

No. 12em 33 - 30c - December 50, 375 Property Owner: North Range Locetion: 55/2 Except 4d. 5380° for Hanover Pike Edutation 55/2 Except 4d. 5380° for Hanover Pike Edutation 5000ing; R.C. 2 Per 12 (1975) Variance to permit side setbacks of 46° in lieu of req. 50° District 4th

side yard setbacks.

No traffic problems are anticipated by the requested special exception to the

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate

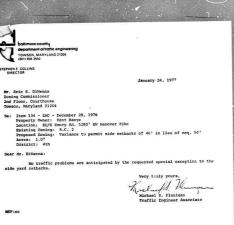
CX 2

PETITION FOR ZONING VARIANCE

No. 11em 134 - DAC - Documber 38, 1976 Property Owner: Nant Bangs Location: SE/S Borry Md. 5280° on Hanover Pike Existing Sonning No. 2 Average 1,07 Districts 4th

No traffic problems are anticipated by the requested special exception to the

M. chaels Thungen Michael S. Flanigan Traffic Engineer Associate



January 24, 1977

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

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

Kirkuft Hange Michael S. Flanigan Traffic Engineer Associate

Baltimore County highway and utility improvements are not directly involved and are as required in connection with the development of "Glen Emery", of which this property is Lot 5 of the plac of "Glen Emery" recorded E.H.K., Jr. 37, Polio 101.

Re: Item #134 (1976-1977)

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 114 (1976-1977)
Property Owner: Kent Bange
S/ES Brory Bd., 5280' S/N Hanover Pike
Existing Zoning: RC 2
Proposed Zoning: Wariance to permit mide methacks
of 46' in liew of the required 50',
Acres: 1.07 District; 4th

Con go we A

NO 1/2

Vory truly yours,

LLISWORTH N. DIVER, P.E.

ELISWORTH N. DIVER, P.E.

Chief, Bureau of Engineering

department of public works TOWSON, MARYLAND 21204

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

cc: R. Morton (Glen Emory Project 3069)

BB-SE Key Sheet 89 NM 43 Pos. Sheet NM 23 F Topo 31 Tax Map

STEPHENE COLLINS

District: 4th

MAY 1 7 1977

•	• • • • • • • • • • • • • • • • • • •
Pursuant to the advertisement, posting of	property, and public hearing on the above petition ,
and it appearing that by reason of the followin	g finding of facts that strict compliance with
	tions would result in practical difficulty
and unreasonable hardship upon the	Petitioners
(1, 2, 2, 2, 2, 3, 3, 2, 2, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,	
	ther appearing that by reason of the granting of
the Variance requested not adverse	ly affecting the health, safety, and general
weathere of the community	
and the same of the state of the	general site and with a self-addition
to permit side yard setbacks	
15 Denuty	should be granted.
THIS ORDERED by the Zoning Commission	oner of Baltimore County this
February 1977 that	the herein Petition for the aforementioned Varian
should be and the same is GRANTE	D, from and after the date of this Order, subj
to the approval of a site plan by the	State Highway Administration, Department of
Bolic Works, and the Office of Plan	ining and Eduing.
	Deputy Vining Commissioner of Baltimore County
	Deputy Loning Commissioner of Baltimore County
	A STATE SHIP WAS A STATE OF
Pursuant to the advertisement, posting of	property and public hearing on the above petition
and it appearing that by reason of	
	1. 1
	1000-10
the above Variance should NOT BE GRANT	TED.
3 0 0 0 0 0	The second secon
IT IS ORDERED by the Zoning Commission	oner of Baltimore County, thisday
of 197, that the	above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County
	country of patential country



January 24, 1977

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

No. 11mm 134 - 30c - Overeber 26, 1976
Property Owner: Sent Bases
Location: EM/S Encry Md. 5280' EM Hanover Pike
Estating Enging: RC, 2
America: 1,079
Polisticis: 1,079
Polisticis: 4th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested special exception to the

Wery truly yours,

Kuchuells, Thunge

Michael S. Planigan

Traffic Engineer Associate

February 9, 1977

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

Dear Mr. DiNenno

Comments on Item *134, Zoning Advisory Committee Meeting, December 28, 1976, are as follows:

Property O.mer: Kent Bange Lacation: 56/5 Emory Road 5280' SW Hanover Pike Esiting Zonige, R.C.-2 Proposed Zoning: Variance to permit side setbacks of 46' in lieu of the required 50' Acress: 1.07

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.

