

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Landmark Construction Co. 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 3400.2-3.3 to allow a 42 foot side yard instead of the required 50 foot for Lot #40 and 46 foot side yard instead of the required 50 feet for Lot #39.

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

Plat has been previously recorded

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address 2311 Hidden Place Dr.
Petitioner's Attorney
Address 21117

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of November, 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 3rd day of January, 1977, at 1:00 o'clock

By Paul R. Scher
Zoning Commissioner of Baltimore County.

NOV 9 '76 PM



Mr. Paul R. Scher, Vice President
Re: Item 83
December 22, 1976
Page 2

Particular attention should be given to the comments of the Bureau of Engineering concerning the existing drainage and utilities easements on these properties, and also that of the Project and Development Planning office concerning any changes that must be made to the recorded plat encompassing these properties.

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,
Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman,
Zoning Plans Advisory Committee

ENCLOSURE
cc: Hudkins Associates, Inc.
200 E. Joppa Road
Rm. 101, Jell Building
Towson, Md. 21204



THORNTON M. MOURING, P.E.
DIRECTOR

December 6, 1976

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

Re: Item 83 (1976-1977)
Property Owner: Landmark Construction Co.
E/S Ridge Valley Dr., 2900.21' S. Ridge Rd.
Existing Zoning: RDP
Proposed Zoning: Variance to permit a side setback of 40' in lieu of the required 50' for lot 39 and a side setback of 42' in lieu of the required 50' for lot 40.
Acres: 275.21 x 281.98 District: 8th
423.07 x 275.21

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:
Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87506 executed in connection with "Green Valley North, Section Two". There are also existing 10-foot drainage and utility easements contiguous to each side of both side lines of lots 39 and 40, Section Two, Green Valley North as stated on the record plat (S.D.P., Dr. 39, Folio 75). The record plat also states, "All dwellings to have 50-foot side and rear minimum setback."

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 83 (1976-1977).

Very truly yours,
Edward P. Dwyer
EDWARD P. DWYER, P.E.
Chief, Bureau of Engineering

ED:SAN:PMO:s
cc: H. Conway, J. Winkley, R. Norton
3-W Key Sheet
17 W 20 Pss. Sheet
1M 15 R Topo
50 "av Map



JOHN D. SEYFERT
DIRECTOR

November 1, 1976

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

Dear Mr. DiNenna:
Amended
Comments on Item # 83 Zoning Advisory Committee Meeting, November 2, 1976 are as follows:
Property Owner: Landmark Construction Co
Location: 1/2 Ridge Valley Dr. - 2946.86' S. Ridge Road
Existing Zoning: S.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for lot 39
Acres: 136.56 x 281.98
District: 160.37 x 335.49
8th

- The items checked below are applicable:
- ☐ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
 - ☐ B. A building permit shall be required before construction can begin.
 - ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
 - ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
 - ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
 - ☒ F. No comment.
 - ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CB:rvj

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 22, 1976

COUNTY OFFICE BLDG.
110 W. Chesaapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
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

Mr. Paul R. Scher, Vice President
Landmark Construction Company
2311 Hidden Place Drive
Owings Mills, Maryland 21117

RE: Variance Petition
Item 83
Landmark Construction Co. -
Petitioner

Dear Mr. Scher:
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.

These sites, part of a new developing subdivision and consisting of two vacant wooded lots, are located on the east side of Ridge Valley Drive approximately 2946 feet south of Ridge Road, in the 8th Election District. Properties immediately surrounding this site consist of vacant wooded lots, while dwellings exist on lots to the north closer to Greenspring Avenue.

This Variance is necessitated by the petitioner's proposal to construct dwellings on each site closer than the required 50 foot side yard setbacks.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1976

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

I.A.C. Meeting of: October 28, 1976

Re: Item 83
Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd.
N.D.P.
Present Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for lot 39.

District: 8th
No. Acres: 136.56 x 281.98
160.37 x 335.49

Dear Mr. DiNenna:
This has no bearing on the student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/si

ORDER RECEIVED FOR FILING

DATE: 1/17/77

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 Petitioner:

the above Variance should be had; and it further appearing that by reason of the STANUANCE of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a 46 foot side yard setback for Lot 39 and a 42 foot side yard setback for Lot 40 instead of the required 50 feet should be granted.

