

79-103-A 150 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Patricia S. and
I, or, David S. Lausch, 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.

1802-3B (Sec. III.C.2)

herby petition for a Variance from Section
to permit an setback from the setback of 30 feet in lieu of the
setback of 30 feet.

average 45 feet in S.E. 3.5 Zone

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

Overall plans include enclosing an existing carport to
provide a larger kitchen and family area.

The lot drops off severely to the back of the house making
it impossible to have the kitchen entrance anywhere but the front
of the house. The addition is necessary to allow that entrance
and not destroy the appearance of the house while also providing
covered storage for unsightly trash containers, bicycles etc.

* (photos available at the hearing)

Property is to be used as 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.

David S. Lausch
Legal Owner

Address: 8804 Littlewood Road
Baltimore, MD 21204

661-6577 (home phone)
295-7453 (business phone)

Protestant's Attorney

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

October 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 through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore
County, on the 7th day of November, 1977, at 10:15 A.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 20, 1977

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each

one time, successive weeks before the 7th day

day of November, 1977, the first publication

appearing on the 20th day of October, 1977.

1977

THE JEFFERSONIAN
S. L. Smith
Manager

Cost of Advertisement, \$

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Littlewood Rd., 296.70' NW : OF BALTIMORE COUNTY
of Rushley Rd., 7th District :
DAVID S. LAUSCH, et ux, Petitioners : Case No. 78-103-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. Kautz, Jr.
Charles E. Kautz, Jr.
Deputy People's Counsel

I HEREBY CERTIFY that on this 20th day of October, 1977, a copy of the
aforegoing Order was mailed to Mr. and Mrs. David S. Lausch, 8804 Littlewood Road,
Baltimore, Maryland 21204, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiHenna, Zoning Commissioner Date: October 27, 1977
FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 78-103-A, Petition for Front Setback,
West side of Littlewood Road 296.70 feet Northwest of Rushley Road
Petitioner - David S. Lausch and Patricia S. Lausch

7th District

HEARING: Monday, November 7, 1977 (10:15 A.M.)

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

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JGR

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
2001-406-2301
S. ERIC DIHENNA
ZONING COMMISSIONER

November 16, 1977

Mr. & Mrs. David S. Lausch
8804 Littlewood Road
Baltimore, Maryland 21234

RE: Petition for Variance
W/S of Littlewood Road, 296.70' NW
of Rushley Road - 9th Election District
David S. Lausch, et ux - Petitioners
NO. 78-103-A (Item No. 53)

Dear Mr. & Mrs. Lausch:

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

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

78-103-A

District: 7th Date of Posting: 10-20-77
Posted for: Henry Mandy, Nov. 7, 1977, 10:15 P.M.
Petitioner: David S. Lausch

Location of property: W/S of Littlewood Rd. 296.70' NW of
Rushley Road

Location of Sign: David S. Lausch, 8804 Littlewood Road

Remarks:
Posted by: Paul H. Hession
Date of return: 10-22-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of
September 1977. Filing Fee \$25.00 Received ☒ Check
Cash ☐
Other ☐

S. Eric DiHenna
S. Eric DiHenna
Zoning Commissioner

Petitioner
Petitioner's Attorney
Reviewed by *David Lausch*

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

ORDER RECEIVED FOR FILING

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 unnecessary 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 a front setback of 20 feet instead of the existing 45 feet. should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16th day of November 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...

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 PLANS ADVISORY COMMITTEE

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

Mr. Nicholas S. Commodari
Chairman

MEMBER
Bureau of Engineering

Department of
Traffic Engineering

State Roads Commission

Bureau of
Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial
Development

November 15, 1977

Mr. David S. Lausch
Mrs. Patricia Lausch
8804 Littlewood Road
Baltimore, Maryland 21234

RE: Variance Petition
Item Number 53
Petitioner - David Lausch

DEAR Mr. & Mrs. Lausch:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you November 1, 1977, under the above referenced subject.

Very truly yours,

NICHOLAS S. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Enclosure

BALTIMORE COUNTY
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

November 14, 1977

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

Re: Item #53 (1977-1978)
Property Owner: David S. Lausch
S/W Littlewood Rd. 296.70' N/W Hushley Rd.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.
District: 9A

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:

Littlewood Road, an existing County road, is proposed to be further improved in the future as a 30-foot closed section roadway on the existing 50-foot right-of-way.

The construction and/or reconstruction of concrete sidewalk, curb and gutter, entrance, apron, etc. will be the full responsibility of the petitioner.

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.

