## PETAION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS -18.78 A

hereby petition for a Variance from Section, JA 93.4 84 to permit a setback of 14 other than the effect feet from a lot line instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indispensions)

Practical Difficultu

See attached description

GW Stephens, Jr. & Assoc., Inc.
Petitioner's AMOUNTY Rop

P.O. Box 6828, Towson, Md. 21204

T OF FLANKISH & JOHNS



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 disc, and further agree to and are to be bound by the zoning regulations and restrictions of interfer County adopted pursuant to the Zoning Law For Baltimore County.

Glyndon, Md. 21071

A me la lanca

MG -9 "77 BN



BALTIMORE COUNTY, MARY MAND

INTER-OFFICE CORRESPONDENCE

Date September 21, 1977

5, Eric DiNema, Zoning Commissioner PROM Leslie H. Graef, Director of Planning

SUBJECT Petition #78-78-A. Petition for Variance for Building Setbacks.

East side of Butler Road 50 feet North of Piney Grove Road Petitioner - John K. Shaw, 3rd

HEARING:Monday, October 10, 1977 (10:30 A.M.)

There are no comprehensive planning factors requiring conment on this

Tille 8 Leslie H. Graef

LHG: JGH:N

RE- PETITION FOR VARIA CE JOHN K. SHAW, III, Petitioner : BEFORE THE ZONING COMMISSIONER

CE BALTHAORE COUNTY

: Case No. 78-78-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. Kounte Charles E. Kountz, Jr. Deputy People's Counsel

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

I HEREK! CERTIFY that on this 8th day of September, 1977, a copy of the aforementioned Order was mailed to G. W. Stephens, Jr. and Associates, Inc., P. O. Bax 6828, Towson, Maryland 21204, Petitioner's Representative.

BALTIMORE COUNTY

EVALUATION COMMENTS

.. W. Lessia - IT John W. Hessian, III



Julu 10. 1977



S ERIC DINENNA

October 11, 1977

Herbert R. O'Connor, III, Esquire 409 Washington Avenue Towson, Maryland 21204

> RE: Petition for Variance Petition for Variance E/S of Butter Road, 50' N of Piney Grove Road - 4th Election District John K. Shaw, III - Petitioner NO. 78-78-A (Item No. 27)

Dear Mr. O'Conner:

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

Very bouly yours, GEORGE JANAR TINAK Deputy Zoning/Commissioner

GJM/mc

cc: John W. Hessian, III, Esquire

People's Counsel

THORNTON M. MOURING P.S. DIRECTOR

August 23, 1977

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

Re: Item #27 (1977-1978) Item 827 (1977-1978)

Fruperty Owner: John K. Shaw, III

S/ES Butler RM, 50° M/E Piney Grove Rd.

Existing Zo.ing; R.C. 4 \* R.C. 2

Poposed Zoning; Variance to permit a side setback
of 14° in lieu of the required 50°.

Acres: 11.016 District; 4th

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.

The comments supplied May 19, 1977, in connection with the preliminary plan "Property of John Zouch", by the Developers Design and Approval Section of the Bureau of Engineering are referred to for your con.ideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 827 (1977-1978).

Elleworth M. Thing Romes Planes P.E. Chief, Bureau of Engineering

END: EAN: FTR: SS

W-NS Key Sheet 75 £ 76 NW 29 £ 30 Pos. Sheets NW 19 H Topo 40 Tax Map

ZONING PLANS Ar. John E. Shaw III Glyadon, Maryland 21071 ADVISORY COMMITTEE 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 9th day of hugust 1977. Micholas B. Commodari Chairman, Zoning Plans Advisory Committee Petitioner John K. Shew III Petitioner's Attorney oc: George Williams Stephens, Jr. 303 Allegheny Avenue Towson, Maryland 21204 PETITION AND SITE PLAN

the Baltimere County Zoning Regulations would result in practical difficulty an unreasonable hardship upon the Petitioner the above Variance should be had; and it further appearing that by reason of 102 Econting of the Variance requested not adversely affecting the health, safety, and general welfare nity, a Variance to permit a setback of 14 feet from a lot line other Mr. John R. Shaw III Glyndon, Md. 21071 Page 2 Item No. 27 September 27, 1977 August 31, 1977 BALTIMORE COUNTY ZONING ADVISORY COMMITTEE han the street instead of the required 50 feet should be granted. Mr. Eric S. DiNenno, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Beltimore County Office Building Towson, Maryland 21204 September 27, 1977 of IS ORD WHED by the Zoning Commissioner of Bultimore County this 11.7 would be requested. If for some reason it is denied, a revised plan indicating the required 50-foot setback must be submitted. dry Cotrbar 1977., that the herein Petition for the aforementioned variances in the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Departing of Public Works and the Office of Planning and Zoning.

