

79-2-A (Case No. 242) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Robert B. Handler, 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 1B02, 3B (1A02, 3B, 3) To permit 67 feet from centerline instead of the required 75 feet

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

House was staked out incorrectly and construction has already begun.

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

Legal Owner

Address 2526 C. Ballin Road

Baltimore, MD. 21209

Petitioner's Attorney

Protestant's Attorney

ORDERED BY The Zoning Commissioner of Baltimore County, this 12th 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 through-

out Baltimore County, that property be posted, and that the public hearing be held before the Zoning

Commissioners of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 18th day of July, 1977, at 10:15 a.m.

Attest:



Eric Di Nenna

Zoning Commissioner of Baltimore County.

(over)

10-15-A
7/18/72

RE: PETITION FOR VARIANCE
SW/corner of Valley Glen Court and
Ridge Road, 8th District
OF BALTIMORE COUNTY
ROBERT B. HANDLER, Petitioner
Case No. 78-2-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. Krantz, Jr.
Charles E. Krantz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 6th day of July, 1977, a copy of the foregoing Order was mailed to Mr. Robert B. Handler, 2526 C Ballin Road, Baltimore, Maryland 21209, Petitioner.

John W. Heslan, III
John W. Heslan, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric Di Nenna, Zoning Commissioner Date: June 30, 1977

FROM: Roman H. Gerber, Acting Director of Planning

SUBJECT: Petition 78-2-A, Petition for Variance for a Side Yard.

Southwest corner of Valley Glen Court and Ridge Road.
Petitioner - Robert B. Handler

8th District

RECEIVED: Monday, July 18, 1977 (10:15 A.M.)

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

Roman H. Gerber
Acting Director of Planning

NRB:JCH:rw

July 20, 1977

Mr. Robert B. Handler
2526 C Ballin Road
Baltimore, Maryland 21209

RE: Petition for Variance
SW/corner of Valley Glen Court
and Ridge Road - 8th Election
District
Robert B. Handler - Petitioner
NO. 78-2-A (Item No. 242)

Dear Mr. Handler:

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
Eric Di Nenna
Zoning Commissioner

SED:sl

Attachments

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



THORNTON M. MOURING, P.E.
DIRECTOR

June 3, 1977

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

Re: Item #242 (1976-1977)
Property Owner: Robert B. Handler
S/W cor. Ridge Rd. & Valley Glen Ct.
Existing Zoning: R.C. 5
Proposed Zoning: Var. used to permit a setback of 67' from the centerline of the street in lieu of the required 75'.
Acre: 1.04 District: 8th

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 and are secured by Public Works Agreement #8732 executed in connection with the development of "Green Valley North - Junction One". There is a 5-foot drainage and utility easement along the side of this lot #66, as stated on the Amended Plat of Section One "Green Valley North", recorded E.R.R., Jr. 17 Folio 22.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #242 (1976-1977).

Very truly yours,

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

DWT:BAH/PNR:zw

cc: Mr. Thornton, R. Con. #7

T-10 Key Sheet
29 x 60 SW 10 x 21 Pos. Sheets
SW 15 x 2 P Topo
50 Tpk Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 750-8000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JAMES ROAD
ROOM 101, TOWSON BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-0660

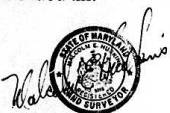
REL. AIR
L. GREGG WOLFF
Landscape Architect
Phone 828-0665

May 9, 1977

DESCRIPTION TO ACCOMPANY VARIANCE 2201 RIDGE ROAD:

Beginning for the same at a point on the south side of Ridge Road (60 feet wide) said point being distant South 69 degrees 06 minutes 25 seconds West 35.00 feet from the intersection formed by the north side of said Ridge Road with the centerline of Valley Glen Court (60 feet wide) thence being all of Lot 66 as shown on the "Amended Plat of Section I Green Valley North" recorded among the plat records of Baltimore County in plat book 37 folio 22.

Containing 1.04 Acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5005

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 above Variance should be had, and it further appearing that by reason of the extension of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit 67 feet from the center line of the street in lieu of the required 75 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of July, 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.

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

July 12, 1977

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
NICHOLAS B. COMMODARI
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE BOARD COMMISSION

BUREAU OF PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Mr. Robert B. Handler
2526 C. Meliss Road
Baltimore, Maryland 21209

RE: Variance Petition
Item No. 242
Petitioner - Robert B. Handler

Dear Mr. Handler:

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 improved with a dwelling under construction, is located on the southeast corner of Ridge Road and Valley Glen Court in the 8th Election District. Since the house is almost complete and is located in conflict with the Baltimore County Zoning Regulations, i.e., 67 feet to the center line of Valley Glen Court in lieu of the required 75 feet, this variance is necessitated in order to "legalize" the existing situation.

