

78-17-A 8267 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Ronald A. Troutman, T/A Troutman Construction
1, or my agent, Constance M. Troutman, 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,
do hereby petition for a Variance from Section 1302.3.2 (1600.3.2.3) to permit
a side setback of 48' in lieu of the required 50'.

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

EXISTING dwelling is 72' in length by 26' in width. The rear survey line is 157'13", the front is 179'08"; sidewalk depth is 264.97 and 265.08". Said dwelling is complete and under contract to purchase and would create a hardship to some same. The sidewalk violation was not detected until a FINAL LOCATION survey was completed.

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.

Ronald A. Troutman
Ronald A. Troutman
Constance M. Troutman, Legal Owner
Address: 8111, 2312 Anson Mill Road
Fawn Grove, Pa. 17321 (2827-26.)
P.O. Box 136, Stewartstown, Pa. 17363
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th 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 throughout 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 1st day of August, 1977, at 10:15 o'clock

at 10:15 A.M.
Zoning Commissioner of Baltimore County
(over)



baltime county
department of traffic engineering
TOWSON, MARYLAND 21204
(410) 584-3600

STEPHENE COLLINS
DIRECTOR

July 28, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item 267 - SAC - June 28, 1977
Property Owner: Ronald A. Troutman
Location: S/S Old York Rd. 1575' E Jordan Saw Mill Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.
Acres: 1.04
District: 7th

Dear Mr. DiNenna:
No traffic problems are anticipated by the requested variance to the side yard.

Sincerely,

Michael F. Flanagan
Michael F. Flanagan
Associate Traffic Engineer

MSF:slf

RE: PETITION FOR VARIANCE
S/S of Old York Rd. 1575' E of
Jordan Saw Mill Rd., 7th District
RONALD A. TROUTMAN, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-17-A

ORDER TO ENTER APPEARANCE

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

I HEREBY CERTIFY that on this 19th day of July, 1977, a copy of the foregoing Order was mailed to Mr. Ronald A. Troutman, 8111, 2312 Anson Mill Road, Fawn Grove, Pennsylvania 17321, Petitioner.

John W. Heslon, III
John W. Heslon, III



VARIANCE DESCRIPTION

Beginning at a point on the South side of Old York Road approximately 1575' East Jordan Saw Mill Road and BEING KNOWN AND DESIGNATED AS LOTS NUMBERED 4, 5 and 6 as shown on a Plat entitled "Plat of Section One, Jordan Mill Farms", which Plat is recorded among the Land Records of Baltimore County in Plat Book E. H. K., Jr. No. 39 Folio 54. Lot #6 is further known as 20412 Old York Road.

August 9, 1977

Mr. & Mrs. Ronald A. Troutman
P.O. Box 136
Stewartstown, Pennsylvania 17363

RE: Petition for Variance
S/S of Old York Road, 1575' E of
Jordan Saw Mill Road - 7th Election
District
Ronald A. Troutman, et ux -
Petitioners
NO. 78-17-A (Item No. 267)

Dear Mr. & Mrs. Troutman:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/mc

Attachments

cc: Mr. & Mrs. Donald A. Rockwell
General Delivery
Dulta, Pennsylvania 17316

John W. Heslon, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 20, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-17-A - Petition for a Variance for Side Setback

South side of Old York Road 1575 feet East of Jordan Saw Mill Road
Petitioner - Ronald A. Troutman and Constance M. Troutman

7th District

HEARING: Monday, August 1, 1977 (10:15 A.M.)

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

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JGH:rw

baltime county
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 584-3211

July 27, 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 #267, Zoning Advisory Committee Meeting, June 28, 1977, are as follows:

Property Owner: Ronald A. Troutman
Location: S/S Old York Road 1575' E. Jordan Saw Mill Road
Existing Zoning: R.C.-2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'
Acres: 1.04
District: 7th

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
John L. Wimbley
Planner III
Project and Development Planning

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 EXISTENCE of the Variance requested not adversely affecting the health, safety and general welfare of the community, a Variance to permit a side yard setback of 48 feet instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this August 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, State Highway Administration, 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 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 21, 1977

COUNTY OFFICE BLDG.
1111 Chestnut Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROUTES COMMISSION

BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING

HOUSING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Ronald A. Troutman
Mrs. Constance M. Troutman
B 111, 2312 Amos Mill Road
Tawn Grove, Pa. 17321

RE: Variance Petition
Item No. 267
Petitioner - Ronald Troutman

Dear Mr. & Mrs. Troutman:

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 south side of Old York Road, southeast of Jordan Saw Mill Road in the 7th Election District, this R.C. 2 zoned site is currently improved with a large dwelling which is the subject of this petition. Adjacent properties consist of vacant land to the south and west of this property, while a similar type dwelling exists to the north.