Deputy Manufacture of Entisone County of Mr. John E. Shaw III Glyndon, Maryland 21071 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 then 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future. NE: Variance Petition Item Number 27 Petitioner - John K. Shaw III Comments on Item \$27, Zoning Advisory Committee Meeting, August 9, 1977, are as follows: Property Owner, John K. Show III Location: 55/5 Suther Book 50' NE Priney Grave Road Existing Zonique: RC-4 and RC-2 Proposed Zonique; Variance to permit a side serback of 14' in lieu of the required 50'. Acres: 12-20'6 District: 4th BUREAU OF The Soning 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. Very truly yours, Dione often BUREAU OF M'S DIANA ITTER Planning & Zoning Associate III 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 EALTH DEPARTME appropriateness of the soning action requested, but to assure that all parties are made swarety about the soning action requested, but to assure that all parties are made swarety plans that one phone a bearing on this case. The Director of Planning may file a written report with the Soning Commissioner with recommendations as to the appropriateness of the requested soning. PROIECT PLANNING Mustolo D. Commodan MICHOLAS B. COMMODARI Chairman Soning Plans Advisory Committee MILDING DEPARTM BOARD OF EDUCATION This plan has been reviewed and there are no site-planning factors requiring comment. PERSTRIAL. Very truly yours, DT - NBC - F The subject property, which is located on the southeast side of Butler Road, 50 feet northeast of Plney Grove Bond, in the 4th Election District is soned R.C. 2 and R.C. 4 and is known as Lot 3, John Souch property. Adj John Lewindley cc: George Williams Stephens, Jr. and Associates, Inc. Engineers 303 Allegheny Avenue Towson, Maryland 21204 DERED by the Zoning Commissioner of Baltimore County, this 197 ... that the shove Variance be and the same is hereby DENIED This Variance is necessitated by the subdivision of this property into lots. A new lot line may created the property into lots. A new lot line may created the lots of the lot Zoning Commissioner of Baltimore Count 78-78 A JOHN D. SEYFFERT TOWSON, MARYLAND 2120 An.mat 2. 1977 DONALD J. ROOP, M.D., M.P.H. Mr. S. Eric Disense, Zoning Commissioner Office of Planning and Boning County Office Building Towson, Maryland 21204 October 11. 1977 Comments on Item # 27 Zoning Advisory Committee Meeting, August 9, 1977 Hr. S. Eric DiMenna, Zoning Commissioner Office of Flamning and Zoning County Office Building Towson, Maryland 21204 Mr. Eric S. DiMenna Zoning Commissioner 2nd Floor, Courthouse Towson, Maryland 21204 Property Owner: John K. Shaw III location: \$5/4/B batter Bood - 50\* E/E Finey Grove Ecod Finiting Soning: E.G. h & A.C., 2 Proposed Zoning: Variance to permit a side setback of Jh' in lieu of the required 50\* required 50\*. Item 27 - EMC - August 9, 1977
Propose Dan I. Rober III
Propose Grant State III
Radiation SM/S Butter No. 50' NE Prisey Grove No.
Radiation Smings No. 4 & Rob. 2
Proposed Ecning: Variance to jarnat a side setback of 14' in lieu
of the required 50'. Comments on Item #27, Zoning Advisory Committee Meeting, August 9, 1977, are as follows: Property Owner: John E. Shaw, III 12.016 Acres: District: Location: SE/S Butler Rd. 50' ME Piney Grove Rd. Property Onsers
Location: 50% Relater Rd. 50% NS Piney Grove Rd.
Existing Soming: E.O., is & E.O.; is Conserved Soming:
Variance to permit a side setback of lik' in
less of the required 50%.
Like the conserved Soming: 12,006
Like the conserved Acres: 12.016 Zoning Agenda August 9, 1977 The items checked below are applicable: (X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes. Pursuant to your request, the referenced property has been surveyed by this Durson and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property. No traffic problems are anticipated by the requested variance to the B. A building permit shall be required before construction can begin Should any alterations be required.
 Three sets of construction drawings will be required to file an application for a building permit, for any proposed alterations A revised plan must be submitted showing water well and sewage system serving the concerned building. ( ) 1. Fire hydrants for the referenced property are orcquired and shall be located at intervals of fort along an approved road in accordance with Baltimore County Standards as published by the Department of Pablis Gerks. Michael S. Flantgan Richael S. Flantgan Traffic Engineer Associate D. Three sets of construction drawings with a registered Maryland architect or Signiser's original seal will be required to file an application for a building permit. ( ) 2. A second means of vehicle access is required for the site. Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL BERVICES 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. ( ) 3. The vehicle dead-end condition shown at\_\_ RECEDS the maximum allowed by the Pirc Department. ( ) 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupancy or beginning of operations THD/KB/fth 6 fire revenues one prior to occupanty or organization operations.
( ) 5. To buildings and structure existing or proposed on the site of wall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Mife Safety Oode", 1970 Nuition prior to occupancy. G. Requested setback variance conflicts with the Beltimore County Bullding Code. See Section \_\_\_\_\_\_\_.

