

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Landmark Construction, Inc., owner of the property at 2311 Hidden Glen Drive, 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 11-10 of the Zoning Regulations of Baltimore County to permit a side yard of 35 feet (instead of the required 37.5 feet) for the carport and a side yard of 40 feet (instead of the required 50 feet) for the dwelling.

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.

Petitioner's Attorney
Stanley B. Tannenbaum
Landmark Construction, Inc.
Contract purchase
Stanley B. Tannenbaum
2311 Hidden Glen Dr.
Owings Mills, Md. 21117

Testant's Attorney
Charles E. Kowty, Jr.
Deputy People's Counsel

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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 6th day of February, 1978, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna,
Zoning Commissioner
TO: Leslie H. Gray
FROM: Zoning Commissioner
ITEM #120
SUBJECT: Petition PZ-157-A, Petition for Variance for Side Yards,
Southeast side of Ridge Road 344.54 feet Southwest of Valley Glen Court
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. Gray
Director of Planning

LPG:JGH:hw

RE: PETITION FOR VARIANCE
SE/S of Ridge Rd. 344.54'
SW of Valley Glen Court
8th District
LANDMARK CONSTRUCTION, INC.,
Petitioners
Case No. 157-A
OF BALTIMORE COUNTY
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 157-A

ORDER TO ENTER APPEARANCE

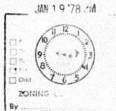
Mr. Commissioners:

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. Kowty, Jr.
Deputy People's Counsel
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 foregoing Order was mailed to Landmark Construction, Inc., 2311 Hidden Glen Drive, Owings Mills, Maryland 21117, Petitioners.

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



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3261
S. ERIC DINENNA
ZONING COMMISSIONER

February 9, 1978

Mr. Simon Scher
Landmark Construction, Inc.
6303 Pimlico Road
Baltimore, Maryland 21209

RE: Petition for Variances
SE/S of Ridge Road, 344.54' SW of
Valley Glen Ct. - 8th Election District
Landmark Construction Company -
Petitioner
NO. 78-157-A (Item No. 120)

Dear Mr. Scher:

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

Very truly yours,

GEORGE J. HESSON
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. & Mrs. Stanley B. Tannenbaum
9007 Winands Road
Owings Mills, Maryland 21117

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

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9090

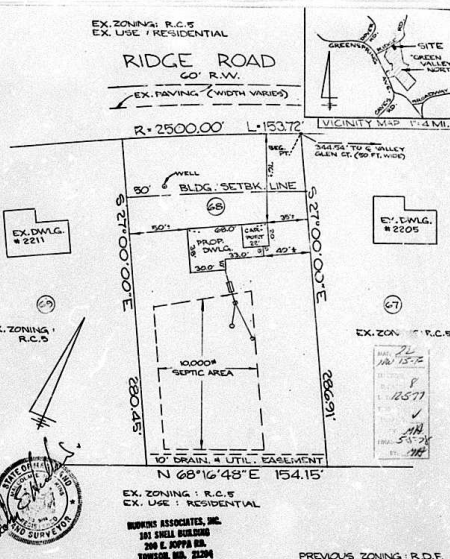
TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landmarks Architects
800 East Joppa Road
Room 101, Small Buildings
Towson, Maryland 21204
Phone: 636-5899

BEL AIR OFFICE
L. GREGG WELSH
Landmarks Architects
Phone: 636-0880

DESCRIPTION TO ACCOMPANY APPLICATION FOR SIDE YARD VARIANCE:

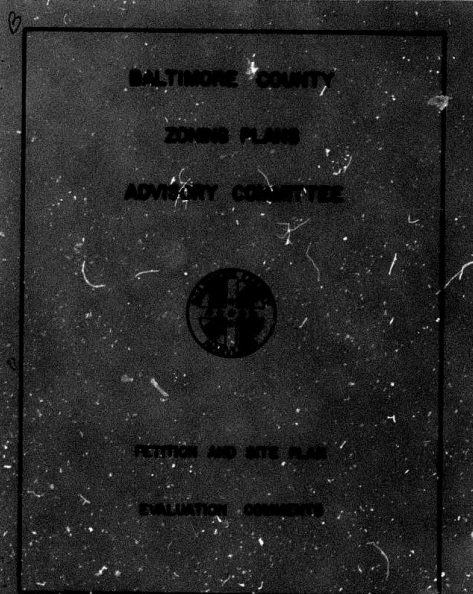
Beginning for the same at a point on the southeast side of Ridge Road (60 feet wide) said point being distant 344.54 feet southwesterly from the intersection formed by said southeast side of Ridge Road with the centerline of Valley Glen Court (50 feet wide), thence being all of Lot 63 as shown on the Amended Plat of Section One, Green Valley North, recorded among the plat records of Baltimore County in Plat Book 37 Folio 22.

