PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 17-139-A

#3

12.8.2

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TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1 101 Pills ZUNICO COMMISSICHER OF DALLINOND COURTY.

Edward J. Shanks, Jr. 6

EXR we. FAYA L. Shanks ______legal owner Act the property situate in Baltimore
unity and which is described in the description and plat statched hereto and made a part hereof,

ition for a Variance from Section. 1404.3.B.3....to.permit.side.setbacks of 11' minute instead of the required 50' for each side.

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

The property is being turned into permanent residents

instead of summer home and floor space on the second floor is required.

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

I, or we, agree to pay expenses of above Variance advertising, porting, etc., upon filing of this itsion, and further agree to and are to be 1 vand by the zoning regulations and restrictions of imore County adopted pursuant to the Zoning Law For Beltimore, County.

Address 467 New Section Rd B. H. Nd 21220 Lamond Berand VOG COURTIAND AVE

Towson MD 21704 oner of Baltimore County, this 20th

Ce inty, on the 7th 197 .7, at ...10±0@clock A....M. 00 10.71

Zoning Commissioner of Baltimore County.

Mr. Edward J. Shanks, Jr. Re: Item 131 January 31, 1977 Page 2

comments of the Health Department and proceed accordingly.

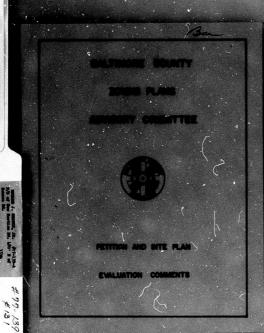
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the 2-th on the filing certificate, will be forwarded to you in the near future.

Very truly yours, Micholas B. Commodari, Acting Chairman, 20ning Plans Advisory Committee

balas.

NOV 20 77 AM

THE IS IN



Petitioner's Attorney

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

RE: Variance Petition

Mr. Edward J. Shanks, Jr. 667 New Section Road Baltimore, Maryland 21220

COUNTY OFFICE BLDG

icholas B.

BUREAU OF DEPARTMENT OF

INDUSTRIAL DEVELOPMENT

STATE ROADS CONNES PINE PREVENTION

PROTECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION

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.

Item 131 Edward J. Shanks, Jr. - Petitioner

January 31, 1977

These comments are not intended to indicate the appropriateness of the zoning action requested, but to secure that all parties are nade aware of pans or secure that all parties are nade aware of pans or 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.

Located on the north side of New Section Road, epproximately 485 met east of Senera Road, in the 15th Election Distrete and the Section Pister Pister Section Pister Pist

Due to your proposal to construct a second story to the existing dwelling, and in effect decrease the existing side setbacks, this Variance is required.

Since this hearing is to request a variance to the Zoning Regulations, a hearing date has been scheduled; however, you should pay particular attention to the

STEPHEN E. COLLINS

January 14, 1977

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

Ne: Item 111 - ZAC - December 20, 1976

Froperty Owner: Ebward J. 6 Faye L. Shanks
Location: N/S New Sertion Md. 480.9' E Senaca Rd.
Edisting Toning: R.C.5

Proposed Coning: Variance to permit side setbacks of 11' in lieu of req. 50' Proposed Zoning. Acres: 50 X 321.28 50+ 343.00 District: 15th

No traffic problems are inticipated by the requested variance to the side vard setbacks.

Very truly yours

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

January 6, 1977

Nr. S. Eric Dikenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item 131, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

Property Owner: Location:

Edward J. & Paye L. Shanks N/S New Section Rd. 180.9 E Senaca Rd. R.G. 5 Variance to prunit side setbacks of ll' in lieu of the required 50'. 50/50. X 321.28/343.00 15th Existing Zoning: Proposed Zoning:

Previous surveys in this neighborhood have determined that this and adjacent properties have failing disposal systems. Therefore, approval cannot be given for additions to these homes until public sever becames available.

John M xery

Thomas H. Deviin, Director HIRRAU OF ENVIRONMENTAL SERVICES

THO/RIW/fthe

Date December 16, 1976

2.A.C. Meeting of: December 20, 1976

Re' Her 131

Property Oner: Eduard J. 6 Faye L. Shanks
Property Oner: Eduard J. 6 Faye L. Shanks
Property Oner: Eduard J. 6 Faye L. Shanks
Present Zening: R.C.5

Proposed Toning: Variance to permit side setbacks of 11' in Heu
of the required 50'.

Bear Mr. DiNenna:

No bearing on student population-

tery truly your) . 6 nichtetional

APR 2 U 1977

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

Comments on lies #/3/ Zoning Advisory Committee Meeting, December 20, 1976 are as follows:

Property Owner: Edward J. & Paye L. Shanks Location: N.S. New Section Road - LEO.9' E. Senaca Road Ricting Zoning: N.O.5 Proposed Zoning: Warismee to permit side setbacks of 11' in lieu of the required 50'.

Acres: 50 x 321.28 District: 50+ 343.00

The items checked below are applicable:

A. Structure sh.11 conform to Baltimore County Building Code (B.O.C.A.) 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 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.

