

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JAMES A. & SANDRA L. COOK owners of the property shown 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 149A, 17A.2 to permit side yard setbacks of 30' instead of the required 50'.

Due to the slope of the ground, causing the septic to be placed in the front portion of the property plus the shape of the lot, the holding of the 50' side yard setbacks in conjunction with the proposed building site is impossible.

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 purchaser

Address: 8003 Redstone Road

Kingsville, Maryland 21087

Petitioner's Attorney

Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of November 1977.

of November 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 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 15th day of December 1977, at 10:00 o'clock.

Eric S. DiNanno
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: December 12, 1977

FROM: Leslie H. Graw, Office of Planning

SUBJECT: Petition 78-131-A, Petition for Variance for Side Yards.

South side of Redstone Road 1010 feet West of Yellowstone Road
Petitioner - James A. Cook and Sandra L. Cook

11th District

HEARING: Monday, December 19, 1977 (10:00 A.M.)

There are no comprehensive factors requiring comment on this petition.

Leslie H. Graw
Leslie H. Graw, Director of Planning
Office of Planning and Zoning

LHG:JGH

RE: PETITION FOR VARIANCE
S/S of Redstone Rd., 1010' W of
Yellowstone Rd., 11th District
OF BALTIMORE COUNTY
JAMES A. COOK, et ux, Petitioner
Case No. 78-131-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

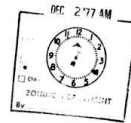
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Krantz, Jr.
Charles E. Krantz, 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 1st day of December, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. James A. Cook, 8003 Redstone Road, Kingsville, Maryland 21087, Petitioner.

John W. Hession, III



January 4, 1978

Mr. & Mrs. James A. Cook
8003 Redstone Road
Kingsville, Maryland 21087

RE: Petition for Variance
S/S of Redstone Road, 1010' W of
Yellowstone Road - 11th Election
District
James A. Cook, et ux - Petitioner
NO. 78-131-A (Item No. 92)

Dear Mr. & Mrs. Cook:

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

Very truly yours,
George A. Martin
GEORGE A. MARTIN
Deputy Zoning Commissioner

GJM/mc

Attachments

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

DESCRIPTION FOR VARIANCE

Beginning for the same on the south side of Redstone Road 1010' West of Yellowstone Road running thence S64°40'40"E 228.38'; N64°40'40"E 44.71'; and S23°19'20"E 349.80'; S59°43'50"W 177.30'; N6°40'40"W 620.75'; N79°59'40"E 20.04' to the place of beginning.

Containing 1.094 Acres of land more or less



December 13, 1977

Mr. Eric S. DiNanno, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNanno:

Comments on Item #92, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: James A. and Sandra L. Cook
Location: S/S Redstone Road 1010' W. Yellowstone Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 30' in lieu of the required 50'
Acres: 1.094
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

Mr. & Mrs. James A. Cook
8003 Redstone Road
Kingsville, Maryland 21087

Item #92

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 1st day of November 1977.

Eric S. DiNanno
Eric S. DiNanno
Zoning Commissioner

James A. Cook
Petitioner Sandra L. Cook
Petitioner's Attorney

William B. Connelley
William B. Connelley
Chairman, Zoning Plans
Advisory Committee

Permitted to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following findings of fact 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 granted, and it further appearing that by reason of the following findings of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

to permit side yard setbacks of 30 feet instead of the required 50 feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County that the above Variance should be granted, and it further appearing that by reason of the following findings of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

Permitted to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following findings of fact that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1115 CHESAPEAKE STREET
TOWSON, MARYLAND 21204

Franklin V. Rogers, Jr.
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSIONER
FIRE PREVENTION

HEALTH DEPARTMENT
PROJECT PLANNING

BUILDING DEPARTMENT
BOARDS OF EDUCATION

ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

December 8, 1977

Mr. & Mrs. James A. Cook
8983 Redstone Road
Kingsville, Maryland 21087

RE: Variance Petition
Item Number 92
Petitioner - James A. Cook
Sandra L. Cook

Dear Mr. & Mrs. Cook:

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 site is located on the south side of Redstone Road approximately 1,010 feet west of Yellowstone Road in the 11th Election District. Adjacent properties are zoned R.C. 5 and are improved with dwellings to the northeast and south, while the Baltimore Gas and Electric Company Transmission Line exists to the west.

