

4:30 May 11 #70-212-A 77-204 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Roy L. Zang, 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 201.1 to permit lot widths of a 50' in lieu of 100' and a side setback of 10' in lieu of the required 25' for lot 335, 336, 337, 338, 339, 340, 341 and a side setback of 10' in lieu of the required 25' for lot 335, 336, 337, 338, 339, 340, 341 to permit a distance of 35' from the centerline of the street (Pulaski Road) in lieu of the required 50' on lot 335, Section 201.1 to permit side setbacks of 4' 6" in lieu of the required 7' 5' for existing carports on lots 339 & 340, Section 400.1 to permit existing accessory structures to remain within 5' and 1' from side property lines in lieu of the required 7' 5' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Section 303.1. To permit an average front setback of 35 feet instead of the required 10 ft. To comply with the 50' minimum lot width would necessitate a subdivision and reduce the number of lots. The carports and accessory structures are existing.

For Lots 335, 336, 337, 338, 339, 340, 341 and 342.

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.

Contract purchase: Roy L. Zang
Address: Roy L. Zang, 244 Harewood Road, Oliver Beach, Maryland 21027
Legal Owner

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of April, 1978, at 11:00 o'clock.

_____, M. _____
Zoning Commissioner of Baltimore County.



78-212-A #149 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Roy L. Zang, 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 201.1 to permit lot widths of a 50' in lieu of 100' and a side setback of 10' in lieu of the required 25' for lot 335, 336, 337, 338, 339, 340, 341 and a side setback of 10' in lieu of the required 25' for lot 335, 336, 337, 338, 339, 340, 341 to permit a distance of 35' from the centerline of the street (Pulaski Road) in lieu of the required 50' on lot 335, Section 201.1 to permit side setbacks of 4' 6" in lieu of the required 7' 5' for existing carports on lots 339 & 340, Section 400.1 to permit existing accessory structures to remain within 5' and 1' from side property lines in lieu of the required 7' 5' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Section 303.1. To permit an average front setback of 35 feet instead of the required 10 ft. To comply with the 50' minimum lot width would necessitate a subdivision and reduce the number of lots. The carports and accessory structures are existing.

For Lots 335, 336, 337, 338, 339, 340, 341 and 342.

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.

Contract purchase: Roy L. Zang
Address: Roy L. Zang, 244 Harewood Road, Oliver Beach, Maryland 21027
Legal Owner

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of _____, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of April, 1978, at 11:00 o'clock.

_____, M. _____
Zoning Commissioner of Baltimore County.



RE: PETITION FOR VARIANCE
N/S of Harewood Rd., 644.18'
NE of Gunpowder Rd., 15th District
ROY L. ZANG, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-212-A

ORDER TO ENTER APPEARANCE

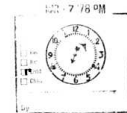
Mr. Commissioner:

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. Kowitz, Jr.
Charles E. Kowitz, Jr.
Deputy People's Counsel

John W. Heslin, III
John W. Heslin, III
People's Counsel
County Office Building
Towson, Maryland 21204
674-2158

I HEREBY CERTIFY that on this 17th day of March, 1978, a copy of the aforesaid Order was mailed to Mr. Roy L. Zang, 244 Harewood Road, Oliver Beach, Chase, Maryland 21027, Petitioner.



BALTIMORE COUNTY, MARYLAND

INTR-OFFICE CORRESPONDENCE

TO: S. Eric DiNen, Zoning Commissioner Date: March 22, 1978
FROM: Leslie H. Groel, Director of Planning ITEM #149
SUBJECT: Petition #78-212-A, Petitioner for Lot Widths, Side and Front Setback:

Northside of Harewood Road 644.18 feet Northeast of Gunpowder Road.
Petitioner for Variance to permit lot widths and setbacks.
Petitioner - Roy L. Zang
15th District

HEARING: Monday, April 3, 1978 (11:00 A.M.)

It would appear that sufficient lots are in this ownership to permit a subdivision to establish minimum lot sizes.

Leslie H. Groel
Director of Planning

"GJG:Hm"

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(410) 484-3363
S. ERIC DINEN
ZONING COMMISSIONER

Mr. Roy L. Zang
244 Harewood Road
Oliver Beach
Chase, Maryland 21027

RE: Petition for Variances
N/S of Harewood Rd., 644.18'
NE of Gunpowder Road -
15th Election District
Roy L. Zang - Petitioner
NO. 78-212-A (Item No. 155)

Dear Mr. Zang:

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

Very truly yours,
S. Eric DiNen, Jr.
S. ERIC DINEN, JR.
Zoning Commissioner

SED/jhm

Attachment

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

Description of Roy L. Zang Property - Oliver Beach Maryland

Beginning on the Northernly side of Harewood Road 644.18 ft. from the intersection formed by the Northernly side of Harewood Road and the Easternly side of Gunpowder Road and running thence binding on the Northernly side of Harewood Road South 66 degrees 56 minutes 300.00 ft. thence North 23 degrees 04 minutes 00 seconds East 191.21 ft. thence North 66 degrees 56 minutes West 300 ft. thence South 23 degrees 04 minutes West 191.21 degrees to the place of beginning. Being lots 335, 336, 337, 338, 339, 340. Oliver Beach Section A & B.

