

FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOHN W. & DIANE L. ZANDER, 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 _____

1. ACC. 38.3 To permit side set backs of 7.5 feet instead 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)

We now have a small home 20 x 50 feet with no basement, and no attic space. We need additional space for our family. It would not be practical and very uneconomical to lengthen the house at the 20 foot width, and would also reduce the market value. Most of the existing homes in our area are larger than ours and they are built as close as 7 feet to their property lines. As an example, the house next door is 35 feet wide on a 50 foot lot. In addition as we propose would benefit us, the neighborhood and the county.

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 _____
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

BY ORDERED BY The Zoning Commissioner of Baltimore County, this _____ 10th _____ day

of August _____ 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 through

out 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 _____ 14th _____ day of September _____ 1976 at _____ o'clock

A. M. _____

NE 10 76 AM

(over)

10:15A
9/14/76

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
Towson, Maryland 21204

September 7, 1976

MEMBERS

MEMBERS

MEMBERS

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MEMBERS

Mr. John W. Zander
Rm 15, Box 739
Baltimore, Maryland 21220

RE: Variance Petition
Item 25
John W. & Diane L. Zander - Petitioners

Dear Mr. Zander:

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.

This 50 foot lot, currently zoned RDP, and improved with a one-story dwelling, is located on the north side of Chestnut Road approximately 860 feet northeast of Bowleys Quarters Road.

The properties to the east, west and south are similarly improved with dwellings on narrow lots.

A Variance to allow side setbacks of 7-1/2 feet instead of the required 50 feet is being requested. It should be noted that a number of similar Variance requests have been granted in the past.

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

Mr. John W. Zander
Re: Item 25
September 8, 1976
Page 2

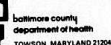
the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure



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

August 25, 1976

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

Dear Mr. DiNenna:

Comments on Item #25, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: John W. & Diane L. Zander
Location: NW/4 Chestnut Rd. 860' NW Bowleys Quarters Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 7.5' in lieu of the required 50'
Acres: 50 x 363
District: 15th

The septic system is apparently functioning properly since there was no evidence of overflow. The existing drilled water well is in good physical condition.

Very truly yours,

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

HER:mah



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-1550

STEPHENE COLLINS
DIRECTOR

August 19, 1976

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

Re: Item 25 - ZAC - August 10, 1976
Property Owner: John W. & Diane L. Zander
Location: NW/4 Chestnut Road 860' NW Bowleys Quarters Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 7.5' in lieu of req. 50'
Acres: 50 x 363
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2211

NORMAN E. CARVER
Acting Director

August 5, 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 #25, Zoning Advisory Committee Meeting, August 10, 1976, are as follows:

Property Owner: John W. & Diane L. Zander
Location: NW/4 Chestnut Road 860' NW Bowleys Quarters Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 7.5' in lieu of the required 50'
Acres: 50 x 363
District: 15

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
John L. Wimbley
Planner III
Project and Development Planning



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

September 10, 1976

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

Re: Item #25 (1976-1977)
Property Owner: John W. & Diane L. Zander
NW/4 Chestnut Rd., 860' NW Bowleys Quarters Rd.
Existing Zoning: RDP
Proposed Zoning: Variance to permit side setbacks of 7.5' in lieu of the required 50'.
Acres: 50 x 363 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.

Highways

Chestnut Road, an existing public road, is proposed to be improved in the future as a 32-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 reversible elements 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.

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 water. 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 Developer 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.

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 side yard setbacks of 7.5 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of September, 1976, that the herein Petition for the aforementioned Variance should be and the same are 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

Item #25 (1976-1977)
Property Owner: John W. & Diane L. Zander
Page 2
September 10, 1976

Water:

Public water supply is serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing a private onsite sewage disposal system located within the area indicated on the submitted plan as the "proposed addition". This property is beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Sewerage Plan, amended August 1974, indicates "Planned Service" in the area in 3 to 5 years.

