PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMPASSIONER OF BALTIMORE COUNTY:

I, or we. Roberta & Frank Adams ...lega: 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, 400.1 to permit an accessory structure in front yard in lieu of the required rear yard.,

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

The topogramy of the plot is such that it would be a great practical and economic hatchigh to position the garage in the rear of the house. The only officer of the plant is the property of the plant is the property of the plant is the practical prevention. The property is the plant is the plant is the only practical position for a garage. The property is the plant is the plant is the only practical position for a garage. The property is the bold of the house are 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 littion, and further agree to and are to be bound by the zoning regulations and restrictions of limore County adopted pursuant to the Zoning Law For Baltimore County.

see attached description

DATE dissioner of Baltimore County, this ... x211x265b...

ress 13606 SUMMER HILL DE PHOENIX MP.

July July 197 7, that the subject matter of this petition be advertised, as equired by the Zoning Law of Bultimore County, in two newspapers of general circulation through-uit Bultimore County, that property be posted, and that the public bearing be had before the Zoning Ammissioner of Bultimore County in Room 108, County Office Building in Towson, Ruitmore

JU 26 77 PM OFFICE OF FLATILITY & ZONNE

Beginning 764.65 feet Northwest of Bardon Road on the Southwest side of Summer Hill Drive, as recorded in the land records of Baltimore County in liber 27 folio 23 Block C Lot 28, in re-subdivision and addition to part of Blocks B, C, D, E, Section 1 Summer Hill. Otherwise Fnown as 13605 Summer Hill Drive. The 10th election district.

RE: PETITION FOR VARIANCE SW/S of Summer Hill Drive 754.65' NW of Bardon Rd., 10th District FRANK ADAMS, et ux, Petitione

. REFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

. Cose No. 78-72-A

...... ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524. ? 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. Countil Charles E. Kountz, Jr. Deputy People's Countal

Orlan W. Dessien Itt John W. Hessian, III People's Counse Towson, Maryland 21204

I HEREBY CERTIFY that on this 7th day of September, 1977, a copy of the aforegoing Order was mailed to Mr. and Mrs. Frank Adams, 13606 Summer Hill Drive, Phoenix, Maryland 21131, Petitioners.

> Oale W. Hessian 18 John W. Hessian, III





October 5, 1977

Mr. and Mrs. Frank A. Adams 13606 Summer Hill Drive Phoenix, Maryland 21131

> RE: Petition for Variance SW/S of Summer Hill Drive. 764, 65' NW of Bardon Road -10th Electi - District Frank A. Adams, et ux -Detitioners NO. 78-72-A (Item No. 19)

Dear Mr. and Mrs. Adams:

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

> PERIC DI NENNE Ing Commis-Zoning Commissioner

SED/sf

Attachments

cc: Mr. William Woolston 13711 Summer Hill Drive Phoenix, Maryland 21131

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

BALTIMORE COUNTY, MARYEND

INTER-OFFICE CORRESPONDENCE

To S. Eric Di Nenna, Zoning Commissioner Date September 30, 1977 PROM Leslie H. Graef, Director of Planning

SUBJECT. Petition #78-72-A. Petition for Variance for an Accessory Structure (Garage)

Southwest side of Summer Hill Drive 764.65 feet Northwest of Bardon Road Petitioner - Frunk Adams and Roberton Adams

10th District

HEARING: Wednesday, October 5, 1977 (10:15 A.M.)

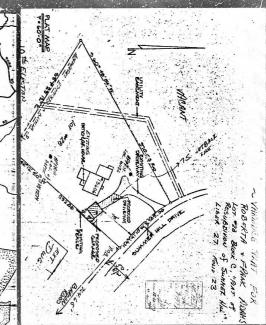
There are no comprehensive planning factors requiring comment on this petition.

