

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or my legal agent, Joan Sharpinski, 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, hereby petition for a Variance from Section 1-403, Sub. 3 to permit a lot with diametral dimensions of 200 feet in lieu of the required 300 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):
Due to the geometric configuration of the subject three (3) lot, they are not buildable under current zoning regulations, however, the proposed placement of dwellings as indicated on the plat will reach the same result as compliance with Section 1A6, 4B-3 of the Zoning Regulations.

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.

George G. Cowman Contract purchaser
Nicodemus Road Address: 7232 Gough Street
Baltimore, Maryland 21224

Legal Owner
Violet J. Sharpinski
7232 Gough Street
Baltimore, Maryland 21224

Petitioner's Attorney
Charles E. Kountz, Jr.
Deputy People's Counsel

Protestant's Attorney
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

ORDERED by The Zoning Commissioner of Baltimore County, this 25th day of October, 1977, at 10:15 o'clock A.M.

ORDERED by The Zoning Commissioner of Baltimore County, this 25th day of 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 throughout Baltimore County, that 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 County, on the 12th day of November, 1977, at 10:15 o'clock A.M.



(over)

10-15-77
10:15 AM

054
4-251-86#

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
5/5 of Nicodemus Rd. 3700' NW of : OF BALTIMORE COUNTY
Berryman Lane, 4th District
VIOLET J. SHERPINSKI, Petitioner : Case No. 78-132-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. Kountz, Jr. John W. Hession, III
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that on this 1st day of December, 1977, a copy of the foregoing Order was mailed to Violet J. Sharpinski, 7232 Gough Street, Baltimore, Maryland 21224, Petitioner.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-132-A, Petition for Variance for Minimum Diametral Dimensions. South side of Nicodemus Road 3700 feet Northwest of Berryman Lane. Petitioner - Violet Joan Sharpinski

4th District

HEARING: Monday, December 19, 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:JGH/w



December 20, 1977

Mrs. Violet J. Sharpinski
7232 Gough Street
Baltimore, Maryland 21224

RE: Petition for Variance 3/5 of Nicodemus Road, 3700' NW of Berryman Lane - 4th Election District Violet J. Sharpinski Petitioner NO. 78-132-A (Item No. 80)

Dear Mrs. Sharpinski:

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

Very truly yours,
George J. Martink
George J. Martink
Deputy Zoning Commissioner

GJM/enc

Attachment:

cc: Mr. & Mrs. George G. Cowman, Jr.
Nicodemus Road
Keisterstown, Maryland 21136
John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Beginning for the first thereof at a pipe approximately 3700' from the intersection of Nicodemus Road and Berryman Lane running S 39° W 850' to a pipe thence 57° W. 247.5' to a pipe thence S 60° W. 425' to a pipe thence S 69° 30' W. 141' to a pipe thence N 39° E. 1567' to a stake thence S 51° 20' E. 109' to the place of beginning.

Beginning for the second thereof at a stake approximately 3809' from the intersection of Nicodemus Road and Berryman Lane at a stake running thence along the fifth line of the above tract 1567' thence S 69° 30' W 421' to a pipe thence N 39° E 1594' to a pipe thence S 51° 20' E 109' to a stake thence N 39° E 75' to a stake thence S 51° 20' E 91' to a stake thence N 39° E 250' to a stake thence S 51° 20' E to the place of beginning.

For more particular description see Liber 3787 Folio 578

M's Violet Joan Sharpinski
7232 Gough Street
Baltimore, Maryland 21224

Item #80

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 10th day of October, 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Violet Sharpinski
Petitioner's Attorney Reviewed by Nicholas B. Comarier
Nicholas B. Comarier
Chairman, Zoning Plans
Advisory Committee



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

November 2, 1977

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

Dear Mr. DiNenna:

Comments on Item #80, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

Property Owner: Violet J. Sharpinski
Location: 3700 Nicodemus Road, 3700' NW Berryman's Lane
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a minimum diametral dimension of 200' in lieu of the required 300'
Acres: 4.6
District: 4th

Satisfactory percolation tests for a sewage disposal system 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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

ED: 66

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following findings, 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 foregoing of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit minimum diametral dimensions of 200 feet a Variance instead of the required 300 feet should be granted.

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 9, 1977

COUNTY OFFICE BLDG. 111 W. Chesebrough Ave. Towson, Maryland 21286

Franklin T. Dillman, Jr. Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC ENGINEERING

STATE BOARD COMMISSION

DEPARTMENT OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

MILITARY DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

M's. Violet Joan Sherpinski 7232 Gough Street Baltimore, Maryland 21224

RE: Variance Petition Item Number 80 Petitioner - Violet Sherpinski

Dear M's. Sherpinski:

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 property, zoned R.C. 4 and consisting of approximately 12 acres, is located on the south side of Nicodemus Road, 3,700 feet northwest of south side of Nicodemus Lane in the 4th Election District. Immediate adjacent properties on the same side of Nicodemus Road are unimproved, while a dwelling exists to the north of this site.

