PETIT IN FOR ZONING VA ... ANCE FROM AREA AND HEIGHT REGULATIONS

1 110

TO THE TOWNS COMMISSIONER OF BALTIMORE COUNTY

Secure, Binhand I. Skann. legal owner of the property situate in Baltimore and which is described in the description and plat attached hereto and made a part hereof.

petition for a Variance from Section, 100.1 to permit an accessory structure...

to be located in the side yard in lieu of the required year yard.

of the Zoning Regulations of Baltimore Court; in the Zoning Law of Baltimore County; for the Following reasons: (Baltimore Parkets) or practical difficulty. Here the Parkets of the Parkets of the Parkets of the Parkets of the Nourae, Building: It is not to the Country of the Spring or Spring of the Nourae, Building: It is entire side of a hill approximately 15 feat higher than building A. It would be a support of the Parkets of the Parke NE34.A

See attached description

Property is to be ported and absentined as prescribed by Zening Regulations.

Let we agree to pay expense of above Variance absenting posting, etc., upon filling of Challition, and further agree to and are to be bound by the noning regulations and restrictions of dimere County adopted pursuant to the Zening Law Fox-Sellations County.

All Charge 27. Senon. Address 7900 Knollwood Road Towson, Maryland 21204

1976, that the subject matter of this petition be advertised, as by the Zoning Law of Baltimore County, in two newspapers of general circulation through-more County, that property be posted, and that the public hearing be had before the Zonioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore

1977 at 10:00 o'clock County, on the 24th DEL 6- 76 AM

January 18, 1977

10:00+7

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDS: 111 W. Chrospeake Ave. Terror Maryland 21254 Nicholas . B.

PURE OF

DEPARTMENT OF

NOUSTRIAL DEVELOPMENT

GRUER R

XMERKE COMPOSAL Acting Chairman Mr. Richard T. Skeen 7900 Knollwood Road Towson, Maryland 21204

1000 BIR F Illiana 6 .

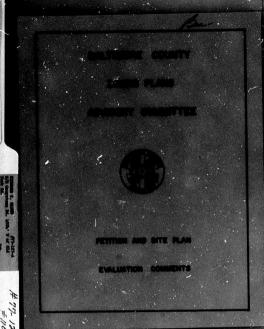
> RE: Variance Petition Item 110 Richard T. Skeen - Petitioner Dear Mr. Skeen:

STATE BOADS COMM 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. BUREAU OF FIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING MILDING DEPARTMEN BOARD OF EDUCATION

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all part has development that the appropriate that all part has development plane that may have a bearing on this case. The Director of Planning any file a written report with the Zoning Commissionar with Processing to the the Polyakovic toning.

Located on the south side of Greystone Road this site is currently improved with a uniquely constructed dwelling and unattached structure, indicated as a recreational building on the submitted site plan. Adjacent properties consist of residential use on large parcies of land.

building permit to construct the existing buildings with an attack of progressy was issued by the Chapter of the progressy and allow the existing recreation room to the breezeway and allow the existing recreation room to remain unattached in the side yard.















Richard T. Skeen Re: Item 110 January 18, 1977 Page 2

The petitioner should subsit a profile of the existing recreasing building prior to the hearing in order to ask of the state the average height of this attructure is less than 15 feet.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the the hearing date and time, which will be held not fill the acceptance of the continuous continuous and the continuous will be forested to you in the near future.

Very truly yours, NICHOLAS B. CONMODARI, Acting Chairman, Zoning Plans Advisory Committee

NBC: JD

December 6, 1976

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

Comments on Item # 110 Zoning Advisory Committee Feeting, December 6, 1976

The items checked below are applicable:

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. (C) C. Three sets of construction drawings with be required to file ar, application for a building permit.

D. Three sets of construction drawings with a registered Karyland 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.

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

Mark E. Sunham

Charles E. Burnham Plans Review Chief CEB:rrj



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 #110, Zoning Advisory Committee Meeting, December 6, 1976 are as follows:

Property Cymer: Richard T. Skeen Location: \$75 Greystone Road 0.8 mi. W. Old York Road Esting Zonling: R.O. Pr. Proposed Zonling: Votinace to permit on accessory structure to be located in the side yard in little of the required roar yard.

