

4/15/78 #137 1978 4-137 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Peter Leppert and Mary Leppert, 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,

herby petition for a Variance from Section 1.10.02.3.C.1.

to permit a lot width of 50 feet instead of the required 55 feet, on lots 112 and 13 of Habville Park.

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 sell individual lots for building purposes

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, 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.

Peter Leppert
Contract purchaser
Mary Leppert Legal Owner
Address: 6705 Windsor Mill Rd., Baltimore, Md. 21207
Petitioner's Attorney
Proponent's Attorney

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

JANUARY 1978 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 15th day of March 1978 at 10:00 A.M.



COLUMBIA OFFICE
Warren Foss
Registered Surveyor
Phone 730-0000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
300 East Jones Road
TOWSON, MARYLAND 21204
Phone 286-0000

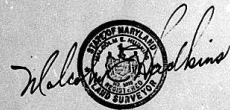
REL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
Phone 535-0000

December 9, 1977

DESCRIPTION TO ACCOMPANY APPLICATION FOR LOT WIDTH VARIANCE:

Beginning for the same at a point on the northeast side of Rollwin Road (30 feet wide) said point being distant 342 feet northwesterly from the intersection formed by said northeast side of Rollwin Road with the centerline of Rolling Road (30 feet wide) thence being all of lots 12 and 13 as shown on the plat of Habville Park recorded among the plat records of Baltimore County in Plat Book 8 Folio 74.

Containing 0.32 acres of land more or less.



Malcolm E. Hudkins
Registered Surveyor #5095

RE: PETITION FOR VARIANCE

NE/S of Rollwin Rd.
342' NW of Rolling Rd., 2nd District

PETER LEPPERT, Petitioner

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 78-194-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

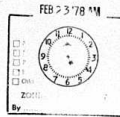
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Dputy 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 23rd day of February, 1978, a copy of the foregoing Order was mailed to Mr. Peter Leppert, 6705 Windsor Mill Road, Baltimore, Maryland 21207, Petitioner.

John W. Hession, III



BALTIMORE COUNTY, MAR. LAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 13, 1978

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition 78-194-A, Petition for Variance for Lot Widths
Northeast side of Rollwin Road 342 feet Northwest of Rolling Road
Petition for Variance for Lot Widths
Petitioner - Peter Leppert and Mary Leppert
2nd District

HEARING: Wednesday, March 15, 1978 (10:00 A.M.)

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

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHG:JGH:mw

PETITION FOR A VARIANCE

FOR VARIANCE

RE: Petition for Variance for Lot Widths.

LOCATION: Northeast side of Rollwin Road 342 feet Northwest of Rolling Road.

DATE & TIME: Wednesday, March 15, 1978 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit lot widths of 50 feet instead of the required 55 feet on lots 112 and 13 of Habville Park.

The Zoning Regulations to be amended as follows:

Section 1.10.02.3.C.1 - Lot Widths - 55 feet.

All that parcel of land in the Second District of Baltimore County

Being the property Peter Leppert and Mary Leppert, as shown on plat map filed with the Zoning Department.

Hearing Dates: Wednesday, March 15, 1978 at 10:00 A.M.
Public Hearings: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

March 16, 1978

Mr. & Mrs. Peter Leppert
6705 Windsor Mill Road
Baltimore, Maryland 21207

RE: Petition for Variance
NE/S of Rollwin Road, 342' NW
of Rolling Road - 2nd District
District
Petitioner, et al -
Petitioners
NO. 78-194-A (Item No. 137)

Dear Mr. & Mrs. Leppert:

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

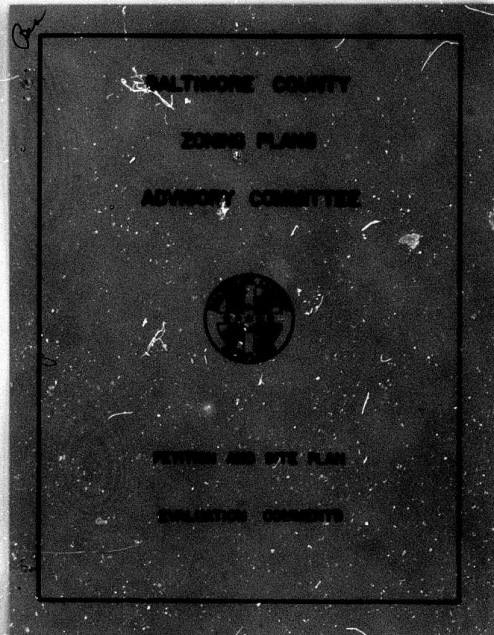
Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:arl

