for appeals. I am requesting that this period be waived and a permit be issued so that construction can commence immediately.

I will accept full responsibility of any appeals that are received within the 30-day appeal period.

Any assistance that your office can give to help in this matter will be greatly appreciated.

Yours very truly,
[Signature]
Larry G. Huskins

NOV 19 75 AM



Lot owned by Mr. Larry G. Huskins
Silvergate Village North
October 16, 1975

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
Date: November 14, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-105-XA. Petition for Special Exception to Amend 2nd Amended Development Plan
Petition for Variance for a Front Yard
Northeast side of Baker Lane 268.30 feet Northwest of Breen Place
Petitioner - Larry G. Huskins

11th District

HEARING: Monday, November 17, 1975 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The staff and the property owner have worked together to develop the proposed amendment. The Planning Board has reviewed this proposal and has approved the amendment at its regularly scheduled meeting.

[Signature]
William D. Fromm
Director of Planning

WDF:NEG:rv

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

Room 31
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Larry G. Huskins
4004 Baker Lane
Baltimore, Md. 21236

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

Your Petition has been received and accepted for filing this 14th day of October, 1975.

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Larry G. & Diane C. Huskins

Petitioner's Attorney: _____ Reviewed by: *[Signature]*
Franklin T. Rogers, Jr.
Chairman,
Zoning Plans
Advisory Committee

cc: George William Stephens, Jr.
and Associates, Inc.
203 Allegany Avenue
Towson, Maryland 21284

FEB 20 1976

January 8, 1976

Mr. Larry Huskins
4004 Baker Lane
Baltimore, Maryland 21236

Re: Petition for Variance and
Special Exception
#76-105-XA
Larry G. Huskins, Petitioner
4004 Baker Lane
11th Election District

Dear Mr. Huskins:

I am in receipt of your letter of November 19, 1975, directed to The Honorable Theodore G. Venetoulis, County Executive for Baltimore County, who has forwarded same to this office for response.

I have personally been advised of your problem by various members of my staff, even during the period of processing of your request. I feel that the true cause of your inconvenience was an overly complex, tedious and time-consuming regulation of the Zoning Code concerning the amendment of Approved Final Development Plans for residential subdivisions. Your case represents the very first application of this law since its adoption in 1971. In light of this fact, I must concede some inaction and even error on the part of my staff members; but, all in all, I commend them on their perseverance in such an unusual circumstance. Not only were matters, but also a public hearing was required to be held before the Zoning Commissioner. The request also was required to be approved by the Planning Board of Baltimore County, a matter which turned out to be no easy task. All of this administrative procedure, it should be noted, could have possibly been avoided if a certain section of the Zoning Law, Section 1801.3.A.7b, had been acted on as required by the Planning Board. Perhaps some solace may be found in the knowledge that your case brought about necessary action by the Planning Board and Planning Staff to create the requisite addendum to the aforementioned section. Although this proposed policy addition has not as yet passed by the Board, it is hoped that in the future no owner of an individual lot in a recent subdivision will be required to expend the effort and time that your case demanded.

Mr. Larry Huskins
4004 Baker Lane
continued page 2

Please accept my apologies and that of my staff, for any inconveniences caused you; and if you should need additional assistance, please feel free to contact me.

Very truly yours,

S. Eric Dinenna
S. Eric Dinenna
Zoning Commissioner

SED:FTH:rh
cc: The Honorable Theodore G. Venetoulis
County Executive
G.T. Martine
J.E. Dyer
F.T. Hogsans

BALTIMORE COUNTY TRANSMITTAL MEMO

TO: *Eric Dinenna*

FROM: *J.G.V.*

SUBJECT:

DATE:

J.P. FH
1/8 DEWISS THIS
DATE YOU WISH
OUTSTANDING

NOV 25 1975 PM

ZONING DEPARTMENT

FOR	COMMENTS	TAKEN APPROPRIATE ACTION
FOR	INFORMATION	INVESTIGATE AND REPORT
FOR	APPROVAL	SUBMIT TO THE BOARD
FOR	REVISION	SEE ME
FOR	RETURN TO YOU	DATE
FOR	PREPARE COPY FOR	DATE

76-105-XA

NOV 21 1975
COUNTY EXECUTIVE OFFICE

4004 Baker Lane
Baltimore, Maryland 21236
November 19, 1975

Mr. Theodore G. Venetoulis
Baltimore County Executive
111 W. Chesapeake Ave.
Towson, Maryland 21284

Dear Sir,

This letter has two sides one of disappointment and one of appreciation.

