

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas Huntsberry and
I, or we, Joanne Huntsberry, 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 1002.3 d.1.1 to permit lot widths of 50 feet (lots 1015 & 1016) in lieu of the required 55 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. Undersized (lot is 50' wide).
2. Cannot purchase 5' from other lot owner.

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.

Marion K. Dodge
Contract purchaser
Address 8174 Kavanagh Rd.
Baltimore, Md. 21222

Thomas V. Huntsberry
Legal Owner
Address 7601 North Point Creek Rd.
Baltimore, Md. 21219

Mr. 16 76 AM
Petitioner's Attorney
Address
Protector's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

March 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of April, 1976 at 10:30 o'clock

By: [Signature]
Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE
SE corner of North Point Creek Road
and Maple Road, 15th District

THOMAS V. & JOANNE M.
HUNTSBERRY, Petitioners

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.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
494-2188

I HEREBY CERTIFY that on this 15th day of April, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Thomas V. Huntsberry, 7601 North Point Creek Road, Baltimore, Maryland 21219, Petitioners.



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

April 26, 1976

Mr. & Mrs. Thomas V. Huntsberry
7601 North Point Creek Road
Baltimore, Maryland 21219

RE: Petition for Variance
SE/corner of North Point Creek Road
and Maple Road - 15th Election
District
Thomas V. Huntsberry, et ux -
Petitioners
NO. 76-220-A (Item No. 182)

Dear Mr. & Mrs. Huntsberry:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. & Mrs. Marion K. Dodge
8174 Kavanagh Road
Baltimore, Maryland 21222

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

DESCRIPTION FOR VARIANCE

Located on the Southeast corner of North Point Creek Road and Maple Road and known as lots 1015 & 1016 as on plat of Lodge Forest which is recorded in the land records of Baltimore County in Liber 10, Folio 76.

Also known as 7601 North Point Creek Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 5, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #76-220-A, Petition for Variance for Lot Widths
Southeast corner of North Point Creek Road and Maple Road.
Petitioner - Thomas Huntsberry and Joanne Huntsberry

15th District

HEARING: Tuesday, April 20, 1976 (10:30 A.M.)

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

William D. Fromm
Director of Planning

WDF:JGH:rw

baltimore county
department of public works
TOWSON, MARYLAND 21204

April 9, 1976

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

Re: Item #182 (1975-1976)
Property Owner: Thomas V. & Joanne M. Huntsberry
S/E cor. North Point Creek Rd. & Maple Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of required 55'.
Acres: 50 x 160 District: 15th
50 160

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:

The submitted plan must be revised to indicate this property is lot 1016 as shown on the recorded plat of "Lodge Forest" (L.M.C.M. 10, Folios 76 and 77); the locations of existing public water main and sanitary sewerage, and Maple Road is unimproved at this location. A location plan is required which will indicate vehicular access is possible via Bay Front Road and Maple Road to a point approximately 200 feet from this lot.

Highways:

Maple Road, an unimproved road at this location, shown on the recorded plat of "Lodge Forest" aforesaid, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements including highway right-of-way widening and any necessary revertible 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.

Item #182 (1975-1976)
Property Owner: Thomas V. & Joanne M. Huntsberry
Page 2
April 9, 1976

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.

Water and Sanitary Sewer:

Public water and sanitary sewerage exist in Maple Road.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FW:rs

cc: J. Somers

A-NE Key Sheet
28 SE 32 Post. Sheet
SE 7 H Topo
111 Tax Map

Dear Mr. DiNenna,

In order to start the building permit process, I would appreciate it if you would allow me to file for the permit even though the 30 day appeal period has not expired. We need the permit for settlement, and do not plan on starting construction until after the thirty day appeal period. We will take full responsibility for any financial damages if an appeal is filed.

Thank you,

Mr. Jo Ann Dodge

[Signature]
4-29-76

76-220-A

ORDER RECEIVED FOR FILING
DATE 4-1-76 BY
FILED 4-1-76

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.

to permit lot widths of 50 feet for Lots 1015 and 1016 a Variance instead of the required 55 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of APRIL, 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.

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

Zoning Commissioner of Baltimore County



WILLIAM D. FROMM
DIRECTOR

April 2, 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 #182, Zoning Advisory Committee Meeting, March 2, 1976, are as follows:

Property Owner: Thomas V. and Joanne M. Huntsberry
Location: SE/C North Point Creek Road and Maple Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of required 55'
Acres: 50 x 160
District: 15th

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



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

April 20, 1976

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

Dear Mr. DiNenna:

Comments on Item 182, Zoning Advisory Committee Meeting, March 2, 1976, are as follows:

Property Owner: Thomas V. & Joanne M. Huntsberry
Location: SE/C North Point Creek Rd. & Maple Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of required 55'
Acres: 50 X 160
District: 15th

A revised plot plan is required showing method of water supply and sewage disposal.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:phc

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Thomas V. Huntsberry
41 North Point Creek Road
Baltimore, Maryland 21219

Item 182

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this day of 1974

S. Eric DiNenna,
Zoning Commissioner

Petitioner: Thomas V. & Joanne M. Huntsberry

Petitioner's Attorney: Franklin T. Hogans, Jr.
Chairman,
Zoning Advisory
Committee

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

March 22, 1976

Thomas V. Huntsberry
41 North Point Creek Road
Baltimore, Maryland 21219

RE: Variance Petition

Item 182
Thomas V. & Joanne M. Huntsberry -
Petitioners

Dear Mr. Huntsberry:

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 corner of North Point Creek Road and Maple Road, and consists of two 50 foot lots, one of which is improved with an existing single family detached dwelling. The petitioner is requesting a Variance to permit two 50 foot lot widths in lieu of the required 55 feet and in conjunction with which he proposes to construct a dwelling on the existing vacant lot.

Field inspection revealed Maple Road to be unimproved along the frontage of this property. It is the opinion of this Committee that the status of Maple Road, with emphasis on its necessary improvement, be investigated, and the findings thereon be made a

Mr. Thomas V. Huntsberry
Re: Item 182
March 22, 1976
Page 2

part of this request in the form of revised site plans. If the petitioner owns any other adjacent properties, this should also be noted on the plan.

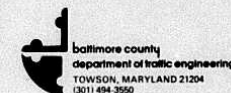
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

FTH:JD

Enclosure



STEPHENE COLLINS
DIRECTOR

March 4, 1976

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

Re: Item 182 - ZAC - March 2, 1976
Property Owner: Thomas V. & Joanne M. Huntsberry
Location: SE/C North Point Creek Rd. & Maple Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of req. 55'
No. of Acres: 50 X 160
District: 15th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to the lot width.

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