This Variance is necessitated by your proposal to construct a dwelling on this property within 30' of the side property line in lieu of the required 50'. A similar request, Case 878-7-A, was granted for the property to the southeast of this site.

Mr. & Mrs. James A. Cook
Page 2
Item Number 92
December 8, 1977

Unfortunately, the comments from the Bureau of Engineering and the Office of Project and Development Planning were not available at this time. Upon receipt of the respective comments from this office, I will forward them to you as soon as possible. In the interim, I suggest that you personally contact Mr. Frederick Ringger at 494-3754 and Mr. John Wimbley at 494-3335, respectively, in order to discuss this request.

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. CONNOR
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

December 13, 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 #92, Zoning Advisory Committee Meeting, November 1, 1977, are as follows:

Property Owner: James A. and Sandra L. Cook
Location: S/S Redstone Road 1010' W. Yellowstone Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 30' in lieu of the required 50'
Acres: 1.094
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
Planner III
Project and Development Planning

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

December 8, 1977

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

Re: Item #92 (1977-1978)
Property Owner: James A. & Sandra L. Cook
S/S Redstone Rd. 1010' W. Yellowstone Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 30' in lieu of the required 50'.
Acres: 1.094 District: 11th

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.

General:

This property is a portion of a larger tract of land, indicated as "Area Reserved for Future Development" on the recorded subdivision plat of "Blue Ridge Estates" (O.R.G. 35, Plots 5) and on the Pages 55 and 64. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

As indicated on the submitted plan, Yellowstone Road (an existing County road and of this site) is proposed to be extended to the future on a 50-foot right-of-way. Highway right-of-way, including necessary reversible easements for slopes will be required in connection with subdivision of the overall property, or any grading or building permit application.

It is the responsibility of the Petitioner to ascertain and clarify his and others rights in and to the indicated 40-foot right-of-way.

Sediment Control:

Development of this property through striping, 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 striping of top soil.

Item #92 (1977-1978)
Property Owner: James A. & Sandra L. Cook
Page 2
December 8, 1977

Storm Drains:

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

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property. The Baltimore County Water and Sewerage Plan, as amended, indicates "Planned Service" in the area in 6 to 10 years.

Very truly yours,

Elsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EMH/PMB:iss

cc: J. Wimbley

R. Domes

QO-W Ray Short
55 x 56 NE 42 Pos. Sheets
NE 14 x Topo
55 Nax Map

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHENE COLLINS
DIRECTOR

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

Re: Item #92 - EMC - November 1, 1977
Property Owner: James A. & Sandra L. Cook
Location: S/S Redstone Rd. 1010' W. Yellowstone Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 30' in lieu of the required 50'.
Acres: 1.094
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM/LAM

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

November 28, 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 #92, Zoning Advisory Committee Meeting of November 1, 1977:

Property Owner: James A. & Sandra L. Cook
Location: S/S Redstone Rd. 1010' W. Yellowstone Rd.
Acres: 1.094
District: 11th

Satisfactory percolation tests have been completed. A water well meeting the requirements of the Baltimore County Department of Health must be drilled prior to approval of a building permit application.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

Baltimore County
The Department
TOWSON, MARYLAND 21204
JOHN H. BECKE
Chair

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 481-2610
JOHN D. SEYFERT
DIRECTOR

November 3, 1977

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owners James A. & Sandra L. Cook

Location: S/S Redstone Rd. 1010' W Yellowstone Rd.

Item No. 92

Zoning Agenda Meeting of 11/1/77

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 _____

_____ within 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: *[Signature]*
Special Inspection Division

Noted and approved: *[Signature]*
Deputy Chief
Fire Prevention Bureau

Charles E. Durbin
Plans Review Chief
CIBW

Very truly yours,
[Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. December 1, 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., on _____ day of _____, 1977, the last publication appearing on the _____ day of _____, 1977.