Parcel 2
Beginning at a point 1544.18 ft. East of Gunpowder Road on the North side of Harewood Road and running thence South 66 degrees 56 minutes 90 seconds East 150 ft. North 23 degrees 04 minutes 00 seconds East 200 ft. North 66 degrees 56 minutes 00 seconds West 150 feet thence South 23 degrees 04 minutes 00 seconds West, 200 ft. to the point of beginning.
Being lots 353, 354, 355 shown on plat of Oliver Beach Section A and B

Deed Reference Liber O. T. O. No. 4970 folio 294

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the 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.

Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 335, 336, 337, 338, 339, 340, and 341; a side yard setback of ten feet in lieu of the required 25 feet for Lot No. 335; a distance of 35 feet from the center line of the street (Patapsco Road) in lieu of the required 50 feet for Lot No. 335; side setbacks of four feet and 1.5 feet in lieu of the required 7.5 feet for existing carports on Lot No. 339 and 340, existing accessory structures to remain within 0.5 feet on both sides for Lot No. 338 and one foot from side property lines for Lot No. 339 in lieu of the required 2.5 feet and an average front setback of 35 feet in lieu of the required 50 feet for Lot Nos. 335, 336, 337, 338, 339, 340, 341, 342, and 343 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 11th day of April, 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 Zoning Commissioner of Baltimore County 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 following finding that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the 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.

Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 335, 336, 337, 338, 339, 340, and 341; a side yard setback of ten feet in lieu of the required 25 feet for Lot No. 335; a distance of 35 feet from the center line of the street (Patapsco Road) in lieu of the required 50 feet for Lot No. 335; side setbacks of four feet and 1.5 feet in lieu of the required 7.5 feet for existing carports on Lot No. 339 and 340, existing accessory structures to remain within 0.5 feet on both sides for Lot No. 338 and one foot from side property lines for Lot No. 339 in lieu of the required 2.5 feet and an average front setback of 35 feet in lieu of the required 50 feet for Lot Nos. 335, 336, 337, 338, 339, 340, 341, 342, and 343 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of April, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Roy L. Zang
Page 2
Item Number 149
March 23, 1978

It should be noted at the time of field inspection that one of the "barns" located on lot number 336, appeared to be a trailer used for storage. If this is the case and since it would not be permitted under the current zoning regulations, the status of this structure should be determined during the course of your scheduled hearing.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning this request as well as all the comments from the Bureau of Engineering.

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. CONNOLLY
Chairman
Zoning Plans Advisory Committee

NBC:cif

cc: Edward V. Coonan & Co.
Civil Engineers & Surveyors
1209 East 36th Street
Baltimore, Maryland 21218

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the 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.

Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 335, 336, 337, 338, 339, 340, and 341; a side yard setback of ten feet in lieu of the required 25 feet for Lot No. 335; a distance of 35 feet from the center line of the street (Patapsco Road) in lieu of the required 50 feet for Lot No. 335; side setbacks of four feet and 1.5 feet in lieu of the required 7.5 feet for existing carports on Lot No. 339 and 340, existing accessory structures to remain within 0.5 feet on both sides for Lot No. 338 and one foot from side property lines for Lot No. 339 in lieu of the required 2.5 feet and an average front setback of 35 feet in lieu of the required 50 feet for Lot Nos. 335, 336, 337, 338, 339, 340, 341, 342, and 343 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of April, 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 Zoning Commissioner of Baltimore County 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 following finding that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the 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.