LHG:JGH:rw

CERTIFICATE OF POSTING B DEPARTMENT OF BALTIMORE COUNTY # 79-72-A Towers, Maryland

Date of Forting 9-15-27 District 10 m Heavy Wed Oct 5- 1922 6 19:15 A.M. Location of property A. W.15 of Semme Hall Book Barrie 764,60 N/20 X Bordon Rd Location of Signs: I Sign Gooted in Front good of 13606 Second Hill Show focus Swame Hill. Posted by Marl V Visco Date of return 9-32-22





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 unreas nable hardship upon the Petiti mer, 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 an accessory structure (garage) in the front yard instead of the required rear yard should be granted. October 197 .7., that the herein Petition for the aforementioned Variance hould be and the same is GRANTED, from an other the day of his Order, subject to the approval of a site plan by partment of Public Works and the Office of Planning and Zoning. suant to the advertisement, posting of property and public hearing on the above petition IT IS ORDERED by the Zoning Commissioner of Baltimore County, this, 197 ..., that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



Summet 16, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin

THORNTON M. MOURING, P.E. DIRECTOR

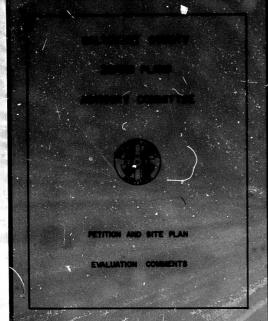
No: Itea 819 (1977-1978)
Property Comer: Roberta & Frank Adams
From Summer Hill Dr. 764.65' N/N Bardon Rd.
Buisting Zoning: R.C. 4
Proposed Zoning: Variance to permit an accessory
structure in the front yard in lieu of the required rear yard.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committe: in connection with the subject item.

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 #19 (1977-1978).

College No. Diver P.E. Chief, Bureau of Engineering

NE 18B Topo



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

MEMBERS

BUREAU OF

DEPARTMENT OF

STATE ROADS CONV

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT PROJECT PLANNING

SUILDING DEPARTURE

BOARD OF EDUCATION

DEVELOPMENT

ONING ADMINISTRATIO

Mrs. Roberta Adams 13606 Summer Hill Drive Phoenix, Maryland

Variance Petition Item Number 19 Petitioner - Frank Adams

September 22, 1977

Dear Mc. & Mrs. Adams:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has sade an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are no: intended to indicate the appropriateness of the rouning action requested, but to problems with repart are made aware of plans or problems with repart of the problems that may have a bearing on this case. The pent plans that may have a bearing on this case. The pent plans that may file a written report with the Zoning called the pent of the pent plans of the pent plans as to the appropriateness of the requested rouning.

The subject property, located on the south-seat side of Summer Hill Drive approximately 764 feet northwest of Bardon Road in the 10th Election District, and the subject of Bardon Road in the 10th Election District, addscent properties on either two story detached dwelling, addscent properties on either two story detached with two story detached with two story detached and the story detached properties of the required reary year. This is required because of the soloping topography.

Mr. Frank Adams Mrs. Roberta Adams Page 2 Item Number 19 September 22, 1977

This petition is accepted for filing on the date of the enclosed file certificate. Motice of the hearing date and of certificate while held not less than 20 nor sore than 90 dwill be held date on the illing certificate, will be forwarded to you in the neer future.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:rf

TOWSON, MARYLAND 21204

Offic of Flanning and Zoning

Them No. 19

Haltimore County Office Building Torson, Maryland 21304,

Attention: Nicholas Commodari Chairman Zoning Myisory Committee

Ro: Property O-mor: Roberts & Prank Adams

office of plann

August 11, 1977

Dear Mr. DiNenna

Comments on Item 119, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Chener: Roberto and Frank Adams
Location: SW/S Summer Hill Drive 764.65' NW Bardon Road
Existing Zoning: RC-4
Ryposusd Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard
District: 10th

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

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

OWSON, MARYLAND 2120

August 9, 1977

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

Re: Item 19 - ZAC - July 26, 1977 Property Owner: Roberta & Frank Adams
Location: SN/S Summer Hill Dr. 764.65' NN Beidon Rd.
Estating Zoning: RC. 4
Proposed Zoning: RC. 4
Proposed Zoning: Variance to permit an accessory structure in the
front yard in lieu of the required year yard.

