

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Landmark Construction Co., legal owner of the property situated in Baltimore County and which is described in the description and attached hereto and made a part hereof, 100-3, 15-3 (201.1)

herby petition for a Variance from Section 117-02 of the Baltimore County Zoning Ordinance to permit a side yard of 32 feet for the carport (instead of the required 37.5 feet) and a side yard of 37 feet for the dwelling (instead of the required 50 feet).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Owner wishes to construct 63-foot wide dwelling with carport extending 5 feet beyond side of said dwelling. Lot width is insufficient to satisfy side yard requirements.

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.

Witness my hand and seal this 13th day of January, 1978, at Baltimore, Maryland.

By: *Simon Scher* Landmark Construction Co., Inc. Legal Owner

Address: 4002 Amy Lane, Randallstown, Md. 21133

By: *John W. Hession, III* People's Counsel

Address: 2311 Hidden Glen Drive, Owings Mills, Md. 21117

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day

of December, 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 held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 6th day of February, 1978, at 10:00 o'clock

A.M.

By: *Eric D. Henna* Zoning Commissioner of Baltimore County.

(over)

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RE: PETITION FOR VARIANCE
5/5 of Valley Glen Court 720.65'
S of Ridge Rd., 8th District
LANDMARK CONSTRUCTION, INC.,
Petitioners

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

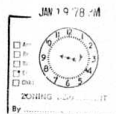
me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.
Charles E. Kowitz, 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 18th day of January, 1978, a copy of the
aforegoing Order was mailed to Landmark Construction, Inc., 2311 Hidden Glen Drive,
Owings Mills, Maryland 21117, Petitioners.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
Date: February 3, 1978
TO: *Leslie H. Groat*
FROM: Director of Planning
SUBJECT: Item # 121
Petition 78-156-A. Petition for Variance for Side Yard.
East side of Valley Glen Court 720.65 feet South of Ridge Road
Petitioner - Landmark Construction, Inc.

8th District

HEARING: Monday, February 6, 1978 (10:00 A.M.)

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

Leslie H. Groat
Director of Planning

LHG:JGH:hw

COLUMBIA SERVICE
WALTER PARK
Registered Surveyor
Phone 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
800 East Jones Road
Room 101, Shell Building
Towson, Maryland 21204
Phone 828-8800

REL AIR OFFICE
L. GIBBS WOLFE
Landscape Architect
Phone 836-0880

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE:

Beginning for the same at a point on the east side of Valley Glen Court (50 feet wide) said point being distant 720.65 feet southerly from the intersection formed by said east side of Valley Glen Court with the centerline of Ridge Road (60 feet wide), thence being all of Lot 60 as shown on the Amended Plat of Section One, Green Valley North, recorded among the plat records of Baltimore County in Plat Book 37 Folio 22.

Containing 45,000.0 square feet of land, more or less.

ORDER RECEIVED FOR FILING

DATE: January 9, 1978



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-2351

S. ERIC DINENNA
ZONING COMMISSIONER

February 9, 1978

Mr. Simon Scher
Landmark Construction Company
4303 Pimlico Road
Baltimore, Maryland 21209

RE: Petition for Variances
E/S Valley Glen Court, 720.65' S of
Ridge Road - 8th Election District
Landmark Construction Company -
Petitioner
NO. 78-156-A (Item No. 121)

Dear Mr. Scher:

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

Very truly yours,

George P. Martinak
GEORGE P. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. & Mrs. Jack Pincus
4002 Amy Lane
Randallstown, Maryland 21133

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Simon Scher
Landmark Construction Company
2311 Hidden Glen Drive
Owings Mills, Maryland 21117
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 13th day of December, 1977.

Eric D. Henna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Landmark Construction Co.
Petitioner's Attorney:
Building Association, Inc.
101 Shell Building
280 East Jones Road
Towson, Maryland 21204

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

January 4, 1978

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

Re: Item 121 (1977-1978)
Property Owner: Landmark Construction Co.
E/S Valley Glen Ct. 720.65' S. Ridge Rd. (Lot 60)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback
of 32' in lieu of the required 37.5' for a carport
and a side setback of 37' in lieu of the required
50' for the dwelling.
Address: 1.033 District: 8th

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.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87702, executed in connection with the development of "Green Valley North - Section One", of which this property comprises Lot 60 as shown on the Amended Plat of Section One "Green Valley North" recorded U.S.R., Tr. 37, Folio 22.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 121 (1977-1978).

