

7-240-4 8225 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Gregory Monchar, legal owner, of the property situated 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 1500.2 - A3 to permit a side setback of 40 feet in lieu of the required 50 feet.

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

Lot width only 120 feet wide, proposed house is 40 feet wide which will only allow a 40-foot sideyard setback instead of a 50-foot sideyard setback.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. If 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.

WALTER H. KRATZMEIER, Gregory Monchar
Contract purchaser, Legal Owner
Address: 7506 Farr Hills Drive, Towson, Maryland 21204
Address: 60 Ridgeman Road, Baltimore, Maryland 21136

Address: _____
Petitioner's Attorney

Address: _____
Protector's Attorney

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COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1976, Legislative Day No. 10

RESOLUTION NO. 13-76

Mr. Eugene L. Kibbe, Councilman
By Request of County Executive

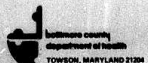
By the County Council, April 19, 1976

WHEREAS, Walter H. Kratzmeier, an employee in the Office of Planning and Zoning, owns a parcel of land in Baltimore County, near Hereford, on which he wishes to construct a dwelling; and

WHEREAS, it will be necessary for him to apply for a zoning variance regarding setback in connection with said proposed improvements to said property; and

WHEREAS, pursuant to Section 1001 (a) and (b) of the Baltimore County Charter, Walter H. Kratzmeier, 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 Walter H. Kratzmeier, does not violate the public interest.



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

June 3, 1976

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

Dear Mr. DiMenna:

Comments on Item #223, Zoning Advisory Committee Meeting, May 11, 1976, are as follows:

Property Owner: Gregory Monchar
Location: R/S Mount Carmel Rd. 200' S Millers Lane
Existing Zoning: R-S-P
Proposed Zoning: Variance to permit side setback of 40' in lieu of the required 50'.
Address: 150 673-35
150 671-35
District: 7th

Complete soil evaluation and approved water well needed before final approval of Health Department.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

BVH/EDH:psh

RE: PETITION FOR VARIANCE

North side of Mt. Carmel Road 200' S of Millers Lane, 7th District

GREGORY MONCHAR, Petitioner

Case No. 76-285-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 534.1 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 place of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

John W. Houston, III
John W. Houston, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2100

I HEREBY CERTIFY that on this 2nd day of June, 1976, a copy of the foregoing Order was mailed to Mr. Gregory Monchar, 60 Ridgeman Road, Baltimore, Maryland 21136, Petitioner.

John W. Houston, III
John W. Houston, III



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

Re: Item #223 (1975-1976)
Property Owner: Gregory Monchar
R/S Mt. Carmel Rd., 200' S. Millers Lane
Existing Zoning: R-S-P
Proposed Zoning: Variance to permit side setback of 40' in lieu of the required 50'.
Address: 150 x 673-35 District: 7th
150 671-35

Dear Mr. DiMenna:

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:
Mt. Carmel Road (Mt. 137) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Setback Control:

Development of this property through striping, grading and stabilization would 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 striping of top soil.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

June 9, 1976

Mr. Gregory Monchar
60 Ridgeman Road
Baltimore, Maryland 21136

RE: Petition for Variance
N/S of Mt. Carmel Road, 200' S of Millers Lane - 7th Election District
Gregory Monchar - Petitioner
NO. 76-285-A (Item No. 223)

Dear Mr. Monchar:

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

Very truly yours,

George J. DiMenna
George J. DiMenna
Deputy Zoning Commissioner

GJM/mc

Attachments

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

Mr. & Mrs. Walter H. Kratzmeier
7506 Farr Hills Drive
Towson, Maryland 21204

Item #223 (1975-1976)
Property Owner: Gregory Monchar
Page 2
June 17, 1976

Storm Drainage (Cont'd)

Future drainage and utility assessments may be required through this property.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban Rural Construction Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended August 1974, indicates "No Planned Service" in the area.

Very truly yours,

William H. Cline, P.E.
William H. Cline, P.E.
Chief, Bureau of Engineering

END:EWI:FW:as

HW-SW Key Sheet
107 x 108 SW 12 Pos. Sheets
SW 27 0 Topo
21 Tax Map

Beginning at a point on the north side of Mt. Carmel Rd. 200' east of Miller Lane and running S61°40'20" W 120' to a point when S26°42' E 104.65' to a point S21°17'30" E 506.60' to a point N56°42'30" E 150' to a point S75°17'28" E 673.82' to the beginning. Located in the 7th Election District of Balto. Co. and recorded among the land Records of Balto. Co. in folio 9209 Libra E.C.B.

