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)

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

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

1, or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this tition, and further agree to and are to be bound by the zoning regulations and restrictions or imprese County adopted pursuant to the Zoning Law For Baltimore County.

916 Scotts Hell Dr. Balto, Md 21208

IN RECEIVED

Address BENTLEYSPRINGS MD 21019

RT

#3

County, on the ___101b.____ - A 10:15A 1/10/77

Mr. Herman S. Baier Re: Item 87 January 4, 1977 Page 2

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, Milden & Camala

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

MBC:JO

Enclosure

cc: Hudkins Associates, Inc 101 Shell Building 200 E. Joppa Rd. Towson, Md. 21204

COUNTY OF FICE BLDG

cholas 9: Commodari

MEMBERS BUREAT OF

DEPARTMENT OF STATE BOADS CON

PUREAL OF MEALTH DEPARTME PROTECT PLANTS MILDING PEPARTY BOARD OF EDUCATION POR DECEMBER OF THE PARTY DEVELOPMENT

Bentley Springs Road Baltimore, Maryland 21019 RE: Variance Petition Item 87 Herman S. Baier - Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 4, 1977

Mr. Herman S. Baier

The Zening 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 roning action requested, but the comment are not all parties are made warm of plans are problems are not provided in the comment of the comment of Planning may file a written report with the Connect of Planning may file a written report with the Connect of Planning and file are commendations as to the appropriateness of the requested source;

This currently wagant wooded lot is located on the south side of Manesons Road, approximately 2110 feet west of Bunker Minds, in the 7th Election District. Property of the Gan Towder state Park exists to the west and south of this site, while undeveloped land exists to the data.

Due to the topography and location of the sepaic system, a Variance to permit the proposed dwelling to be located 15 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.

DRNTON M. MOURING, P.E.

December 6, 1976

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

Re: Item 687 (1976-1977)
Property Owner: Horman S. Baier
5/8 Nasenors Mel. 2110* W. Bunber Hill Rei.
Proposed Zonling: Variance to permit a side setback
of 25' in lieu of the required 50°.
Acres: 353.00 x 376.80 District; 72th
414.55 416.34

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committue in connection with the subject item.

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

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

Drainage and utility misseents 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 "Gumpowder Moods" (0.7.G. 34, Polio 14) still remain to be corresped to Baltimore County by the Petitioner at no cost to Baltimore

A drainage study by the engineer for the Petitioner, and at his expense, may indice that a width less than 50 feet could satisfy the drainage requirements for a 100-year storms. Subject to approval by Baltisarce County, an examed plat of this Lot I could be filed for record. Then the required drainage and utility easements could be conveyed to Baltisarce County.

Elleworth M. Diver / Elemo

LND FAM PWR - NR cc: R. Morton, P. Downes, J. Wimbley



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

Comments on Item #67, Zoning Advisory Committee Meeting, November 9, 1976, are as follows:

Herman S. Baier 8/8 Massence Md. 2110' W. Bunker Hill Road R.D.P. Variance to permit a side setback of 25' in 18° of the required 50'. 163.00/lib.85 x 276.80/k16.3k

Very truly yours.

Very truly yours,
Thom , & Jeliny



STEPHENE COLLINS DIRECTOR

November 17, 1976

Se: Item 87 - DC - November 9, 1076
Property Owner: Herman 5, Bailer
Location: 9/3 Massence kd. 2107 w Bunker Hill Boad
Location: 9/3 Massence kd. 2107 w Bunker Hill Boad
Frepowed Tening: Variance to permit a side setback of 25' in lieu of req. 50'
AGRESS 416.32
Listrict. 9/3 276.60
Listrict. 9/3 416.32

Michael S. Flanigan Traffic Engineer Associate

AND A STREET WHEN THE PROPERTY OF THE PROPERTY	The Party of the Control of the Cont
Persuant to the advertisement, posting of property, and and it appearing that by reason of the following finding of	
the Baltimore County Zoning Regulations would unreasonable hardship upon the Petitioner	d result in practical difficulty and

the above Variance should be had; and it further appearing	
Variance requested not adversely affecting the of the community,	health, safety and general welfare
to permit a 25 foot side yard instead o Variabre 50 feet Deputy TIS ORDERED by the Zoning Commissioner of Baltin	should be granted.
January 197 7, that the herein Pe	rom and after the date of this Orde
outject to the approval of a site plan by the Depth of Planning and Zoning. Deputy	a Marie
Pursuant to the advertisement, posting of property and	public hearing on the above petition
nd it appearing that by reason of	
	······································
he above Variance should NOT BE GRANTED.	
IT IS ORDERED by the Zoning Commissioner of Baltim	ore County, thisday
f	

Zoning Commissioner of Baltimore County



December 10, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advi sory Committee Office of Planning and Zoning Boltimore County Office Building rson, Maryland 21204

Dear Mr. DiNesson

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

Property Owner. Hereno S. Baier Location 5:5 Kensemon Prod 2110° W. Bunker Hill Road Eaking Zoning: R.D. P. Proposed Zoning: Variance to psemit a side serback of 25' in lieu of the required 50' Acres: 303.00 x 276.80 741,83 410,34 District. 7th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zonling 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.

John ZWimbers



November 1, 1976

Mr. S. Eric DiNenna, Zoning Commissioner Office of Flanning and Zoning County Office Building Towson, Haryland 2120h

Dear Mr. Di Nenna

Comments on Item # 87 Zoning Advisory Committee Meeting, November 9, 1976

Herman S. Baier S/S Massmore Road - 2110' W. Bunker Hill Road S/S Masseore Road - 2110' W. Bunker Hill Koan R.D.P. Variance to permit a side setback of 25' in lieu of the required 50'/. 38-30 x 216.80 hll.85 x 216.34

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit shall be required before construction can begin.

