

77-252-A #222 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert G. and
Rebecca S. Taylor, legal owners of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1200.3-B (4000.3-B-3)
To allow a 35 foot sideyard 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)

To construct a one-car garage, 12' x 20' attached to the side of the
existing dwelling; presently only 55' sideyard.

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 of Baltimore County.

Robert G. Taylor and
Rebecca S. Taylor

Contract purchaser

Robert G. Taylor Legal Owner

Address: 217 Mysticwood Rd.

Reisterstown, Md. 21136

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day

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 through-
out 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 20th day of June 1977, at 10:15 o'clock
A.M.

Eric Di Nenna
Zoning Commissioner of Baltimore County.

(over)



TOWSON, MD. 21204 June 10 1977

Petition for Variance--4th 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
20 day of June 1977, that is to say, the same
was inserted in the issues of

June 2, 1977

STROMBERG PUBLICATIONS, INC.

BY *Eric Di Nenna*

RE: PETITION FOR VARIANCE
N/S of Jill Court 181.12' W of
Amy Brent Way, 4th District
OF BALTIMORE COUNTY
Case No. 77-252-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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

I HEREBY CERTIFY that on this 14th day of June, 1977, a copy of the foregoing
Order was mailed to Mr. and Mrs. Robert C. Taylor, 217 Mysticwood Road, Reisterstown,
Maryland 21136, Petitioners.

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



TOWSON, MD. 21204 June 11 1977

Petition for Variance--4th 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
20 day of June 1977, that is to say, the same
was inserted in the issues of

June 2, 1977

STROMBERG PUBLICATIONS, INC.

BY *Eric Di Nenna*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of
June 1977. Filing Fee \$ 25.00 Received ☒ Check

Eric Di Nenna
S. Eric Di Nenna,
Zoning Commissioner

Petitioner *Robert C. Taylor* Submitted by *Thomas Gaver*
Petitioner's Attorney reviewed by *John Mason*

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric Di Nenna, Zoning Commissioner Date: June 14, 1977
FROM: Norman H. Gember, Acting Director of Planning
SUBJECT: Petition 77-252-A, Petition for Variance for a Side Yard
North side of Jill Court 181.12 feet West of Amy Brent Way
Petitioner - Robert C. Taylor and Rebecca S. Taylor

4th District

HEARING: Monday, June 20, 1977 (10:15 A.M.)

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

Norman H. Gember
Norman H. Gember
Acting Director of Planning

SDS:LJN:aw

June 21, 1977

Mr. & Mrs. Robert C. Taylor
217 Mysticwood Road
Reisterstown, Maryland 21136

RE: Petition for Variance
N/S of Jill Court, 181.12' W of
Amy Brent Way - 4th Election
District
Robert C. Taylor, et ux -
Petitioners
NC. 77-252-A (Item No. 232)

Dear Mr. & Mrs. Taylor:

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

Very truly yours,

Eric Di Nenna
S. ERIC DI NENNA
Zoning Commissioner

SED:arl

Attachments

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 2 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 a week.

on the 2nd day of June 1977, the 1977 publication
day of June 1977, the 1977 publication
appearing on the 2nd day of June 1977.

John W. Heslin, III
THE JEFFERSONIAN
Manager

Cost of Advertisement \$

Thomas M. Gaver
Builder/General Contractor
465 East Main Street
Vestminster, Maryland 21157
876-1292

Beginning 181.12' west of Amy Brent Way on the north side of Jill Court,
as and recorded in the Land Records of Baltimore County in Plat Book 38,
Folio 22, Rob Hill East, Section 1, Block 2, Lot 19. In the fourth election
district otherwise known as 4 Jill Court.

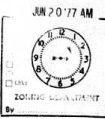
Eric Di Nenna

Dear Mr. Di Nenna,

We, the petitioners, having received ap-
proval of our variance petition on this day
June 20, 1977, do hereby waive the thirty
day appeal period and agree to accept fi-
nancial responsibility for the construction of a
one-car garage on our property, 4 Jill Court,
Reisterstown, Maryland.

Very truly yours,

Robert C. Taylor
Rebecca S. Taylor
77-252-A



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 4th Date of Posting June 3, 1977

Posted for: Petition For Variance

Petitioner: Robert C. Taylor

Location of property: N/S of Jill Ct. 181.12' W of Amy Brent Way

Location of Sign: N/S of Jill Ct. 455.00' W of Amy Brent Way

Remarks: *Eric Di Nenna*

Posted by: *Eric Di Nenna* Date of return: June 16, 1977

BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING MISCELLANEOUS RECEIPT DATE: May 27, 1977 ACCOUNT: 03-666 AMOUNT: \$25.00 RECEIVED FROM: Thomas M. Gaver, Inc. 145 S. Main Street Vestminster, Md. 21157 FOR: PETITION FOR VARIANCE FOR Robert Taylor 77-252-A 25.00	BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING MISCELLANEOUS RECEIPT DATE: June 30, 1977 ACCOUNT: 03-666 AMOUNT: \$37.50 RECEIVED FROM: Robert C. Taylor 217 Mysticwood Rd. Reisterstown, Md. 21136 FOR: Advertising and posting of property 77-252-A 37.50
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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 Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 35 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of June, 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 Zoning Commissioner of Baltimore County Office of Planning and Zoning.