Mark E. Sunham

Charles F. Burnham Plans Review Chief CEB:rrj



February 4, 1977

Supplemental comments on Item 131, Zoning Advisory Committee Heeting, December 20, 1976, are as follows:

Bdward J. & Pays L. Shanks M/B Rew Section Rd. 180.5° E Senaca Rd. E.G. 5 Variance to permit side setbacks of 11° in lieu of the required 50°. 50/50 + X 321.28/343.00 15th

Since the owner of the property has assured us by way of the attached letter that the addition to the existing house will not generate any additional sewage flow, the Health Repartment has no objections to the variance and emercation of the building.

Yery truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THO/RIM/2th6

1 comments on Item 131, Zoning Advisory Committee

Thoms H. Dul. Thomas E. Bevlin, Director

Hr. S. Bric Dillema, Zoning Office of Florning and Ecol County Office Building Towners, Haryland 21204

Supplemental comments on Item 131, Zoning Advisory Committee December 20, 1976, are as follows:

Edward J. & Fays L. Shamks h/S Sew Section Ed. 480.9° E Senaca Ed. E.C. 5 Variance to permit side settecks of 11° in lies of the reveixed 50°. 50/50 x 321.28/343.00 15th

Since the owner of the property has assured us by way of the attacked letter that the addition to the saisting have will not generate any additional seemes flow, the Smalth Department has no objections to the variance and resoration of the building.

Year truly yours. Thomas A. Kenly

February L. 1977

Thomas H. Devlin, Director BURRAU CO ENVIRONMENTAL SERVICES

TED/RIV/ft

February 8, 1977 .

A. Raymond Bevans, Esquire 209 Cortland Avenue Towson, Maryland 21204

RE: Petition for Variance N/S of New Section Road, 480' E of Seneca Road - 15th Election District Edward J. Shanks, Jr., et ux -Petitioners NO. 77-139-A (Item No. 131)

Dear Mr. Bevans:

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

ECROH INMARTINAK Deputy Edging Commissioner

GJM/mg

cc: John W. Hessian, III, Esquire

DESCRIPTION FOR VARIANCE PROPERTY OF EDWARD J. & FAYE L. SHANKS 15TH ELECTION DISTRICT

Regimning at a point on the North side of New Scotion Road 180.9° Dant of Semuca Road and known as lot 20), First saddition to First 2, as shown on the First of "Boulege Quarters Company", which is recorded in the Land Secords of Baltimore County in Liber 9, Folio 12.

Also known as 667 New Section Road.



Paul H. Reincke

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

Attention: Nicholas B. Commodari, Chairman Zoning Advisory Committee

Re: Property Owner: Edward J. & Faye L. Shanks

Location: N/S New Section Rd. 480.9' E Senaca Rd.

Zoning Agenda December 20, 1976

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

Fire hydrants for the referenced property are required and shall be located at intervals or recounty 5 tenders an approved read in accordance with Baltimore County 5 tenders as published by the Department of Public Verke.

() 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 Pire Department.

() i. 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 atmostrate existing or proposed on the life shall ecopy with all applicable requirements of the Matterni Fire Protection Association Standard Ro. 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.

At Told Hoted and Approved Special Inspection Division

Approved Approved Rectalion Chief

APR 2 0 1977



February 7, 1977

Mr. S. Eric DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Cowson Maryland 21204

Dear Mr. DiNenno

Comments on Item #131, Zoning Advisory Committee Meeting, December 20, 1976, are as follows:

This office has reviewed the subject patition and offers the following comments. These comments are not intended to indicate the approprietness of the zoning in question, but are to assure that all parties are node water of plans or problems with regard to development plans that may have a bearing on this pertition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,



Mr. S. Eric DiMenna Zoning Commissioner County Office Building

Re: Item 131 (1976-1977) Property Owner: Edward J. & Faye L. Shanks N/S New Section Rd., 480.9' E. Seneca Rd. N/S New Section Rd., 480.9' E. Seneca Rd. Existing Zoning; RC 5 Proposed Zoning; Variance to America side setbacks of 11' in lieu of the rewuired 50'.

Acres: 50 x 321.28 District; 15th 50+ 343.00

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

Pebruary 2, 1977

New Section Road, an existing public road, is proposed to be improved in the future as a 30-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 revertible essensits for slopes will be required in connection with any grading or building permit application.

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 noil.

The Petitioner must provide necessary drainage facilities (tamporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. correction of any problem, which was result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Iton #131 (1976-1977) Property Owner: Edward J. & Paye L. Shanks Page 2 Pebruary 2, 1977

Storm Drains: (Cont'd)

The property to be developed is lo-ated adjacent to the water front. The Petitione: is advised that the proper sections of the Baltimore County Building Code must be followed whereby exection limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Mater and Sanitary Sewer:

Public water supply is serving this residence. Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage

The Baltimore County Comprehensive Sewerage Plan, adopted January 1976, indicates this grea to be beyond the Urban Rural Demarcation Line, and "No Planned Service" in the area.