On June 10, 1975, I applied for a permit to build a garage as an addition to my house. The Office of Permits sent me to the Office of Zoning. Zoning gave me a pamphlet which stated the requirements that had to be met in order to build a garage. I returned June 16 after completing all the requirements and was told I would be contacted. I waited patiently two months to no prevail.

I returned to Zoning and spoke to Mr. Frank Hogsans. Mr. Hogsans told me the information I had been given was incorrect and I would have to have an amendment to the development plan which a certified company would have to do.

I contacted George W. Stephens, Jr. and Associates and obtained all the necessary papers. It is now August.

I took all the papers to Zoning and was told it would be 30 days before a hearing could be held. At the end of 30 days I heard nothing. I then returned to Zoning to see Mr. Hogsans. Mr. Hogsans was attending a meeting and no one else could help me. I returned to Zoning the next day and was told since I was a county employee a letter had to be written to the County Council stating there was no conflict of interest before I could appear for my hearing. I asked if someone could advise me on the proper format for this letter and everyone asked seemed unsure of the proper procedure.

Now three months later I was still no closer to building the garage than when I started. By chance I was sent to see Mr. George Fryor. I explained my situation to him and he personally helped me through each step of the procedures. He had a secretary type a brief letter to the County Council that I needed, went over my plans that had been disapproved by a committee, showed me the changes that had to be made to make it acceptable, called Stephens and Associates and requested changes to be made on their work which was unacceptable to the committee, he accepted responsibility for the mistakes and through diplomacy the changes were made with no additional

charge to me. In fact, up to this time not one person besides Mr. Fryor had taken any action that proved to be constructive. It seems odd that Mr. Fryor was the only person in the Zoning Office that would take the time to help a county resident with his problem.

Finally after five months I was scheduled for my hearing. My petition went unprotected and was then approved. I was then told it takes 10 days to receive the approval papers and an additional 30 days for any appeals before the permit could be issued.

Questioning the 30-day waiting period I went again to see Mr. Fryor. Again he came to my rescue and explained that through a letter to Mr. S. Eric Dinenna stating that I would assume full responsibility I could get the building permit before the 30-day waiting period.

As I was sitting writing the letter to Mr. Dinenna, fusing at the thought of all the time, money, and aggravation I went through, I decided to relieve some of the anxiety and let someone know what I had to go through.

I would like you to know the fine job Mr. Fryor did. In my opinion, the county could use more men of his caliber to help run its affairs.

I also believe you should have some input from county residents as well as county employees about a citizens' office.

I apologize for the length of this letter because I know how busy you are and I know you may never read this letter personally but thank you for your help.

Yours very truly,
Larry G. Huskins
Larry G. Huskins

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 7, 1975

Franklin T. Hogsans, Jr.

Mr. Larry G. Huskins
4004 Baker Lane
Baltimore, Maryland 21236

RE: Variance Petition
Item #1
Larry G. & Diane C. Huskins -
Petitioners

Dear Mr. Huskins:

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 northeast side of Baker Lane, 268.30 feet northwest of Breen Place, and is currently improved with a single family detached dwelling.

This particular lot is part of the recorded subdivision of "Silvergate Village North" and as such is subject in its development to the specific requirements of the approved Final Development Plan.

The petitioner originally requested a Variance to permit a front yard setback of 6 feet in lieu of the required 25 feet, as well as a Special Exception to amend the aforementioned Final Development Plan.

Mr. Larry G. Huskins
Re: Item #1
November 7, 1975
Page 2

The Special Exception is necessitated by the fact that property has been sold within 300 feet of the proposed amendment. In accordance with the provisions of Section 1 B01.3, this proposed amendment, that of revising the indicated building setback envelope on the Final Development Plan, was submitted to the Planning Board of Baltimore County for their approval, and said approval was granted on October 16, 1975.

It should be noted that the proposed garage, which is the subject of these proceedings, was reduced in size by the petitioner during review by the Planning Board.

The revised plans have been received by this office indicating a setback of 12 feet from the front property line and 14 feet from the side property line.

Adjacent properties on Baker Lane are improved with single family dwellings of similar structure to that of the petitioner.

