

STROMPERG PUBLICATIONS, INC.
BY Esther Berger

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 42 feet for side yard setbacks instead of the variance required 50 feet, should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th 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.

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

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 30, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS

BUREAU OF

INSPECTION

DEPARTMENT OF

TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF

FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL

DEVELOPMENT

Mr. Harry C. Corwell
Mrs. Sharon A. Corwell
58 Ridgeland Road
Reisterstown, Maryland 21136

RE: Variance Petition
Item Number 31
Petitioner - Harry Corwell

Dear Mr. & Mrs. Corwell:

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.

This currently vacant site, zoned R.C. 2, is located on the north side of Mamopa Court approximately 550 feet east of Pleasant Grove Road in the 4th Election District. Due to the irregular configuration of this lot and coupled with the location of the septic system, this Variance to permit a side setback of 42 feet in lieu of the required 50 feet is necessitated.

At the time of this writing, the comments from the Health Department were not available. While I do not anticipate any problems with the proposed well and

Mr. Harry Corwell
Page 2
Item No. 31
Sept. 30, 1977

septic system, it is suggested that you contact Mr. Kenneth Schmid, of the Health Department at 494-2762, to verify this.

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

Mr. & Mrs. Harry C. Corwell
58 Ridgeland Road
Baltimore, Maryland 21136

ITEM # 31

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 16th day of August 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner Mr. & Mrs. Harry C. Corwell
Petitioner's Attorney

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. & Mrs. Harry C. Corwell
58 Ridgeland Road
Baltimore, Maryland 21136

ITEM # 31

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

Your Petition has been received and accepted for filing this 16th day of August 1977.

S. Eric DiNenna
Zoning Commissioner

Petitioner Mr. & Mrs. Harry C. Corwell
Petitioner's Attorney

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

August 23, 1977

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

Re: Item #31 (1977-1978)
Property Owner: Harry C. & Sharon A. Corwell
N/S Mamopa Ct. 550' E. Pleasant Grove Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 42' in lieu of the required 50'.
Acres: 1.226 District: 4th

Dear Mr. DiNenna:

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

Comments:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 47405, executed in conjunction with the development of "Pleasant Run", of which this property comprises lot 4, as recorded E.N.R., Jr., 39, Folio 2.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #31 (1977-1978).

Very truly yours,

Thornton M. Mouring, P.E.
THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END/THM:PMR/BS

CC: R. M. Ton
R. Domes

C-5K Key Sheet
89 - N 17 Pos. Sheet
NW 22 J Topo
31 & 32 Tax Maps

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-3211

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 #31, Zoning Advisory Committee Meeting, August 16, 1977, are as follows:

Property Owner: Harry C. & Sharon A. Corwell
Location: N/S Mamopa Ct. 550' E. Pleasant Grove Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 42' in lieu of the required 50'.
Acres: 1.226
District: 4th

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, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57227

DATE: Oct. 17, 1977 ACCOUNT: 01-662

AMOUNT: \$13.25

RECEIVED: Harry C. Corwell, 58 Ridgeland Rd., Reisterstown
FOR: Advertising and posting of property
#75-SU-1

404750117 4325MR

VALIDATION OR SIGNATURE OF CASHIER

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

No. 57172

DATE: Sept. 26, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED: Money Order 2129007325, H.S.S. & Associates
FROM: Harry C. Corwell 58 Ridgeland Rd., Reisterstown,
Md. 21136
FOR: Cost of Petition for Variance
#75-SU-1

3472026 2500MR

VALIDATION OR SIGNATURE OF CASHIER

STEPHEN E. COLLINS
DIRECTOR

September 6, 1977

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

Re: Item 31 - ZAC - August 16, 1977
Property Owner: Harry C. & Sharon A. Corwell
Location: N/S Manapa Ct. 550' E Pleasant Grove Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 42' in lieu of the required 50'.
Acre: 1.226
District: 4th

Dear Mr. DiNenna:

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

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSF/317

Paul H. Reincke
CHIEF

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

Attention: Mr. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Harry C. and Sharon A. Corwell
Location: N/S Manapa Ct. 550' E Pleasant Grove Road

Item No. 31 Zoning Agenda August 16, 1977

Complain:

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 _____ foot 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 _____

REPLIES the maximum allowed by the Fire Department.

() 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.

(x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *St. J. Kelly* Noted and Approved: *George M. McGehee*
Planning Bureau Special Inspection Division Fire Prevention Bureau

JOHN D. SEYFERT
DIRECTOR

August 18, 1977

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

Dear Mr. DiNenna:

Comments on Item # 31 Zoning Advisory Committee Meeting, August 16, 1977 are as follows:

Property Owner: Harry C. & Sharon A. Corwell
Location: N/S Manapa Ct. 550' E Pleasant Grove Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 42' in lieu of the required 50'.

Acre: 1.226
District: 4th

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. Burbanck

Charles E. Burbanck
Plans Review Chief
CER/jr

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 15, 1977

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

Z.A.C. Meeting of: August 16, 1977

RE: Item No. 31
Property Owner: Harry C. & Sharon A. Corwell
Location: N/S Manapa Ct. 550' E Pleasant Grove Rd.
Present Zoning: R.C. 2
Proposed Zoning: Variance to permit side setbacks of 42' in lieu of the required 50'.

District: 4th
No. Acres: 1.226

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WSP/jap

JOSEPH M. MCCORMACK, ALBERT
T. BARBARO WILLIAMS, JR., THOMPSON
MARCUS M. BUTLER

THOMAS H. BOYER
WILLIAM L. LORICK
ALVIN LORICK
RICHARD W. TRACEY, D.V.M.

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

December 14, 1977

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

Dear Mr. DiNenna:

The following are comments on Item # 31, Zoning Advisory Committee Meeting of August 14, 1977, are as follows:

Property Owner: Harry C. & Sharon A. Corwell
Location: N/S Manapa Ct. 550' E Pleasant Grove Rd.
Acre: 1.226
District: 4th

Since the percolation test on this undeveloped lot is acceptable and the construction allowed by the requested variance will not affect the sewage disposal system or water well areas health problems are not anticipated.

Very truly yours,

Thomas H. Boyer
THOMAS H. BOYER
BUREAU OF ENVIRONMENTAL SERVICES

TSD/KS/pas

SEC 35 118

11/14/77

Mr. Larry J. Markham
Captain, Towson
Office of Planning & Zoning
Towson, Maryland 21204

Re: Variance for variance

N/S Manapa Court 550' E of
Pleasant Grove Road 4th Election District
Harry C. Corwell, et al. Petitioners
No. 77-24-A (Item No. 31)

Dear Mr. Larry Markham:

We, Larry and Sharon Corwell do request a release of our building permit, 93894, over to the 30 day waiting period and should there be an appeal made in regards to the same Captain Markham within 30 days we will remove any structure that has been erected.

Harry C. Corwell
Harry C. Corwell
11-14-77

Thank you,
Harry C. Corwell
Sharon A. Corwell