Very truly yours,

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

END:HAM:PM:RIS

cc: J. Trenner
J. Somers

2-SW Key Sheet
8 NE 44 Per. Sheet
NE 2 K Topo
91 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 31, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-55-A

Petition for Variance for Side Yards.
North side of Chestnut Road 850 feet Northeast of Bowley's Quarters Road.
Petitioner - John W. Zander and Diane L. Zander

15th District

HEARING: Tuesday, September 14, 1976 (10:15 A.M.)

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

Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 5, 1976

Z.A.C. Meeting of: August 10, 1976

Re: Item 25
Property Owner: John W. & Diane L. Zander
Location: NW/4 Chestnut Rd. 860' N.W. Bowleys Quarters Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 7.5' in lieu of the required 50'.

District: 15th
No. Acres: 50 x 361
50 x 388

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
Field Representative.

JOSEPH M. HILGARD, President
T. HARVEY WILLIAMS, JR., Vice-President
MR. ROBERT L. BERNY
MARION M. SUTKINS
THOMAS A. BOSS
MR. LORRAINE P. CHURCH
ROGER B. HARTSON
ALVIN AGRICE
RICHARD W. TUCKER, D.V.M.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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FROM: Norman E. Gerber, Acting Director of Planning
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North side of Chestnut Road 850 feet Northeast of Bowley's Quarters Road.
Petitioner - John W. Zander and Diane L. Zander

15th District

HEARING: Tuesday, September 14, 1976 (10:15 A.M.)

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

Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

September 16, 1976

Mr. & Mrs. John W. Zander
Route 15, Box 759
Baltimore, Maryland 21220

RE: Petition for Variances
N/5 of Chestnut Road, 850' NE of
Bowley's Quarters Road - 15th
Election District
John W. Zander, et al - Petitioners
NO. 77-55-A (Item No. 25)

Dear Mr. & Mrs. Zander:

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/srl

Attachments

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

July 24, 1976

DESCRIPTION OF PROPERTY OF

John W. Zander and Diane L. Zander, His Wife.

Beginning on the North side of Chestnut Road approximately
850' Northeast of Bowley's Quarters Road and known as
Lot #102 as shown and recorded among land records of
Baltimore County, Maryland in Plat Book W.P.C. No. 7,
Folio 13, Plat No. 2.

John W. Zander
John W. Zander
Rt. 15, Box 759 Chestnut Road
Baltimore, MD 21220
Phone No. 335-5531

Diane L. Zander
Diane L. Zander

Mr. John W. Zander
Rt. 15, Box 759
Baltimore, Maryland 21220
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 16th day of August, 1976.

S. Eric DiNenna
Zoning Commissioner

Petitioner John W. & Diane L. Zander

Petitioner's Attorney

Reviewed by
Nicholas S. Tomocini
Planning & Zoning
Associate III

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Chestnut Rd., 850 feet
NE of Bowley's Quarters Rd.,
15th District : OF BALTIMORE COUNTY
JOHN W. ZANDER, et ux, Petitioners : Case No. 77-55-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. Kuntz, Jr.
Charles E. Kuntz, Jr.,
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of September, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. John W. Zander, Rt. 15, Box 729 Chestnut Road, Baltimore, Maryland 21220, Petitioners.

John W. Hession, III
John W. Hession, III



CERTIFICATE OF PUBLICATION

TOWSON, MD. August 26, 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 the 26th day of August, 1976, the first publication appearing on the 26th day of August, 1976.

THE JEFFERSONIAN
John W. Zander
Manager

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 34855
DATE: Aug. 30, 1976 ACCOUNT: 01-662
AMOUNT: \$45.00
FROM: John W. Zander, Rt. 15, Box 729 Baltimore, Md. 21220
FOR: Petition for a Variance 77-55-A
\$45.00
484 JUN 23 25.00
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 39000
DATE: Sept. 21, 1976 ACCOUNT: 01-662
AMOUNT: \$60.75
RECEIVED: John Zander, Route 15, Box 729, Baltimore, Md. 21220
FOR: Advertising and posting of property 77-55-A
\$60.75
484 JUN 23 40.75
VALIDATION OR SIGNATURE OF CARRIER

