

28-63-A 14 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner(s) 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 1902.3B, (2)(1)(a) & (2)(1)(b) to 200.27 feet, side set-back of 2 feet to 110.27 feet required 4 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 build an open carport. Because of the set back now in your zoning and the off set of our house this can not be done. We have no cars and wish to protect them from the weather.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of all 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: *Herman R. Jones, Sr.*
Legal Owner: *Juanita Jones*
Address: *6826 Fox Meadow Rd. Baltimore, Md. 21207*
Petitioner's Attorney: *John W. Heslan, III*
Protestant's Attorney: _____
Advised By The Zoning Commissioner of Baltimore County, this 25th day of September, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of September, 1977, at 9:30 a.m.

Zoning Commissioner of Baltimore County
(over)

RE: PETITION FOR VARIANCE
N/S of Fox Meadow Rd. 100.27' SE of
St. Luke's Lane, 2nd District
OF BALTIMORE COUNTY
HERMAN R. JONES, SR., et al,
Petitioners
Case No. 78-63-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. Kuntz, Jr.
Charles E. Kuntz, 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 17th day of August, 1977, a copy of the foregoing Order was mailed to Mr. & Mrs. Herman R. Jones, Sr., 6826 Fox Meadow Road, Baltimore, Maryland 21207, Petitioners.

John W. Heslan, III



September 20, 1977

Mr. & Mrs. Herman R. Jones, Sr.
6826 Fox Meadow Road
Baltimore, Maryland 21207

RE: Petition for Variance
N/S of Fox Meadow Road, 100.27' SE of
St. Luke's Lane - 2nd Election District
Herman R. Jones, Sr., et al - Petitioners
NO. 78-63-A (Item No. 14)

Dear Mr. & Mrs. Jones:

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

Very truly yours,

George J. J. J. J.
GEORGE J. J. J. J.
Deputy Zoning Commissioner

GJM/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 6, 1977

FROM: Leslie H. Groat, Director of Planning

SUBJECT: Petition 78-63-A. Petition for Variance for a Side Yard

North side of Fox Meadow Road 100.27 feet Southeast of St. Luke's Lane.
Petitioner - Herman R. Jones, Sr. and Juanita Jones

2nd District

HEARING: Wednesday, September 14, 1977 (9:30 A.M.)

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

Leslie H. Groat
Leslie H. Groat
Director of Planning

LHG:JGH

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Herman R. Jones, Sr.
Mrs. Juanita Jones
6826 Fox Meadow Road
Baltimore, Maryland 21207

Item #14

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 18th day of July 1977.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner Mr. & Mrs. Herman Jones, Sr.
Petitioner's Attorney

cc: Swift Construction Company
4746 Byron Road
Pikesville, Maryland 21208

Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 11, 1977

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204
NICHOLAS B. COMMODARI
Chairman

MEMBERS:

MARKALIN, J.
ENGINEERING
STATE BOARD COMMISSIONER
BUREAU OF EDUCATION
ZONING ADMINISTRATION
HEALTH DEPARTMENT
PROJECT PLANNING
PUBLIC WORKS DEPARTMENT
BOARD OF RECREATION
ZONING ADMINISTRATION
RECREATION
DEVELOPMENT

Mr. Herman R. Jones, Sr.
Mrs. Juanita Jones
6826 Fox Meadow Road
Baltimore, Maryland 21207

RE: Variance Petition
Item Number 14
Petitioner - Herman R. Jones
Juanita Jones

Dear Mr. & Mrs. Jones:

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 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 Fox Meadow Road approximately 100' southeast of St. Luke's Lane in property is currently improved with a two story dwelling. Adjacent properties surrounding this site are also zoned R.B. 5.5 and are improved with similar type uses.

This Variance is necessitated by your proposal to construct an open carport on the side of the existing dwelling within 2' of the property line in lieu of the required 4'. It should be noted

Mr. Herman R. Jones, Sr.
Mrs. Juanita Jones
Page 2
Item Number 14
August 31, 1977

that a similar type structure exists on the adjacent dwelling to the northwest, however, its distance to the property line was not able to be determined.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf
cc: Everts Construction Company
4740 Byron Road
Pikesville, Maryland 21208



THORNTON M. MOURING, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #14 (1977-1978)
Property Owner: Herman R. & Juanita Jones
N/S Fox Meadow Rd. 100.27' S/E St. Lukes Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.
Acres: 58.23 x 118.83 District: 2nd
83.74 x 132.22

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. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #14 (1977-1978).