Under the current zoning regulations, the tract may be subdivided into 6 lots, each with a minimum diametral dimension of 300 feet. This particular Variance is required in order to allow the tract to be divided into 2 lots each with a minimum diametral dimension of 200 feet in lieu of the required 300 feet.

M's. Violet Joan Sherpinski Page 2 Item No. 80 Dec. 9, 1977

Unfortunately, at this time the comments from the Bureau of Engineering and the Department of Project and Development Planning were not available. Upon receipt of these by this office, they will be forwarded to you as soon as possible. In the interim, I suggest that you personally contact Mr. Frederick Ringer at 494-3754 and Mr. John Wimbley at 494-3335 in order to discuss this petition.

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. Commodori Chairman Zoning Plans Advisory Committee

NBC:rf

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21286

Attention: N. Commodori, Chairman Zoning Advisory Committee

Re: Property Owner: Violet J. Sherpinski

Location: SW/E Nicodemus Rd. 3700' NW Berryman's Ln.

Item No. 80

Zoning Agency Meeting of 10/25/77

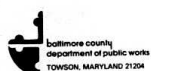
Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below pertain to the same and 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 300 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 ead-end condition show at...
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 "Fire Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: Stephen Collins, Director, Baltimore County Office of Planning and Zoning

ORDER RECEIVED FOR FILING DATE 10/25/77



THORNTON M. MOURING, P.E. DIRECTOR December 7, 1977

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

Re: Item #80 (1977-1978) Property Owner: Violet J. Sherpinski 6706 Nicodemus Rd. 3700' NW Berryman's Ln. Existing Zoning: R.C. 4 Proposed Zoning: Variance to permit a minimum diametral dimension of 200' in lieu of the required 300'. Acres: 4.6 District: 4th

Dear Mr. Dillman: 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.

General: Subdivision of property within Baltimore County must conform to Baltimore County Subdivision Regulations.

Highways: Nicodemus Road, an existing public road, is proposed to be improved in the future on a 70-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: The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

Item #80 (1977-1978) Property Owner: Violet J. Sherpinski Page 2 December 7, 1977

Water and Sanitary Sewer: Public water a gily and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Sewer Demarcation Line. The Baltimore County Water and Sewerage Plan, Map 120, as amended, indicates "No Planned Service" in the area.

Very truly yours, Stephen Collins, Director, Bureau of Engineering

END:EXAM, PDR:sa cc: J. Wimbley B. Weston J. Trenner

Y-NE Key Sheet 34, 35 & 36 NW 43 & 44 Pcs. Sheets NW 1/4 E Topo 48 & 57 Tax Maps



STEPHEN COLLINS DIRECTOR October 21, 1977

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

Re: Item 80 - ZAC - October 25, 1977 Property Owner: Violet J. Sherpinski Location: SW/S Nicodemus Rd. 3700' NW Berryman's Lane Existing Zoning: R.C. 4 Proposed Zoning: Variance to permit a minimum diametral dimension of 200' in lieu of the required 300'. Acres: 4.6 District: 4th

Dear Mr. Dillman: No traffic problems are anticipated by the requested variance.

Very truly yours, C. Richard Moore, Assistant Traffic Engineer

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

Comments on Item #80, Zoning Advisory Committee Meeting, October 25, 1977, are as follows: Property Owner: Violet J. Sherpinski Location: SW/S Nicodemus Road 3700' NW Berryman's Lane Existing Zoning: RC-4 Proposed Zoning: Variance to permit a minimum diametral dimension of 200' in lieu of the required 300'. Acres: 4.6 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, Project and Development Planning



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

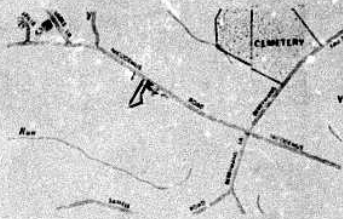
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This plan has been reviewed and there are no site-planning factors requiring comment. Very truly yours, John L. Wimbley, Project and Development Planning

78-132-A December 13, 1977



SUBDIVISION
 OF THE KING TRACT
 SCALE 1"=100' DEC. 4 1926
 (4th Election District)
 No proposed widening of road
 by Engineering

Map	12
NO. 155	14-2
SECTION	4
BLK. 10	
TO 10-19-27	
PIPE	
MARKED	✓
BY	JLH
DATE	
BY	