Attachment

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



Mr. & Mrs. Peter Leppert
6705 Windsor Mill Rd.
Baltimore, MD. 21207

ITEM 0 137

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

Your Petition has been received and accepted for filing
this 2nd day of January 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Peter Leppert
Petitioner's Attorney: Hudkins Associates, Inc.
181 Small Blkdy,
200 S. Joppa Road
Towson, MD. 21204

Reviewed by Nicholas S. Commodari
Nicholas S. Commodari
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 unnecessary hardship upon the Petitioners:

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 lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 12 and 13 of Hebeville Park should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of March, 1978, that the herein 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 16th day of March, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

March 2, 1978

John S. Commadore
Chairman

NICHOLAS B. COMMADORE
Chairman

Director of Engineering

Department of Public Works

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

Mr. & Mrs. Peter Leppert
6705 Windsor Mill Road
Baltimore, Maryland 21207

RE: Variance Petition
Item Number 137
Petitioner - Peter Leppert
Mary Leppert

Dear Mr. & Mrs. Leppert:

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 Variance is required as a result of your proposal to construct two dwellings each on a 50 foot wide lot in lieu of the required 55 feet. If you are not aware, a similar request for the five vacant lots immediately to the north has been filed with this office and will be heard following your scheduled hearing.

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

Very truly yours,
Nicholas B. Commadore
NICHOLAS B. COMMADORE
Chairman
Zoning Plans Advisory Committee

near future.

NBC:rf

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



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

L-NE Key Sheet
15 x 16 NW 28 Pos. Sheets
NW 40 Page
87 Tax Map

THORNTON M. MOURING, P.E.
DIRECTOR

January 18, 1978

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

Re: Item #137 (1977-1978)
Property Owner: Peter & Mary Leppert
NE/S Rollwin Rd. 342' NW Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.32 District: 2nd

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

Rollwin Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-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 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.

Storm Drainage

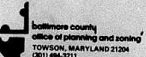
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage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

Water and Sanitary Sewer

Public water main and sanitary sewerage exist in Rollwin Road. This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,
Thornton M. Mouring, P.E.
Chief, Bureau of Engineering

END:EMH:MLH
cc: J. Somers



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

February 1, 1978

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 #137, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

Property Owner: Peter & Mary Leppert
Location: NE/S Rollwin Road 342' NW Rolling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.32
District: 2nd

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
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

January 12, 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 # 137, Zoning Advisory Committee Meeting of January 3, 1978:

Property Owner: Peter & Mary Leppert
Location: NE/S Rollwin Rd. 342' NW Rolling Rd.
Acres: 0.32
District: 2nd

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

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KJ/so

SEC 35 118



Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-2900

STEPHEN E. COLLINS
DIRECTOR

February 10, 1978

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

Item No. 137 - SAC - January 3, 1978
Property Owner: Peter & Mary Leppert
Location: NE/S Rollwin Rd. 342' NW Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.32
District: 2nd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested Variance to permit lot widths of 50 feet in lieu of the required 55 feet.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF/hms



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

Paul H. Reincke
CHIEF

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

Attention: Mr. Commadore, Chairman
Zoning Advisory Committee

Re: Property Owner: Peter & Mary Leppert

Location: NE/S Rollwin Rd. 342' NW Rolling Rd.

Item No. 137 Zoning Agenda Meeting of 1/13/78

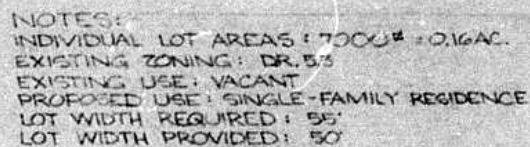
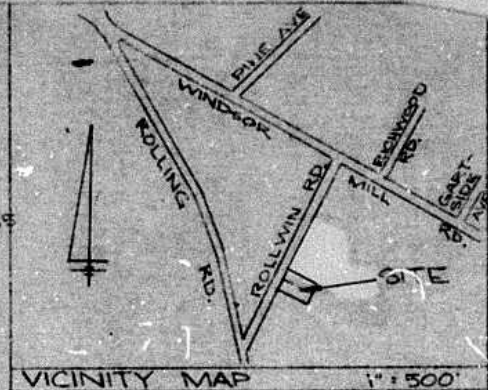
Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "m" 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 _____
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.
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



203
2064
2
13-78
✓
112
5578
114

100-100000, 100-100000, 100-100000
 100-100000, 100-100000, 100-100000
 100-100000, 100-100000, 100-100000
 100-100000, 100-100000, 100-100000

PLAT TO ACCOMPANY APPLICATION
FOR LOT WIDTH VARIANCE (60' IN JUD. OF 55')
LOTS 12 & 13 HEBVILLE PARK B/74
2ND ELECTION DIST. BALTO. CO., MD.
12/5/77 SCALE: 1" = 50'