

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Pamela S. Sample, last owner of the property shown 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 156B.103 to allow side yard set backs of 15 feet instead of the required 50 feet, and a rear yard set back of 15 feet instead of the required 75 feet. RC5

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason: (Indicate hardship or practical difficulty)

To permit construction of a dwelling on an undersized duly recorded lot; Petitioner does not own sufficient adjoining land to conform substantially to the width and area requirements, therefore, creating a hardship.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, and further agree to use are to be bound by the zoning regulations and restrictions of County adopted pursuant to the Zoning Law For Baltimore County.

Pamela S. Sample
Pamela S. Sample

Contract purchaser Legal Owner

Address: 137 SALLYARD LANE
Baltimore, Maryland 21221

President's Attorney

Robert J. Wheeler
Address: 809 Eastern Boulevard
Baltimore, Maryland 21221

By the Zoning Commissioner of Baltimore County, this 22nd day of June, 1977, at 10:00 o'clock

of June, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 146, County Office Building in Towson, Baltimore County, on the 1st day of June, 1977, at 10:00 o'clock.

June 7, 1977

Robert J. Remondino, Esquire
Coramanda Building
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variance
S/S of Silver Lane, 160' E of
Cedar Beach Road - 15th
District District
Pamela S. Sample - Petitioner
NO. 77-232-A (Shm No. 210)

Dear Mr. Remondino:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

J. ERIC DI NENNO
Zoning Commissioner

REB/vst

Attachments

cc: John W. Hession, III, Esquire
People's Council

RE: PETITION FOR VARIANCE
S/S of Silver Lane 160' E of
Cedar Beach Road, 15th District
Pamela S. Sample, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-232-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 254.1 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. Hession, Jr.
Charles E. Hession, Jr.
Deputy People's Council

John W. Hession, III
John W. Hession, III
People's Council
County Office Building
Towson, Maryland 21204
494-2782

I HEREBY CERTIFY that on this 22nd day of May, 1977, a copy of the foregoing Order was mailed to Mr. Pamela S. Sample, 137 Silver Lane, Baltimore, Maryland 21221, Petitioner.

John W. Hession, III
John W. Hession, III



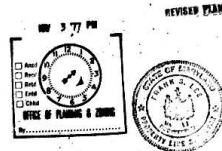
FRANK S. LEE

Registered Land Surveyor
1277 HICKORY AVE. - BALTIMORE, MD. 21217

February 3, 1977

Lot 116 and 119 1/2, plat of Cedar Beach, 7/106
South side of Silver Lane 1283 feet more or less east of
Cedar Beach Road.
15th District Baltimore County, Maryland

Beginning for the same on the south side of Silver Lane at the distance of 160 feet more or less measured along the south side of Silver Lane from the east side of Cedar Beach Road, and thence running and binding on the south side of Silver Lane North 50 degrees 24 minutes East 65 feet, thence leaving Silver Lane for a line of division North 38 degrees 54 minutes East 150 feet more or less to the north side of Poplar Road, thence running and binding on the north side of Poplar Road South 31 degrees 46 minutes East 9 feet, thence leaving Poplar Road for a line of division on follows: North 38 degrees 07 minutes East 116.25 feet and North 17 degrees 42 minutes West 100 feet to the place of beginning.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNanno, Zoning Commissioner Date: May 24, 1977
FROM: Thomas R. Garber, Acting Director For Planning

SUBJECT: Petition 77-232-A. Petition for Variance For Side and Rear Yards.
South side of Silver Lane 760 feet East of Cedar Beach Road.
Petitioner - Pamela S. Sample

15th District

HEARING: Wednesday, June 1, 1977 (10:00 A.M.)