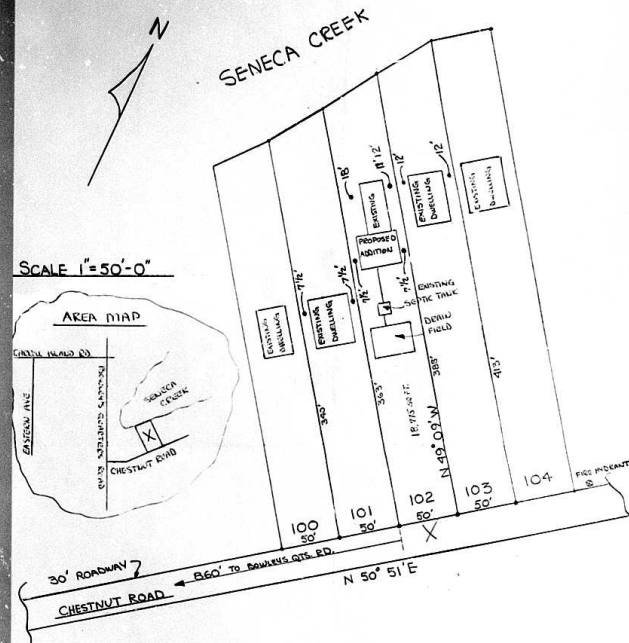
OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 Aug. 25, 1976

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

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

weekly newspapers published in Baltimore County, Maryland, once a week for 808 successive weeks before the 14th day of Sept. 1976, that is to say, the same was inserted in the issues of August 25, 1975.

STROMBERG PUBLICATIONS, INC.
BY *John W. Zander*



PUBLIC WATER SYSTEM
PRIVATE SEWAGE SYSTEM
15th ELECTION DISTRICT
ZONED - RDP
LOT 102 - JOHN W. & DIANE ZANDER - OWNERS
EXISTING HOUSE IS 20' x 50' SINGLE STORY
PROPOSED ADDITION IS 26' x 35' SINGLE STORY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 8-26-76
Posted for: John W. Zander
Petitioner: John W. Zander
Location of property: N/S of Chestnut Rd. 850 feet NE of Bowley's Quarters Rd.
Location of Signs: 15th District, Baltimore, Md. 21220
Remarks: None
Posted by: *John W. Zander* Date of return: 9-2-76

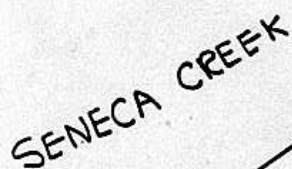
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

