

78-6-A (see No. 247) **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George & Sandra Spanos, 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, 1200-3-5, (1200-3-5-3) hereby petition for a Variance from Section 25.00' to permit side setback (s) of 25 feet from the required 50 feet in an Ordinance (R.C. 2) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

1. Lot is too narrow at street to permit any home to be built as it is only 76 feet wide at that point.
2. The topography of the ground does not permit house to go on the other end of lot or further back. It is entirely too steep even to walk.
3. Without this change the lot is absolutely useless for any form of building.

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 George & Sandra Spanos
Legal Owner
Address: 29 Broadway Rd
Owings Mills, Md. 21117
Petitioner's Attorney John W. Hession, III
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of July, 1977, at 11:15 o'clock A.M.

Eric Di Nenna
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Sagamore Forest Lane 2600' N of : OF BALTIMORE COUNTY
Bond Ave., 4th District : Case No. 78-6-A

ORDER TO ENTER APPEARANCE

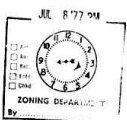
Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204

I HEREBY CERTIFY that on this 8th day of July, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. George Spanos, 29 Broadway Road, Owings Mills, Maryland 21117, Petitioners.

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



PROPERTY DESCRIPTION

Beginning on the east side of Sagamore Forest Lane approximately 2,600 feet North of Bond Avenue and known as Lot #13 as shown on Plat of Sagamore Forest, Section 4 which is recorded in Land Records of Baltimore County in Liber 19, Folio 122. Also known as 12713 Sagamore Forest Lane.

Mr. & Mrs. George Spanos
29 Broadway Road
Owings Mills, Maryland 21117

RE: Petition for Variances
E/S of Sagamore Forest Lane.
2600' N of Bond Avenue - 4th
Elective District
George Spanos, et ux -
Petitioners
NO 78-6-A (Item No. 247)

Dear Mr. & Mrs. Spanos:
I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours,

/s/
S. ERIC DI NENNA
Zoning Commissioner

SED/srl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 30, 1977
FROM: Norman T. Serber, Acting Director of Planning
SUBJECT: Petition 78-6-A, Petition for Variance for a Side Yard
East side of Sagamore Forest Lane 2600' N of Bond Avenue.
Petitioner - George Spanos and Sandra Spanos

4th District
Hearings: Monday, July 18, 1977 (11:15 A.M.)

There are no comprehensive planning factors requiring comment on this petition.
Norman T. Serber
Norman T. Serber
Acting Director of Planning

THD/srl

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 1, 1977

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

Dear Mr. DiNenna:

Comments on #247, Zoning Advisory Committee Meeting, May 31, 1977, are as follows:

Property Owner:	George & Sandra Spanos
Location:	E/S Sagamore Forest La. 2600' N St. Paul Ave.
Existing Zoning:	R.C. 2
Proposed Zoning:	Variance to permit side setbacks of 25' in lieu of the required 50'.
Address:	1-292
District:	4th

Since approved percolation tests have been performed and metropolitan water is available, no health hazard is anticipated.

Very truly yours,

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

THD/srl/tdh

July 18, 1977

Mr. Eric DiNenna
Baltimore County Office of
Planning & Zoning
Towson, Maryland 21204

Dear Mr. DiNenna:

As owner/builder of the adjacent project on Lot 12, my purpose with this correspondence is to indicate my concern for the requested zoning variance for the construction contemplated on Lot #13, Sagamore Forest.

Due to the limited building area within the envelope on the subject lot, I would have no objection to limited variation to the established 50 foot side yard requirements. It would appear that since there is a limited building area adjacent to the private drive, that some variance may be appropriate. The house type selected for this lot should fit more closely within the established constraints relative to side yard and topography. The hardship results from the inappropriate combination of house and lot.

What is being requested seems to defeat the intent of the zoning requirements and is not in keeping with the development plan and could be a detriment to other lot owners. It is important that the established criteria for residential construction within Sagamore Forest be maintained for mutual protection and privacy and that the environmental quality be maintained. I would like to suggest that while a side yard modification is probably appropriate, the extent as requested under the terms of this petition seems extensive.

Very truly yours,

Richard N. Smith
Richard N. Smith

RNS:bs



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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. Variance to permit side yard setbacks of 25 feet and 42 feet in lieu of the required 50 feet and an open porch within 18 feet from the side property line in lieu of the required 37 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st 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 7, 1977

COUNTY OFFICE BLDG.
101 W. Calverton Blvd.
TOWSON, MARYLAND 21204
NICHOLAS S. COMMODARI
Chairman

MEMBERS

Chairman

Members

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Mr. George Spanos
Mrs. Sandra Spanos
29 Bradbury Road
Owings Mills, Maryland 21117

Re: Variance Petition
Item No. 247
Petitioner: George Spanos
Mrs. Sandra Spanos

Dear Mr. & Mrs. Spanos:

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.

This currently vacant property, containing approximately 1.3 acres zoned R.C. 2, is located on the east side of Sagamore Forest Lane 2,600 feet north of Bond Avenue in the 4th Election District. Contiguous properties, also part of this newly developing subdivision, are similarly zoned and also consist of vacant wooded land.