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

FTH:JD
Enclosure

cc: George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
Towson, Md. 21204

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

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

September 8, 1975

Mr. S. Eric Dinenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #31 (1975-1976)
Property Owner: Larry G. & Diane C. Huskins
N/2S of Baker Lane, 268.30' N/W of Breen Place
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C2 (504 VB9)
to permit a front yard setback of 6' in lieu of the required 25' and Special Exception to amend 2nd amended development plan, Silvergate Village North
No. of Acres: 0.179 District: 11th

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 directly involved. However, the Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review of this Item #31 (1975-1976).

Very truly yours,
Ellsworth N. Dyer
ELLSWORTH N. DYER, P.E.
Chief, Bureau of Engineering

END: EAM: FMR:iss
Q-SW Key Sheet
44 NE 28 Pcs. Sheet
NE 11 G Topo
63 Tax Map

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

August 15, 1975

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

Z.A.C. Meeting of: August 19, 1975

Re: Item 31
Property Owner: Larry & Diane C. Huskins
Location: NE/S of Baker Lane 268.30' N.W. of Breen Place
Present Zoning: D.R. 3.5
Proposed Zoning: Variance from Section 1802.3C2(504 VB9) to permit a front yard setback of 6' in lieu of the required 25' & Special Exception to amend 2nd Amended Development Plan, Silvergate Village North.

District: 11th
No. Acres: 0.179

Dear Mr. DiNenna:
No hearing on student population.

Very truly yours,

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

WSP/ml

H. EMILIE PARKS, PRESIDENT
EUDENE E. HESS, VICE PRESIDENT
MRS. ROBERT L. BERNY

MARCUS H. BERTSARIS
JOSEPH N. MILDOWAN
ALVIN LUDICK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRAPEY, V.M.D.
MRS. RICHARD K. BURENYC

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



August 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 #31, Zoning Advisory Committee Meeting, August 19, 1975, are as follows:

Property Owner: Larry G. and Diane C. Huskins
Location: NE/S of Baker Lane 268.30' NW of Breen Place
Existing Zoning: D.R.3.5
Proposed Zoning: Variance from Sec. 1802.3C2(504 VB9) to permit front yard setback of 6' in lieu of the required 25' and Special Exception to amend 2nd Amended Development Plan, Silvergate Village North
No. of Acres: 0.179
District: 11th

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 178 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 426-2211 ZONING 426-3291

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
W. W. MELSER
DEPUTY TRAFFIC ENGINEER

August 15, 1975

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

Re: Item 31 - ZAC - August 19, 1975
Property Owner: Larry G. & Diane C. Huskins
Location: NE/S of Baker Lane 268.30' NW of Breen Place
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance from Sec. 1802.3C2 (504 VB9) to permit a front yard setback of 6' in lieu of the required 25' & Special Exception to amend 2nd Amended Development Plan, Silvergate Village North.
No. of Acres: 0.179
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front yard setback and special exception to amend the development plan.

Very truly yours,

Michael S. Fliegson
Michael S. Fliegson
Traffic Engineering Associate

MSF/dza

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

August 20, 1975

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

Dear Mr. DiNenna:

Comments on Item #31, Zoning Advisory Committee Meeting, August 19, 1975, are as follows:

Property Location: NE/S of Baker Lane 268.30' NW of Breen Place
Property Owner: Larry G. & Diane C. Huskins
Existing Zoning: Variance from Sec. 1802.3C2(504 VB9) to permit a front yard setback of 6' in lieu of the required 25' & Special Exception to amend 2nd Amended Development Plan, Silvergate Village North.
No. of Acres: 0.179
District: 11th

Since this is a variance for a garage and public water and sewer exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, R.S., Director
Bureau of Environmental Services

SHV/ak

CERTIFICATE OF PUBLICATION

ROSEDALE, MD., November 5, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 17th day of November, 1975, the publication appearing on the 30th day of October, 1975.

THE OBSERVER,

Photo A. Levin
Advertising Mgr.

Cost of Advertisement \$25.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 30, 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., one time before the 17th day of November, 1975, the said publication appearing on the 30th day of October, 1975.

