

PETITION FOR ZONING VARIANCE **FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Peter J. & Marie R. Schap, 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 255.1(2)(a) to permit a distance between buildings of twenty(20) feet in lieu of the required sixty(60) feet; and 255.1(2)(b) to permit a rear yard setback of six(6) feet in lieu of the required thirty(30) 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. If our building is built in accordance with all zoning regulations our property will not allow sufficient room for the size building that we require to be built.
2. If the building is not allowed to be 6'-0" from the property line instead of the required 30'-0", our future expansion plans will be destroyed.
3. Our production is such that work completed in Shop leaves from the rear of building. The placement of this finishing and storage building in any other location would seriously hamper and inconvenience our work.

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 Peter J. Schap Address 1531 Charmuth Road
Marie R. Schap Legal Owner
1531 Charmuth Road
Lutherville, Md. 21093

Petitioner's Attorney _____ Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 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 10th day of May, 1976, at 10:00 clock A.M.

Eric D. Nenna
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Northwest corner of Stansbury Road and
Graves Court, 12th District : OF BALTIMORE COUNTY
PETER J. & MARIE R. SCHAP, Petitioners : Case No. 76-228-A

ORDER TO ENTER APPEARANCE

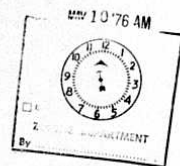
Mr. Commissioner:

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
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 7th day of May, 1976, a copy of the foregoing

Order was mailed to Mr. & Mrs. Peter J. Schap, 1531 Charmuth Road, Lutherville, Maryland 21093, Petitioners.



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

April 30, 1976

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

Dear Mr. DiNenna:

Comments on Item #185, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: Peter J. & Marie R. Schap
Location: N.E./c Stansbury Rd. & Graves Court
Existing Zoning: M.L.
Proposed Zoning: Variance to permit distance between buildings of 20' in lieu of the required 60'; and to permit a rear yard setback of 6' in lieu of the required 30'.

Acres: 1.148
District: 12th

Metropolitan water and sewer available.

Very truly yours,

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

RJW:reg

Mr. & Mrs. Peter J. Schap
1531 Charmuth Road
Lutherville, Maryland 21093

RE: Petition for Variance
NW/corner of Stansbury Road
and Graves Court - 12th Elec-
tion District
Peter J. Schap, et ux -
Petitioners
NO. 76-228-A (Item No. 185)

Dear Mr. & Mrs. Schap:

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

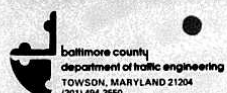
Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

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



STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 185 - ZAC - March 16, 1976
Property Owner: Peter J. & Marie R. Schap
Location: NE/C Stansbury Rd. & Graves Court
Existing Zoning: M.L.
Proposed Zoning: Variance to permit distance bet. buildings of 20' in lieu of req. 60'; and to permit a rear yard setback of 6' in lieu of required 30'

Acres: 1.148
District: 12th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested variance to permit a distance of 20 feet between buildings and a variance to the rear yard setback.

Very truly yours,

Michael S. Flannigan
Michael S. Flannigan
Traffic Engineer Associate

NSF:nc

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JONES ROAD
ROOM 101, SHELLE BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

BEL AIR
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

February 23, 1976

DESCRIPTION FOR SCHEP ZONING VARIANCE:

Beginning for the same at the intersection formed by the northeast side of Stansbury Road with the northwest side of Graves Court thence binding on the northwest side of said Graves Court North 30 degrees 26 minutes 42 seconds East 250.00 feet thence North 59 degrees 33 minutes 18 seconds West 200.00 feet to the southeast side of an existing 20 foot alley thence binding thereon South 30 degrees 26 minutes 42 seconds West 250.00 feet to the said northeast side of Stansbury Road thence binding thereon South 59 degrees 33 minutes 18 seconds East 200.00 feet to the place of beginning.

Containing 1.148 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 27, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Northwest corner of Stansbury Road and Graves Court. Petition #76-228-A. Petition for Variance for Distance between buildings and a Rear Yard. Petitioner - Peter J. Schap and Marie R. Schap

12th District

HEARING: Monday, May 10, 1976 (10:00 A.M.)

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

William D. Fromm
William D. Fromm
Director of Planning

VDF :JGM:rw

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 distance between buildings of 20 feet in lieu of the required 60 feet, and a rear yard setback of 6 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14 day of MAY, 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 14 day of MAY, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 14, 1976

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

Chairman
Franklin T. HOGANS, Jr.

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

Mr. Peter J. Schap
1531 Charmuth Road
Lutherville, Maryland 21093

RE: Variance Petition
Item 185
Peter J. & Marie R. Schap - Petitioners

Dear Mr. Schap:

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 corner of Stansbury Road and Graves Court, and is currently the G-S Wire and Iron Works. The petitioner is requesting a Variance to permit a distance between structures of 20 feet in lieu of the required 60 feet, and a rear yard setback of 6 feet in lieu of the required 30 feet, in order that a one-story steel and masonry building may be constructed at the rear of the property.

The petitioner's plan must be revised prior to the hearing to indicate the existing fence which encloses the property, the entrances which exist for access to the property, and also a calculation of required parking and provided parking. The parking spaces as required must be indicated on the plan. Adjacent properties are improved with various commercial and industrial utilizations.

Mr. Peter J. Schap
Re: Item 185
April 14, 1976
Page 2

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

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



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: Peter J. & Marie R. Schap

Location: NE/c Stansbury Road & Graves Court

Item No. 185 Zoning Agenda March 16, 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 100 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.

(X) 6. Site plans are approved as drawn.

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

Reviewed: P. H. Reincke Noted and Approved: Paul H. Reincke
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

Item #185 (1975-1976)
Property Owner: Peter J. & Marie R. Schap
Page 2
April 9, 1976

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.

Water and Sanitary Sewer:

Public water mains exists in Stansbury Road and Graves Court. Public sanitary sewerage is not available to serve this property. The submitted plan must be revised to indicate the present means of potable water supply and sewage disposal for this property.

The Baltimore County Comprehensive Water and Sewerage Plan indicates "Planned Service" in 3 to 5 years for public sanitary sewerage in the area.

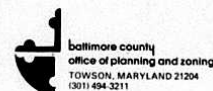
Very truly yours,

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

END:EAM:PMR:iss

cc: J. Trenner

E-SW Key Sheet
15 & 16 SE 22 Pos. Sheet
SE 4 P Topo
103 Tax Map



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 #185, Zoning Advisory Committee Meeting, March 16, 1976, are as follows:

Property Owner: Peter J. and Marie R. Schap
Location: NE/C Stansbury Road and Graves Court
Existing Zoning: M.L.
Proposed Zoning: Variance to permit distance between buildings of 20' in lieu of the required 60'; and to permit a rear yard setback of 6' in lieu of the required 30'
Acres: 1.148
District: 12th

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.

All parking areas, outside storage areas must be shown on the site plan.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 16, 1976

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

Z.A.C. Meeting of: March 16, 1976

Re: Item 185
Property Owner: Peter J. & Marie R. Schap
Location: NE/C Stansbury Rd. & Graves Court
Present Zoning: M.L.
Proposed Zoning: Variance to permit distance between buildings of 20' in lieu of the required 60'; and to permit a rear yard setback of 6' in lieu of the required 30'.

District: 12th
No. Acres: 1.148

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

MNP/ml