This Variance is necessitated in order to legalize the existing side setback of this recently completed dwelling. This subdivision was originally approved under the R.D.P. zoning classification which required a 50 foot setback, and the building permit was approved

Mr. Ronald A. Troutman
Page 2
Item No. 267
July 21, 1977

denoting same, however the final location survey indicated a 48 foot setback in lieu of the required 50 feet.

Particular attention should be afforded the comments of the State Highway Administration concerning the proposed 80 feet right-of-way of Old York Road.

This petition is accepted for filing on the basis 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
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

July 18, 1977

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

Re: Item #267 (1976-1977)
Property Owner: Ronald A. Troutman
S/S Old York Rd. 1575' E. Jordan Saw Mill Rd.
Existing Zoning: RC-2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.
Acres: 1.04 District: 7th

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 as secured by Public Works Agreement #77601, executed in conjunction with the development of "Jordan Mill Farms".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #267 (1976-1977).

Very truly yours,

Ellsworth N. Dwyer, P.E.
Ellsworth N. Dwyer, P.E.,
Chief, Bureau of Engineering

END:EAM/PWS:ss

CC: R. Norton
R. Jones

SS-SW Key Sheet
142 NE 2 Post Sheet
NE 36A Topo
8 Tax Map

Maryland Department of Transportation
State Highway Administration

Thomas E. Evers
Secretary
Bureau of Engineering

July 11, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari
Re: Z.A.C. Meeting, June 28, 1977
Item: 267
Property Owner: Ronald A. Troutman
Location: S/S Old York Rd. (Rte. 439)
1575' E. Jordan Saw Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.
Acres: 1.04
District: 7th

Dear Mr. DiNenna:

Although the subject portion of Old York Rd. is presently maintained by Baltimore County, there is a proposal by the State Highway Administration to improve all of Old York Rd. as a State facility in order to connect the State maintained portions east and west of the subject site.

Proposed right of way for through State highways is 80', therefore, the plan must be revised accordingly.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering

By: John E. Meyers

CLJEM:dj

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

July 18, 1977

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

Dear Mr. DiNenna:

Comments on #267, Zoning Advisory Committee Meeting, June 28, 1977, are as follows:

Property Owner: Ronald A. Troutman
Location: S/S Old York Rd. 1575' E. Jordan Saw Mill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.
Acres: 1.04
District: 7th

Since approval has been granted for a private sewage disposal system based on soil percolation tests and a water well drilled, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/rth

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 494-7310
Paul H. Heinicke
CHIEF

Paul H. Heinicke
CHIEF

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

Attention: Nicholas B. Commodari, Chairman

Re: Property Owner: Ronald A. Troutman

Location: S/S Old York Rd. 1575' E. Jordan Saw Mill Rd.

Item No. 267

Zoning Agenda June 28, 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) 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) 2. A second means of vehicle access is required for the site.

(3) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

(4) 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) 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) 6. Site plans are approved as drawn.

(7) 7. The Fire Prevention Bureau has no comments, at this time.

Approved: _____
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610
John D. Seiffert
DIRECTOR

June 22, 1977

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

Dear Mr. DiNenna:

Comments on Item # 267 Zoning Advisory Committee Meeting, June 28, 1977 are as follows:

Property Owner: Ronald A. Troutman
Location: S/S Old York Road 1575' E. Jordan Saw Mill Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.
Acres: 1.04
District: 7th

The items checked below are applicable:

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

(2) B. A building permit shall be required before construction can begin.

(3) C. Three sets of construction drawings will be required to file an application for a building permit.

(4) 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.

(5) 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.

(6) F. No comment.

(7) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durnham, Chief
Plans Review Chief
CER:dj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1977

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

Z.A.C. Meeting of: June 28, 1977

RE: Item No: 267
Property Owner: Ronald A. Troutman
Location: S/S Old York Rd. 1575' E. Jordan Saw Mill Rd.
Present Zoning: R.C.2
Proposed Zoning: Variance to permit a side setback of 48' in lieu of the required 50'.