( ) 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time. Reviewer: And Albana to total and Leonge M Negond ingroved: Leonge M Negond Special Reviewer Special Reviewe

Very truly yours,

Charles E. Burnham Plans Review Chief CEB:rrj

Charle & Sumbon

## **BOARD OF EDUCATION** OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1977

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

Z.A.C. Meeting of: August 9, 1977

RE: Item No: 27 Item No: 27
Property Owner: John K. Shaw III
Location: SE/S Butler Rd. 50' NE Piney Grove Rd.
Present Zoning: R.C. 4 R.C. 2
Proposed Zoning: Variance to permit a side setback of 14' in
lieu of the required 50'.

District: 4th No. Acres: 12.016

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours, W. Nick Petrovich, Field Representative

LORRAINI: F. CHIRCUI ROGER B. HAYDEN

MRS. MILTON R. SMITH, JR.

1-SIGN

78-78-A

57164

25.00 HSC

## CERTILICATE OF POSTING DEPARTMENT CF BALTIMORE COUNTY

Date of Posting Sept 24, 1977 Posted for Petition FOR VARIANCE JOHN K. SHAW, 3nd property E/S OF BUTKER Rd. 50' N OF PINEY GROVE Rd. 50' + on - N of Piney ( Rove Rd map 3600' +on - E of Burker Rd. Posted by Llounas R. Roland Date of return Sept. 30, 1977

> BALTIMORE COUNTY, MARYLAND OFFICE OF FINE - REVENUE DIVIS MISCELL ANEOUS CASH RECEIPT

> > ge V. Sepphens, Jr. and Anson., Inc

VALIDATION OR SIGNATURE OF CASHIER

34021SEP 1

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 22 , 19-77 THIS IS TO CERTIFY, that the annexed advertisement was blished in THE JEFFERSONIAN, a weekly newspaper printed appearing on the \_\_\_\_\_22bd\_\_day of \_\_\_\_\_September \_\_\_\_\_



TOWSON, MD. 21204 September 22

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR A VARIANCE - John K. Shaw, 3rd E/S Butler Road was inserted in the following:

☐ Catonsville Times

☐ Towson Times ☐ Dundalk Times

☐ Essex Times

☐ Arbutus Times Community Times

C Suburban Times Fast

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland. once a week for nne successive weeks before the 23rd day of September 19.77 that is to say, the same was inserted in the issues of Soptember 22, 1977

STROMBERG PUBLICATIONS, INC.

PETITION	M	MAPPING			PROGRESS			ET			
FUNCTION	Wal	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	dote	by	date	by	date	by	date	by	dote	_	
Descriptions checked and outline plotted on map								.,	dore	by	
tition number added to											
Denied	-1997									-	
Granted by ZC, BA, CC, CA										-	
Reviewed by:		- 1	C	hange	d Plan	line c	r desc	riptio		es	

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 25 day of

Petitioner\_\_// 5/a

Petitioner's Attorney\_ Reviewed by Don

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