THE JEFFERSONIAN,

E. L. Lamb
Manager

Cost of Advertisement, \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GOD 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: <i>JD</i>	Revised Plans:		Change in outline or description		Yes		No			
Previous case:	Map #									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-105-XA

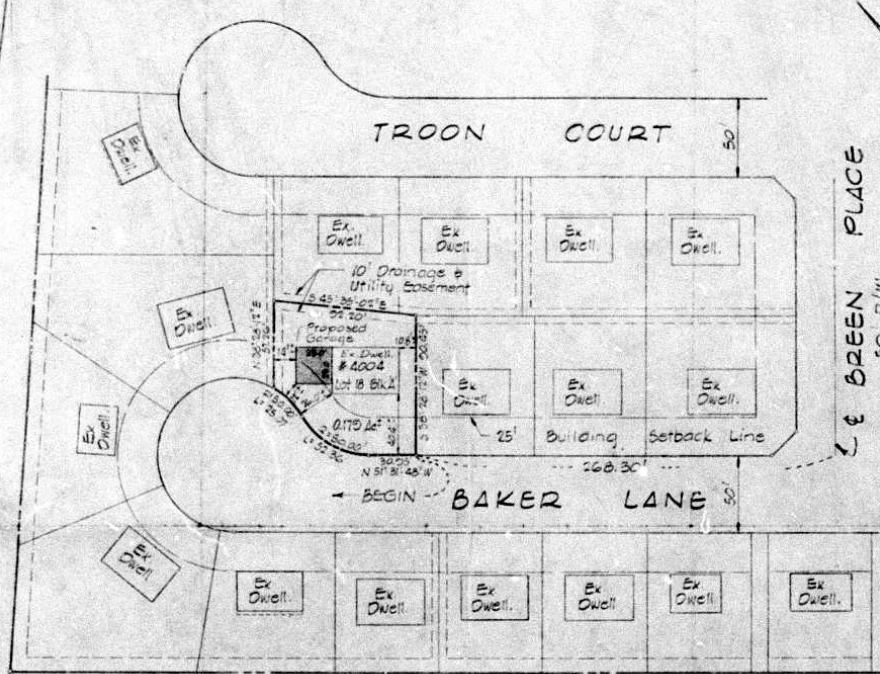
District: 11th Date of Posting: 10-30-75
Posted for: Hearing Monday, Nov. 17th 10:15 a.m. 11:30 a.m.
Petitioner: Larry G. Huskins
Location of property: NE/S of Baker Lane 268.30' NW of Breen Place
Location of Signs: 2 signs South of 4004 Baker Lane
Remarks: *Michael S. Fliegson*
Posted by: *Michael S. Fliegson* Date of return: 11-6-75

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
The Zoning Commission of Baltimore County, by authority vested in it by the Board of Commissioners of Baltimore County, do hereby certify that the following petition for special exception and variance from the Zoning Ordinance of Baltimore County, Md., was filed with the Zoning Department of Baltimore County on the 17th day of November, 1975, and that the same was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., one time before the 17th day of November, 1975, the publication appearing on the 30th day of October, 1975.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25979
DATE: Nov. 17, 1975 ACCOUNT: 01-662
AMOUNT: \$60.25
RECEIVED FROM: Larry G. Huskins, 1001 Baker Lane, Balto., Md. 21236
FOR: Advertising and posting of property #76-105-XA
VALIDATION OR SIGNATURE OF CARRIER: 6025HCC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25943
DATE: Oct. 27 1975 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Larry G. Huskins, 1001 Baker Lane, Balto., Md. 21236
FOR: Petition for Special Exception and Variance #76-105-XA
VALIDATION OR SIGNATURE OF CARRIER: 5000HCC

Existing zoning - DR 35
Present Use - Vacant



Existing Zoning - Public Land
Present Use - Board of Education



GENERAL NOTES

- Existing Zoning of all adjacent property shown hereon (or within 200' radius) is DR 3.5. Existing Use - Residential.
- There are no windows in proposed Garage.
- See Sht. 2 of 2 for 3rd Amended Development Plan.

Variance requested to permit a front yard setback of 12 feet more or less, rather than the required 25 feet.

**PLAT TO ACCOMPANY ZONING PETITION
for
SPECIAL EXCEPTION TO AMEND
FINAL DEVELOPMENT PLAN
WITH
VARIANCE REQUEST TO FRONT
SETBACK FOR PROPOSED GARAGE
4004 BAKER LANE**

40
11
10-24-75
35
AIA

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON 4, MARYLAND



SHEET 1 of 2
Bolta, Co. Md.
Scale: 1" = 50'
Elect. Dist. # 11
August 5, 1975
Rev. - Oct. 31, 1975

PN 3442



TABULATION

TRACT AREA OF DR 55	= 1.33 AC.	LOTS ALLOWED	75
TRACT AREA OF DR 35	= 13.81 AC.		44.9
TOTAL AREA	= 14.14 AC.		52
		TOTAL LOTS SHOWN	52

OPEN SPACE REQUIRED:	
1.33 AC. x 0.7% = 0.009 AC.	
12.81 AC. x 0.7% = 0.089 AC.	
TOTAL	= 0.098 AC.