Containing 43,665.9 square feet of land, more or less.



PLAT TO ACCOMPANY APPLICATION
FOR SIDE YARD VARIANCE
LOT 63 GREEN VALLEY NORTH
AMENDED PLAT SECT. 1 T. 37/22
8th ELEC. DIST. BALTO. CO., MD.
1/30/77 SCALE 1"=50'

PREVIOUS ZONING: R.C.S.
EX. ZONING: R.C.S.
SIDE YARD REQUIRED: 37.5'
SIDE YARD PROVIDED: 35'
CARPORT: 37' DWELLING: 40'
AREA OF LOT: 43,665.9 sq. ft.
EXISTING USE: VACANT
PROPOSED USE: SINGLE-FAMILY RESIDENCE



Mr. Simon Scher
Landmark Construction Co., Inc.
2311 Hidden Glen Drive
Owings Mills, Md. 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 9th day of February 1978.

Leslie H. Gray
S. Eric DiNenna
Zoning Commissioner
Petitioner: LANDMARK CONSTRUCTION CO., INC.
Petitioner's Attorney: Stanley B. Tannenbaum
Reviewed by: Nicholas H. Commodari
Chairman, Zoning Plans Advisory Committee
Nicholas H. Commodari
Chairman, Zoning Plans Advisory Committee
Towson, MD. 21204

FORM # 130

COPIED

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 Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of 35 feet for a carport instead of the required 37.5 feet and a side yard setback of 40 feet instead of the required 50 feet for the proposed dwelling 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 Variances 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 19th day of February, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 E. Calverton Ave.
TOWSON, MARYLAND 21204

Nicholas B. Commodari

Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE BOARD OF COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

January 19, 1978

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

RE: Variance Petition
Item Number 120
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 property, zoned R.C. 5, is located on the south side of Ridge Road approximately 344 feet southwest of Valley Glen Court and is part of the newly developing subdivision of Green Valley North. Adjacent properties are similarly zoned and are improved with dwellings.

This Variance is necessitated by your proposal to construct a dwelling within 40 feet of the easterly property line in lieu of the required 50 feet with an attached carport within 35 feet of this property line in lieu of the required 37-1/2 feet. A similar petition is being requested for a property within this subdivision.

Mr. Simon Scher
Page 2
Item Number 120
January 19, 1978

At the time of this writing, the comments from the Department of Traffic Engineering were to me by the respective representative of this committee that there were no problems with 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 Bldg.
200 East Joppa Road
Towson, Maryland 21204

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 #120 (1977-1978)
Property Owner: Landmark Construction Co.
8725 Ridge Rd. 344.54' s/w Valley Glen Ct. (Lot 68)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 37.5' for a carport and a side setback of 40' in lieu of the required 50' for the dwelling.
Acres: 1.002 District: 8th

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:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87302, executed in connection with the development of "Green Valley North - Section One", of which this property comprises Lot 68 as shown on the Amended Plat of Section One "Green Valley North" recorded E.H.K., Jr. 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 #120 (1977-1978).

Very truly yours,

Thornton M. Mouring, P.E.
Chief, Bureau of Engineering

END: EAM, PWR:es

cc: Mr. Morris
R. Coveley

T-NE Key Sheet
59 & 60 NW 21 Pos. Sheets
NW 15 P Page
50 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 404-3211

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

Property Owner: Landmark Construction Co.
Location: SE/S Ridge Road 344.54' SW Valley Glen Court (Lot 68)
Existing Zoning: R.C.-5
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 37.5' for a carport and a side setback of 40' in lieu of the required 50' for the dwelling
Acres: 1.002
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 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 C. Wimbley
Planner III
Project and Development Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, 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 # 120, Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: Landmark Construction Co.
Location: SE/S Ridge Rd. 344.54 SW Valley Glen Ct. (Lot 68)
Acres: 1.002
District: 8th

