

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 a rear yard setback of 20 feet instead of the a Variance required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of June, 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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Franklin T. Hoggans, 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

May 7, 1976

Mr. Charles D. Ferguson
8 Shon Court
Baltimore, Maryland 21220

RE: Variance Petition
Item 198
Charles D. & Barbara A. Ferguson -
Petitioners

Dear Mr. Ferguson:

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 east side of South River Drive, 250 feet south of Hopkins Road, and is currently unimproved. The petitioner is requesting a Variance to permit a rear yard setback of 200 feet in lieu of the required 30 in this D.R. 5.5 zone. Adjacent properties are improved with single family detached dwellings.

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

Mr. Charles D. Ferguson
Re: Item 198
May 7, 1976
Page 2

future.

Very truly yours,

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

PTH:JD

baltimore county
department of public works
TOWSON, MARYLAND 21204

May 5, 1976

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

Re: Item #198 (1975-1976)
Property Owner: Charles D. & Barbara A. Ferguson
E/S South River Dr., 250' S. Hopkins Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit rear setback
of 20' in lieu of the required 30'.
Acres: 147.31 x 120.76 x 179.47
District: 15th

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 should be revised to indicate the location of public water and sewer facilities within South River Drive; the road pavement in relation to the present road right-of-way; the recording reference for Plat No. 2, Harewood Park as C.H.K. No. 13, Folio 144 and a location or vicinity map.

Highways:

South River Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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 #198 (1975-1976)
Property Owner: Charles D. & Barbara A. Ferguson
Page 2
May 5, 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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water and Sanitary Sewer:

A public water main and sanitary sewer exist in South River Drive.

Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers
W. Munchel

MM-SW Key Sheet
28 NE 47 Pos. Sheet
NE 7 L Topo
83 Tax Map

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3550

STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

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

Re: Item 198 - ZAC - April 6, 1976
Property Owner: Charles D. & Barbara A. Ferguson
Location: E/S South River Drive 250' S Hopkins Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit rear setback of 20' in lieu of required 30'
Acres: 147.31 X 120.76 X 179.47
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Planigan
Traffic Engineer Associate

MSF:nc

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

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: Charles D. & Barbara A. Ferguson

Location: E/S South River Drive 250' S. Hopkins Rd.

Item No. 198

Zoning Agenda April 6, 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 XXXXXX 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 "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.

Noted and
Approved:
Planning Group
Special Inspection Division
Acting Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: April 8, 1976

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

Z.A.C. Meeting of: April 6, 1976

Re: Item 198
Property Owner: Charles D. & Barbara A. Ferguson
Location: E/S South River Drive 250' S. Hopkins Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit rear setback of 20' in lieu of the required 30'.

District: 15th
No. Acres: 147.31 x 120.76 x 179.47

Dear Mr. DiNenna:

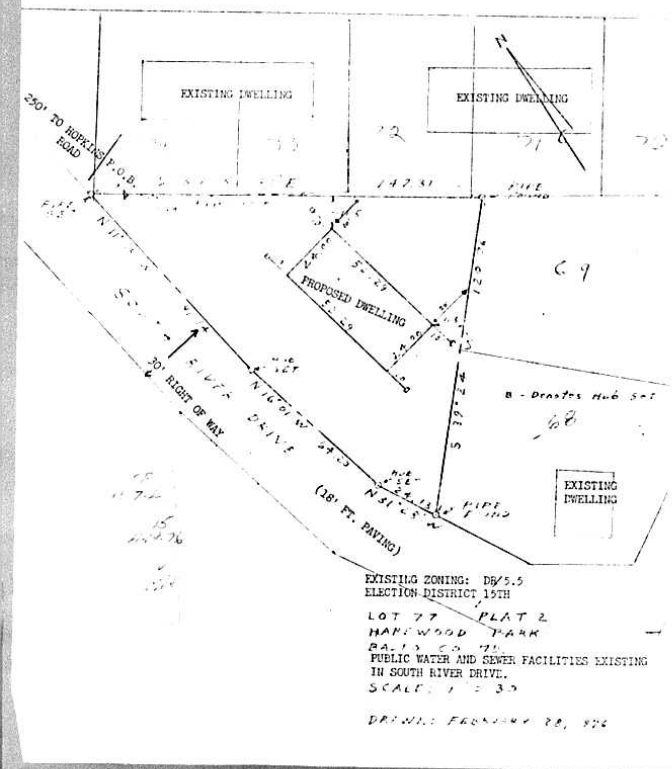
No bearing on student population.