Variance to permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 335, 336, 337, 338, 339, 340, and 341; a side yard setback of ten feet in lieu of the required 25 feet for Lot No. 335; a distance of 35 feet from the center line of the street (Patapsco Road) in lieu of the required 50 feet for Lot No. 335; side setbacks of four feet and 1.5 feet in lieu of the required 7.5 feet for existing carports on Lot No. 339 and 340, existing accessory structures to remain within 0.5 feet on both sides for Lot No. 338 and one foot from side property lines for Lot No. 339 in lieu of the required 2.5 feet and an average front setback of 35 feet in lieu of the required 50 feet for Lot Nos. 335, 336, 337, 338, 339, 340, 341, 342, and 343 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of April, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. JOHNSON, P.E.
DIRECTOR

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

February 16, 1978

Re: Item #149 (1977-1978)
Property Owner: Roy L. Zang
N/2 Harewood Rd. 644.18' and 1344.18' E. Gunpowder Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and 35' in lieu of the required 25' and 50' respectively for lot #335. Side setbacks of 4' and 1.5' in lieu of the required 7.5' for existing carports on lots #339 and 340 and to permit existing accessory structures to remain within 0.5' and 1' of the property lines in lieu of the required 2.5' and 1' of lots #338 and 339.
Access: 1.317 and 0.689 District: 156.

Dear Mr. DiNenna:

The following comments are furnished in regard to the petition submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways

Harewood Road, the partially improved portion of public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. The remainder of unimproved Harewood Road and Patapsco Road, also an unimproved 50-foot right-of-way, or "paper streets" shown on the unrecorded plat of Oliver Beach, if improved in the future as public roads would be similarly improved.

Highway right-of-way, including a fillet area for right-of-way at the future intersection and any necessary reversible easements for slopes will be regulated in connection with any grading or building permit application.

The construction of concrete sidewalks, curb and gutter, enclosures, aprons, etc. will be the full responsibility of the Petitioner.

Relevant Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

MS-SE Key sheet
26 MS-51 Non. Sheet
MS 7 M Topo
B4 Tax Map

Item #149 (1977-1978)
Property Owner: Roy L. Zang
Page 2
February 16, 1978

Storm Drainage

Facilities for accommodating storm water or drainage have not been indicated on the submitted plan.

A considerable portion of this property, including all of lots 333 through 355, are portions of the aforementioned "roads", in place elevation and subject to final flooding as variations to Gunpowder River. Drainage and utility easements and/or reservations are required.

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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the ground sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and commercial development and other special construction features are required.

Water

There is an 8-inch public water main in Harewood Road, from Gunpowder Road to the eastern property line of lot 340 (Drawing No. 65-1016, File 3). There is also an 8-inch public water main in Tron Avon Road, approximately 400 feet north of Harewood Road (Drawing No. 65-1026, File 3). A public water main extension is required to serve lots 333 through 355. Additional fire hydrant protection would also be required in the vicinity.

Sanitary Sewer

Public 8-inch sanitary sewerage exists in Harewood Road, only in front of lots 339, 338 and 340 and thence, through lot 341. Although not shown on the submitted plan, there is also 8-inch public sanitary sewerage within a 10-foot right-of-way on the east of the Petitioner's lots 335 through 340 (see Drawings No. 72-0953 and 0962, File 1). A public sanitary sewer extension is required to serve lots 333 through 355.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County right-of-way or utility easements.

Very truly yours,

Edward V. Coonan & Co.
Civil Engineers & Surveyors
1209 East 36th Street
Baltimore, Maryland 21218

ENR:KAT, PWB:as

cc: J. Somers
D. Zins
J. Loon
W. Muehl
S. Bellistri

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 22, 1978

COUNTY OFFICE BUILDING
111 W. Chesapeake Ave.
Townson, Maryland 21204

cc: Nicholas B. Connolly
Chairman

Mr. Roy L. Zang
244 Harewood Road
Oliver Beach
Chase, Maryland 21027

RE: Variance Petition
Item Number 149
Petitioner - Roy L. Zang

Dear Mr. Zang:

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 plan of 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 north side of Harewood Road east of Gunpowder Road in the 15th Election District, the property, which are the subject of this petition, are improved with a two family dwelling/apartment and barn, while the remaining property consists of vacant lots having a width of 70 feet. Because of your proposal to construct dwellings on each of these lots and coupled with the resultant setbacks of existing dwelling, sheds and garage from the newly created property lines and the centerline of Patapsco Road (unimproved), this Variance request is not necessitated.



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

Dear Mr. DiNenna:

Comments on Item #149, Zoning Advisory Committee Meeting, January 31, 1978, are as follows:

Property Owner: Roy L. Zang
Location: N/2 Harewood Road 644.18' and 1344.18' E. Gunpowder Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and a side street setback of 10' and 35' in the centerline in lieu of the required 25' and 50' respectively for lot #335. Side setbacks of 4' and 1.5' in lieu of the required 7.5' for existing carports on lots #339 and 340 and to permit existing accessory structures to remain within 0.5' and 1' of the property lines in lieu of the required 2.5' on lots #338 and 339.
Access: 1.317 and 0.689
District: 156

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 only 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 H. Winbley
Planner III
Current Planning and Development