Since the requested variance will not interfere with the location 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

TBD/KS/pc
SEC 35 118

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 404-3550

STEPHEN E. COLLINS
DIRECTOR

January 30, 1978

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

Item No. 120 - ZAC - December 13, 1977
Property Owner: Landmark Construction Co.
Location: SE/S Ridge Rd. 344.54' SW Valley Glen Ct. (Lot 68)
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 37.5' for a carport and a side setback of 40' in lieu of the required 50' for the dwelling.
Acres: 1.002
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

MSF/has

Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 404-7210

Paul H. Reincke
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: SE/S Ridge Rd. 344.54' SW Valley Glen Ct. (Lot 68)

Item No. 120

Zoning Agenda Meeting of 12/13/77

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 _____

EXCEEDS 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 at this time.

Reviewed: H. J. Kelly
Special Inspection Division

Noted and Approved: Chris Weigandt
Fire Prevention Bureau



Dear Mr. DiManno:

Comments on Item #120 Zoning Advisory Committee Meeting, December 13, 1977
are as follows:

Property Owner: Landmark Construction Co
Location: S/S Ridge Road 344, S4 S/W Valley Glen Ct. (Lot 68)
Existing Zoning: S.C.5
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 37.5' for a carport and a side setback of 40' in lieu of the required 50' for the dwelling
Acres: 1.002
District: 8th

The items checked below are applicable:

- ☐ A. Structural permit conforms to Baltimore County Building Code (B.C.C.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 signature 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 5'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section

Very truly yours,

Charles E. Sumner

Charles E. Burnham
Plans Review Chief
CEB:rr

TOWSON, MARYLAND - 21204

Date: December 7, 1977

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

Z.A.C. Meeting of: December 13, 1977

RE: Item No: 120
Property Owner: Landmark Construction Co.
Location: SE/S Ridge Rd. 344 542 SW Valley Glen Ct. (Lot 68)
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 35' in lieu of the required 37.5' for a carport and a side setback of 40' in lieu of the required 50' for the dwelling.

District: 8th
No. Acres: 1.002

DEAR MR. DiNENNO:

No hearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

TOWSON, MD. January 19 1978

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 one time~~ ~~on one time~~ ~~on one time~~ before the 6th day of February, 1978, the ~~last~~ publication appearing on the 19th day of JANUARY 1978

THE JEFFERSONIAN

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$.....

OFFICE OF



TOWSON, MD. 21204 January 19 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Landmark Constr. Inc.,
SE/S of Ridge Road H-6130
was inserted in the following:

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 20th day of January 1978, that is to say, the same was inserted in the issues of January 19, 1978

STROMBERG PUBLICATIONS, INC.

BY Esther Burger

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicates		Indexing		GSD Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					10-5	11/4			
Petition number added to outline									
Dated									
Graded by ZC, BA, CC, CA									
Reviewed by: <i>OR</i>					Revised Plans: Change in outline or description _____ Yes _____ No Map # <i>11/115 F</i>				
Previous case: _____									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 2 day of
1977. Filing Fee \$ 20 Received Check

☐ Check
☒ Cash
☐ Other

Petitioner Leah Grant Submitted by gallia
 Petitioner's Attorney _____ Reviewed by gallia

* 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
Towson, Maryland

District: 9th
 Posted for: PETITION FOR VARIANCE
 Petitioner: LEAHMAN, CONSTRUCTION, INC.
 Location of property: SE1/4 OF RIDGE RD. 344.54' SW OF Valley
Green CT.
 Location of Signs: SE1/4 OF RIDGE RD. 370.60' SW OF Valley
Green CT.
 Remarks:
 Posted by: Thomas K. Roland
 Date of return: JAN. 27, 1978

SALTATORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 65433

DATE Feb. 2, 1978 ACCOUNT 01-662

AMOUNT \$66.25

RECEIVED Landmark Construction, Inc. 6303 Pinelake Rd.
PA Baltimore, Md. 21209

FOR Administrator and holder of property
#73-157-A

005 0 5 6 5 1 2 5625 MD

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 57349

DATE 12-2-77 ACCOUNT 01662

RECEIVED FROM M. King Cash

FOR Virginia Beach Court Co.

28607000 5 250000

VALIDATION OR SIGNATURE OF CASHIER