

76-172A (Sheridan No. 40) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ronald L. Sheridan 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 140.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

18
(300) feet instead of the required 50'.

I am planning to enlarge the existing house an additional 36', and will therefore, not have the 50' setback required.

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
Address: 1309 West Forty-Second St.
Baltimore, Md. 21211
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... 27th... day of January 1976, 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 1st day of March, 1976, at 10:15 o'clock.

Zoning Commissioner of Baltimore County.

(over)

baltimore county
department of public engineering
TOWSON, MARYLAND 21204
(301) 494-3660

STEPHEN E. COLLINS
DIRECTOR

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

Re: Item 140 - EAC - January 20, 1976
Property Owner: Sheridan Ronald
Location: N/S Deer Park Rd. 500' E. of Thompson Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Var. for side yard
No. of Acres: 0.7
District: 4th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

February 19, 1976

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 11, 1976

Franklin T. HOGANS
Chairman

Mr. Ronald L. Sheridan
1309 West Forty-second Street
Baltimore, Maryland 21211

RE: Variance Petition
Item 140
Ronald L. Sheridan - Petitioner

Dear Mr. Sheridan:

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 north side of Deer Park Road, 500 feet east of Thompson Avenue, and is currently improved with a single family dwelling. The petitioner is requesting a Variance to permit a side yard setback of 20 feet in lieu of the required 50 feet, in order that a proposed addition may be constructed on the east side of the existing dwelling. The petitioner's plan indicates this 20 foot proposed setback as a parallel line from the proposed lateral projection of the rear building wall to the property line. This setback should be taken as the perpendicular distance from the side property line, or in other words, the closest point distance. This setback as revised is 18 feet, and has been accordingly changed at the petitioner's request. The petitioner

Mr. Ronald L. Sheridan
Re: Item 140
February 11, 1976
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should note that this revision is technical in nature and should not substantially affect the presentation or outcome of the case at hand.

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

FTH:JD

Enclosure

ORDER RECEIVED FOR FILING
DATE March 3, 1976
BY John L. Wimbey

Item #140 (1975-1976)
Property Owner: Sheridan Ronald
Page 2
March 4, 1976

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 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 this area, which is tributary to the Cooks Branch and Liberty Reservoir.

Very truly yours,

William D. Fromm
WILLIAM D. FROMM, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: J. Trenner

Y-SE Key Sheet
49 NW 46 Pos. Sheet
NW 13 L Topo
57 Tax Map

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

Re: Item #140 (1975-1976)
Property Owner: Sheridan Ronald
N/S Deer Park Rd., 500' E. of Thompson Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Var. for side yard
No. of Acres: 0.7 District: 4th

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:

Deer Park Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

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.

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

February 11, 1976

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 #140, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

Property Owner: Sheridan Ronald
Location: N/S deer Park Road 500' E. of Thompson Avenue
Existing Zoning: R.D.P.
Proposed Zoning: Var. for side yard
No. Acres: 0.7
District: 4th

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. Wimbey
John L. Wimbey
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

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

Z.A.C. Meeting of: January 20, 1976

Re: Item 140
Property Owner: Sheridan Ronald
Location: N/S Deer Park Rd. 500' E. of Thompson Avenue
Present Zoning: R.D.P.
Proposed Zoning: Variance for side yard

District: 4th
No. Acres: 0.7

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

H. EMBLE PARKS, PRESIDENT
CUSTACE L. HENRY, VICE-PRESIDENT
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.O.
MRS. RICHARD E. WILDER, CL.

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of eighteen (18) feet in lieu of the required fifty (50) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of March, 1976, 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.

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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
North side of Deer Park Road 500 feet : OF BALTIMORE COUNTY
East of Thompson Avenue, 4th District :
RONALD L. SHERIDAN, Petitioner : Case No. 76-172-A

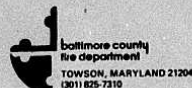
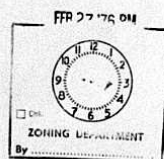
ORDER TO ENTER APPEARANCE

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 designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of February, 1976, a copy of the foregoing Order was mailed to Mr. Ronald L. Sheridan, 1309 West Forty-second Street, Baltimore, Maryland 21211, Petitioner.



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Sheridan Ronald

Location: N/S Deer Park Rd., 500' E. of Thompson Avenue

Item No. 140

Zoning Agenda January 20, 1976

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

Reviewed: John W. Hession, III Noted and Approved: Louis H. Murphy
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Mr. Ronald L. Sheridan
1309 West 42nd Street
Baltimore, Maryland 21211

RE: Petition for Variance
N/S of Deer Park Road, 500' E.
of Thompson Avenue - 4th Elec-
tion District
Ronald L. Sheridan - Petitioner
NO. 76-172-A (Item No. 140)

Dear Mr. Sheridan:

I have this date passed my Order in the above referenced matter.
Copy of said Order is attached.