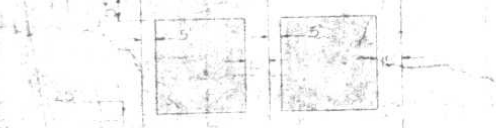
OPEN SPACE SHOWN	= 0.68 AC.
ALLOWABLE AREA WITHIN STORM DRAIN RESERVATION	= 0.77 AC.
TOTAL OPEN SPACE TO BE LEFT NATURAL	= 1.45 AC.

PROJECTED TRAFFIC VOLUME IN A.D.T.

TRAVIS STREET	120
MORAY STREET	120
BAKER LANE S.W. OF BREEN STREET	150
BAKER LANE N.E. OF BREEN STREET	150
BREEN STREET	600

NOTE A
 The proposed plan shows a 10' wide strip of land to be reserved for a storm drain. This strip is shown in the plan and is to be reserved for the storm drain. The plan is to be approved by the Planning Commission. (See also Note 2)

- * 30' on Lot 14, Block B
- * 30' on Lot 15, Block A (See Note #6)
- * 30' on Lot 16, Block A, Lot 17, Block B
- * 30' on Lot 18, Block A & Lot 19, Block B
- * 30' on Lot 20, Block A



PUBLIC ROAD
 Note: All Dimensions Shown are Minimum
 * TYPE OF LOT AREA - 1/4 Acre

- * EXCEPT FOR THE 10' WIDE STRIP OF LAND TO BE RESERVED FOR A STORM DRAIN, ALL LOTS SHALL CONFORM TO MINIMUM SETBACKS AND FRONT YARDS AS SHOWN ON THIS PLAN.
- * EXCEPT FOR THE 10' WIDE STRIP OF LAND TO BE RESERVED FOR A STORM DRAIN, ALL LOTS SHALL CONFORM TO MINIMUM SETBACKS AND FRONT YARDS AS SHOWN ON THIS PLAN.

NOTE: The variety of plants to be used in the landscaping shall be determined by the owner and planting season.

NOTE: Owner & Developer Change From Silvergate Village, Inc. To Forest Realty Corp.

PLAN APPROVED
 OFFICE OF PLANNING AND ZONING
 By: [Signature] Director DATE: [Date]
 By: [Signature] Commissioner DATE: [Date]

Signature: [Signature] 2-4-78

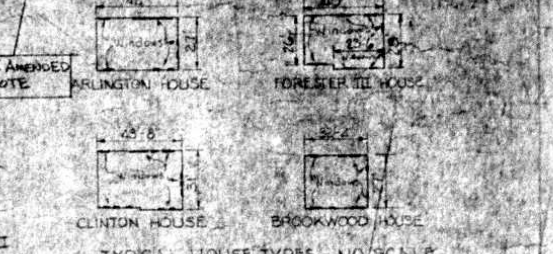


GENERAL NOTES

- EACH LOT SHALL HAVE 2 OFF-STREET PARKING SPACES
- BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS SHALL TAKE OVER OWNERSHIP OF ALL LOCAL OPENSPACE SHOWN HEREON.
- RADIUS SHOWN DELINEATE THE LIMITS OF THE RESIDENTIAL TRANSITION AREA.
- MAXIMUM BUILDING HEIGHT SHALL BE 30 FEET.
- ALL LOTS WITHIN THE RESIDENTIAL TRANSITION AREA (LOT 31 BLK A, LOTS 1-20 21 BLK B) SHALL CONFORM TO MINIMUM SETBACKS AND FRONT YARDS AS SET FORTH ON R. 26 OF TITLE 10, CODE.