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 Zevenbles John L. Wimbley

Project and Development Planning

A STATE OF THE PARTY OF THE PAR	
14	Pursuant to the advertisems, posting of property, and public ting 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 RESERVE THE PROPERTY OF TH
	waste in this was a make an a . Physician control and all the waste
RDER RECEIVED FOR FILING ATE STAND PLANCE	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
	vielSize of the community
	Manual Company of the
	to permit an accessory structure to be located in the
200	Deputy
N N	S ORDERED by the Zoning Commissioner of Baltimore County this 2579
ECE	day January 197 7 that the herein Petition for the aforementioned Variance
200	should be and the same is GRANTED, from and after the date of this Order, subject
3 3	to the approval of a site plan by the Department of Public Works and the Office of
8 ≥	Deputy Zoning Commissioner of Baltimore County
	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, thisday
	of
	Zoning Commissioner of Baltimore County
	Zoning Commissioner of Battimore County
B	

December 21, 1976

Very truly yours. Michael S. Flanigan Traffic Engineer Associate

Re: 110 - 25C - December 6, 1376

Expected Power: Alched T. Sheen
Location: 8/5 Corpotone Md. 0.8 mi. N. Old York Md

Existing Noting: N.D.P.

Proposed Zoning: Variance to permit an accessory structure to be located
in the side yard in lies of the required rear yard

No traffic problems are anticipated by the requested variance to permit an accessory structure in the side yard.

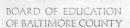
department of traffic enga-towson, MARYLAND 2120 (3)11 494-3550

Mr. Fric S. DiNenna

Zoning Commissioner 2nd Floor, Courthouse

STEPHEN E. COLLINS DIRECTOR

MCF . n



TOWSON MARYLAND - 21204

Date: November 30, 1976

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

Z.A.C. Meeting of: December 6, 1976

Re: Item No: 110
Property Owner: Richard T. Skeen
Property Owner: Richard T. Skeen
Present Zoning: R.D.P.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit an accessory structure to be
located in the side yard in lieu of the "equired
rest yard."

Dear Mr. DiNenna

No bearing on student population

Very truly yours, 6. Wide tetrout

W. Nick Petrovich., Field Representative

THORNTON M. MOURING, P.E. DIRECTOR

January 13, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item #110 (1976-1977) Item #110 (1976-1977)
Property Owner: Richard T. Skeen
Property Owner: Richard T. Skeen
Propress of the M. Old York pd.
Exitating Sonling: ROP
Proposed Zening: Variance to permit an accessory
actructure to be located in the side yard in lieu of
the required rear yard.
Acress 4,05 District; 7th

Dear Mr. DiNonna

The following comments are furnished in regard to 'he plat submitted to this office for review by the Doning Advisory Committee in connection with the subject item.

This site, if divided or intended to be divided into two parcels as indicated of approximately 2 acres each, is subject to Baltimore County Subdivision Regulations. Highways:

corpetons bond, an anisting county road, is proposed to be improved in the future as a 40-foot classed surface, as 40-foot classed surface, as 40-foot classed surface, as 40-foot classed surface, as a function of the foot classed surface, and as a future of the foot classed surface, and the foot classed surface, and the foot classed surface and foot classed surface, and foot classed surface, and foot classed surface, and foot classed surface surface surface, and foot classed surface surface surface, and foot classed surface surface surface, and foot surface su

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 parmit is, therefore, necessary for all grading, including the stripping of top poil.

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Item #110 (1976-1977) Property Owner: Richard T. Skeen Page 2 January 13, 1977

Storm Drains: (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Water and Sanitary Sewer;

Public water supply and sanitary severage are not available to serve this property, which is located beyond the Baltimore County Metropolitan District and the Urban Rural Demarkation line. The Baltimore County Comprehensive Water and Sewerage Plan, adopted January 1976, indicates "No Planned Service" in the area.