District: 7th
No. Acres: 1.04

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

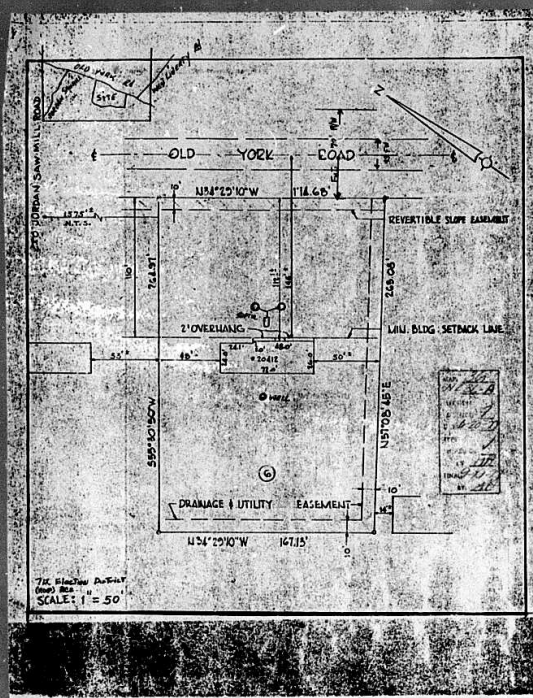
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
V. BARBARA WILLIAMS, JR., REPRESENTATIVE
MARCUS M. BISHARA

THOMAS H. BOYER
MRS. LORENAINE F. CHURCH
ROGER R. HARTING
ROBERT E. GIBBEL, JR., REPRESENTATIVE

ALVIN LOREK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

#78-17-A

District: 7th Date of Posting: 7-14-77
Posted for: Heavy Single-Family, 1977, 9, 10, 15, 20
Petitioner: Ronald A. Troutman
Location of property: S/S of Old York Road, 1575' East of
Jordan Saw Mill Rd.
Location of Sign: 1 Sign Posted on S/S of Old York Rd.
Opp. 1575' East of Jordan Saw Mill Rd. Right of Entry
Remarks: of Mr. Troutman, Petitioner
Posted by: Michael H. Nuss Date of return: 7/21/77
Signature

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Item No. 267

Mr. Ronald A. Troutman County Office Building
Mrs. Constance M. Troutman 111 W. Chesapeake Ave.
B III, 2312 Amoss Mill Rd. Towson, Maryland 21204
Fawn Grove, Pa. 17321

Your Petition has been received and accepted for filing
this 28th day of June, 1977.

John R. Nuss
John R. Nuss
Zoning Commissioner

Petitioner: Ronald A. & Constance M. Troutman
Petitioner's Attorney: _____ Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



TOWSON, MD. 21204 July 14 1977

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Ronald W. Minarik, N/S of
Seminary Ave, 120' W. of Jamieson Rd.
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
15th day of July, 1977, that is to say, he same
was inserted in the issues of July 14, 1977

STROMBERG PUBLICATIONS, INC.

BY *Edith Binger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 14, 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 in each
of one successive weeks before the 15th day of
August, 1977, the first publication
appearing on the 14th day of July,
1977.

THE JEFFERSONIAN

L. Frank Struthers
L. Frank Struthers
Manager

Cost of Advertisement, \$ _____

PETITION FOR A VARIANCE
TO THE ZONING ORDINANCE OF BALTIMORE COUNTY, MARYLAND
LOCATED: North side of Old York Road, 1575' East of Jordan Saw Mill Rd.
DATE & TIME: Monday, August 1, 1977, 9:00 A.M.
PUBLIC HEARING: Room 111, County Office Building, Towson, Maryland, at 7:00 P.M.
The zoning ordinance of Baltimore County, Maryland, Chapter 21, Article 10, Section 10-101, requires that a petition for a variance be published in a newspaper of general circulation in Baltimore County, Maryland, for one week before the date of the public hearing on the petition.
The zoning ordinance of Baltimore County, Maryland, Chapter 21, Article 10, Section 10-101, requires that a petition for a variance be published in a newspaper of general circulation in Baltimore County, Maryland, for one week before the date of the public hearing on the petition.
The zoning ordinance of Baltimore County, Maryland, Chapter 21, Article 10, Section 10-101, requires that a petition for a variance be published in a newspaper of general circulation in Baltimore County, Maryland, for one week before the date of the public hearing on the petition.
The zoning ordinance of Baltimore County, Maryland, Chapter 21, Article 10, Section 10-101, requires that a petition for a variance be published in a newspaper of general circulation in Baltimore County, Maryland, for one week before the date of the public hearing on the petition.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this _____ day of
1977. Filing Fee \$ _____. Received _____
_____. Cash _____
_____. Other _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: _____ Submitted by: _____
Petitioner's Attorney: _____ Reviewed by: John R. Nuss

* 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. 51863

DATE: August 1, 1977 ACCOUNT: 01-662
AMOUNT: \$44.00
RECEIVED: Troutman Construction R.D. 1 Box 136
FOR: Stewartstown, Penna. 17363
advertising and posting of property
#78-17-A
BALANCE: 44.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51826

DATE: July 7, 1977 ACCOUNT: 01-662
AMOUNT: \$85.00
RECEIVED: Troutman Construction, R.D. 1 Box 136, Stewartstown, Penna. 17363
FOR: Petition For Variance #78-17-A
BALANCE: 250.00
VALIDATION OR SIGNATURE OF CASHIER