

77-244-A #239 8729 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Earl E. & Nancy B. Slaybaugh, 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 1800.3C.1 to permit a side street setback of 11 feet in lieu of the required 25 feet and Section 1801.2C.3 to permit 46 feet from the center line of the street in lieu of the required 50 feet.

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

We wish to erect a 10' 6" x 17' storage room to be attached to the existing house. It is to be made of masonry and brick construction. We plan to remodel an existing garage into a family room with a powderroom. The roof of the storage area will be a hip-type. However, we find we need a variance of approximately 15' of property as we would not be within the 25' required by Baltimore County. Property we thought to be ours evidently belongs to the county according to the surveyors plat attached.

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.

Earl E. Slaybaugh
Earl E. Slaybaugh
Nancy B. Slaybaugh
Nancy B. Slaybaugh
Address: 7353 Yorktowne Drive
Towson, Maryland 21204
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this...10th...day

of May...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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the...13th...day of June...1977 at 10:00 o'clock.

At...M.
[Signature]
Zoning Commissioner of Baltimore County.



ORDER RECEIVED FOR FILING
DATE June 15, 1977

RE: PETITION FOR VARIANCE
NW corner of Yorktowne Drive and
Stevenson Lane, 9th District
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
EARL E. SLAYBAUGH, et al., Petitioners : Case No. 77-244-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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 pendency of any preliminary or final Order in connection therewith.

Charles E. Kautz, Jr.
Charles E. Kautz, Jr.
Dputy People's Counsel
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of June, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Earl E. Slaybaugh, 7353 Yorktowne Drive, Towson, Maryland 21204, Petitioners.



June 15, 1977

Mr. & Mrs. Earl E. Slaybaugh
7353 Yorktowne Drive
Towson, Maryland 21204

RE: Petition for Variances
NW corner of Yorktowne Drive and
Stevenson Lane - 9th Election District
Earl E. Slaybaugh, et al. - Petitioners
No. 77-244-A (Item No. 239)

Dear Mr. & Mrs. Slaybaugh:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/me

Attachments

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

Beginning at a point on the northwest corner of Yorktowne Drive and Stevenson Lane and known as Lot 1 as shown on the plat of Yorktowne which is recorded in Baltimore County in Plat Book CWS Jr. No. 12/90

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 31, 1977
FROM: Norman S. Gerber, Acting Director of Planning
SUBJECT: Petition 77-244-A - Petition for Variance for Side and Front Yards, Northwest corner of Yorktowne Drive and Stevenson Lane. Petitioner - Earl E. Slaybaugh and Nancy B. Slaybaugh

9th District

REMARKS: Monday, June 13, 1977 (10:00 A.M.)

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

Norman S. Gerber
Norman S. Gerber
Acting Director of Planning

NHG:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Earl E. Slaybaugh
7353 Yorktowne Dr.
Towson, MD 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 15th day of May 1977

S. Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner: Earl & Nancy Slaybaugh
Petitioner's Attorney: _____ Reviewed by: Nicholas S. Commodari
Planning & Zoning Associate III

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

May 26, 1977

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

Re: Item #239 (1976-1977)
Property Owner: Earl E. & Nancy B. Slaybaugh
N.W. cor. Yorktowne Dr. & Stevenson Ln.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and a setback of 46' from the center of the street in lieu of the required 50'.
DISTRICT: 9th

Dear Mr. DiNenna:

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.

General

Baltimore County highway and utility improvements are not directly involved. Additional fire hydrant protection is required in the vicinity. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #239 (1976-1977).

Very truly yours,

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

DWT:EAM:PMH:se

cc: M. Manchel

N-W Key Sheet
32 NE 1 & 2 Pos. Sheets
NE & A Tops
70 Tax Map

ASG 6 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 granting of the Variances requested not adversely affecting the health, safety and general welfare of the community, Variances to permit a side street setback of 11 feet instead of the required 25 feet and 46 feet from the center line of the street instead of the required 50 feet should be granted.

Deputy
IS ORDERED by the Zoning Commissioner of Baltimore County this 15th day of June, 1977, that the herein Petition for the aforementioned Variances 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.

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, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
101 E. CALVERT STREET
TOWSON, MARYLAND 21204
Nicholas B. Commodari
Chairman
MEMBERS
BUREAU OF BUILDINGS
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD COMMISSION
BUREAU OF PUBLIC WORKS
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
ZONING ADMINISTRATION
RECREATION DEPARTMENT

June 6, 1977

Mr. Earl E. Slaybaugh
Mrs. Nancy B. Slaybaugh
7155 Yorktowne Drive
Towson, Maryland 21204

RE: Variance Petition
Item No. 239
Petitioner - Earl E. Slaybaugh
Nancy B. Slaybaugh

Dear Mr. & Mrs. Slaybaugh:

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 Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned D.R. 5.5, is located on the northwest corner of Yorktowne Drive and Stevenson Lane in the 9th Election District. Adjacent properties are also zoned D.R. 5.5 and improved with similar type uses.

This Variance is necessitated by your proposal to erect an addition to the side of the existing dwelling within 11 feet of the sidewalk property line in lieu of the required 25 feet.