Chieves A. D. Lever Collect
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAR: FWR: SS

NN-NW Key Sheet 133 NE 3 Pos. Sheet NE 34 A Topo 13 Tax Map

January L. 1977

Mr. S. Eric DiNenns, Zoning Commissions: Office of Planning and Zoning County Office Puilding Towson, Maryland 21204

Comments on Item 110, Zoning Advisory Committee Meeting, December 6, 1976, are as follows:

Property Owner: Location: Existing Zoning: Proposed Zoning: Richard T. Skean S/S Greystone Rd. 0.8 mi. W Old York Rd. R.D.P. Variance to permit an accessory structure to be located in the side yard in lieu of the

required rear yard.

Acres: District:

Since this lot has an approved percolation test and water well, no health hazard is anticipated.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/RJW/fth

DONALD J. ROOP, M.D., M.P.H.

MNP/ml

Mr. Richard T. Skeen 7900 Knollwood Road Towson, Maryland 21204

RE: Petition for Variance S/S Greystone Road, 4224' W of Old York Road - 7th Election District Richard T. Skeon - Petitioner NO. 77-127-A (Item No. 110)

January 28, 1977

Dear Mr. Skeent

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

> Very truly yours, GEORGE THAP TINAK Deputy Zoning Commissioner

GIM/me

cc: John W. Hessian, III, Esquire People's Counsei

DESCRIPTION FOR VARIANCE

PROPERTY OF RICHARD T. SERVEN

THE PLACETON DISPRICE

Beginning at a point on the South side of Greystone Soad approximately 0.8 mlss West of Old York Boad and running the approximately 0.0 mlss of the South School of South School econds East, You of Development South School of South School accorded West, 100,00 Senty theore Worth School of South School accorded West, 100,00 Senty theore North 17 decrees 18 minutes 17 seconds West, 200,27 Senty themes North 17 decrees 18 minutes 17 seconds West, 200,27 Senty themes North 17 decrees 18 minutes 17 seconds Death, 1910 Senty South School School South School Schoo

tone Read 4,224 Foot Vect

RE: PETITION FOR VARIANCE RICHARD T. SKEEN, Petitioner

BEFORE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

: Case No. 77-127-A

.

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 aring date or dates which may be now or hereafter designated therefore,

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

Odna W. Herrianitt John W. Hessian, III People's Counsel

aforegoing Order was mailed to Mr. Richard T. Skeen, 7900 Knollwood Road, Townon, Maryland 21204, Petitioner.

S/S of Greystone Rd. 4224' W of Old York Rd., 7th District

ORDER TO ENTER APPEARANCE

and of the passage of any preliminary or final Order in connection therewith.

I HEREBY CERTIFY that on this 18th day of January, 1977, a copy of the

John W. Hessian, III



TOWSON MD 21204

Jan. 6.

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

Catonsville Times ☐ Dundalk Times ☐ Essex Times ☐ Suburban Times East

was inserted in the issues of

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 24th day of January 19 77, that is to say, the same

January 6, 1977.

STROMBERG PUBLICATIONS, INC. BY Patr Snick



VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

TOWSON MD January 6

THIS IS TO CURTIFY that the appeared advertisement was appearing on the 6th day of January

> THE JEFFERSONIAN. L. Liank Structur

Cost of Advertisement

BALTIMORE COUNTY, MARYLAND No. 42863 OFFICE OF FINANCE REVENUE DIVISE MISCELLANEOUS CASH RECEIPT DATE JAN. MEXALER AMOUNT_ \$1,1,00 Advertising and posting of property 1846 TEJM 24 4 4.0 CMS VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date January 7, 1977 PROM. Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-127-A. Petition for Variance for Accessory Structure South side of Greystone Road 4,224 feet West of Old York Road Petitioner - Richard T. Skeen

7th District

HEARING: Monday, January 24, 1977 (10:00 A.M.)

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

NEG: JGH: rw

H77-127-12 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 1-6 77 History hards Jan 24, 1922 & 14:00 MAL. Location of property 5 15 y Sugston Rd 4224 It West & och Lucation of Signs I Sign Port of great the fit So of they show the Posted by Much H Junes Date of return 1-13-22

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received . this 23 day of Nov 1974. Filing Fee S J . Received Check

Petitioner SKEDV Submitted by SKEED Petitioner's Attorney _____ Reviewed by N&C

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