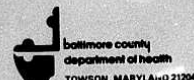
Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:erl

Attachments

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



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

February 17, 1976

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

Dear Mr. DiNenna:

Comments on Item #140, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

Property Owner: Sheridan Ronald
Location: N/S Deer Park Rd. 500' E of Thompson Ave.
Existing Zoning: R.D.P.
Proposed Zoning: Var. for side yard
No. Acres: 0.7
District: 4th

The septic system and water well are functioning properly; therefore, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28201
DATE Feb. 6, 1976 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED Ronald L. Sheridan, 1309 West Forty-second St.
Baltimore, Md. 21211
FOR Petition for Variance
#76-172-A
25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Item 140
Mr. Ronald L. Sheridan
1309 West Forty-second Street
Baltimore, Md. 21211
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for
filing this 27th day of January 1976
S. Eric DiNenna,
Zoning Commissioner
Petitioner Ronald L. Sheridan
Petitioner's Attorney Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31641
DATE Mar. 1, 1976 ACCOUNT 01-662
AMOUNT \$39.25
RECEIVED Cash (Ronald L. Sheridan)
FOR Advertising and posting of property
#76-172-A
39.25 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: February 23, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-172-A. Petition for Variance for a Side Yard.
North side of Deer Park Road 500 feet East of Thompson Avenue.
Petitioner - Ronald L. Sheridan

4th District

Hearing: Monday, March 1, 1976 at 10:15 A.M.

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

WDF:JGH:nb

William D. Fromm
Director of Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9th day of Jan 1976. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
Zoning Commissioner

Petitioner Ronald L. Sheridan Submitted by same
Petitioner's Attorney Reviewed by DTH

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Ronald L. Sheridan
1309 West Forty-second Street
Baltimore, Md. 21211
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 27th day of January 1976

S. Eric DiNenna,
Zoning Commissioner

Petitioner Ronald L. Sheridan

Petitioner's Attorney Reviewed by Franklin T. Hoggans, Jr.
Chairman,
Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		500 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:	Revised Plans: Change in outline or description Yes _____ No _____									
Previous case:	Map # _____									



THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance- Sheridan
was inserted in the following

- ☐ Catonsville Times
- ☐ Dandalk Times
- ☐ Essex Times
- ☐ Towson Times
- ☐ Arbutus Times
- ☒ Community Times

weekly newspapers published in Baltimore County, Maryland, once a week for one week before the 1st day of March 1976, that it to say, the same was inserted in the issues of Feb. 11, 1976.

STROMBERG PUBLICATIONS, INC.

BY F. J. Stine

PETITION AND SITE PLAN

EVALUATION COMMENTS

SURVEYOR'S DESCRIPTION

PROPERTY LOCATION: 6101 Deer Park Road, Reisterstown, Md. 21136

District: 04
Property No.: 04 19 034010
Map: 57
Block: 14
Parcel: 30

DEED REFERENCE: Liber: 4543

Folio: 453

CARD NUMBER: 1815

SURVEYOR'S DESCRIPTION:

Beginning at a point on the south side of Deer Park Road, 500' east of Thompson's Lane thence running north 5 3/4° east 408', thence south 89° east 59.6', thence south 3 1/2° east 435.6', thence north 77° east 125.8' to the beginning point.

Also known as 6101 Deer Park Road.

1- SIGN

76-172-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District Hd Date of Posting FEB. 14, 1976
Posted for: PETITION FOR VARIANCE
Petitioner: RONALD L. SHERIDAN
Location of property: N/S. OF DEER PARK RD. 500' E. OF THOMPSON AVE.
Location of Sign: FRONT 6101 DEER PARK RD.
Remarks:
Posted by Thomas L. Roland Date of return: FEB. 20, 1976
Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD. FEBRUARY 12, 1976

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 for one week before the 1st day of March, 1976, the first publication appearing on the 12th day of February, 1976.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
ON DISTRICT
ZONING: Petition for Variance for a
Side Yard
LOCATION: North side of Deer Park
Road, Lot 101 East of Thompson
Avenue
DATE: A TRUE COPY, Monday, March 1,
1976, at 10:15 A.M.
PUBLIC HEARING: Room 101, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore
County, by authority of the
Zoning and Subdivisions of Baltimore
County, will hold a public
hearing.
Petition for Variance from the
Zoning Regulations of Baltimore
County is to permit a side yard set-
back of 10 feet instead of the re-
quired 15 feet.
The zoning regulations to be re-
vised as follows:
Section 14-11.2 - The minimum
distance between any building on an
R.S.C. zone and any lot line other
than a street line shall be 15 feet.
All that parcel of land in the
Fourth District of Baltimore County
situated at a point on the South
side of Deer Park Road, 500' East
of Thompson's Lane, thence running
North 5 3/4° East 408', thence South
89° East 59.6', thence South 3 1/2°
East 435.6', thence North 77° East
125.8' to the beginning point.
Also known as 6101 Deer Park
Road.
Being the property of Ronald L.
Sheridan, as shown on plat also
filed with the Zoning Department.
Hearing Date: Monday, March 1,
1976, at 10:15 A.M.
Public Hearing: Room 101, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
S. J. STROMBERG
Zoning Commissioner of
Baltimore County
Feb. 12.