Very truly yours,

Ellen M. Oliver
ELLEN M. OLIVER, P.E.
Chief, Bureau of Engineering

END:SPM:PMR:as

1-WE Key Sheet
16 WE 22 Pos. Sheet
WE 4 T Topo
88 Tax Map



August 11, 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 #14, Zoning Advisory Committee Meeting, July 19, 1977, are as follows:

Property Owner: Herman R. & Juanita Jones
Location: N/S Fox Meadow Road 100.27' SE St. Lukes Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.
Acres: 58.23 x 118.83 District: 2nd
83.74 x 132.22

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



August 9, 1977

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

Re: Item 14 - ZAC - July 19, 1977
Property Owner: Herman R. & Juanita Jones
Location: N/S Fox Meadow Rd. 100.27' SE St. Lukes Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.
Acres: 58.23 x 118.83 District: 2nd
83.74 x 132.22

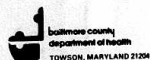
Dear Mr. DiNenna:

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

Sincerely,

Michael S. Flanigan
Michael S. Flanigan
Associate Traffic Engineer

NSP/jlf



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

July 28, 1977

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

Dear Mr. DiNenna:

Comments on Item #14, Zoning Advisory Committee Meeting, July 19, 1977, are as follows:

Property Owner: Herman R. & Juanita Jones
Location: N/S Fox Meadow Rd. 100.27' SE St. Lukes Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.
Acres: 58.23/83.74 x 118.83/132.22
District: 2nd

Since metropolitan water and sewer is available, no health hazard is anticipated.

Very truly yours,

Thomas R. Davis
THOMAS R. DAVIS, Director
BUREAU OF ENVIRONMENTAL SERVICES

TRD/KZ/rhs



Paul H. Weinecke
Chief

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

Attention: Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Herman R. & Juanita Jones

Location: N/S Fox Meadow Rd. 100.27' SE St. Lukes Lane
Item No. 14 Zoning Agenda July 19, 1977

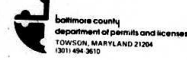
Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "a" 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 tax site.
- () 3. The vehicle dead-end condition shows at _____
_____ THE MAXIMUM ALLOWED BY THE FIRE DEPARTMENT.
- () 4. The site shall be made to comply with all applicable parts of the Fire Department 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 Department Bureau has no comments, at this time.

Reviewed: *John L. Wimbley*
Special Inspection Division

Noted and approved: *Charles E. Burroughs*
Fire Prevention Bureau



JOHN D. SEVIENT
DIRECTOR

July 12, 1977

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

Dear Mr. DiNenna:

Comments on Item # 14, Zoning Advisory Committee Meeting, July 19, 1977 are as follows:

Property Owner: Herman R. & Juanita Jones
Location: N/S Fox Meadow Road 100.27' S/E St. Lukes Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.
Acres: 58.23 x 118.83 District: 2nd
83.74 x 132.22

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. Burroughs

Charles E. Burroughs
Plans Review Chief - 78
CDB:rf

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: July 15, 1977

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

Z.A.C. Meeting of: July 19, 1977

RE: Item No. 14
Property Owner: Herman R. & Juanita Jones
Location: N/S Fox Meadow Rd. 100.27' SE St. Lukes Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 2' in lieu of the required 6'.

District: 2nd
No. Acres: 58.23 x 118.83
83.74 x 132.22

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/jpf

JOSEPH R. McGRATH, President
T. BAYARD WILLIAMS, JR., Vice-President
MARCEL M. BOUTRAN

THOMAS R. BOWEN
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

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

ROBERT V. DUFF, Superintendent

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 EFFICIENCY of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a side yard setback of 2 feet instead of the 5 feet required 6 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of September 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 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 25th day of September 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

TO Baltimore County, Md. FROM Mr. & Mrs. Herman Jones Jr.
6626 Fox Meadow Road
Baltimore, Md. 21207

SUBJECT: _____ DATE 10-6-1977 19

To whom it may concern:

Having had our hearing on 9/14/1977 and approved by the zoning commissioner on that date, we are aware of the 30 day appeal period. We wish to file for our permit, and we accept all final responsibility in the event of an appeal.

Oct 7 77 AM
Herman T. Jones Jr.
Janita Jones
SIGNED

CERTIFICATE OF PUBLICATION

TOWSON, MD. August 25, 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 time successive before the 14th day of September, 1977, the 1977 publication appearing on the 25th day of August, 1977.

THE JEFFERSONIAN
S. L. Smith, Jr.
Manager

Cost of Advertisement \$ _____

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD 21204 August 26 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE Herman R. Jones, Sr., 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 20th day of August, 1977, that is to say, the same was inserted in the issues of, August 25, 1977

STROMBERG PUBLICATIONS, INC.
BY S. L. Smith, Jr.

REG. NO. 3384

LOCATION SURVEY
6626 Fox Meadow Road and District Bltlo. Co., Md.

GENERAL SURVEYING CO.
LAND & TOPOGRAPHIC SURVEYS
9 Lake Forest Court
Baltimore, Md. 21236

DATE 7-7-76
OB No. 7-7187

NOTE: T-1
C-10 in app.

1-SIGN 78-63-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting Aug. 23, 1977

Posted for PETITION FOR VARIANCE

Petitioner: HERMAN R. JONES, SR.

Location of property: M/S. at Fox Meadow Rd. 100.27 SE of St. James Lane

Location of Signs: FOX 6826, FOX MEADOW RD.

Remarks: Posted by Thomas E. Bohland Date of return Sept. 1, 1977

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of Aug 1977. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. L. Smith, Jr.
Zoning Commissioner

Petitioner: HERMAN JONES Submitted by EDWARD J. THOMAS

Petitioner's Attorney Reviewed by

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

BALTIMORE COUNTY MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51879

DATE Aug. 15, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Smith Construction Co., 1750 Byron Road, Silverville, Md. 21208

FOR PETITION FOR VARIANCE FOR HERMAN JONES

25.00 CASH

