## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we\(\frac{1}{2}\)Iris less Clark 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.

tion for a Variance from Section\_1AD4\_3B.3\_50 peruit\_a rear\_yard setback\_

of 28 feet in lieu of required 50 foot setback

of the Zoning Regulations of Ballimore County, to the Zoning Law of Ballimore County, for the following reasons: Galdacts burdely or precised difficulty with the County of the County o

neverage disposal system.

(4) The buildings site proposed on the surveyers plat accompanying this petition would be more practical, if infact any other site would be practiculated all; became of its proximity to flue bount beaut, the termin is relatively level and would require (5). The Property directly adjacent to the property line which the setbook variance is requested from a insavity wooded for 100s of feet not the proposed dwelling would not

requested from is analyly wooded for 1000 of feet no the proposed usualling sound infringe on the privacy of any egisting of welling.

Low wa, 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 noning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Ballimore County.

4008 e Bullison Force Ball Md 21206

Virginia Lie Clarke Legal Owner Address 1733 Charralain Dr Belt Md, 21207

2,0

\$60)

a

SW/S of Headton

Men

197 7, 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, hat property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106. County Office Building in Towson, Baltimore

ď

Alu le Jenna Zoning Commissioner of nove

Description to accompany Variance.

Beginning at a point in the centerline of the Wount Read approximately 1.00 at 26 at

BALTIMORE COUNTY, MARYENND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner

Leslie H. Groef, Director of Planning

Petition #78-117-A. Petition for a Variance for a Rear Yard Setback Southwest side of Blue Mount Road 3000 feet, Northeast of Mankton Road. Petitioner - Virginia Lee Clark

7th District

HEARING: Tuesday, November 29, 1977 (10:30 A.M.)

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

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

M's. Virginia Lee Clarke 1733 Champlain Drive Baltimore, Maryland 21207

cc: Crovo & Associates, Inc.

Civil Engineering Land Surveying 8669 Oak Road Baltimore, Maryland 21234

Dear M's. Clarke:

NRCirf

November 21, 1977

RE: Variance Petition Itm Number 60

The enclosed comments were forwarded to this office subsequent to those sent to you on November 17, 1977. If any revisions to the site plan are required, these realised should be made and submitted to this office prior to the scheduled hearing date.

Very truly yours, West Farence

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

If you have any further questions regarding this matter, please feel free to contact this office.

Petitioner - Virginia L. Clarke

LHG:JGH:rw

COUNTY OFFICE BLDG. 111 W. Chenapeske Ave. Towern, Maryland 2120

Michelas B. Comput-

State Roade Commission

Dureeu of Fire Prevention

Realth Department

Board of Education

Project Planning Sulldier Densermer

Chairman

November 30, 1977

M's. Virginia Lee Clarke 1733 Champlain Drive Baltimore, Maryland 21207

RE: Petition for Variance SW/S of Blue Mount Road, 3000' NE of Monkton Road - 7th Election Virginia Lee Clarke - Petitioner 78-117-A (Item No. 60)

Dear M's. Clarke:

I have this date passed my Order in the above referenced matter. A copy of said Order is attached.

Very truly yours, 15/ S. ERIC DI NENNA

SED/erl

cc: Mr. Edward G. Weitzel 4008E Biddison Lane Baltimore, Maryland 21206

John W. Hessian, III, Esquire People's Counsel

M's Virginia Lee Clarke 1733 Champlain Drive Baltimore, Maryland 21207

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 4th day of October 1977.

Petitioner Virginia Lee Clarke Petitioner's Attorney

Crovo & Associates, Inc. Civil Engineering Land Surveying 8669 Oak Road nore, Maryland 21224 Micholas B. Commodari Chairman, Zoning Plans Advisory Committee

OUNTY, MARYLAND 157297 OFFICE OF . SYCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT NATE NOV. 8, 1977 MOUNT \$25.00 Ridward G. Weitzel 4008 Biddison Lane, Balto., Md. Petition for Variance for Virginia Lee Clark 678-117-4 1879 AFRIC 8 25.00 MSC BALTIMORE COUNTY, MARYLAND No. 57336 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DAT MOVEMBER 29, 1977 ACCOUNT 01-662

SECRIVED Edward Veitzel (Cash) roadcrartising and posting of property for Virginia L. Clarks #78-117-A

\$82 5 70 kg 29 4225 KK

VALIDATION OR SIGNATURE OF CASHIFE

Pursuant to the authority contained in Section 524,1 of the Baltimore County

: BEFORE THE ZONING COMMISSIONER

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.

......