John L. Wimbley

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, Zaning Advisory Committee Meeting, December 28, 1976, are as follows:

Property Covers. Kent Boogs
Learnino. 55/5 (Enery Bood 5280° SW Honover Pike
Easting Zoolng: R.C.-2
Proposed Zonling. Variance to permit side setbocks of 46° in lieu of the required 50°
Acres: 1.07
District 4th

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John L. Wimbley Project and Development Plannie

February 9, 1977

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

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Poperty Corner, Kont Beage Leveline, 55,5 Enery Bood S80' SW Hanover Pike Editing Zening: R.C.-2 Poposed Zoning; Variance to permit side setbocks of 46' in lieu of the required 50' Acres: 1.07

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February 9, 1977

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

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Property Covers: Kort Bosep.
Levalitos. SSS Energ Bond 2280' SW Honover Pike
Eskiling Zoulng; R.C.-2
Proposed Zoning; Nacince to permit side setbacks of 46' in lieu of the required 50'
Acres: 1.07
District 4th

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Very truly yours,

John I Wimbley



February 9, 1977

Mr. S. Eric DiNenna, Zoning Commissione: Zoning Advisory Committee Office of Pianning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

mments on Item 134, Zoning Advisory Committee Meeting, December 28, 1976, are as follows:

Property Owner: Km Bange Location, St./5 Emay Road 5200 SW Honover Pike Estating Zening; R.C.-2.
Estating Zening; R.C.-2.
Proposed Zening: Varionce to permit side selbacks of 46° in lieu of the required 50° Acres; 1.07
District 440.

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 mode owere of plans or problems with regard to development plans that may have a

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



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:

Propesty Owners. Ken's Bouge Learning 5.55 (kmm) Band 5280° SW Hanover Pike Esikling Zoolng: R.C.—20 Proposese Zoning: Variance to permit side setbocks of 46' in lieu of the required 50' Acres: 1.07 District 4th

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 more owners of plans or problems with regard to development plans that may have a harding at this patition. bearing on this petition

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

Very truly yours,

Join L. Wimbley Project and Development Pla

MAY 1 7 1977

Petitioner Book P. Dange & Doverty Fill De-

COUNTY OFFICE BLDG Wicholas Bandari

BUREAU OF DEPARTMENT OF

STATE BOADS COM BUREAU OF PIRE PREVENTION HEALTH DEPARTMENT PROJECT PLANNING MOARD OF EDUCATION

DEVELOPMENT

January 31, 1977

Mr.Kent Bange 107 Delight Road Reisterstown, Maryland 21136

RE: Variance Petition Item 134 Kent P. Bange & Beverly Jill Bange - Petitioner

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

The Ioning 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 tollowing comments are a result of this review and inspection.

These comments are not intended to indicate the observe that all parties are made earen. It is all parties are made earen. The many have a bearing on this case. The Director of Planning any file a writen report with the zoning commissioner with recommendations as to the appropriateness of the requested zoning.

This currently vacant site is located on the southeast side of Emory Road approximately on mile southeast side of Emory Road approximately on mile beelings exist to the northwest across Emory Road to the southwest immediately abutting this rite, while vacant land exists to the east and southeast.

This Variance is necessitated by your proposal to construct a dwelling in the existing lot within 46 feet of the side property lines in lieu of the required 50 feet.