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

Thomas R. Garber
Thomas R. Garber
Acting Director of Planning

ERG:JGH:rw



April 19, 1977

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

Dear Mr. DiNanno:

Comments on Item 210, Zoning Advisory Committee Meeting, March 22, 1977, are as follows:

Property Owner: Pamela S. Sample
Location: S/S Silver Lane 1283' E. Cedar Beach Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.
District: 15th

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 W. Hession, III
John W. Hession, III
Planner III
Project and Development Planning

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 Petitioner, the Variance should be had, and it is further appearing that by reason of the granting of the Variance requested, no adversely affecting the health, safety, and general welfare of the community, Variance to permit side yard setbacks of 18 feet in lieu of the required 50 feet and a rear yard setback of 70 feet from the center line of the street in lieu of the required 75 feet, in a R.C. 5 Zone, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Department of Public Works and the Office of Planning and Zoning.

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 Petitioner, the Variance should be had, and it is further appearing that by reason of the granting of the Variance requested, no adversely affecting the health, safety, and general welfare of the community, Variance to permit side yard setbacks of 18 feet in lieu of the required 50 feet and a rear yard setback of 70 feet from the center line of the street in lieu of the required 75 feet, in a R.C. 5 Zone, should be granted.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
10 W. Cheltenham Ave.
TOWSON, MARYLAND 21204
Nicholas, B. Comodari
Baltimore, Maryland 21201
Acting Chairman

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
STATE HOUSE CAMPUS
BUREAU OF PUBLIC UTILITIES
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BUREAU OF EDUCATION
HUMAN ADMINISTRATION
SCHOOL DEVELOPMENT

May 25, 1977

Robert J. Komadka, Esquire
889 Eastern Boulevard
Baltimore, Maryland 21221

RE: Variance Petition
Item No. 210
Petitioner - Pamela S. Sample

Dear Mr. Komadka:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

This currently vacant R.C. 5 zoned site is located on the south side of Silver Lane approximately 760' east of Cedar Beach Road in the 15th Election District. Adjacent properties are similarly zoned and improved with individual dwellings.

This Variance is necessitated by your proposal to construct a dwelling on this site closer to the side property lines and centerline of Poplar Road than the permitted setback.

This petition was inadvertently scheduled for a hearing date prior to obtaining revised plans as required

Robert J. Komadka, Esq.
Page 2
Item No. 210
May 25, 1977

by the Health Department. In light of this I strongly suggest that you clarify this matter before the scheduled hearing date.

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,
Nicholas B. Comodari
NICHOLAS B. COMODARI,
Chairman
Zoning Plans Advisory Committee

REC:rf

cc: Frank S. Lee
1277 Neighbors Ave.
Baltimore, Maryland
21237

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 464-3000
STEPHENS COLLINS
DIRECTOR

April 14, 1977

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

Re: Item 210 - ZAC - March 22, 1977
Property Owner: Pamela S. Sample
Location: 5/5 Silver Lane, 1283' E Cedar Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 18' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.

Acres: _____
District: 15th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance to the side and rear yard.

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

MSF/fjs

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 9, 1977

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

Re: Item #210 (1976-1977)
Property Owner: Pamela S. Sample
5/5 Silver Lane, 1283' E Cedar Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 18' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.
District: 15th

Dear Mr. DiMenna:

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.

Highways:

Regular Road and Silver Lane, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 40-foot or 50-foot rights-of-way. Highway rights-of-way widenings, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Setback Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

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

Item #210 (1976-1977)
Property Owner: Pamela S. Sample
Page 2
May 9, 1977

Water and Sanitary Sewer:

Public water mains exist in Silver Lane and Poplar Road. Public sanitary sewerage is not available to serve this property which is located beyond the Urban Rural Reservation Line. The Baltimore County Comprehensive Sewer Plan, adopted January 1976, indicates "planned service" in the area in 10 to 30 years.

Very truly yours,

Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:EAR/PWR:lee
cc: J. Somers
E-NE Key Sheet
5 SE 39 Pos. Sheet
SE 2 J Topo
98 Tax Map

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

April 5, 1977

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

Dear Mr. DiMenna:

Comments on 210, Zoning Advisory Committee Meeting, March 22, 1977, are as follows:

Property Owner: Pamela S. Sample
Location: 5/5 Silver Lane, 1283' E Cedar Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 18' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.
Acres: _____
District: 15th

A revised plot plan is required and must show 10,000 square feet for the sewage disposal system.