ORDER TO ENTER APPEARANCE

Charles S. Kount h. Charles E. Kountz, Jr. Deputy People's Counsel

RE- PETITION FOR VARIANCE

SW/S Blue Mount Rd. 3000' NE Monkton Rd., 7th District

VIRGINIA LEE CLARKE, Petitioner

W. Dessian, TH. John W. Hessian, III People's Counsel County Office Building

I HEREBY CERTIFY that on this 15th day of November, 1977, a copy of the aforegoing Order was mailed to Virginia Lee Clarke, 1733 Champlain Drive, Baltimore, Manyland 21207 Petitioner



BALTIMORE COUNTY

ZONING PLANS



ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above Petitio	
and it appearing that by reason of the following finding of facts that strict compliance with	h
the Baltimore County Zoning Regulations would result in practical difficulty a	nd
unreasonable hardship upon the Petitioner,	-
	-
	-
the MONE 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	1
welf-re of the community, the Variance to permit a rear yard setback of 28	
feet in lieu of the required 50 feet should be granted.	
T IS ORDERED by the Zoning Commissioner of Baltimore County, this	-
day of November 1977, that the herein Petition for the aforementioned Va	ri.
arts should be and the same is GRANTED, from and after the date of this Ord	er.
the Department of Public Works, and Zoning Commissioner of Baltimore County	,
Me Office of Planning and Zoning.	
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	
of	

M's Virginia Lee Clarke Page 2 Iter Number 60

This petition is accepted for filing on the 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 Chairman Zoning Plans Advisory Committee

NBC:rf

cc: Crovo & Associates, Inc. Civil Engineering Land Surveying 8669 Oak Road Baltimore, Maryland 21234

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 1977

Nicholas B. Come Chairman

Bureau of Engineering

M's. Virginia Lee Clarke 1733 Champlain Drive Baltimore, Maryland 21207

Variance Petition Item Number 60 Petitioner - Virginia Lee Clarke

Department of Traffic Engineering State Roads Commiss Bureau of Health Department Project Planning Pailding Departmen Board of Education Zoning Administrati Industrial Development

TOWSON, MARY: AND 21204 (301) 494-3211

Baltimore County Office Building Towson, Maryland 21204

Existing Zoning RC-5

bearing on this petition.

Mr. Eric S. DiNenna, Zonina Commissiones Zoning Advisory Committee Office of Planning and Zoning

Comments on Item \*60, Zoning Advisory Committee Meeting, October 4, 1977, are as follows:

Proposed Zoning: Variance to permit a rear setback of 28° in lieu of the required 50°

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 ossure that a II parties are made aware of plans or problems with regard to development plans that may have a

The adjacent property owners names should be shown on the site plan. Also, it must be clearly

Very truly yours,

Planner III

John SW mble Sohn L. Wimbley

Project and Development Planning

Property Owner: Virginia Lee Clarke Location: SW/S Blue Mount Road 3000' NE Monkton Road

shown that this property is not a subdivision of land

Dear M's Clarke:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition that plans submitted with the above referenced petition and the plans advisory of 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 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 requested zoning. requested zoning.

this currently vacant wooded property. located on the southenest side of Blue Mount Road approximately 3,000 etc mortheast of Monkton Road in the 7th Election District, is zoned R.C. 5. Adjacent properties are similarly zoned and are improved with dwellings to the northeast and south, while vacant land exist to the west.

This Variance is necessitated by your proposal to construct a dwelling within 28-feet of the "rear" of this irregularly shaped lot in lieu of the required Screet.

November 4, 1977



THORNTON M MOURING, P.E. DIRECTOR

November 18, 1977

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

> Re: Item #60 (1977-1978)
> Property Owner: Virginia Lee Clarke
> S/WS Blue Mount Rd. 3000\* N/E Monkton Rd. Existing Zoning: R.C. 5 Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.

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.

Blue Mount Road, an existing public road, is proposed to be improved in the future as a 50-foot right-of-way. Highway right-of-way widening including any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

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.

Provisions for accommodating storm water or drainage have not been indicated on

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is remited.

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

Item #60 (1977-1978) Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Ballimore County Metropolitan District and the Wirban-Bural Demarcation Line. The Ballimore County Mater and Sewerage Plans, as amended, indicate "No Plansed Service" in the area.

very truly yours,

Llessorm N. Divek, P.E.
Chief, Bureau of Engineering

cc; J. Wimbley C. Warfield R. Morton

HH-SE Key Sheet 108 NM 4 Pos. Sheet NW 27 A Topo 22 Tax Map

SON, MARKLAND 21204 494-3960

October 20, 1977

Mr. Eric S. DiNenna Zoning Commissioner ist Floor, County Office Building Towns Maryland 21204

Item 50 - ZAC - October 5, 1977 Property Omeor: Virginia Lee Clarke Location: SAVS Sluw Houst Rd, 3000° NE Moniton Rd. Existing Zoning: R.C. 5 Proposed Zoning: Rc. 5 Proposed Zoning: No. 5 Lieu of the required 50°. Acres: District: 7th

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

> Very truly yours. Chilen Mer C. Richard Moore Assistant Traffic Engineer

CRM/cnw

battimore county

DONALD J. ROOP, M.D., M.P. H.