Very truly yours,

W. Nick Petrowski
Field Representative

WNP/ml

SEP 07 1976



PETITION FOR A VARIANCE
AND DISTRICT

EXISTING: Petition for Variance for a Rear Yard.

LOCATION: East side of South River Drive, 100 feet south of 111 W. Chesapeake Avenue, Towson, Maryland.

DATE & TIME: Monday, May 17, 1976 at 11:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The zoning Commission of Baltimore County, by authority of the zoning Act and Regulations of Baltimore County, will hold a public hearing.

Purpose: For Variance from the zoning Regulations of Baltimore County to permit a rear yard setback of 10 feet instead of the required 20 feet.

The zoning Regulation to be changed is Baltimore Section 1802.2.1 - Rear Yard - 20 feet.

All that parcel of land in the Jefferson District of Baltimore County.

Beginning at a point on the east side of South River Drive, 100 feet south of 111 W. Chesapeake Avenue, Lot No. 77 of Plat 2 of "Hawthorn Park".

Being the property of Charles D. Ferguson and Barbara A. Ferguson as shown on plat plan filed with the zoning Department.

Hearing Date: Monday, May 17, 1976 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By Order of
S. ERIC DINONNA
Zoning Commissioner of Baltimore County

Apr. 28

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 29, 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., on ~~one time~~ before the 17th day of May, 1976, the last publication appearing on the 29th day of April, 1976.

THE JEFFERSONIAN.
S. Frank Smith
Manager.

Cost of Advertisement, \$

NOTICE TO THE PUBLIC
The following is a notice to the public that the zoning Commission of Baltimore County is holding a public hearing on a petition for a variance from the zoning Regulations of Baltimore County to permit a rear yard setback of 10 feet instead of the required 20 feet.

LOCATION: East side of South River Drive, 100 feet south of 111 W. Chesapeake Avenue, Towson, Maryland.

DATE & TIME: Monday, May 17, 1976 at 11:00 A.M.

PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Hearing Date: Monday, May 17, 1976 at 11:00 A.M.

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.

By Order of
S. ERIC DINONNA
Zoning Commissioner of Baltimore County

Apr. 28



TOWSON, MD. 21204 April 29, 1976

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

- | | |
|---|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☒ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 17th day of May, 1976, that is to say, the same was inserted in the issues of April 29, 1976.

STROMBERG PUBLICATIONS, INC.

BY C. Patricia Smuck



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

476-238-A

District 15th Date of Posting 4-29-76

Posted for Hearing Monday, May 17th, 1976 at 11:00 A.M.

Petitioner Charles D. Ferguson

Location of property S. of South River Dr. 250' S. of 111 W. Chesapeake Ave.

Location of Sign 1 Sign Located on South River Drive 250' S. of 111 W. Chesapeake Ave.

Remarks:

Posted by Wm. H. Hesse Date of return 5-6-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 29th day of March 1976. Filing Fee \$25.00. Received Check

S. Eric Dinonna
Zoning Commissioner

Petitioner Ferguson Submitted by
Petitioner's Attorney Reviewed by FTH

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

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

No. 33465

DATE June 25, 1976 ACCOUNT 01-662

AMOUNT \$36.00

RECEIVED FROM Charles Ferguson, 8 Shon Court, Balto., Md. 21220

FOR Advertising and posting of property 716-238-A

36.00 CASH

VALIDATION OR SIGNATURE OF CASHIER

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

No. 33357

DATE April 26, 1976 ACCOUNT 03-662

AMOUNT \$25.00

RECEIVED FROM Charles Ferguson 8 Shon Court., Balto., Md. 21220

FOR Petition for Variance 76-238-A

25.00 CASH

VALIDATION OR SIGNATURE OF CASHIER