Very truly yours,

Edmund M. Mouring, P.E.
EDMUND M. MOURING, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: R. Covahay
R. Norton

T-NE Day Sheet
59 W 20 Pst. Sheet
NE 15 E Topo
50 Tax Map

ORDER FOR FILING

DATE 1/19/78

Pursuant to the statement, 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 granted; 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 a side yard setback of 32 feet for the carport instead of the required 37.5 feet and a side yard setback of 37 feet for the dwelling instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1978, 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.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 19, 1978

Mr. Simon Scher
Landmark Construction Company
2311 Hidden Glen Drive
Owings Mills, Maryland 21117

RE: Variance Petition
Item Number 121
Petitioner - Landmark Construction Company, Inc.

Dear Mr. Scher:

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 lot, zoned R.C. 5, is located on the east side of Valley Glen Court, approximately 720 feet south of Ridge Road and is part of the newly developing subdivision of Green Valley North. Properties surrounding this site are similarly zoned and consist of vacant land to the east and south, while a dwelling exists to the north.

This Variance is necessitated by your proposal to construct a dwelling within 37 feet of the northerly property line in lieu of the required 50 feet with a carport located within 32 feet of this property line in lieu of the required 37-1/2 feet. A similar petition

Mr. Simon Scher
Page 2
Item Number 121
January 19, 1978

is being requested for a property to the north of this site.

At the time of this writing, comments from the Department of Traffic Engineering were not to me by the respective representative on 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. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:rf
cc: Hudkins Associates, Inc.
101 Shell Building
200 East Joppa Road
Towson, Maryland 21204

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

December 21, 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 #121, Zoning Advisory Committee Meeting, December 13, 1977, are as follows:

Property Owner: Landmark Construction Co.
Location: E/S Valley Glen Court 720.65' S. Ridge Road (Lot 60)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 32' in lieu of the required 37.5' for a carport and a side setback of 37' in lieu of the required 50' for the dwelling
Acres: 1.033
District: 8th

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 ensure 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 Health
TOWSON, MARYLAND 21204
DONALD J. ROOF, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 11, 1978

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 # 121, Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: Landmark Construction Co.
Location: E/S Valley Glen Ct. 720.65' S. Ridge Rd. (Lot 60)
Acres: 1.033
District: 8th

Since the requested variance will not interfere with the locations of the proposed water well and sewage disposal system, no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/ES/po
SEC 35 118

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3550
STEPHEN E. COLLIER
DIRECTOR

January 30, 1978

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

Item No. 121 - ZAC - December 13, 1977
Property Owner: Landmark Construction Co.
Location: E/S Valley Glen Ct. 720.65' S. Ridge Rd. (Lot 60)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 32' in lieu of the required 37.5' for a carport and a side setback of 37' in lieu of the required 50' for the dwelling.
Acres: 1.033
District: 8th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSP/ma

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 485-7310
Paul H. Reineke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Landmark Construction Co.

Location: E/S Valley Glen Ct. 720.65' S. Ridge Rd. (Lot 60)
Item No. 121 Zoning Agenda Meeting of 12/13/77

Enclosure:

Pursuant to your request, the referenced property has been surveyed by the 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 _____

REMARKS: 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 "Fire Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments on the site plan.

Reviewed: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

Baltimore County
Department of Public Works and Licenses
TOWSON, MARYLAND 21204
(301) 484-3810
JOHN D. SEVIER
DIRECTOR

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 121 Zoning Advisory Committee Meeting, December 13, 1977 are as follows:

Property Owner: Landmark Construction Co.
Location: E/S Valley Glen Ct. 720.65' S. Ridge Road (Lot 60)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 32' in lieu of the required 37.5' for a carport and a side setback of 37' in lieu of the required 50' for the dwelling.
Acres: 1.033
District: 8th

The items checked below are applicable:

1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1977 Edition and the 1971 Supplement and other applicable codes.
2. A building permit shall be required before construction can begin.
3. Three sets of construction drawings will be required to file an application for a building permit.
4. 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.
5. 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.
6. No comment.
7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burrows
Planning Review Chief

PLANNED