Deputy
THIS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of January, 1977, that the herein Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by 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 17th day of January, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



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

November 15, 1976

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

Dear Mr. DiNenna:

Comments on Item #83, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd. (A)
Existing Zoning: R.D.P. (D)
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for Lot 39. (A)
Variance to permit a side setback of 42' in lieu of the required 50' for Lot 40. (D)
Acres: 136.56/260.37 x 281.96/333.49 (A)
136.05/262.70 x 333.49/467.98 (D)
District: 8th

An approved water supply must be provided prior to issuance of building permits. Percolation tests have been approved for a private sewage disposal system.

Very truly yours,

Thomas E. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:BWZ

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: November 10th, 1976

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

Z.A.C. Meeting of: November 9, 1976

Amendment to Agenda of November 2, 1976

Re: Item 83
Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for Lot 39 and a side setback of 42' in lieu of the required 50' for Lot 40.

District: 8th
No. Acres: 275.21 281.98
475.07 275.21

Dear Mr. DiNenna:

This has no bearing on the student population.

Very truly yours,

N. Nick Petrowski,
Field Representative.

NKP/ml

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 28, 1976

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

Z.A.C. Meeting of: November 2, 1976

Re: Item 84
Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 42' in lieu of the required 50' for Lot 40.

District: 8th
No. Acres: 136.05 x 333.49
262.70 467.98

Dear Mr. DiNenna:

This has no bearing on the student population.

Very truly yours,

N. Nick Petrowski,
Field Representative.

NKP/ml



STEPHEN E. COLLINS
DIRECTOR

November 17, 1976

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 83 - ZAC - November 2, 1976

Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of req. 50' for Lot 39 and a side setback of 42' in lieu of req. 50' for Lot 40.
Acres: 275.21 x 281.98
475.07 275.21
District: 8th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variances to the side yards.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/lcc



Paul H. Heinicke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Landmark Construction Co.

Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd.

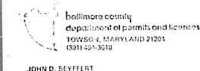
Item No. 83 Zoning Agenda 11/2/76

Gentlemen:

Pursuant to your request, the reference property has been surveyed by this Bureau and the comments below marked with asterisks are applicable and required to be corrected or incorporated into the final plan 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 "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.

REVIEWED: *At 11/17/76* Noted and Approved: *Henry J. Smith*
Planning Group Subdivision Chief
Special Inspection Division Fire Prevention Section



JOHN D. SEVITTE
DIRECTOR

October 29, 1976

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

Dear Mr. DiNenna:

Comments on Item #83 Zoning Advisory Committee Meeting, November 2, 1976 are as follows:

Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Dr. 2946.86' S. Ridge Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for Lot 39.
Acres: 136.56 281.98
160.37 333.49
District: 8th

The items checked below are applicable:

- ☒ A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Plans Review Chief
OSB/rj



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 #83, Zoning Advisory Committee Meeting, November 2, 1976, are as follows:

Property Owner: Landmark Construction Co.
Location: E/S Ridge Valley Drive 2946.86' S. Ridge Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 46' in lieu of the required 50' for Lot 39.
Acres: 136.56 x 281.98
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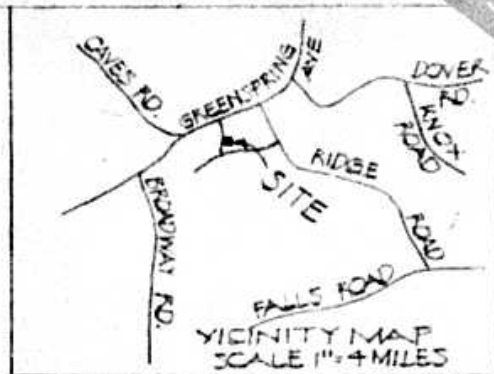
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Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit a side setback of 42' in lieu of the required 50' for Lot 40.
Acres: 138.65 x 333.49
262.70 467.98
District: 8th

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.