Very truly yours,

Thomas H. Devlin
THOMAS H. DEVLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/STW/tsh

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 464-3000
JOHN D. SEYFERT
DIRECTOR

Received from Zoning 3-28-77

March 28, 1977

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

Dear Mr. DiMenna:

Comments on Item # 210 Zoning Advisory Committee Meeting, March 22, 1977, are as follows:

Property Owner: Pamela S. Sample
Location: 5/5 Silver Lane, 1283' E Cedar Beach Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 18' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.
Acres: _____
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.).
- ☒ 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 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.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burdick
Charles E. Burdick
Plans Review Chief
(301) 464-3000

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 25, 1977

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

Z.A.C. Meeting of: March 22, 1977

RE: Item No: 210
Property Owner: Pamela S. Sample
Location: S/S Silver Lane 1263' E. Cedar Beach Road
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 18' in lieu of the required 50' and a rear setback of 50' in lieu of the required 75' and variance to permit construction of a dwelling on an undersized lot.

District: 15th
No. Acres:

Dear Mr. Duenna:

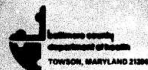
No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

BNP/hp



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

March 22, 1976

Mr. Harry A. Sample
137 Silver Lane
Baltimore, Maryland 21221

Re: Lots 118B & 10C, Cedar Beach, north side Poplar Road, Election District 15

Dear Mr. Sample:

A representative of this office, Mr. Marvin B. Cook, evaluated the soil on the subject property. The results are as follows:

TEST PIT	DEPTH	SOIL
A	7 feet	Clay 0-8 ft., sand 8-16 ft., water 12 ft.
B	0 test	Clay 0-4 ft., sand and clay 4-12 ft.
Same pit	13 feet	Sand 12-17.5 ft.
C	1 minutes	Clay and sand 0-10 ft., sand 10-17 ft.

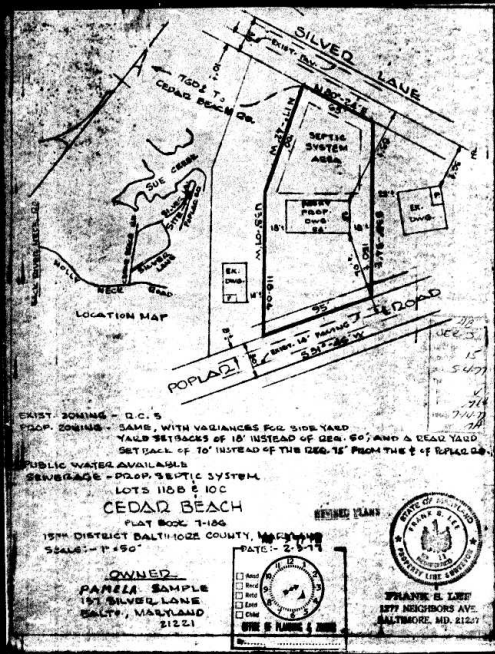
Based on the evaluations and the plot plan with the elevation study, approval will be granted for the installation of a private sewage disposal system. Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Very truly yours,

William M. Greenwalt

William M. Greenwalt, R.S., Chief
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

