

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER (OF BALTIMORE COUNTY):

I, or we, **HERMAN S. BAISER**, 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 110-2 of the Zoning Law of Baltimore County, to allow a 25-foot side setback instead of the required 50 feet.

Due to the change in septic system requirements since the recordation of this plat, the system and dwelling should be located on the west side of the site where the topography is less severe

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 of Baltimore County.

Contract purchaser: **Herman S. Baiser**
 Address: **BENTLEY SPRINGS MD 21017**
 Petitioner's Attorney: _____
 Protestant's Attorney: _____

ORDERED By the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, 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 _____ day of _____, 1977.

COPY RECEIVED FOR FILING

DATE: January 4, 1977

L-57 H-411-414 #

10:15A 1/10/77

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received and accepted for filing this 2nd day of December, 1976.

Eric Dillman
 Zoning Commissioner

Reviewed by: **Nicholas B. Commodari**
 Planning & Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 4, 1977

Mr. Herman S. Baiser
 Bentley Springs Road
 Baltimore, Maryland 21019

RE: Variance Petition
 Item 87
 Herman S. Baiser - Petitioner

Dear Mr. Baiser:

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 currently vacant wooded lot is located on the south side of Masenore Road, approximately 210 feet west of Bunker Hill Road, in the 7th Election District. Property of the Gun Powder State Park exists to the west and south of this site, while undeveloped land exists to the east.

Due to the topography and location of the septic system, a Variance to permit the proposed dwelling to be located 25 feet from the side property line in lieu of the required 50 feet is being requested.

The petitioner should note with interest the comments of the Bureau of Engineering concerning this property.

Baltimore County
 department of public works
 TOWSON, MARYLAND 21284

THOMAS M. MOURING, P.E.
 DIRECTOR

December 6, 1976

Mr. S. Eric Dillman
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21284

Re: Item 887 (1976-1977)
 Property Owner: Herman S. Baiser
 Location: S/S Masenore Rd., 2110' W. Bunker Hill Rd.
 Existing Zoning: RDP
 Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'.
 Acres: 363.00 x 276.80 District: 7th
 414.85 416.34

Dear Mr. Dillman:

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 Baltimore County Bureau of Public Services provided comments December 4, 1969, in connection with the preliminary-final plat of "gunpowder woods", dated September 23, 1969. Those comments are referred to for your consideration.

The 20-foot reversible easement for slopes is not indicated along Masenore Road right-of-way, as widened.

Drainage and utility easements are required through this property. The three 10-foot drainage and utility easements and the 50-foot drainage and utility easement within lot 1, shown on the recorded plat of "gunpowder woods" (D.P.G. M. Folio 14) still remain to be conveyed to Baltimore County by the petitioner at no cost to Baltimore County.

A drainage study by the engineer for the petitioner, and at his expense, may indicate that a ditch less than 10 feet could satisfy the drainage requirements for a 100-year storm. Subject to approval by Baltimore County, an amended plat of this lot 1 could be filed for record. Then the required drainage and utility easements could be conveyed to Baltimore County.

Very truly yours,
Edward M. Diver, P.E.
 ELWOOD M. DIVER, P.E.
 Chief, Bureau of Engineering

LID:EAR:PMR:sa
 cc: R. Horton, P. Downes, J. Winbly

Baltimore County
 department of health
 TOWSON, MARYLAND 21284

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

November 15, 1976

Mr. S. Eric Dillman, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21284

Dear Mr. Dillman:

Comments on Item #87, Zoning Advisory Committee Meeting, November 9, 1976, are as follows:

Property Owner: Herman S. Baiser
 Location: S/S Masenore Rd. 2110' W. Bunker Hill Road
 Existing Zoning: R.D.P.
 Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'.
 Acres: 363.00/414.85 x 276.80/416.34
 District: 7th

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. Levin, Director
 BUREAU OF ENVIRONMENTAL SERVICES

EJD:HEVA:R

Baltimore County
 department of public engineering
 TOWSON, MARYLAND 21284
 301-484-3500

STEPHEN COLLINS
 DIRECTOR

November 17, 1976

Mr. Eric S. Dillman
 Zoning Commissioner
 2nd Floor, Courthouse
 Towson, Maryland 21284

Re: Item 87 - EAC - November 9, 1976
 Property Owner: Herman S. Baiser
 Location: S/S Masenore Rd. 2110' W. Bunker Hill Road
 Existing Zoning: R.D.P.
 Proposed Zoning: Variance to permit a side setback of 25' in lieu of req. 50'.
 Acres: 363.00 x 276.80
 414.85 416.34
 District: 7th

Dear Mr. Dillman:

No traffic planning problems are anticipated by the Requested variance to the side yard.

Very truly yours,
Nicholas B. Commodari
 Nicholas B. Commodari
 Traffic Engineer Associate

NSP:107

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiMenna, Zoning Commissioner Date: January 4, 1976
 FROM: Morman E. Gerber, Acting Director of Planning
 SUBJECT: Petition 777-117-A, Petition for Variance for a Side Yard
South side of Masemore Road 2110 feet West of Bunker Hill Road.
 Petitioner - Herman S. Baier

7th District

HEARING: Monday, January 10, 1977 (10:15 A.M.)

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

Morman E. Gerber
 Morman E. Gerber
 Acting Director of Planning

NEG:JGH:FW

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 S/S of Masemore Rd. 2110 feet
 W of Bunker Hill Road,
 7th District
 OF BALTIMORE COUNTY
 HERMAN S. BAIER, Petitioner : Case No. 77-117-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 date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hession III
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21284
 494-2188

I HEREBY CERTIFY that on this 4th day of January, 1977, a copy of the foregoing Order was mailed to Mr. Herman S. Baier, Bentley Springs, Maryland 21019, Petitioner.