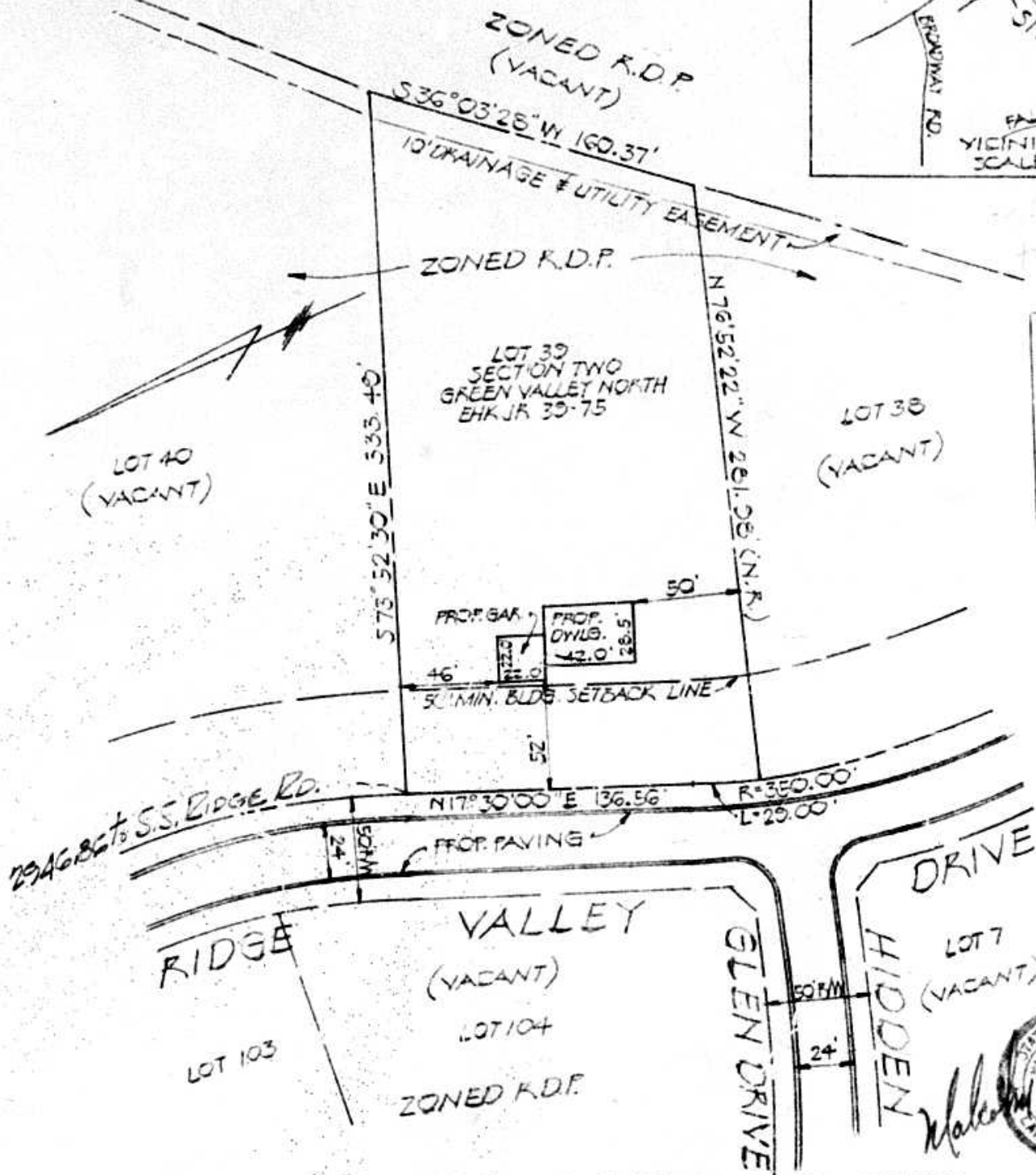
It appears that the record plat may have to be revised. The petitioners surveyor should contact Mr. Williams of this office, 494-3335.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning



MAP	20
ELECTION	11/1/76
D. DIST.	8
ROUTE	
TYPE	
HEARD BY	✓
BY	MLC
FINAL	
BY	RT



WUDRINS ASSOCIATES, INC.
 301 SHELL BUILDING
 200 E. JOPPA ROAD
 BOWEN, MARYLAND 21204

PLAN TO ACCOMPANY APPLICATION FOR
 SIDE YARD VARIANCE
 #12001 RIDGE VALLEY DRIVE
 ELECTION DISTRICT 8 BALTO. CO. MD
 SCALE 1"=50' OCT. 12, 1976
 16/11/76