Mr. Robert B. Handler
Page 2
Item No. 242
July 12, 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

ENCLOSURE

cc: Hudkins Associates, Inc.
101 Shell Building
200 East Joppa Road
Towson, Maryland 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

June 6, 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 #242, Zoning Advisory Committee Meeting, May 17, 1977, are as follows:

Property Owner: Robert B. Handler
Location: SW/C Ridge Road and Valley Glen Court
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a setback of 67' from the centerline of the street in lieu of the required 75'.
Acres: 1.04
District: 8th

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 comments.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

June 14, 1977

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

Re: Cycle Zoning: Item 242 - SAC - May 17, 1977
Property Owner: Robert B. Handler
Location: SW/C Ridge Rd. & Valley Glen Ct.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a setback of 67' from the centerline of the street in lieu of the required 75'.
Acres: 1.04
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the setback from the centerline of the street.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/jlf

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

June 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #242, Zoning Advisory Committee Meeting, May 17, 1977, are as follows:

Property Owner: Robert B. Handler
Location: SW/C Ridge Rd. & Valley Glen Ct.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a setback of 67' from the centerline of the street in lieu of the required 75'.
Acres: 1.04
District: 8th

Since this house is already under construction and approved septic system and water well exist, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JUN/77

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Heinicke
CHIEF

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

Attention: Mr. Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Robert B. Handler

Location: SW/C Ridge Rd. & Valley Glen Ct.

Item No. 242

Zoning Agenda May 17, 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 _____ 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 and condition shown at _____
- () 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

Planning Division
Special Inspection Division

Noted and Approved
Charles E. Burdhan
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 825-7310

JOHN G. SEFFERT
DIRECTOR

May 16, 1977

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

Dear Mr. DiNenna:

Comments on Item #242 Zoning Advisory Committee Meeting, May 17, 1977 are as follows:

Property Owner: Robert B. Handler
Location: SW/C Ridge Road & Valley Glen Court
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a setback of 67' from the centerline of the street in lieu of the required 75'.

Acres: 1.04
District: 8th

The items checked below are applicable:

- (x) A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (x) B. A building permit shall be required before construction can begin. If a legal one does not exist.
- (x) 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 Surveyor and 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

Charles E. Burdhan
Plans Review Chief
CBW/j

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 31, 1977

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

Z.A.C. Meeting of: May 17, 1977

RE: Item No: 242
Property Owner: Robert B. Handler
Location: SW/C Ridge Road & Valley Glen Court
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a setback of 67' from the center line of the street in lieu of the required 75'.

District: 8th
No. Acres: 1.04

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/tp

JOHN H. BROWN, PRESIDENT
T. BRUCE WILLIAMS, JR., VICE-PRESIDENT
DAVID H. BOWMAN

THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
ROBERT F. HAYDEN
ROBERT T. DUNEL, SECRETARY

ALVIN LOROCK
MR. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Robert B. Handler 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 1st day of July 1977, that is to say, the same was inserted in the issues of June 30, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Erin B. Binger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 30, 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., on the 30th day of June 1977, the first publication appearing on the 30th day of June 1977.

THE JEFFERSONIAN
A. L. Smith
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

EDWARDS DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: July 2, 1977
Posted for: *Petition for Variance*
Petitioner: *Robert B. Handler*
Location of property: *SW/C Ridge Road & Valley Glen Rd*
Location of Sign: *Front 2201 Ridge Rd*
Remarks:
Posted by: *Thomas L. Poland* Date of return: *July 2, 1977*

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Robert B. Handler County Office Building
2506 G. Ballis Road
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 17th day of May 1977.

Robert B. Handler
Mr. Robert B. Handler
Zoning Commissioner

Reviewed by *Nicholas S. Comandari*
Chairman, Zoning Plans
Advisory Committee

Mr. Nicholas S. Comandari, Inc.
181 South Joppa Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17th day of May 1977. Filing Fee \$ Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