LOT	BLK	FRONT YD.	SIDE YD.	REAR YD.
31	A	30	10	10
1-3	B	30	10	10
4-9	D	25	10	10
10-21	E	25	10	10
	A	25	10	10

- SHADED AREAS WITHIN REMAINDER OF LOTS REPRESENTS MAXIMUM BUILDING COVER PROPOSED (MIN. SETBACK REQUIREMENTS ESTABLISHED ON TYPICAL LOT DEVELOPMENT ON THIS PLAN).
- ALL LOTS SHOWN HEREON ARE FOR RESIDENTIAL USE.
- VARIANCE GRANTED TO PERMIT REAR BUILDING SETBACKS OF 10 FEET ON PROPERTY LINE OF LOTS 2-10 BLK A INSTEAD OF THE REQUIRED 35 FEET SECTION 1.001.2.2.2.



TYPICAL HOUSE TYPES - NO SCALE
AMENDED DEVELOPMENT PLAN
SILVERGATE VILLAGE NORTH

Certification by The Developer:
 As of January 16, 1978 No Lots have been sold or transferred.
 Signature: [Signature] Date: 1/17/78
 FOREST REALTY CORP.
 34...
 Rev. Oct. 18, 1977
 RE: Jan. 16, 1978
 REV. 4/25/78

TABULATION

TRACT AREA OF DR 55	= 1.33 AC.	LOTS ALLOWED	75
TRACT AREA OF DR 35	= 12.81 AC.		44.9
TOTAL AREA	= 14.14 AC.		52
		TOTAL LOTS SHOWN	52

OPEN SPACE REQUIRED:
 1.33 AC. X 0.7% = 0.93 AC.
 12.81 AC. X 3.7% = 0.48 AC.
 TOTAL = 0.46 AC.

OPEN SPACE SHOWN = 0.68 AC.
 ALLOWABLE AREA WITHIN
 STORM DRAIN RESERVATION = 0.77 AC.
 TOTAL OPEN SPACE TO
 BE LEFT NATURAL = 1.45 AC.

PROJECTED TRAFFIC VOLUME IN A.D.T.
 TROON STREET 120
 MORAY STREET 150
 BAKER LANE S.W. OF BREEN STREET 150
 BAKER LANE N.E. OF BREEN STREET 150
 BREEN STREET 600

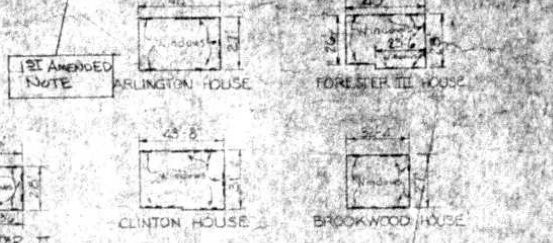


GENERAL NOTES

1. EACH LOT SHALL HAVE 2 OFF-STREET PARKING SPACES.
2. BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS SHALL TAKE OVER OWNERSHIP OF ALL LOCAL GREENSPACE SHOWN HEREON.
3. RADII SHOWN DELINEATE THE LIMITS OF THE RESIDENTIAL TRANSITION AREA.
4. MAXIMUM BUILDING HEIGHT SHALL BE 30 FT.
5. ALL LOTS WITHIN THE RESIDENTIAL TRANSITION AREA (LOT 14 BLK A, LOTS 17, 20, 21, BLK B, LOT 18) SHALL CONFORM TO MINIMUM SETBACK STANDARDS AS SET FORTH ON R. 28 OF BILL NO. 100.

LOTS	BLK	FRONT FEET	SIDE YARD FEET	REAR YARD FEET
14	A	30	10	25
17	B	30	10	25
18	B	25	10	25
20-21	B	25	10	25

6. SHADED AREAS WITHIN REMAINDER OF LOTS REPRESENTS MAXIMUM BUILDING COVERAGE PROPOSED (MIN. SETBACK REQUIREMENTS) AS ESTABLISHED ON TYPICAL LOT DETAIL SHOWN ON THIS PLAN.
7. ALL LOTS SHOWN HEREON ARE FOR SALE.
8. VARIANCE GRANTED (PLAN 17-194) IN PART BY CANNON TIERNO TO PERMIT REAR BUILDING SETBACK OF 20 FT. ALONG REAR PROPERTY LINE OF LOTS 21 & 22 BLK A INSTEAD OF THE REQUIRED 35 FT. SECTION 1.601.2.C.1A.