THE JEFFERSONIAN,

[Signature]
Manager

Cost of Advertisement, \$ _____

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 December 1 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - James A. Cook S/S of Redstone Road was inserted in the following:

☐ Catonsville Times ☐ Arbutus Times
☐ Dundalk Times ☐ Community Times
☐ Essex Times ☐ Suburban Times East
☐ Suburban Times East

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the _____ day of December, 1977, that is to say, the same was inserted in the issues of December 1, 1977

STROMBERG PUBLICATIONS, INC.

By *[Signature]*

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 28, 1977

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

I.A.C. Meeting of: November 1, 1977

RE: Item No: 92
Property Owner: James A. & Sandra L. Cook
Location: S/S Redstone Rd. 1010' W. Yellowstone Rd.
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 30' in lieu of the required 50'.

District: 11th
No. Acres: 1.094

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

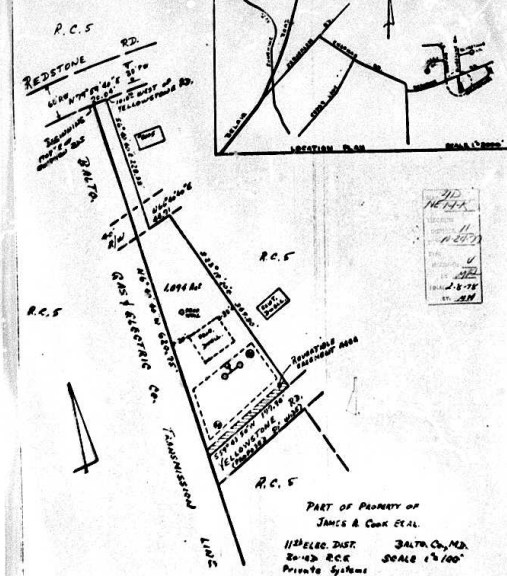
WNP/tp

JOSEPH H. MACDONALD, PRESIDENT
T. BYLAND WELLS, JR., VICE-PRESIDENT
HAROLD W. BURGESS

THOMAS H. ROYER
MRS. LOUISE F. CORCORAN
ROGER A. M. YOUNG

ALVIN LORICK
MR. HAYDON H. SMITH, JR.
RICHARD W. TRACY, DVM.

ROBERT T. DUBEL, SUPERINTENDENT



[Handwritten note:]
In an effort to file for building setback as soon as possible, I am willing to take full responsibility of said number 75-131-0 Station for variance. I am for I am requesting the 30 day appeal waiting period be waived.

Very truly yours,
[Signature]
James A. Cook

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL SERVICES DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57395
DATE: Nov. 28, 1977 ACCOUNT: 01-668
AMOUNT: \$40.75
RECEIVED: James A. Cook 8003 Redstone Road, Kingsville, Md.
FROM: 21087
FOR: Advertising and posting of property
775-131-0
\$40.75 RECEIVED 28 40.75
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL SERVICES DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57334
DATE: Nov. 29, 1977 ACCOUNT: 01-668
AMOUNT: \$25.00
RECEIVED: James A. Cook, 8003 Redstone Road, Kingsville
FROM: 21087
FOR: Petitioner for Variance
775-131-0
\$25.00 RECEIVED 29 25.00
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

SENIOR DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

775-131-0

District: 11th Date of Posting: 12-1-77
Posted for: Planning Dept. Jan. 1977-12-22-77
Petitioner: James A. Cook
Location of property: S/S of Redstone Rd. 1010' W. of Yellowstone Rd.

Location of Sign: 1010' W. of Yellowstone Rd. 1010' W. of Yellowstone Rd.
[Signature]
James A. Cook, Petitioner

Posted by: Paul H. Hesse Date of return: 12-8-77

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received • this 20 day of Oct 1977. Filing Fee \$25. Received ☒ Cash ☐ Other

[Signature]
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *[Signature]* Submitted by _____
Petitioner's Attorney Reviewed by *[Signature]*

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