

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 Petitioner,

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, the Variance to permit a rear yard setback of 28 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th 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. 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 10th day of November, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

M's Virginia Lee Clarke
Page 2
Item Number 60
November 17, 1977

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 S. COMMODARI

Chairman
Zoning Plans Advisory Committee

NBC:rf

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

also
Nicholas S. Commodari
Chairman

MEMBERS
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 17, 1977

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

RE: Variance Petition
Item Number 60
Petitioner - Virginia Lee Clarke

Dear M's Clarke:

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 suitability of the requested zoning.

This currently vacant wooded property, located on the southwest side of Blue Mount Road approximately 3,000 feet northeast 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 exists 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 50-feet.

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

Property Owner: Virginia Lee Clarke
Location: SW/5 Blue Mount Road 3000' NE Monkton Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'
District: 7th

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.

The adjacent property owner names should be shown on the site plan. Also, it must be clearly shown that this property is not a subdivision of land.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

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' NE Monkton Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.
District: 7th

Dear Mr. DiNenna:

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:

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 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 Drainage:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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 required.

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.

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
WFO 434 350

STEPHEN E. COLLINS
DIRECTOR

October 20, 1977

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

Re: Item 60 - ZAC - October 4, 1977
Property Owner: Virginia Lee Clarke
Location: SW/5 Blue Mount Rd. 3000' NE Monkton Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.
Acre: 1
District: 7th

Dear Mr. DiNenna:

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

Very truly yours,

Richard Moore
Assistant Traffic Engineer

CRM/cwm

Item #60 (1977-1978)
Property Owner: Virginia Lee Clarke
Page 2
November 18, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Separation Line. The Baltimore County Water and Sewerage Plans, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Richard M. Diver, P.E.
Chief, Bureau of Engineering

END:RAM/PWRB

CC: J. Wimbley
C. Marfield
R. Morton

HR-SE Key Sheet
108 SM 4 Pos. Sheet
SM 27 A Topo
22 Tax Map

baltimore county
department of health
TOWSON, MARYLAND 21204

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

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
Location: SW/5 Blue Mount Rd. 3000' NE Monkton Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.
Acre: 1
District: 7th

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

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:mah

Office of Planning and Zoning
 Baltimore County Office Building
 Towson, Maryland 21204
 Attention: W. Condemari, Chairman
 Zoning Advisory Committee
 Re: Property Owner: Virginia Lee Clarke
 Location: SW/S Blue Mount Rd. 3000' NE Monkton Rd.
 Use No. 60 Zoning Agency Meeting of 10/04/77
 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 _____ 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 _____

RESOLVES 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 hostilities 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. 100 "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 by: W. Condemari Noted and approved by: Charles E. Burdham
 Planning Bureau Fire Prevention Bureau
 District: _____ Date: _____

October 5, 1977

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

Dear Mr. DiStenna:

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

Property Owner: Virginia Lee Clarke
 Location: SW/S Blue Mount Road - 3000' NE Monkton Road
 Existing Zoning: R.C. 5
 Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.

Acres: _____
 District: 7th

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. Burdham
 Charles E. Burdham
 Plans Review Chief
 (301) 825-7310

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 3, 1977

Mr. S. Eric DiStenna
 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: SW/S Blue Mount Rd. 3000' NE Monkton Road
 Present Zoning: R.C. 5
 Proposed Zoning: Variance to permit a rear setback of 28' in lieu of the required 50'.

District: 7th
 No. Acres: _____

Dear Mr. DiStenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
 W. Nick Petrovich,
 Field Representative

RSP/JP

JOSEPH W. WILLIAMS, CHAIRMAN
 F. HAROLD WILLIAMS, JR., VICE PRESIDENT
 MARION W. WILLIAMS

THOMAS W. BOWEN
 W. L. LORRICK
 W. L. LORRICK

ALVIN LORRICK
 W. L. LORRICK
 W. L. LORRICK

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, RA, CC, CA									
Reviewed by: <u>LC</u>									
Previous case: <u>none</u>									
Revised Plans: Change in outline or description									
Map #									

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, RA, CC, CA									
Reviewed by: <u>LC</u>									
Previous case: <u>none</u>									
Revised Plans: Change in outline or description									
Map #									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26 day of SEPT. 1977. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

S. Eric DiStenna
 S. Eric DiStenna,
 Zoning Commissioner

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

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

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY # 78-117-A
 Towson, Maryland

District: 7th Date of Posting: 11-18-77
 Posted for: Blowing Rock, N.Y. 29.4.1977 @ 10:30 A.M.
 Petitioner: Virginia Lee Clark
 Location of property: Spks. of Blue Mt. Rd. 3000 NE. of Monkton Rd.
 Location of Signs: 1 Sign. Posted at Spks. of Blue Mt. Rd. 3000 NE. of Monkton Rd.
 Remarks: _____
 Posted by: Mark N. Hines Date of return: 11-18-77

OFFICE OF THE TIMES

THE TIMES
 TOWSON, MD 21204 November 10 1977

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 ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Sabarban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 11th day of November, 1977, that is to say, the same was inserted in the issues of November 10, 1977.

