

11/21/78 #78-133-A #86 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Jimmie G. A. Andros, legal owner of the property situated 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 1803.211 to permit lot widths of 50' instead of the required 55' for lots 7A and 8A; no permit side setbacks of 4' and 5' for 10' setbacks instead of the required 4' and 5' setbacks of 8' (existing home for many years) instead of the required 10' setbacks for lot 7A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
A new home to meet building code is planned for Lot 8A. Our only married son, Jimmie, age 25, his wife and 5 year old son will occupy home. Jimmie is a Viet-Nam veteran with honorable discharge and a outstanding war record which his records show. He has a partial disability-needless to say- most young couples cannot afford to build a home today. Lot 8A is on a 20' road, only 150' from dead-end of street and is practically surrounded by back River. A visual inspection of this residential area will show that homes built since World War II are located 5' or 6' or less from side property. Subdivision of lots in this area was accomplished 5-24-45, by surveyor and records among the land records of Baltimore County. Public Water and Public Sewerage utilities are available on 20' road directly front of Lot 8A as well as electrical lines.

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.

DATE December 12, 1977
BY Jimmie G. Andros
Contract purchaser
Address 6990 River Drive Road Edgemere, Maryland 21219
Petitioner's Attorney
Protestant's Attorney

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 19th day of December, 1977, at 10:30 o'clock

At ---M---
S. Eric DiNenna
Zoning Commissioner of Baltimore County.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 12, 1977
FROM: Leslie H. Groef, Director of Planning
SUBJECT: Petition 78-133-A.

Petition for a Variance for Lot Widths and Side Setbacks
North side of River Drive Road 695 feet Northwest of Grace Road
Petitioner - Jimmie G. Andros and Katherine Andros
15th District

HEARING: Monday, December 19, 1977 (10:30 A.M.)

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

Leslie H. Groef
Director of Planning

LHG:JGH:w

RE: PETITION FOR VARIANCE
N/S of River Drive Rd. 695' NW of
Grace Rd., 15th District
JIMMIE G. ANDROS, et ux, Petitioners : Case No. 78-133-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 224.1 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.
Charles E. Kountz, Jr.
Deputy People's Counsel

I HEREBY CERTIFY that on this 1st day of December, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Jimmie G. Andros, 6990 River Drive Road, Edgemere, Maryland 21219, Petitioners.



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 451-3281
S. ERIC DINENNA
ZONING COMMISSIONER

December 21, 1977

Mr. & Mrs. Jimmie G. Andros
6990 River Drive Road
Edgemere, Maryland 21219

RE: Petition for Variance
N/S of River Drive Road, 695' NW of
Grace Road - 15th Election District
Jimmie G. Andros, et ux - Petitioners
NO. 78-133-A (Item No. 86)

Dear Mr. & Mrs. Andros:

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

Description for Variance for Mr. & Mrs. Andros

Beginning at a point on the north side of River Drive Road at its termination at Back River said point being approximately 695 feet northwest of the centerline of Grace Road and known as Lots 7A and 8A as shown on the Plat of Lynch Point which is recorded in the Land Records of the Baltimore County in Liber 13, Folio 140, also known as 6990 River Drive Road.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jimmie G. & Katherine Andros

Location: NE/S River Drive Rd. 695' NW Grace Rd.

Item No. 86

Zoning Agency Meeting of 10/25/77

Enclosures

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 _____

RESIDES the action 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: Leslie H. Groef Noted and Approved: N. Commodari
Special Inspection Division Deputy Chief
Fire Prevention Bureau

MR. & MRS. JIMMIE G. ANDROS
6990 River Drive Road
Edgemere, Maryland 21219

ITEM 86

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 25th day of October, 1977.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner MR. & MRS. J. ANDROS Reviewed by Nicholas S. Commodari
Petitioner's Attorney Chairman, Zoning Plans
Advisory Committee

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 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, Variances to permit lot widths of 50 feet instead of the required 55 feet for Lots 7A and 8A, side setbacks of 4 feet and 8 feet for Lot 8A instead of the required 10 feet, and a side setback of 8 feet for the existing house instead of the required 10 feet for Lot 7A should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of December, 1977, that the herein Petition for the aforementioned Variance should be and the same are 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 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

December 8, 1977

COUNTY OFFICE Bldg.
111 N. Calverton Ave.
TOWSON, MARYLAND 21204

Chairman
Nicholas B. Connodari

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

Mr. and Mrs. James G. Andros
6990 River Drive Road
Edgemore, Maryland 21219

RE: Variance Petition
Item Number 86
Petitioner - Jimmie G. Andros
Katherine Andros

Dear Mr. & Mrs. Andros:

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.