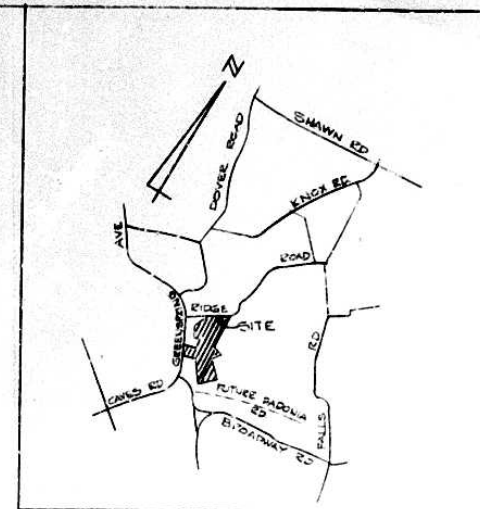
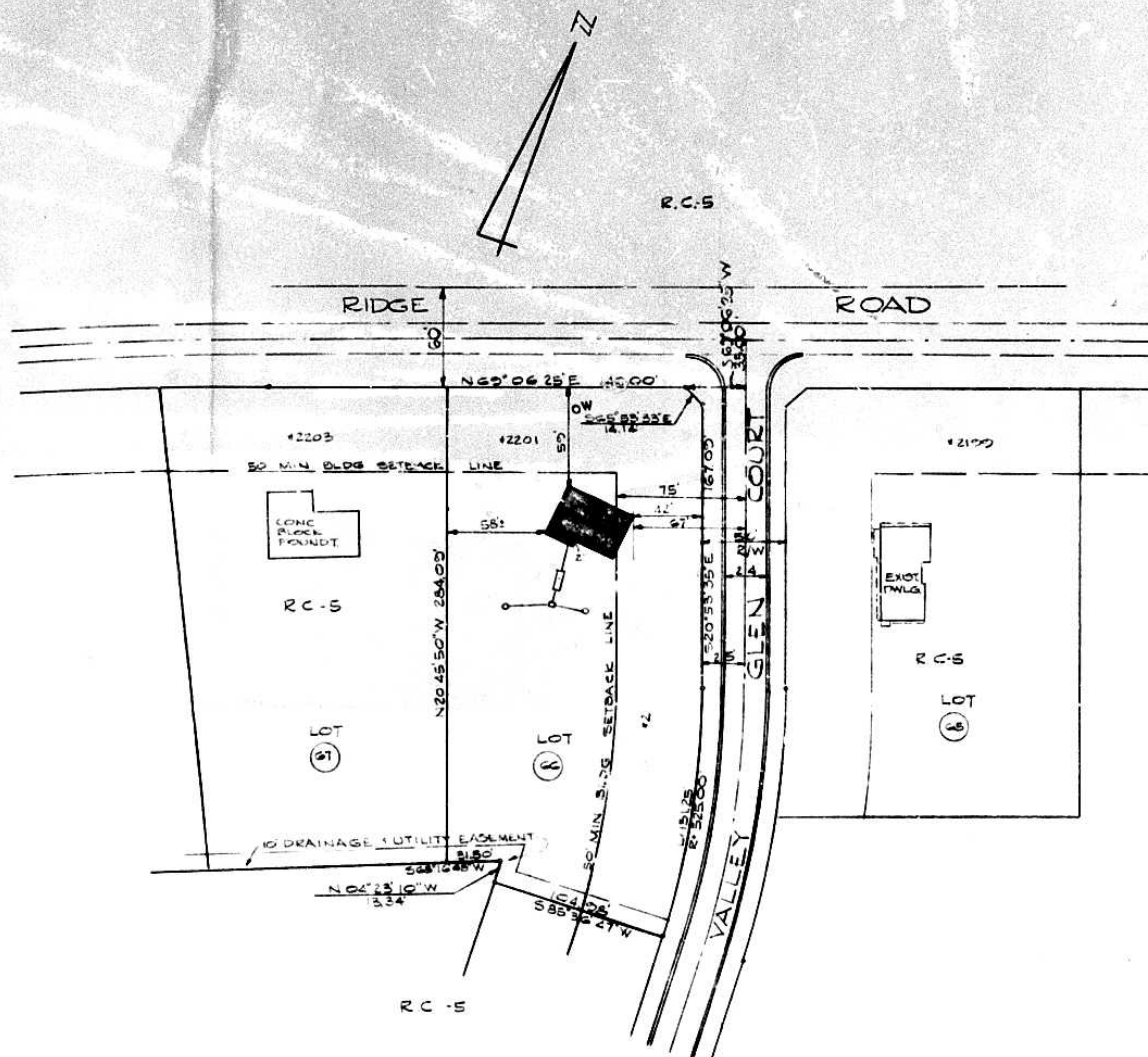
Petitioner: *Handler* Submitted by *Nicholas Comandari*
Petitioner's Attorney: _____ Reviewed by *Nicholas Comandari*

* 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. 51807
DATE: June 24, 1977 ACCOUNT: C3-662
AMOUNT: \$25.00
RECEIVED: Robert B. Handler, Reg. 2506 G Ballis Rd., Baltimore, Md. 21209
FOR: Petition for Variance #76-2-A
\$25.00 RECEIVED 25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - FINANCIAL DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51841
DATE: July 12, 1977 ACCOUNT: C3-662
AMOUNT: \$44.00
RECEIVED: Robert B. Handler, Reg. 2506 G Ballis Rd., Baltimore, Md. 21209
FOR: Advertising and posting of property #76-2-A
\$44.00 RECEIVED 44.00 CASH
VALIDATION OR SIGNATURE OF CASHIER





VICINITY MAP
SCALE 1/4" = 1 MILE

NOTES:
PRESENT ZONING R.C.-S
PREVIOUS ZONING RDP
AREA 1.04 AC±
PRIVATE WATER & SEWER



PLAT TO ACCOMPANY PETITION
FOR
VARIANCE

2201 RIDGE ROAD
GREEN VALLEY NORTH
B. ELECT. DIST. BALTO. COUNTY, MD.

SCALE 1" = 50'

APRIL 25 1977