STROMBERG PUBLICATIONS INC
 BY Edith Surgen

PETITION FOR A VARIANCE TO THE DISTRICT

NOTICE: Petitioner for a Variance for a rear yard setback. LOCATION: Southwest side of Blue Mount Road, 3000' NE of Monkton Road. District: 7th. Zoning: R.C. 5. Public Hearing: November 10, 1977 at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The County Office Building of Baltimore County, by authority of the Board of Education and the Board of Commissioners of Baltimore County, will hold a public hearing on the above-captioned petition for a variance from the zoning ordinance of Baltimore County to permit a rear yard setback of 28' in lieu of the required 50'.

The zoning ordinance to be so amended is located in the Baltimore County Zoning Ordinance, Chapter 12B, Section 12B-1.3, Rear Yard Setback.

Notice of the property of Virginia Lee Clark, as shown on the site plan, is hereby given to the public for the purpose of receiving comments and suggestions. The public hearing will be held on November 10, 1977 at 7:00 P.M. at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Edith Surgen
 Edith Surgen, Secretary of the Board of Education, Baltimore County

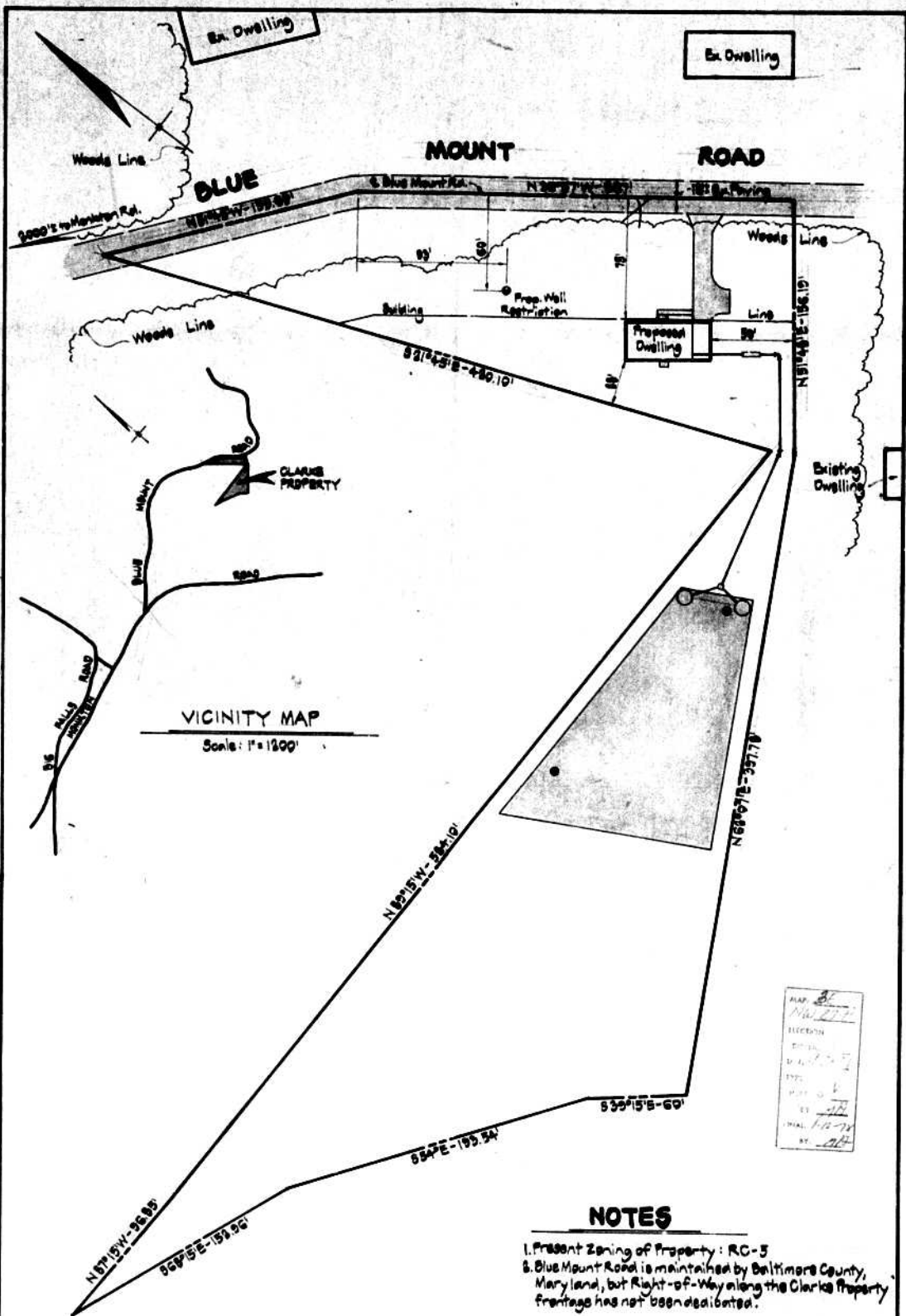
CERTIFICATE OF PUBLICATION

TOWSON, MD, November 10, 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 week before the 11th day of November, 1977, the first publication appearing on the 10th day of November, 1977.

Edith Surgen
 Edith Surgen, Secretary of the Board of Education, Baltimore County

Cost of Advertisement \$ _____



CROVO & ASSOCIATES, INC.

CIVIL ENGINEERING
LAND SURVEYING

8659 OAK ROAD
BALTIMORE, MARYLAND
21234

PROPERTY OF
VIRGINIA LEE CLARKE
7th ELECTION DISTRICT
SEPTEMBER 12, 1977
BALTIMORE CO., MD.
SCALE: 1" = 50'