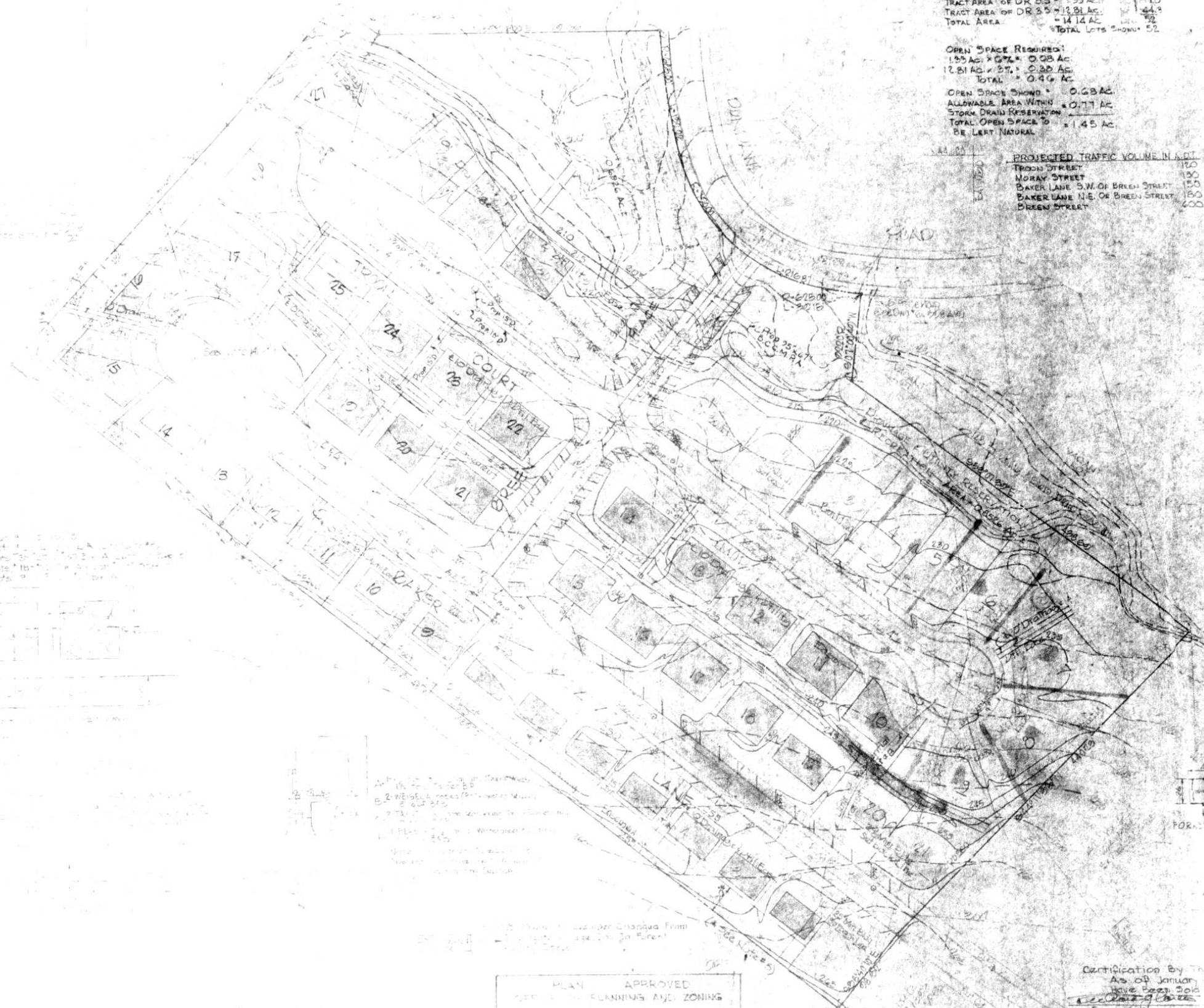


TYPICAL HOUSE TYPES - NO SCALE
AMENDED DEVELOPMENT PLAN
 SILVERGATE VILLAGE NORTH

Certification by the Developer:
 As of January 2, 1975 No Lots
 have been sold or contracted.
 Signature: [Signature] Date: 1/11/75

Rev. Oct. 18, 1972
 Pl. Jan. 16, 1973
 5/14/75, 5/1975
 FOREST REALTY CORP.

PLAN APPROVED
 FOR PLANNING AND ZONING
 BY: [Signature] DATE: [Date]



1. All lots shown hereon are for sale.
 2. Variance granted (Plan 17-194) in part by Cannon Tierno to permit rear building setback of 20 ft. along rear property line of lots 21 & 22 Blk A instead of the required 35 ft. Section 1.601.2.C.1A.