This petition is accepted for filing on the date of enclosed filing certificate. Notice of the hearing

Mr. Kent Bange Re: Item 134 January 31, 1977 Page 2

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

NBC -.TD Enclosure

cc: Mr. William O. Linde, Jr. Eastern Development 1830 York Road Timonium, Maryland 21093

An approved water well must be provided before final approval of the Health Department. Percolation tests have been performed with satis-factory results. Very truly yours.

Kest Bange SB/S Bhory Bd. 5280' SM Hanover Pite Rt.G. 2 Variance to permit side setbacks of 46' in 11eu of the required 50'. 1.07 4th

January 10, 1977

Thomas H. Devlin, Director EUREAU OF ENVIRONMENTAL SERVICES

THD/My/ftho

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

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

Existing Zonings Proposed Zonings

Acres: Districe:

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

Maryland Department of Transportation

Bernard M. Eva 1

January 6, 1977

Mr. S. Eric Dinenna Zoning Commissioner County Office Bldg. Towson, Md. 21204

Re: Z.A.C. Meeting, Dec. 28, 1976
Item: 134
Property Owner: Kent Bange
Location: \$525 Emp Wal (Rec. 91)
Existing Zoning: R.C. 2
Proposed Zoning: Wariance to permit
Action 200 Employees to the control of the leading of the
Acres: 1.07

Dear Mr. DiNenna:

The proposed right of way widening is not properly indicated on the plan. The right of way must be centered on the existing centerline of highway.

The petitioned variance and proposed dwelling should have no adverse effect on the highway.

CL:JEM:dj

Very truly yours, Charles Lee, Chief Bureau of Engineering Access Permits By: John E. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 29, 1976

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

Z.A.C. Meeting of: December 28, 1976

Re: Item 134
Property Owner: Kent Hange
Location: SL/S Imnoy Rd. 2260' SK Hanover Fike
Present Zening: Rc. 2
Proposed Coming: No. 2
Licu of the required 20'
Licu of the required 20'

District: 4th No. Acres: 1.07

No bearing on student population.

Very truly years. W. huch tetioned W. Nick Petrovich., Field Representative

Mr. S. Eric DiNenna, Zoning Commissioner Office of Flamming and Zoning County Office Building Towson, Karyland 21204

Dear Mr. DiNenna:

Comments on Item # /3 /2 oning Advisory Committee Meeting, 12-28-76 are as follows:

Property Owner: Kent Bange Location: S.E.S. Embry Road, 5280' S.W. Hanover Pike Elisting Zoning: R.C. 2 Proposed Zoning: Variance to pumit side setbacks of L6' in lieu of the required 50'.

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.

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 percit.

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 Building 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

Very truly yours.

Mark E. Sunham

February 9, 1977

Mr. & Mrs. Kent Bange 10 Delight Road Reisterstown, Maryland 21135

KEr Petition for Variance SE/S of Emory Road, 5280' SW of Hanover Pike - 4th Election District kent Bange, et ux - Petitioners NO. 77-140-A (Item No. 134)

Dear Mr. & Mrs. Banger

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

GEORGE MARTINAK Matinh

GJM/mc

Attachments

cc: John W. Hessian, III, Esquire

DESCRIPTION FOR VARIANCE

PROPERTY OF MR. & MRS. KINT BANGE

LITH ELECTION DISTRICT

Beginning at a point on the Southeast side of Emory Dead, approximately 5280 feet Southeast of Hanover Pike and known as Lot 5 of "Gleen Emory" which is recorded in the Land Records of Baltimore County in Liber 37, Folio 101.

1-5,6N

CERTIFICATE OF POSTER THEFT OF BALTIMORS CO.

Location of property. SE/S OF EMORY Rd. 5280 FT. SW OF

Containing 1.07 acres.