(I) 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 Bailding Department if distance is between 3'0" and 6'0" of property line.

() P. No comment.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section ______.

Mark & Sunham

Charles E. Burnham Plans Review Chief CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND STORE

Date: November 10th, 1976

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

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

then the property Owner is learner S. Baler Property Owner is learner S. Baler Property Owner is learner boad 2110' & Bunker Hill Ad. Present Councy: R.D.P. to present councy of the required 50'.

Dear Mr. Disenna

This has no bearing on the studen population

very truly yours,

B. Nick Potronich .
Frond Represent tive



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

Attention: Nicholas B. Commodari, Chairman Zoning Advisory Committee

Re: Property Owner: Herman S. Baier

Location: S/S Masemore Rd. 2110' W Bunker Hill Rd.

Item No. 87

Zoning Agenda 11/9/76

Pursuant to your request, the referenced property has been surveyed by this Bureau and the commente below marked with anyw are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Pire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Battinore County Standards as published by the Department of Publis Vorks.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at EXCELLS 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. Th. buildings and structures existing or proposed on the site shall comply with all applicable equirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Planing Group Syscial Inspection Division REVIEWER

Noted and Approved:

Batta.ion Chief Pits Prevention Bureau

WALTER PARE Revisional Surveyo PHONE 730-9060 HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING TOWSON, MARYLAND 21204

L GESALD WOLF

Landscape Architect

October 26, 1976

DESCRIPTION TO ACCOMPANY VARIANCE:

Beginning for the same at a point on the south side of

Masemore Road (60 feet wide) said point being distant 2110 feet westerly

from the centerline of Bunker Hill Road thence being all of Lot 1 as shown

on the plat of 'Gunpowder V cods " recorded among the plat records of

Baltimore County in Plat Book O.T.G. 34 folio 14.

Malcolm E. Hudkins Registered Surveyor #5095 January 17, 1977

Mr. Herman G. Baier

RE: Petition for Variance S/S of Masemore Road, 2110 W of Bunker Hill Road - its Election District Herman S. Baier - Peditioner NO. 77-117-A (Item No. 87)

Dear Mr. Baier:

I have this date passed my Order in the above captioned matter in

Deputy Zoning Commiss ones

GIM/ma

Attachmente

cer Mr. & Mrs. Arthur Gerson 91 6 Scotts Hill Crive Baltimore, Maryland 21208

John W. Hessian, III, Esquire People's Counsel

BALTIMORE COUNTY, MARYEAND

S. Eric DiMenna, Zoning Commissioner Date...

Norman E. Gerber, Acting Director of Planning

Petition #77-117-A. Petition for Variance for a Side Yard South side of Masemore Road 2110 feet West of Bunker Hill Road. Pytitioner - 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.

NEG: JGH: rw



TOWSON, MD. 21204

Dec. 23, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Baier

☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times

☑ Towson Times ☐ Arbutus Times
☐ Community Times ☐ 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 Pati Swink



RE: PETITION FOR VAKIANCE \$/5 of Massacre Rd. 2110 feet W of Burker Hill Road, 7th District

: BEFORE THE ZONING COMMISSIONER

HERMAN S. BAIER, Petition

OF BALTIMORE COUNTY

: Cose No. 77-117-A

...... ORDER TO ENTER APPEARANCE

to the authority contained in Section 524. Lof the Bultimore Court age of any amiliatory or final Order to com-

Charles E. Kountz, Jr.

Jehn W. Hesslon, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 4th day of January, 1977, a capy of the ing Order was mailed to Mr. Herman S. Baier, Bentley Springs. Man land

> John W. Derina HE John W. Hessian, III



•	CERTIFICATE OF PUBLICATION
	TOWSON, M.D
	Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLAMEOUS CASH RECEIPT	% 42837
DATE JESU 10, 1977 ACCOUNT	m_m
ANDER	n. 837.50
PRODUCTION Arthur Gersen (coal) 9	
ron Advictioing and pasting as \$77-117-4	f property for House Balon
\@8385.JM 1	37.50mm
VALIDATION OR SIGN	NATURE OF CASH ZR

1-5,GN

PETITION FOR VARIANCE.

	HERMAN S. BAIER
	SIS OF MASEMORE Rd. 2110' WOF BUNKER
	HILL Rd.
den of	SIS OF MASEMORE Rd. 2110 tor- WOF
	Bunken Hikk Rd.
da:	
	Floria E. Robert Dec 30, 1976

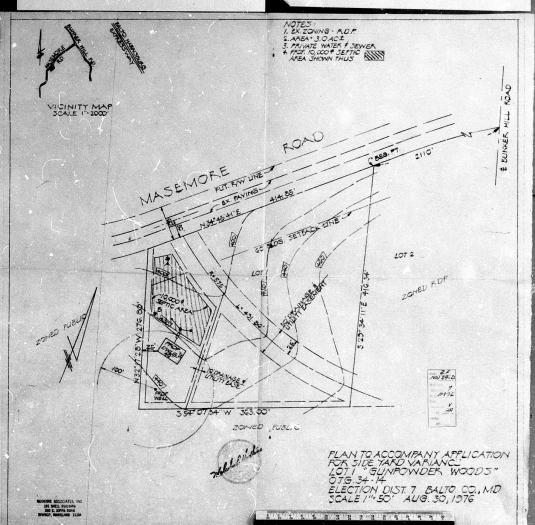
County Office Building 11) W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received * this 24 _197L. Filing Fee \$_ST . Dec 24, 1976

Petitioner Bouse Submitted by D. RIMINGSLEY Petitioner's Attorney____ _Reviewed by_WBL

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Received _Check

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



Sustantia de Maria de Carlos de La Carlos de C