Very truly yours. Elleworth First Some ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 77-139-A

John W. Hessian, III

People's Counsel County Office Building

John W. Hessian, III

Towson, Maryland 21204 494-2188

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ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524, 1 of the Baltimore County

I HEREBY CERTIFY THAT on this 3rd day of February, 1977, a copy of the

aforegoing Order was mailed to Mr. Edward J. Shanks, Jr., 667 New Section Road,

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.

cc: John Somer

N/S of New Section Rd. 480' E of Seneca Rd., 15th District

Lache E. Kounty

Baltimore, Maryland 21220, Petitioner.

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

Mr. Commissioner

EDWARD J. SHANKS, JR., Petitioner

ATTORNEY AT LAW
200 COUNTLAND AVENUE
TOWSON MARYLAND 21204 e23 J030 823-3031

A. RAYMOND BEVANS JR

February 3, 1977

Mr. Thomas D. Devlin Mr. Thomas D. Devlin Director of Environmental Services Baltimore County Health Department Courts Building Yowson, Maryland 21204

Re: Property 667 New Section Road, Bowleys Quarters 15th Election District Property owners - Edward J. Shanks, Jr. and Paye L. Shanks.

Dear Mr. Devlin:

My wife and I have applied for a Variance from the Zonin- regulations of Baltimore county to permit side set back of cleven feet instead or side of the sets of sets of side of the existing structure on the property. It is our de-sire to improve the existing structure by the addition of a second story.

The purpose of this addition is to provide adequate living space for my family consisting of myself, my wife, my father to daughters age 13 and 11. When the addition has been composited the second floor will provide four bedrooms and buts and the do-matics will be remodeled in order to provide for a living room, dinning room and kitchen.

In no way do we intend to use the completed structure for anything other than a one family residence and it is with this understanding that we request that you approve our Petition for Variance.

In addition. 1 wish to call to your attention that the existing structure on the property is used as a residence and we are not in any way crelarging that use by the renovation of the building as proposed.

RECEIVED

very truly yours. Edward J. Shank of

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE RE: PETITION FOR VARIANCE

TO. 5. Eric DiNenna, Zoning Commissioner Date. February 1, 1977

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-139-A. Petition for Variance for Side Yards.

North side of New Section Road 480.9 feet East of Seneca Road. Petitioner - Edward J. Shanks, Jr. and Faye L. Shanks

15th District

HEARING: Munday, February 7, 1977 (10:00 A.H.)

there are no comprehensive planning factors requiring comment on

NEG: JGH: I'W

CRESK SENECA PECK DECK 12'224 200 TORY TO HUND SO TO EACH S.de 28'0" WEB @ 5 205 204 202 201 200 50' New Section Road BOWLEYS QUETER

SCALE 1'-50'

LOT#203 667 New Section Rd.

HEALTH DEPT.

Private Soptu System

8 1 1 1 5 8 8 8 8 8 8 8 8 9 8 9 9 9 & _____

Public Water

15th Election District

Zened Res

FEB 7'77 AM 70NING D.

ATTORNEY AT LAW

Pehrnary 7 1977

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

Re: Property 667 New Section Road, Bowleys Quarters 15th Election District
Property owne:s - Edward J. Shanks, Jr. and Faye L Shanks, Application # 77-39-A

Please be advised that Edward J. Shanks, Jr. Please be advised that Edward J. Shanks, Jr. and Faye L. Shanks, his wife, property owners of the above captioned property, do herewith waive the thirty-day Appeal period applicable to the granting of their Variance to permit side set backs of eleven feet in lieu of the required

It is understood that we, the undersigned, will assume full and all obligations and expenses that may be incurred as a result of this waiver.

The purpose of requesting this waiver is to en-able us to acquire our building permit and thus affording us additional time in order to proceed with the necessary financing, material procurement and planning for the improvement and remodeling of our property.

> Very truly yours, Edward Short

Edward J. Shanks, Jr. ay Vekanto Faye L. Shanks

FEB 477 AM 1

APR 2 0 1977



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this_ _1976. Item | _25

Petitioner Edward J. Ffagel State Submitted by Edward Stan Reviewed by Das Petitioner's Attorney_ This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. ... January 20, 19.27 appearing on the 20th day of January





Jan. 20, 1977 TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Shanks 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 one successive weeks before the 7th day of February 19 77, that is to say, the same was inserted in the issues of Jan. 20, 1977.

STROMBERG PUBLICATIONS, INC. By Jak Smink

BALTIMORE COUNTY, MARYLAND OFFICE OF FIRE CE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Me. 42853 DATE Jan. 17, 1977 AMOUNT \$25.00 recommendate Theorem Jr., 667 New Section Food
recommendate Research Food
Advertising and posting of property 777-137-1 25.0 C /60 VAL DATION OF AIGNATURE OF CASHIER

| BALTIMORE COUP OFFICE OF FINANCE MISCELLAHEOUS | REVENUE DIVISIO | н | Me. 42893 |
|--|-------------------------|------------|-----------|
| DATE Pob. 7. | 977 | 01-662 | |
| | | | |
| | AMO | N. \$40.75 | |
| Baltimore, Md "Olivertising \$71-139-A | J. Shanka, Jr. 21220 | . 667 New | |