BALTIMORE COUNTY, MARTLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiMenna, Zoning Commissioner Date February 1, 1977

FROM Norman E. Gerber, Acting Director of Planning

SUBJECT Petition #77-140-A. Petition for Variance for Side Yards. Southeast side of Emory Road 5280 feet Southwest of Hanover Pike Petitioner - Kent Bange and Beverly JIII Bange

4th District

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

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

OFFICE OF

TOWSON, MD. 21204

Jan. 19,

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

- ☐ Catonsville Times ☐ Dundalk Times
- ☐ Suburban Times Fast
- ☐ 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. 19, 1977.

> *TROMBERG PUBLICATIONS, INC. BY rate Frink

BALTIMORE COUNTY, MARYLAND OFFICE OF FINA REVENUE DIVISION MISCELLANFOUS CASH RECEIPT Jan. 17. 1977 ACCOUNT_ \$25.00 William O. Linde, Jr., 1830 York Road Whatern Bevelopment, Thomas Towson, Md. 2120 189 9 1 E MI 16 25.00 MSC

VALID TION OR SIGNATURE OF CANALES

Posted for PRTITION FOR VARIANCE

Posted by Lacuas T. Prolomos

HANOVER Pike

HANOVER PIKE

stion of Stone SE/S OF EMORY Rd.

KENT BANGE

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 42854 Jan. 17, 1977 ACCOUNT 01-662 AMOUNT \$25.00 William O. Linde, Jr., 1830 York Road in Nevelopment, Timesteen Towson, Md. 21201, tion for Variance for Kent Bauve——#77-110-1 189 8 4 F 180 16 25.00%

77-1.10-H

Date of Posting Jan 22, 1977

5280' +a, - Su OF

Date of return: 1.00 28,1977

BALTIMORE COUNTY, MARYLAND No. 42894 DATE Feb. 7 1977 ACCOUNT 01-662 AMOUNT \$36.00 RECEIVED Kent T. Bangs, 107 Delight Rd. Deistersto 1275 TEE 7 36.0040 VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE SE/S of Emory Rd. 5290' SW of Hanover Pike. 4th District

: BEFORE THE ZONING COMMISSIO: JER OF BALTIMORE COUNTY

KENT P. BANGE, et ux, Petitio : Case No. 77-140-4

ORDER TO ENTER APPEARANCE

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 dates which may be now or hereafter designated therefore and of the passage of any preliminary or final Order in connection therewith,

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

John W. Hessian, III People's Counsel County Office Building Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 3rd day of February, 1977, a copy of the aforegoing Order was mailed to Mr. & Mrs. Kent P. Bange, 107 Delight Road. Reisterstown, Maryland 21136, Petitioners.

> W. Vessians John W. Hessian, III



CERTIFICATE OF PUBLICATION

TOWSON, MD. January 20 19.27 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ogoccitic; Rch of one time successes before the7.th..... day of February 19 77 the sest publication appearing on the 20th day of January 19 77 THE JEFFERSONIAN.

L. Liank Sirister

Cost of Advertisement, \$_

PETITION		APPI	NG	PR	OGRE	SS	SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
200700000000000000000000000000000000000	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										1
Petition number added to outline						-				ļ
Denied						-				
Granted by ZC, BA, CC, CA										-
Reviewed by Mbi		_	R	evise	d Plan	is:	or desc	rinte		
Previous case:				ap #				e a petas		

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

	Your	Petition	has	be	en	received	٠	this /)	day
)EC	197_	. Fil:	ing	Fee	\$	25		Received	

Petitioner_ BANGE Submitted by 6 / Petitioner's Attorney_____ Reviewed by N/8

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

DATA

DATA

DE ZOMAG - RC 2

1 AT PERCENCE : ENKUR 574/0/ 40000 DM 500 HANNEY PLE EMORY ROAD (NO STATE RTE 49) PRO HIGH VAT WIDEN NOT -בונה יכי ל 3 - 72 00' L-22 36' D'againer som 120000 1074000 3 these work

> ZOUNG VARIANCE # LOT 5 Harristone Co (traviano) Sura 100 Dec 4.9%

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EASTERN DEVELOPMENT 1830 YORK ROAD TIMONIUM , MO