

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Kent Range, 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 1 B02.3B (1A00.3B.3) to permit side setbacks of 46' in lieu of required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)
That not only has the property been purchased but that the house has been ordered with Salon House of Pennsylvania. (The size of the house as indicated in the developers regulation, minimum of 1950 square feet of livable space, makes the 50' setback difficult)
And if we have to try to find another lot or another house the cost would be to great to handle.

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 for Baltimore County.

Contract purchaser Paul M. Range
Address 101 LIGHT RD
Petitioner's Attorney REISTERSTOWN MD 21036
Protestant's Attorney

WHEREBY The Zoning Commissioner of Baltimore County, this _____ day

of Baltimore, Maryland, 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 Monday, 7th day of February, 1977, at 10:15 o'clock.

A...M.

10:15A
2/7/77
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

COMMISSIONER



PETITION AND SITE PLAN

EVALUATION COMMENTS



Paul M. Reische
CHIEF

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

Attention: Nicholas S. Conodori, Chairman
Zoning Advisory Committee

Re: Property Owner: Kent Range

Location: SE/S Emory Rd. 5280' SW Hanover Pike

Item No. 134

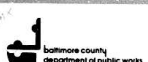
Zoning Agenda December 28, 1976

Comments:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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 _____ EXCEEDED 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: H. J. Kelly Noted and Approved: Nicholas S. Conodori
Planning Group Special Inspection Division Battalion Chief Fire Prevention Bureau



THOMAS M. MORGAN, P.E.
DIRECTOR

February 10, 1977

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

Re: Item 134 (1976-1977)
Property Owner: Kent Range
SE/S Emory Rd., 5280' SW Hanover Pike
Existing Zoning: MC 2
Proposed Zoning: Variance to permit side setbacks of 46' in lieu of the required 50'.
Acres: 1.07 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 required in connection with the development of "Glen Emory", of which this property is lot 5 of the plat of "Glen Emory" recorded E.L.K., Jr. 37, Folio 101.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #134 (1976-1977).

Very truly yours,
Nicholas S. Conodori
Chief, Bureau of Engineering

END:SAN/PMB:SS

cc: R. Morton (Glen Emory Project 3069)

H. Shalowitz

BB-S2 Key Sheet

79 MM 41 Box, Sheet

MM 13 E Topo

31 Tax Map



STEPHEN E. COLLINS
DIRECTOR

January 24, 1977

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

Re: Item 134 - ZAC - December 28, 1976
Property Owner: Kent Range
Location: SE/S Emory Rd. 5280' SW Hanover Pike
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 46' in lieu of req. 50'
Acres: 1.07
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special exception to the side yard setbacks.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:mc



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MAY 17 1977

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 Petitioners

the above Variance should be had, and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community

to permit side yard setbacks of 46 feet instead of the required 50 feet

Deputy Zoning Commissioner of Baltimore County this 27th

day of FEBRUARY, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Department of Public Works, and the Office of Planning and Zoning.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of FEBRUARY, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



STEPHEN E. COLLINS
DIRECTOR

January 24, 1977

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

Re: Item 134 - SAC - December 28, 1976
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NEF:mc



February 9, 1977

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 #134, Zoning Advisory Committee Meeting, December 28, 1976, are as follows:

Property Owner: Kent Bange
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Existing Zoning: R.C.-2
Proposed Zoning: Variance to permit side setbacks of 46' in lieu of the required 50'
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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 L. Wimbley
Planner III
Project and Development Planning



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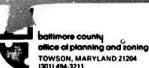
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MAY 17 1977

INTER-OFFICE CORRESPONDENCE

Containing 1.07 acres.

Southeast side of Emory Road 5280 feet Southwest of Hanover Pike
Petitioner - Kent Bange and Beverly Jill Bange

4th District

Monday, February 7, 1977 (10:15 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

[illegible]

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 15 day of

1971 Petition has been received • this 11 day of Dec 1971. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other 10 00

S. Eric DiNenna,
Zoning Commissioner

Petitioner BANER Submitted by CHPT
Petitioner's Attorney _____ Reviewed by MB

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



OFFICE OF
THE
TIMES
NEWSPAPER

TOWSON, MD. 21204 Jan. 19, 1977

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

- ☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus 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 7th day of February 19 77, that is to say, the same was inserted in the issues of Jan. 19, 1977.

STROMBERG PUBLICATIONS, INC.

BY Ruth Mink

CERTIFICATE OF PUBLICATION

TOWSON, MD..... January 20..... 19. 77

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~once a week~~ at one time ~~once a week~~ before the 7th day of February 19 77 the next publication appearing on the 20th day of January 19 77.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

VALIDATION OR SIGNATURE OF CARRIER

289 01 JUN 16

92752613 7

DATA

- S. 80' N. 10' E.
- 7' AT INTERSECTION OF S. 10' W. 10' D.
- NORTH ON

EMORY ROAD (MO STATE ROUTE 49)

VICINITY MAP

BATHING HOUSE

UNDERGROUND

UNDERGROUND

LOUISIANA VARIANCE

BARTON DEVELOPMENT

1836 10th ROAD

TIMOTHY, MO

MAY 17 1977