October 31, 1977

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

Mr. Nicholas S. Commodari
Chairman

MEMBER
Bureau of Engineering

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. David S. Lausch
Mrs. Patricia S. Lausch
8804 Littlewood Road
Baltimore, Maryland 21234

RE: Variance Petition
Item Number 53
Petitioner - David Lausch

Dear Mr. & Mrs. Lausch:

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 property in question, which is zoned D.R. 3-5 and is located on the southwest side of Littlewood Road, 296.70' northwest of Hushley Road is improved with a one-story frame dwelling. Adjacent properties are similarly zoned and improved.

This Variance is requested to permit a front setback of 20 feet in lieu of the required average front setback of 45 feet in order to enclose an existing carport.

Particular attention should be afforded to the comments enclosed herein.

Mr. David S. Lausch
Mrs. Patricia S. Lausch
Page 2
Item Number 53
October 31, 1977

This petition is accepted for filing on the date of the enclosed filing certificate. Notice 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 S. COMMODARI
Chairman
Zoning Plans Advisory Committee

MRS. DIANA ITTER
Planning & Zoning Associate III

NBC:DI:rf

Mr. & Mrs. David S. Lausch
8804 Littlewood Road
Baltimore, Maryland 21234

ITEM # 53

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 28th day of September 1977.

S. ERIC DI MENNA
Zoning Commissioner

Petitioner Mr. and Mrs. David S. Lausch
Petitioner's Attorney

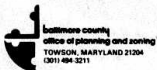
Reviewed by
NICHOLAS S. COMMODARI
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



September 26, 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 #53, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

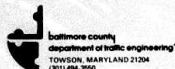
Property Owner: David S. Lausch
Location: SW/S Littlewood Road 296.70' NW Rushley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.
District: 9th

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



STEPHEN COLLINS
DIRECTOR

September 23, 1977

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

Re: Item No. 53 - SAC - September 20, 1977
Property Owner: David S. Lausch
Location: SW/S Littlewood Rd. 296.70' NW Rushley Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.
Acres:
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the front setback.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/LAM



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

October 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 #53, Zoning Advisory Committee Meeting, September 20, 1977, are as follows:

Property Owner: David S. Lausch
Location: SW/S Littlewood Road. 296.70' NW Rushley Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.

Acres:
District: 9th

Metropolitan water serves the property. The septic system appeared to be functioning properly. The proposed variance will not effect the sewage disposal area; therefore, no health hazards are anticipated.

Very truly yours,

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

TBD/XAS/pbc



Paul H. Heinke
Chief

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: David S. Lausch

Location: SW/S Littlewood Rd. 296.70' NW Rushley Rd.
Item No. 53

Zoning Agenda September 20, 1977

Gentlemen:

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.

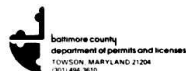
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

RETURNS 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: *David S. Lausch*
Planning Group
Special Inspection Division

Noted and Approved: *George W. Wagnon*
George W. Wagnon
Deputy Chief
Fire Prevention Bureau



September 28, 1977

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

Dear Mr. DiNenna:

Comments on Item # 53 Zoning Advisory Committee Meeting, September 20, 1977 are as follows:

Property Owner: David S. Lausch
Location: SW/S Littlewood Road - 296.70' N/W Rushley Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.

Acres:
District:

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.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 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. Load 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. Burdson
Charles E. Burdson
Plans Review Chief
CB2/rrt

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 20, 1977

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

Z.A.C. Meeting of: September 20, 1977

RE: Item No: 53
Property Owner: David S. Lausch
Location: SW/S Littlewood Rd. 296.70' NW Rushley Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit an average front setback of 20' in lieu of the required 50'.

District: 9th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

NSP/SP

JOSEPH W. MCGOWAN, CHAIRMAN
E. HAROLD WILSON, JR., VICE-PRESIDENT
MARCUS M. BUTLER

THOMAS H. BOWEN
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN

ALVIN LORICK
MRS. WILSON H. SMITH
MICHAEL D. H. TRACY

ROBERT T. DOWEL, SUPERVISOR

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57224
DATE: Oct. 17, 1977 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED: David S. Lausch 8804 Littlewood Rd., Balto., Md.
FROM: ME 71235
FOR: Petition for Variance
#78-103-A
\$25.00 NOV 17 2500HSC
VALIDATION ON SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57293
DATE: Nov. 7, 1977 ACCOUNT: 01-662
AMOUNT: \$44.50
RECEIVED: David S. Lausch 8804 Littlewood Road, Balto
FROM: ME 71235
FOR: Advertising and posting of property
#78-103-A
\$44.50 NOV 7 4250HSC
VALIDATION ON SIGNATURE OF CARRIER