Mr. Earl E. Slaybaugh
Mrs. Nancy B. Slaybaugh
Page 2
Item No. 239
June 6, 1977

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. Commodari
Chairman
Zoning Plans Advisory Committee

MBC:rf



May 20, 1977

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

Dear Mr. DiNenna:

Comments on Item #239, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Earl E. and Nancy B. Slaybaugh
Location: NW/C Yorktowne Drive and Stevenson Lane
Existing Zoning: D, R. 5.5
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and a setback of 46' from the center of the street in lieu of the required 50'
Acres: 1.0
District: 9th

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



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

June 1, 1977

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

Dear Mr. DiNenna:

Comments on #239, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Earl E. & Nancy B. Slaybaugh
Location: NW/C Yorktowne Dr. & Stevenson La.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and a setback of 46' from the center of the street in lieu of the required 50'.
Acres: 1.0
District: 9th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/LJW/rth



STEPHEN E. COLLINS
DIRECTOR

May 18, 1977

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

Re: Item No. 239 - ZAC - May 10, 1977
Property Owner: Earl E. & Nancy B. Slaybaugh
Location: NW/C Yorktowne Dr. & Stevenson Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 11 feet in lieu of the required 25 feet and a setback of 46 feet from the center of the street in lieu of the required 50 feet.

Acres: 1.0
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side street setback and the setback to the center line of the street.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/ljo



Paul H. Reinke
CHIEF

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

Attention: Nicholas B. Commodari
Zoning Advisory Committee

Re: Property Owner: Earl E. & Nancy B. Slaybaugh

Location: NW/C Yorktowne Dr. & Stevenson Lane
Item No. 239
Zoning Agenda May 10, 1977

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" 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 of 150 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 _____ exceeds 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

Planning Group
Special Inspection Division

Noted and

Approved: Charles E. Burdhan
Fire Prevention Bureau



JOHN D. DEVIANT
DIRECTOR

May 10, 1977

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

Dear Mr. DiNenna:

Comments on Item #239, Zoning Advisory Committee Meeting, May 10, 1977, are as follows:

Property Owner: Earl E. & Nancy B. Slaybaugh
Location: NW/C Yorktowne Dr. & Stevenson La.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and a setback of 46' from the center of the street in lieu of the required 50'.
Acres: 1.0
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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 may 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. Burdhan
Plans Review Chief
CDB:rj

Date: May 9, 1977

Z.A.C. Meeting of: May 10, 1977

RE: Item No: 239
Property Owner: Earl E. & Nancy Slaybaugh
Location: NW/C Yorktowne Dr. & Stevenson La.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and a setback of 46' from the center of the street in lieu of the required 50'.

District: 9th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

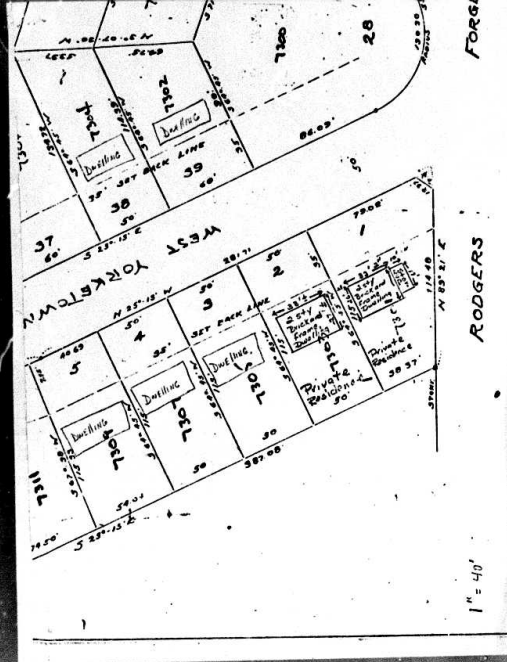
W. Nick Petrovich,
Field Representative

MNP/bf

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. GOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER E. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MUNICIPALITY CASH RECEIPT

No. 51790

DATE June 10, 1977 ACCOUNT NO. 01-462

AMOUNT \$37.45

RECEIVED Earl E. Slaght, Jr., 7353 Totemstone Dr.
MILFORD, MD. 21106
FOR Assessing and posting of property for
E. Slaght
777-284-A

2865 AF 100 3925ML

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS ASH RECEIPT

No. 51749

DATE May 20, 1977 ACCOUNT 03-662

AMOUNT \$25.00

RECEIVED FROM Earl E. Slaymaker, Jr. 7353 Testuno Dr.,
Pitts, Md. 21208

FOR Payment for Variance
777-244-4

40711 24 250 CME

O

VALIDATION OR SIGNATURE OF CASHER

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 26, 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., once each at one time announced weeks before the 135th day of June, 1977, the same publication appearing on the 26th day of May 1977.

THE JEFFERSONIAN.
L. Lusk, Street
Manager.

Cost of Advertisement, \$.....


 OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 June 3 19 77

Petition for Amended 9th Dist.

THIS IS TO CERTIFY, that the annexed document of
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 13 successive weeks before the
13 day of June, 1977, that is to say, the same
 was inserted in the issues of

May 1977

STROMBERG-PUBLICATIONS, INC.
 BY: *Ed 5320*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-244-77

Dist. 94 Date of Posting 5-27-77
Posted for Henry Monte, Jr., 131 C. 16 Ave. A.M.
Petitioner: Carl P. Shopley
Location of property N.W. 1/4 of 4th Towne, Sec. 4, T17N
Range
Location of Sign: 1 sign located on East side of main Shopley
inside parking H. 7353

Remarks:

Posted by Paul R. Hor Date of return 6-2-77

