

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Robert V. Hanley
I, or we, Carroll J. Hanley, 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, hereby petition for a Variance from Section 1104B3 to permit a side setback of 15' instead of the required 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (attach hereto a separate statement):

1. Stop Water from coming in basement.
2. To put in Driveway.
3. Eliminate window well.

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.

Contract purchase

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

of August 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of October 1977, at 10:45 o'clock A. M.

RE-277 PM

(over)

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 30, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-79-A. Petition for Variance for Side Setbacks

South side of Cedar Lane 126 feet Southwest of Brodshaw Road
Petitioner - Carroll J. Hanley and Robert V. Hanley

11th District

HEARING: Monday, October 10, 1977 (10:45 A.M.)

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

Leslie H. Graef
Director of Planning

LHG:JGH:rw

RE: PETITION FOR VARIANCE

5/5 of Cedar Lane 126' SW of
Brodshaw Rd., 11th District

OF BALTIMORE COUNTY

CARROLL J. HANLEY, et ux, Petitioners Case No. 78-79-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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

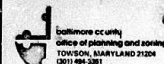
John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Carroll J. Hanley, 11613 Cedar Lane, Kingsville, Maryland 21087, Petitioners.

John W. Hession, III
John W. Hession, III

Beginning at a point on the south side of Cedar Lane approx. 126 feet southwest of Brodshaw Road and thence running South 45 degrees 59 minutes 20 seconds East, 200 feet; thence South 44 degrees 00 minutes 10 seconds West 100 feet; thence North 45 degrees 59 minutes 20 seconds West, 200 feet; thence North 44 degrees 00 minutes 10 seconds East, 100 feet to the point of beginning.

Containing 0.459 acres of land, more or less.



S. ERIC DINENNA
ZONING COMMISSIONER

October 11, 1977

Mr. & Mrs. Carroll J. Hanley
11613 Cedar Lane
Kingsville, Maryland 21087

RE: Petition for Variance
S/S of Cedar Lane, 126' SW of
Brodshaw Road - 11th Election
District
Carroll J. Hanley, et ux -
Petitioners
NO. 78-79-A (Item No. 25)

Dear Mr. & Mrs. Hanley:

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

Very truly yours,

John W. Hession, III
Deputy Zoning Commissioner

GJM/mc

Attachments

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



August 31, 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 #25, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

Property Owner: Carroll J. and Robert V. Hanley
Location: SE/S Cedar Lane 126' SW Brodshaw Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'
Acres: 0.459
District: 11th

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

Mr. Carroll J. Hanley
Mrs. Robert V. Hanley
11613 Cedar Lane
Kingsville, MD 21087

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 2nd day of August 1977.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: Mr. & Mrs. C. J. Hanley
Petitioner's Attorney

Reviewed by: Nicholas P. Combs
Chairman, Zoning Plans
Advisory Committee

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

to permit setbacks of 15 feet instead of the required 50 feet, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of October 1977, that the above 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 day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1977

COUNTY OFFICE BLDG.
111 N. Calverton Ave.
Towson, Maryland 21204
Pholas, B.

Chairman
Members

BUREAU OF
PLANNING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT

PLANNING DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. Carroll J. Hanley
Mrs. Rosett V. Hanley
11613 Cedar Lane
Kingsville, Maryland 21087

RE: Variance Petition
Item Number 25
Petitioner - Carroll Hanley
Rosett Hanley

Dear Mr. & Mrs. Hanley:

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.

The subject property, located on the southeast side of Cedar Lane, 126 feet southwest of Bradshaw Road, in the 11th Election District is zoned R.C. 5, a Resource Conservation zone. Adjacent properties are improved with single family dwellings and are also zoned R.C. 5.

This Variance is necessitated by your proposal to build an attached garage which will have a 15 foot side setback instead of the required 50 foot.

Mr. Carroll J. Hanley
Mrs. Rosett V. Hanley
Page 2
Item Number 25
September 27, 1977

Particular attention should be afforded to the comments of the Department of the Bureau of Engineering regarding the right-of-way width of Cedar Lane. This existing public road is proposed to be improved in the future as a 30-foot paved width on a 50-foot right-of-way. Revised site plans should be filed indicating this proposed widening at the building permit stage if the Variance is granted.

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,

John W. B. Connors

NICHOLAS B. CONNORS
Chairman
Zoning Plans Advisory Committee

DI:NBCC:rf

baltimore county
Department of Health
TOWSON, MARYLAND 21204

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

October 11, 1977

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

Dear Mr. DiMenna:

Comments on Item #25, Zoning Advisory Committee Meeting, August 2, 1977, are as follows:

Property Owner:	Carroll J. & Rosett V. Hanley
Location:	SE/8 Cedar Ln. 126' SW Bradshaw Rd.
Existing Zoning:	R.C. 5
Proposed Zoning:	Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres:	0.459
District:	11th

Since the sewage disposal system appeared to be functioning properly and the proposed structure will not be located in the sewage disposal or water well areas, a health hazard is not anticipated.

Very truly yours,

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

TED/AS/rth:6

baltimore county
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #25 (1977-1978)
Property Owner: Carroll J. & Rosett V. Hanley
8/58 Cedar Ln. 126' SW Bradshaw Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres: 0.459 District: 11th

Dear Mr. DiMenna:

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.

Highways

Cedar Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the petitioner.

Item #25 (1977-1978)
Property Owner: Carroll J. & Rosett V. Hanley
Page 2
August 16, 1977

Water and Sanitary Sewer

Public water supply and sanitary facilities. This property is beyond the Baltimore County Metropolitan and the Urban-Rural Demonstration Line, and the Baltimore County Comprehensive and Sewerage Plan, adopted January 1976, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

Ellsworth N. Diver
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

ENCLOSURE

CO: J. SOMERS
Q-NE Key Sheet
54 NE 18 Pos. Sheet
NE 14 J Topo
64 Tax Map

baltimore county
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHENE COLLINS
DIRECTOR

September 13, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 25 - SAC - August 2, 1977
Property Owner: Carroll J. & Rosett V. Hanley
Location: SE/8 Cedar Ln. 126' SW Bradshaw Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres: 0.459
District: 11th

Dear Mr. DiMenna:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/CM

baltimore county
Department of Public Works
TOWSON, MARYLAND 21204
(301) 434-3550

Paul H. Belacke
Chief

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

Attention: Nicholas Connors, Chairman
Zoning Advisory Committee

Re: Property Owner: Carroll J. & Rosett V. Hanley

Location: SE/8 Cedar Ln. 126' SW Bradshaw Rd.

Item No. 25 Zoning agenda August 2, 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 150 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second access 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 "Life 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: *George W. McGonigal*
Special Inspection Division
Noted and Approved: *George W. McGonigal*
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL & REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51844

DATE July 20, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Rosett V. Hanley (Cash) 11613 Cedar Lane
Kingville, Md. 21087
FOR Petition for Variance

18037 JUL 21

25.00 MSC

VALIDATION OR SIGNATURE OF CASHIER