This Variance is necessitated by your proposal to construct a dwelling to the "rear" of this site

Mr. George Spanos
Mrs. Sandra Spanos
Page 2
Item No. 247
July 7, 1977

in conflict with the zoning regulations for an R.D.P. some under which this subdivision was previously approved.

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 S. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

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

June 14, 1977

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

Re: Item #247 (1976-1977)
Property Owner: George & Sandra Spanos
E/S Sagamore Forest La., 2400' N. St. Paul Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 25' in lieu of the required 50'.
Acreage: 1.292 District: 4th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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 as are as secured by Public Works Agreement #7004 executed in conjunction with the development of "Sagamore Forest - Section Four".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #247 (1976-1977).

Very truly yours,

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

DWT:EAM:PMH:iss

CC: R. Norton
H. Shalowitz

W-SW Key Sheet
65-W-35 Post. Sheet
NW 17 1 Topo
49 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 454-2111

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 #17, Zoning Advisory Committee Meeting, May 31, 1977, are as follows:

Property Owner: George and Sandra Spanos
Location: E/S Sagamore Forest Lane 2400' N. St. Paul Avenue
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 25' in lieu of the required 50'.
Acreage: 1.292
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 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

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 454-3600

STEPHEN E. COLLINS
DIRECTOR

June 14, 1977

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

Re: Item #247 - SAC - May 31, 1977
Property Owner: George & Sandra Spanos
Location: E/S Sagamore Forest La. 2400' N. St. Paul Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 25' in lieu of the required 50'.
Acreage: 1.292
District: 4th

Dear Mr. DiNenna:

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

Sincerely,

Michael S. Flanagan
Traffic Engineer Associate

MSF/317

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 454-7110

Paul H. Reinecke
Chief

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

Attention: Mr. Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: George & Sandra Spanos
Location: E/S Sagamore Forest La. 2400' N. St. Paul Ave.
Item No. 247
Zoning Agenda May 31, 1977

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below stated with an "R" are applicable and requires 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 100 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 shown.
7. The Fire Prevention Bureau has no comments, at this time.

Revised: [Signature]
Special Inspection Division
Noted and Approved: [Signature]
Baltimore County
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 454-7610

JOHN D. SEEVERT
DIRECTOR

June 7, 1977

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

Dear Mr. DiNenna:

Comments on Item #247 Zoning Advisory Committee Meeting, May 31, 1977 are as follows:

Property Owner: George & Sandra Spanos
Location: E/S Sagamore Forest La. 2400' N. St. Paul Ave.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 25' in lieu of the required 50'.
Acreage: 1.292
District: 4th

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 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. Burman
Plans Review Chief
CEB:rrf

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 31, 1977

RE: Item No: 247
Property Owner: George & Sandra Spanos
Location: E/S Sagamore Forest La. 2400' N. St. Paul Avenue
Present Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 25' in lieu of the required 50'.

District: 4th
No. Acres: 1.292

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCCORMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOTHAIR

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUR
ROGER R. HAYDEN
ROBERT V. DUGEL, SUPERINTENDENT

ALVIN LORECK
MRS. WILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item No. 247

Mr. George Spanos
Mrs. Sandra Spanos
29 Broadway Road
Owings Mills, MD 21117
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 31st day of May 1977.

By Eric DiNenna
Zoning Commissioner

Petitioner: George Spanos - Sandra Spanos
Petitioner's Attorney: _____

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

1-Sign

78-6-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th Date of Posting: July 2, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: GEORGE SPANOS
Location of property: E/S OF SAGAMORE FOREST LANE 2600 FT. N. OF
BEAR AVE.
Location of Sign: E/S OF SAGAMORE FOREST LANE 2700 FT. N. OF
BEAR AVE.
Remarks: _____
Posted by: Thomas B. Roland Date of return: July 8, 1977
Signature

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., once each week, one time, _____ weeks before the _____ 18th day of _____ July 1977, the next publication appearing on the _____ 20th day of _____ June 1977.

THE JEFFERSONIAN

S. Frank Shuster
Manager

Cost of Advertisement, \$ _____



TOWSON, MD. 21204 June 30 19 77

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance - 4th Dist. East side 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 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: *Esther Bunge*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 18th day of May 1977. Filing Fee \$ 25.00 Received ☒ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: George & Sandra Spanos Submitted by: Matthew Brown, Inc.
Petitioner's Attorney: _____ Reviewed by: J.P.
(Check one)

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

BALTIMORE COUNTY, MARYLAND No. 51840
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: July 18, 1977 ACCOUNT: 01-669

AMOUNT: \$40.00

RECEIVED: George S. Spanos, 29 Broadway Road, Owings Mills, Md. 21117
FOR: Advertising and Posting of property #78-6-A

RECEIVED JUL 19 4 30 PM '77

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND No. 51810
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: June 27, 1977 ACCOUNT: 01-669

AMOUNT: \$25.00

RECEIVED: Matthew Brown Contractors, Inc. 1707 Baltimore Ave., Pikesville, Md. 21204
FOR: PETITION FOR VARIANCE FOR GEORGE SPANOS #78-6-A

RECEIVED JUL 27 2 50 PM '77

VALIDATION OR SIGNATURE OF CASHIER