B - 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

ORDER RECEIVED FOR FILING

DATE

June 21, 1977
Baltimore County

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Robert C. Taylor
Mrs. Rebecca G. Taylor
217 N. Chesapeake Ave.
Reisterstown, Maryland 21136

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

Form 6232

Your Petition has been received and accepted for filing
this 22nd day of May 1977

Mr. Eric DiNenna
Zoning Commissioner

Petitioner Robert C. Taylor
Petitioner's Attorney

Reviewed by
Nicholas B. Commodari
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 10, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
NICHOLAS B. COMMODARI
Chairman

Mr. Robert C. Taylor
Mrs. Rebecca G. Taylor
217 N. Chesapeake Avenue
Reisterstown, Maryland 21136

RE: Variance Petition
Item No. 232
Petitioner - Robert C. Taylor
Rebecca G. Taylor

Dear Mr. & Mrs. Taylor:

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.

Located on the north side of Jill Court approximately 181 feet west of Amy Brent Way, the subject property is improved with a dwelling under construction. Properties immediately contiguous and south of this site consists of vacant lots. A previous Variance, Case #76-183-A, for side yard setbacks was granted on lot number 16 in this subdivision.

This Variance is necessitated by your proposal to construct a garage to the side of the dwelling within 35 feet of the side property line in lieu of the required 50 feet. As indicated in previous conversation with Mrs. Taylor, the proposal is to construct a two car garage

Mr. Robert C. Taylor
Mrs. Rebecca G. Taylor
Page 2
Item No. 232
June 10, 1977

rather than a one car garage as indicated on the submitted site plan. Revised plans reflecting same must be indicated prior to the scheduled hearing.

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

NBC/rf

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 19, 1977

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

Re: Item #232 (1976-1977)
Property Owner: Robert C. & Rebecca G. Taylor
N/S Jill Ct. 181' W. Amy Brent Way
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 50'.
Acre: 153.50 x 272.97 District: 4th
155.00 x 293.87

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 or are as secured by Public Works Agreement No. 47401.

There is an existing Baltimore County 10-foot drainage and utility easement contiguous to the rear property line of this lot 19, as shown on the plat of "Section One, Mob Hill-East", recorded S.R.N., Jr. 39, Folio 22.

Very truly yours,

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

DWT:ESH:PMH:es

cc: R. Corvay

X-88 Key Sheet
67 SW 43 & 44 Pos. Sheets
8W 17 K Topo
48 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
13111 4th 3211

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 #232, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Robert C. and Rebecca G. Taylor
Location: N/S Jill Court 181' W. Amy Brent Way
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 50'.
Acre: 153.50 x 272.97
155.00 x 293.87
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 ensure 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 comments.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
3011 6th 2000
STEPHENS COLLINS
DIRECTOR

May 18, 1977

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

Re: Item No. 232 - 74C - May 3, 1977

Property Owner: Robert C. & Rebecca G. Taylor
Location: N/S Jill Ct. 181 feet W Amy Brent Way
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35 feet in lieu of the required 50 feet.
Acre: 153.50 x 272.97
155.00 x 293.87
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setback.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/ijo

baltimore county
department of health
TOWSON, MARYLAND 21204

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

May 4, 1977

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

Dear Mr. DiNenna:

Comments on #232, Zoning Advisory Committee Meeting, May 3, 1977, are as follows:

Property Owner: Robert C. & Rebecca G. Taylor
Location: N/S Jill Ct. 181' W Amy Brent Way
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 50'.
Acre: 153.50/272.97 A 272.97/293.87
District: 4th

Since this property has an existing approved water well and septic system, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin
BUREAU OF ENVIRONMENTAL SERVICES

TED/BJW/ESH



Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Compadari
Zoning Advisory Committee

Re: Property Owner: Robert C. & Rebecca G. Taylor

Location: N/S J111 Ct. 181' W Amy Brent Way

Item No. 232

Zoning Agenda May 3, 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 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 _____ ~~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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER

HJ Kelly
Planning Group
Special Inspection Division

Noted and
Approved:

George M. G. Bennett
Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

May 3, 1977

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

Dear Mr. DiNenna:

Comments on Item # 232 Zoning Advisory Committee Meeting, May 3, 1977
are as follows:

Property Owner: Robert C. & Rebecca G. Taylor
Location: N/S J111 Ct. 181' W. Amy Brent Way
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 50'.

Acres: $\frac{153.50}{155.00} \times \frac{272.97}{293.87}$
District: 4th

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (x) 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. Burnham

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 3, 1977

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

Z.A.C. Meeting of: May 3, 1977

RE: Item No. 232

Property Owner: Robert C. & Rebecca G. Taylor
Location: N/S J111 Ct. 181' W. Amy Brent Way
Present Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 50'.

District: 4th
No. Acres: $\frac{153.50}{155.00} \times \frac{272.97}{293.87}$

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

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

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROGER W. HAYDEN

ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LOREL
MRS. MILTON H. SMITH, JR.
RICHARD W. TRACEY, D.V.M.