Located on the northeast side of River Drive Road approximately 695' northwest of Grace Road in the 15th Election District, this D.R. 5.5 zoned site consist of two 50' lots improved with a dwelling. Adjacent properties are similarly zoned and are improved with similar type uses.

Because of your proposal to construct an additional house on one of these 50' lots, this Variance is required. In addition, the proposed 4' and 8' side setbacks and the 8' setback for the existing house in lieu of the required 10' are included with this

Mr. and Mrs. James G. Andros
Page 2
Item Number 86
December 8, 1977

Particular attention should be afforded to the comments of the Department of Permits and Licenses concerning Section 320 of the Baltimore County Building Code.

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. CONNODARI
Chairman
Zoning Plans Advisory Committee

NUC:rf

Item 806 (1977-1978)
Property Owner: Jimmie G. & Katherine Andros
Page 2
December 7, 1977

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in River Drive Road.

Very truly yours,

ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM/PMB:SS

CC: J. Somers
J. Trenner

E-SE Key Sheet
19 SE 33 Sub. Sheet
SE 5 1 Page
111 Tax Map

Re: Item 806 (1977-1978)
Property Owner: Jimmie G. & Katherine Andros
N/ES River Drive Rd. 695' N/W Grace Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.
Acres: 0.379 District: 15th

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:

River Drive Road, an existing public road, is proposed to be improved in the future on a 40-foot right-of-way in the vicinity of this property. Highway right-of-way widening 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 Drains:

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.

Department of Traffic Engineering
TOWSON, MARYLAND 21204
(410) 326-2660

STEPHENE COLLINS
DIRECTOR

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

Re: Item 86 - JAC - October 25, 1977
Property Owner: Jimmie G. & Katherine Andros
Location: NE/S River Drive Rd. 695' NW Grace Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.
Acres: 0.379
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

786/cm

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 326-2111

November 1, 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 #86, Zoning Advisory Committee Meeting, October 25, 1977, are as follows:

Property Owner: Jimmie G. & Katherine Andros
Location: NE/S River Drive Road 695' NW Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.
Acres: 0.379
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning action requested, 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

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(410) 326-2660

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

November 7, 1977

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

Dear Mr. DiNenna:

Comments on Item #86, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

Property Owner: Jimmie G. & Katherine Andros
Location: NE/S River Drive Road 695' NW Grace Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.
Acres: 0.379
District: 15th

Notropical water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

KS:jlr

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Jimmie G. & Katherine Andrus
Location: NE/S River Drive Rd. 695' NW Grace Rd.

Item No. 86 Zoning Agenda Meeting of 10/25/77

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 100 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 _____

REMOVES the maximum allowed by the Fire Department.

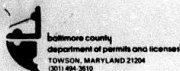
() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans also approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. J. Goff* Planning Bureau
Special Inspection Division

Noted and Approved: *Charles E. Burnham*
Fire Prevention Bureau



JOHN D. STEFFERT
DIRECTOR

November 3, 1977

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

Dear Mr. DiMenna:

Comments on Item # 86 Zoning Advisory Committee Meeting, October 25, 1977 are as follows:

Property Owner: Jimmie G. & Katherine Andrus
Location: N/S River Drive Road - 695' N/W Grace Road
Existing Zoning: D.M. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.
Acre: 0.379
District: 15th

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. See Section 320.0 on Tidewater Inundation (attached).
- ☐ 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 location of buildings or type of construction has been provided to resolve Note "F" above.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CB:rrj

Add new section as follows:

Section 320.0 Construction in Areas Subject to Flooding.

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tidal waters, surface water or running streams shall have floor elevations and water-tightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidewaters.
a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 2 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, masonry concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of masonry construction of concrete of sufficient strength and specifically designed for water-tightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 1/2 inch minimum cement plaster finish. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 2 inch minimum concrete floor sub-base.

c. All airways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

d. All airways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 18 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be withstanding the hydrostatic pressure. All openings to the crawl space, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams.

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "A" as Subject to Inundation by Tidewaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1977

Z.A.C. Meeting of: October 25, 1977

RE: Item No: 86
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Jimmie G. & Katherine Andrus
River Drive Rd. 695' NW Grace Rd.
D.M. 5.5
Variance to permit lot widths of 50' in lieu of the required 55' for lots 7A and 8A and to permit side setbacks of 4' and 8' for lot 8A and a side setback of 8' for 7A in lieu of the required 10'.

District: 15th
No. Across: 0.379

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NSP/fjp

JOHN W. H. LUTHER, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCEL M. RUTAN

THOMAS H. BOYER
WILLIAM L. CONNOR
JOHN W. HART

ALVIN LORICK
DEAN WATSON L. SMITH, JR.
RICHARD W. TRACY, D.V.M.