John W. Hession III
 John W. Hession, III



1-SIGN 77-117-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 7th Date of Posting: Dec 24, 1976
 Posted for: PETITION FOR VARIANCE
 Petitioner: HERMAN S. BAIER
 Location of property: S/S of Masemore Rd. 2110' W of Bunker Hill Rd.
 Location of sign: S/S of Masemore Rd. 2110' W of Bunker Hill Rd.
 Name of: Flouren E. DeLoe Date of return: Dec 30, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

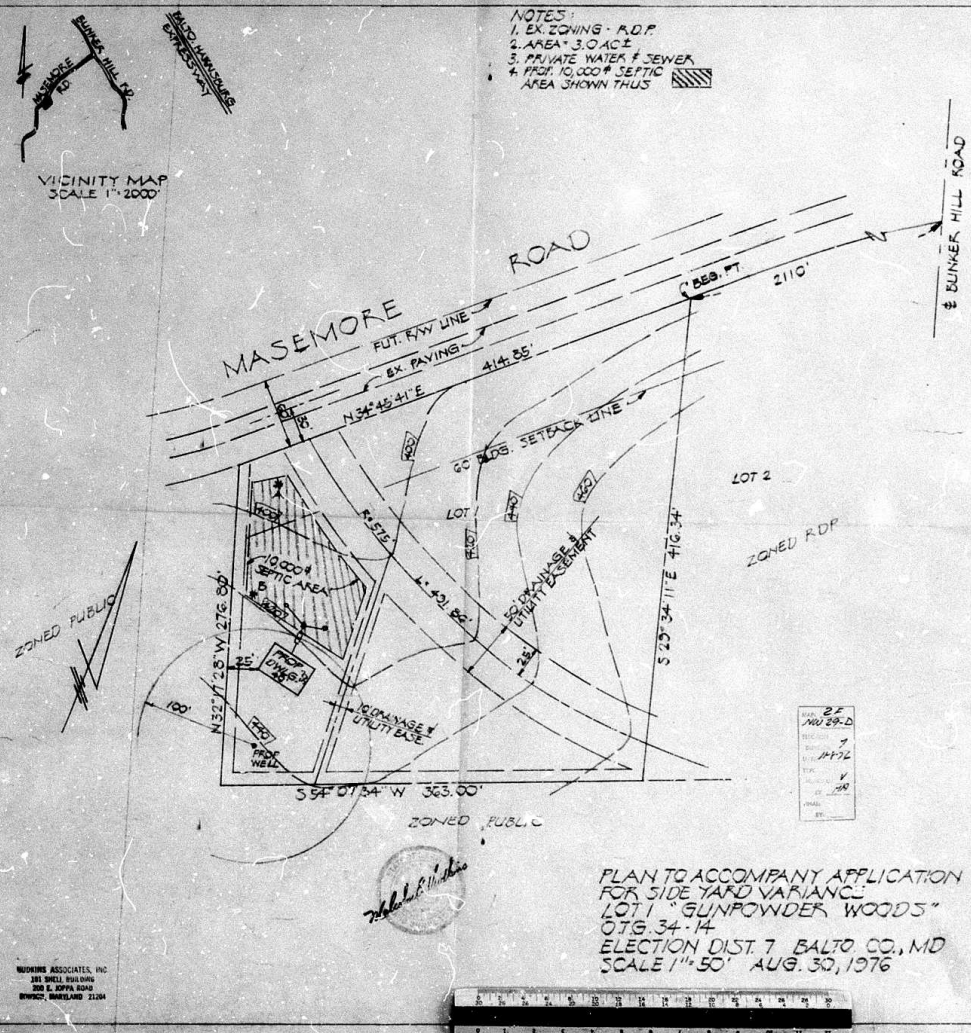
County Office Building
 113 W. Chesapeake Avenue
 Towson, Maryland 21284

Your Petition has been received on this 26 day of Dec 1976. Filing Fee \$ 35 Received Check Other

S. Eric DiMenna
 S. Eric DiMenna,
 Zoning Commissioner

Petitioner: BAIER Submitted by: D. RUMINGSLEY
 Petitioner's Attorney: WBL Reviewed by: WBL

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



OFFICE OF THE TIMES NEWSPAPERS
 TOWSON, MD. 21204 Dec. 23, 1976

THIS IS TO CERTIFY that the annexed advertisement of petition for a Variance-- Baier was inserted in the following:

Catonsville Times Towson Times
 Dundalk Times Annapolis 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 10th day of January 1977, that is to say, the same was inserted in the issues of Dec. 23, 1976.

STROMBERG PUBLICATIONS, INC.
 BY: *Peter Strunk*

CERTIFICATE OF PUBLICATION
 TOWSON, MD. December 22, 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 10th day of January 1977, the 10th publication appearing on the 23rd day of December 1976.

THE JEFFERSONIAN
Richard Strunk
 Manager

Cost of Advertisement \$

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

DATE: Dec. 16, 1976 ACCOUNT: 03-662
 AMOUNT: 852.00

RECEIVED: Baier Associates, Inc. 800 N. Jones Rd., Towson, Md. 21286
 FOR: Petition for Variance for Herman S. Baier 777-117-A

2,500.00

VALIDATION OR SIGNATURE OF CARRIER

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

DATE: Jan 20, 1977 ACCOUNT: 03-662
 AMOUNT: 876.50

RECEIVED: Arthur Doran (cash) 914 F. White Hill Drive, 7100
 FOR: Advertising and posting of property for Herman S. Baier 777-117-A

375.00

VALIDATION OR SIGNATURE OF CARRIER