

~ VINNIE G. WAT FOR
ROBERTA & FRANK ADAMS
LOT #28 Block C, "Part of
Residue of Summer Hill"
Block 27, Four 23

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 such 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 EXAGGERATION 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.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of October, 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.

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



August 11, 1977

Mr. E. DiNenna, Zoning Commissioner
Zoning Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

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

Property Owner: Roberto and Frank Adams
Location: SW/S Summer Hill Drive 764.65' NW Barton Road
Existing Zoning: R-C-4
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard
District: 10H

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

Very truly yours,
Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:RAN:FWG:rs
NE 188 Topo
43 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 22, 1977

COUNTY OFFICE BLDG.
111 W. Lexington Ave.
TOWSON, MARYLAND 21204
NICHOLAS B. CONNOR
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
JUNIOR ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Frank Adams
Mrs. Roberta Adams
13606 Summer Hill Drive
Phoenix, Maryland

RE: Variance Petition
Item Number 19
Petitioner - Frank Adams
Roberta Adams

Dear Mr. & Mrs. Adams:

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.

The subject property, located on the southwest side of Summer Hill Drive approximately 764 feet northwest of Barton Road in the 10th Election District, is currently improved with a two story detached dwelling. Adjacent properties on either side of this property consist of vacant land to the northwest and existing dwelling to the southeast. This Variance is necessitated by your proposal to construct a garage in the front yard, in lieu of the required rear yard. This is required because of the sloping 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 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. CONNOR
Chairman
Zoning Plans Advisory Committee

NBC:rf



STEPHEN E. COLLINS
DIRECTOR

August 9, 1977

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

Re: Item 19 - ZAC - July 26, 1977

Property Owner: Roberto & Frank Adams
Location: SW/S Summer Hill Dr. 764.65' NW Barton Rd.
Existing Zoning: R-C-4
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.
Acres: 10H
District: 10H

Dear Mr. DiNenna:

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

Sincerely,

Michael S. Flanagan
Associate Traffic Engineer

MSF/51E



Paul H. Reische
Chief

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

Attention: Nicholas Connors, Chairman
Zoning Advisory Committee

Re: Property Owner: Roberto & Frank Adams

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

Item No. 19

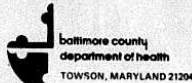
Zoning Agenda July 26, 1977

Comments:

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 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 "Fire Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

Reviewed: [Signature] Noted and Approved: [Signature]
Planning Group Special Inspection Division Deputy Chief Fire Prevention Bureau



DONALD J. ROOP, M.D., M.P.H.
DEPUTY 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, 1977, are as follows:

Property Owner: Roberta & Frank Adams
Location: SW/S Summer Hill Dr. 764.65' NW Bardon Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.

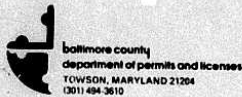
Acres:
District: 10th

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 anticipated.

Very truly yours,

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

TED/KS/rte



JOHN D. SEYFFERT
DIRECTOR

July 19, 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, 1977 are as follows:

Property Owner: Roberta & Frank Adams
Location: S/W/S Summer Hill Dr. 764.65' N/W Bardon Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.

Acres:
District: 10th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 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 may 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. Burnham

Charles E. Burnham
Plans Review Chief
CES:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: 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: R.C. 4
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
W. Nick Petrovich,
Field Representative

NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WALLACE, JR., VICE-PRESIDENT
MARCUS H. BUTPAIN

THOMAS H. BOYER
MRS. J. DORRIS P. CHURCH
JOSIE B. HAYDES

ALVIN LORICK
MRS. MILTON E. SMITH, JR.
RICHARD W. TRACEY, DVM.

ROBERT T. DUBEL, SUPERINTENDENT

Mr. Frank Adams
Mrs. Roberta Adams
13606 Summer Hill Drive
Phoenix, Maryland

Item Number 19

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 27th day of July 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Mr. Frank Adams - Mrs. Roberta Adams
Petitioner's Attorney _____

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51833

DATE July 18, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Robert Adams 13606 Summer Hill Drive
Phoenix, Md. (Cash)
FOR Petition for Variance

4833744 13 2500480

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57203

DATE Oct. 5, 1977 ACCOUNT 01-662

AMOUNT \$43.25

RECEIVED FROM Frank A. Adams 13606 Summer Hill Drive, Phoenix,
Md. 21131
FOR Advertising and posting of property
#78-72-A

48205201 6 4325800

VALIDATION OR SIGNATURE OF CASHIER