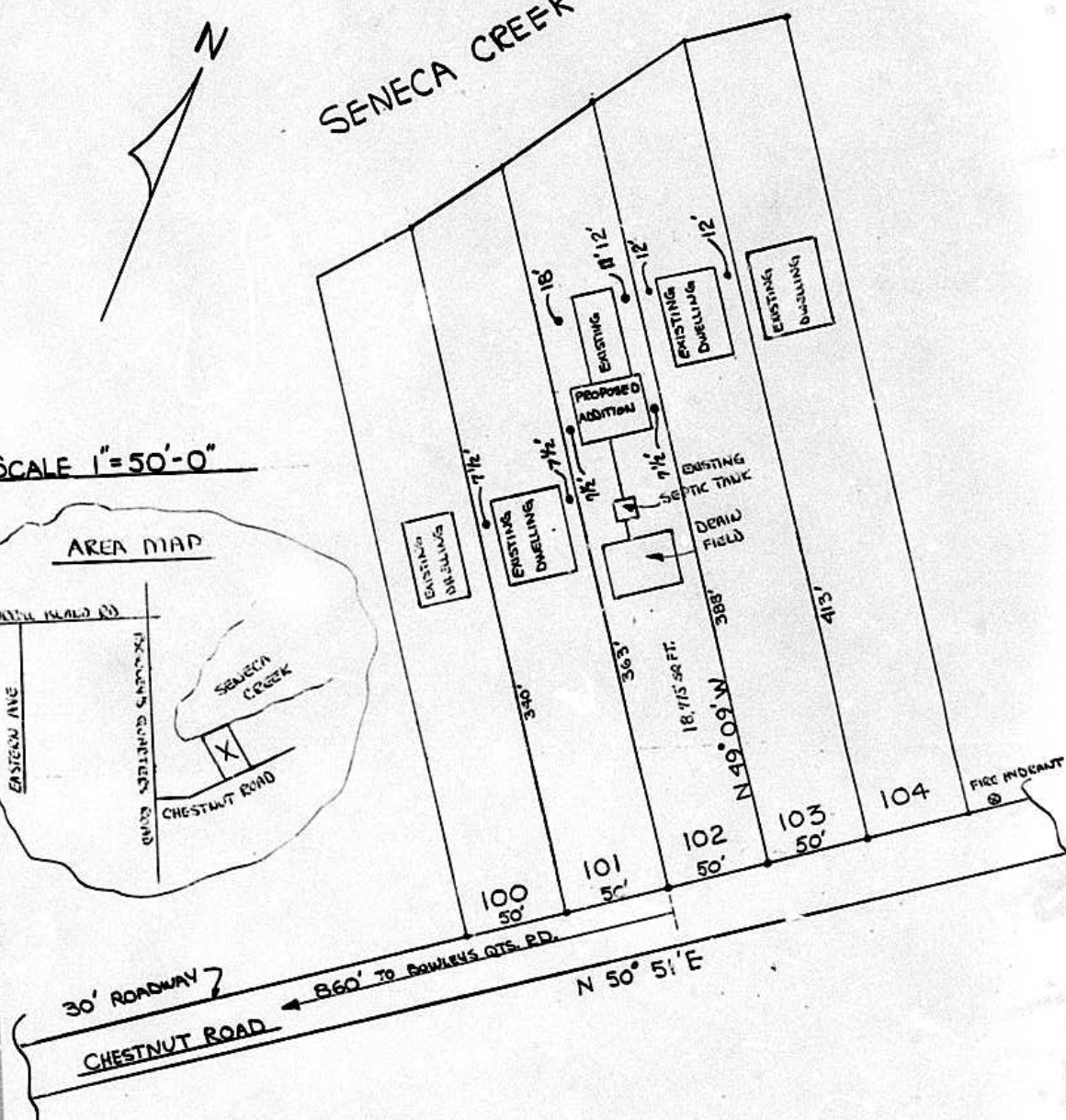
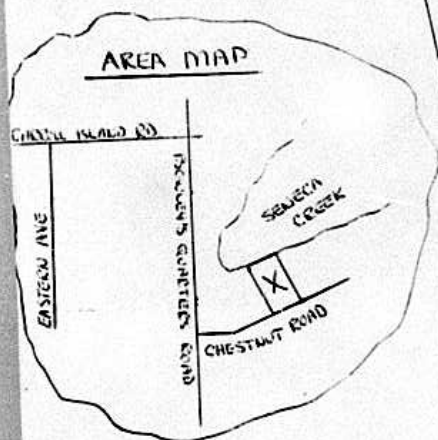
Your Petition has been received * this 28 day of
JULY 1976. Filing Fee \$ 25 Received ☒ Check
Cash
Other

S. Eric Dineen
S. Eric Dineen,
Zoning Commissioner
Petitioner ZANDER Submitted by ZANDER
Petitioner's Attorney Reviewed by *MBZ*

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



SCALE 1"=50'-0"



PUBLIC WATER SYSTEM
PRIVATE SEWAGE SYSTEM
15TH ELECTION DISTRICT
ZONED - RDP

LOT 102 - JOHN W. & DIANE ZANDER - OWNERS

EXISTING HOUSE IS 20' x 50' SINGLE STORY
PROPOSED ADDITION IS 26 x 35' SINGLE STORY