MBC:pb

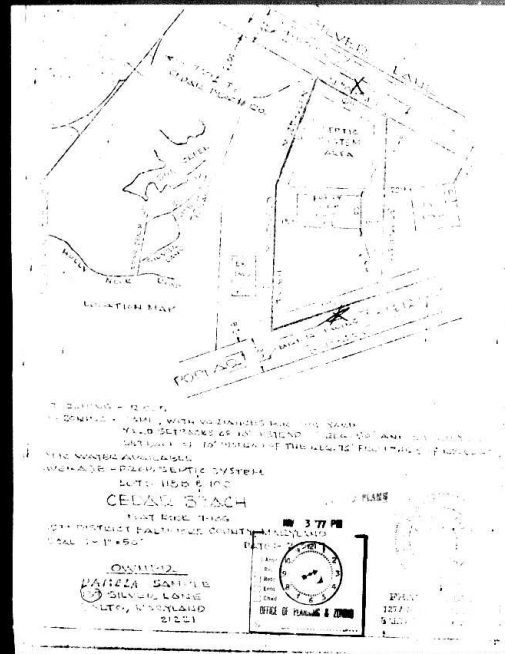


EXIST. ZONING - D.C. 5
PROPOSED ZONING - SAME, WITH VARIANCES FOR SIDE YARD YARD SETBACKS OF 18' INSTEAD OF GEN. 60' AND A REAR YARD SETBACK OF 18' INSTEAD OF THE 125-15' FROM THE E. OF REAR CO.

PUBLIC WATER AVAILABLE
SEWERAGE - P.O.P. SEPTIC SYSTEM
LOTS 118B & 10C
CEDAR BEACH
PLAT BOOK 7-106

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

OWNED
PAMELA SAMPLE
137 SILVER LANE
BALTIMORE, MARYLAND
21221



EXIST. ZONING - D.C. 5
PROPOSED ZONING - SAME, WITH VARIANCES FOR SIDE YARD YARD SETBACKS OF 18' INSTEAD OF GEN. 60' AND A REAR YARD SETBACK OF 18' INSTEAD OF THE 125-15' FROM THE E. OF REAR CO.

PUBLIC WATER AVAILABLE
SEWERAGE - P.O.P. SEPTIC SYSTEM
LOTS 118B & 10C
CEDAR BEACH
PLAT BOOK 7-106

15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'

OWNED
PAMELA SAMPLE
137 SILVER LANE
BALTIMORE, MARYLAND
21221



CERTIFICATE OF PUBLICATION

TOWSON, MD. May 12, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., under the name of THE JEFFERSONIAN, before the 1st day of May, 1977, the 15th day of the 1977 publication appearing on the 12th day of May, 1977.

L. L. Sample
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$



TOWSON, MD. 21204 May 16, 1977

Petition for Variance-15th Dist.

THIS IS TO CERTIFY, that the annexed advertisement of 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 1 successive weeks before the 1 day of May, 1977, that is to say, the same was inserted in the pages of

May 12, 1977

STROMBERG PUBLICATIONS, INC.

BY *L. L. Sample*

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY #77-202-A

Towson, Maryland

District: 15th Date of Posting: 5-12-77

Posted for: Hearing Held June 1, 1977, 8:00 a.m. 1st

Petitioner: Pamela S. Sample

Location of property: S/S of Silver Lane 1263' E. of Cedar Beach Rd.

Location of Sign: 1 Sign Posted on Board Lot Opposite Lot E. of Cedar Beach Rd. on S/S of Silver Lane

Remarks:

Posted by: *Michael H. Nuss* Date of return: 5-14-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9th day of May 1977 Filing Fee \$ 2.00 Received ☒ Check ☐ Cash ☐ Other

Eric Duenna
Zoning Commissioner

Petitioner: *Pamela Sample* Submitted by: *L. L. Sample*
Petitioner's Attorney: *L. L. Sample* Reviewed by: *Eric Duenna*

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

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 51712

DATE: May 9, 1977 ACCOUNT: 51-662

AMOUNT: \$5.00

RECEIVED FROM: Robert J. Sample, Esq. 809 Parkman Blvd.

FOR: Petitioner for Variance for Pamela S. Sample

77-202-A

RECEIVED FROM: 9 2500

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

No. 51767

DATE: June 1, 1977 ACCOUNT: 01-662

AMOUNT: \$40.75

RECEIVED FROM: Pamela S. Sample 137 Silver Lane, Baltimore, Md.

FOR: Petitioner for Variance for Pamela S. Sample

77-202-A

RECEIVED FROM: 1 49.75

VALIDATION OR SIGNATURE OF CARRIER

AUG 0 1977

AUG 03 1977