Acres: District: 10th

No traffic problems are anticipated by the requested variance to permit an accessory structure in the front yard.

Sincerely Richard Henrica Michael S. Flanigan

MSF/j1f

Associate Traffic Engineer

() 2. A second means of vehicle access is required for the site. () 3. The vehicle dead-end condition shown at___

Location:SW/S Summer Hill Dr. 764.65' NW Bordon Rd.

ENDE'DS the maximum allowed by the Fire Department.

() i. The site small be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

Pursuant to your request, the referenced property has been surveyed by this Durous and the comments below anyted with an "M" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are grouped and shall be located at invarials of foot along an approved read in accordance with Baltimore County Standards as published by the Department of Public Works.

 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro-tection Association Standard No. 10: "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comm nts, at this time.

Reviewer: And Andrew L. Boted and Llorge M Wilgard Deprive Chart Special Importation Birdisan Pire Prevention Bureau

Zoning Agenda July 26, 1977



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

August 1, 1977

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

Dear Mr. DiNenna:

Comments on Item #19, Zoning Advisory Committee Meeting, July 26,

Property Owner: Roberta & Frank Adams

Locations SW/S Summer Hill Dr. 764.65' NW Barcon Rd. R.C. 4 Existing Zoning:

Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear

vard.

Acres: District:

10th

Since the private disposal system appeared to be functioning properly, is not located in the area concerned with the requested variance, and the water well is not in the variance area, a health hazard is not

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/ft:0

TOWSON, MARYLAND 21264 JOHN D. SEYFFERT

July 19, 1977

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

Comments on Item # 19 Zoning Advisory Committee Meeting, July 26, 1977 are as follows:

Property Owner: Roberta & Frank Adams Locations

S/W/S Summer Hill Dr. 764.65' N/W Bardon Road

Existing Zoning:

Proposed Zoning: Variance to permit an accessory structure in the front yard in

lieu of the required rear yard.

Acres: District:

10th

The items wheeked below are applicable:

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

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

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

D. Three sets of construction drawings with a registered Karyland Architect or Engineer's original seal will be required to file an application for a building permit.

(X) E. Wood frame walls are not permitted within 3'0" of a property lin... Contact Building Department if distance is between 3'0" and 6'0" of property line.

C) G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Charles & Sumla

Charles E. Burnham Plans Review Chief CEB: rrj

> 51833 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE July 12, 1977 ACCOUNT 01-662 AMOUNT \$25.00 Phoenix, Md. (Cash) FOR Petition for Variance EL 18.15 E E DE 25.00 MGC VALIDATION OR SIGNATURE OF CALHIER

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

July 27, 1977

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

Z.A.C. Meeting of: July 26, 1977

RE: Item No: 19

Property Owner: Roberta & Frank Adams

Location: SW/S Summer Hill Dr. 764.65 NW Bardon Road

Present Zoning:

Proposed Zoning: Variance to permit an accessory structure in the

front yard in lieu of the required rear yard.

District: 10th No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich, Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT T. DAYARD WILLIAMS, JR. VICE-PAGNICAN -----

MRS. + ORRAINE F. CHIRCUS

ALVIN LORLCK MRS. MILTON N SMITH JE

FOGER B. HAYDEN

BALTIMORE COUNTY, MARYLAND No. 57203 OFFICE OF FINANCE - REVENUE DIVISION MIGCELLANEOUS CASH RECEIPT Oct. 5, 1977 _ACCOUN 01-662 AMOUNT \$43.25 RECEIVED Frank A. Adoms 13606 Susmer Hill Drive, Phoenix, Advertising and posting of property 1828 P. W. 6 43.25 MSC VALIDATION OR SIGNATURE OF CASHIER

e. Frank Mans Hrs. Roberta Adams 13606 Summer Hill Drive 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 2 th day of July

Zoning Commissioner

Item Number 19

Petitioner Mr. Frank Adams - Mrs. Roberta Adams
Petitioner's Attorney Reviewed E Reviewed by Nicholas E

Chairman, Zoning Plans Advisory Committee