November 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 #60, Zoning Advisory Committee Meeting, October 4, 1977 are as follows:

Property Owner: Virginia Lee Clarke
See also Recount #d. 3000 ME
Monkton #d.
Existing Toning: R.C. 5
Proposed Joning: Variance to permit a rear setback of
28 in lieu of the required 30'.

District.

Prior to approval of a building permit application, the property must have an approved percolation test and water well.

Very truly yours,

Thomas Kenlyi

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

KS:mah



Office of Planning and Zoning Baltimore County Office Building Torson, Maryland 21704

Attention: N. Commodari, Chairman Zoning Advisory Committee

Ro: Property Owner: Virginia Lee Clarke

Location: SW/S Blue Mount Rd. 3000' NE Monkton Rd.

tom No. 60

Zoning Agenda Meeting of 10/04/77

Gentlemen:

Parsuant to your request, the referenced property has been surveyed by this Durous and the comments below marked with an """ are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) ?. A second means of vehicle access is required for the site.
- ( ) . The vehicle dead-end condition shown at\_\_

RCEODS the maximum allowed by the Fire Department.

- ( ) 4. The site shall be made to comply with all applicable parts of the Pure Prevention Sode prior to occupancy or beginning of operations
- The buildings and structures estating or proposed on the site shall comply with all amplicable requirements of the Mational Pire Protection Association Standard No. 101 "Lif. Safaty Sed.", 1970 Edition prior to occupancy.
- ( ) 5. Site plans are approved as drawn.
- (xx) 7. The Fire Provention Dureau has no comments, at this time.

Noted and Planning Group Special Importion Division

Pire Prevention Durau

Received Check

\_\_\_Cash

Other

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 26 SEPT. 197? Filing Fee \$ 25.

Petitioner WEITZEL Submitted by WEITZEL Reviewed by LC Petitioner's Attorney

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

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNTY # 78-117-A

Towson, Maryland

Date of Posting 11-10-27 Hlaving Tune Mrd. 29 " 1977 & 10:30 AM. Location of property Stuffs of Blue Med RA 3000 NE. of recasion at Some I hapin Ported of 1216 of Blue Date Rd Hotel. 3000 ft 186. of months to Posted by Merl N Heso Date of return. //-/4-77



October 5, 1977

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

Dear Mr. Di Nanna

Comments on ltem # 60 Zoning Advisory Committee Meeting, October h, 1977

Property Owner: Virginia Lee Clarke Location: S/W/S Hise Munit Road - 3000' N/E Monkton Road Skrifting Ford. 5 Proposed Zoning Roc. 5 Proposed Zoning Roc.

Acres: District: 7th

The items checked below are applicable:

- (X) A. Structure shall conform to Saltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) B. A building permit shall be required before construction can begin.
- $\overline{(\chi)}$  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.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_\_\_.

Very truly yours.

Charles & Burnham/ Charles E. Burnham Plans Review Chief CEB:rrj

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

TOWSON, MARYLAND - 21204

Date: October 3, 1977

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

Z.A.C. Meeting of: October 4, 1977

RE: Item No: 60
Property Owner: Virginia Lee Clarke
Location: SS/S Blue Hount Id. 3000' NE Honkton Road
Property Zonling: R.C.,
Proposed Zonling: How to permit a rear setback of 28' in
Frequency Zonling: How the required 30'.

District: 7th No. Acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours W. list hand N. Nick Petrovich.

T BAYARD WILLIAMS AN ..... -----

MES MICTOR E SMITH AN BICHARD W. TOACLY MAN

PETITION MAPPING PROGRESS SHEET FUNCTION Wall Map | Original | Duplicate Descriptions checked and outline plotted on map Petition number added to Cranted by ZC, BA, CC, CA Reviewed by: LC Revised Plans Change in outline or description \_\_\_ Yes Previous case: More Map #

PETITION	MAPPING PR			OGPECE		F1177		
FUNCTION		ginal Duplicate			SHEET			
	date by	dote by		date		Tre	200 Sh	
Descriptions checked and outline plotted on map				aare.	by	date	by	date
Petition number added to outline			-					
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ranted by		- 1	- 1	- 1				1
C, BA, CC, CA	11			1	1	+	-	
eviewed by:			$\perp$		_	1	-	
		Res	dsed	Plans			_	Yes





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Virginia Lee Clark SW/S of Blue Mount Rd. was inserted in the following

☐ Catonsville Times Dundalk Times Essex Times

☐ Suburban Times Face

- X Towson Times Arbutus Times
- ☐ Community Times □ Suburban Times West
- weekly newspapers published in Baltimore, County, Maryland,

once a week for one successive weeks before the 1 Lth day of November 19 77, that is to say, the same was inserted in the issues of November 10, 1077

> STROMBERG PUBLICATIONS INC By Frik Dage



# CERTIFICATE OF PUBLICATION

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 vin cech mf. one time successweres before the .... 29th ..... day of November 19.77 the first publication appearing on the 17th day of November

Cost of Advertisement \$

L. Leank Structur

