

8/4/78 78-213-A 78-213-A 78-213-A 78-213-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or Charles E. Stairs, 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 402.1 to permit a side yard set back of 12 feet in lieu of the required 20 feet. Section 402.3C permits a rear set back of 10 feet in lieu of the required 20 feet (10-3-5).

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

We want to create a two family house so son and wife can share home with us. Husband is nearing retirement and has no retirement benefits except Social Security. By doing this we could keep our home and share expenses with son.

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.

Contract purchaser

Address: 4318 Ridge Road

Baltimore, Maryland 21236

Proponent's Attorney

Proponent's Attorney

OBLIGED By The Zoning Commissioner of Baltimore County, this 31st 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of April, 1978, at 10:00 o'clock

at 10:00 A.M. 31 78 A.M. Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenno, Zoning Committee Date: March 23, 1978

FROM: Lettie H. Groff, Director of Planning

SUBJECT: Petition 78-213-A, Item #148
Petition for Variance for Side and Rear Yards,
East side of Ridge Road 300 feet south of Bucks Schoolhouse Road,
Petitioner - Charles E. Stairs and Dorothy M. Stairs
14th District

HEARING: Monday, April 3, 1978 (1:00 P.M.)

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

Lettie H. Groff
Director of Planning

LHG:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

E/S of Ridge Rd. 300' : OF BALTIMORE COUNTY
S of Bucks Schoolhouse Rd.,
14th District

CHARLES E. STAIRS, Petitioner : Case No. 78-213-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. Stairs, Jr.
Charles E. Stairs, Jr.
Deputy People's Counsel

John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 17th day of March, 1978, a copy of the foregoing Order was mailed to Mr. Charles E. Stairs, 4318 Ridge Road, Baltimore, Maryland 21236, Petitioner.



April 1, 1978

Mr. & Mrs. Charles E. Stairs
4318 Ridge Road
Baltimore, Maryland 21236

RE: Petition for Variance
E/S of Ridge Road, 300' S of Bucks
Schoolhouse Road - 14th Election
District
Charles E. Stairs, et ux -
Petitioners
NO. 78-213-A (Item No. 148)

Dear Mr. & Mrs. Stairs:

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

Very truly yours,

/s/
ERIC DI NENNO
Zoning Commissioner

SED/ezl

Attachment

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1978

COUNTY OFFICE BLDG.,
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

Mr. & Mrs. Charles E. Stairs
4318 Ridge Road
Baltimore, Maryland 21236

RE: Variance Petition
Item Number 148
Petitioner - Charles E. and
Dorothy M. Stairs

Dear Mr. & Mrs. Stairs:

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 east side of Ridge Road approximately 300 feet south of Bucks Schoolhouse Road in the 14th Election District, the subject property is presently improved with a single family dwelling, which is proposed to be converted to a two family dwelling. Surrounding properties are improved with individual dwellings to the west and south, while a church and cemetery exist to the east.

A review of Section 402.1 of the Baltimore County Zoning Regulations indicates that a D.R. 2.5 zoned property may have minimum side setbacks of 20 feet, a lot area of 12,500 square feet and a lot width of 90 feet in order to convert to a two family dwelling.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Charles E. Stairs
4318 Ridge Road
Baltimore, MD. 21236

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

ITEM # 148

Your Petition has been received and accepted for filing this 31st day of March, 1978.

Eric DiNenno
Zoning Commissioner

Petitioner: Charles E. Stairs
Petitioner's Attorney: Nicholas B. Commodari
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: Mr. E. W. Heslan
117 Ridgewood Rd.
Baltimore, Maryland 21237

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, it is

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 twelve feet in lieu of the required twenty feet and a rear yard setback of sixteen feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of March, 1978, that the above 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, Planning and Zoning, 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 14th day of March, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. & Mrs. Charles E. Stairs
Page 2
Item Number 148
March 21, 1978

Because the existing side setback to the south is 12 feet, this Variance is required. In addition, your proposal to enlarge the covered patio to the rear within 19 feet of the property line in lieu of the required 30 feet is included. It should be noted that this latter request is included with the assumption that this rear patio will be enclosed. If this is not the case, the Variance request should be altered at the time of the scheduled hearing to allow a rear setback of 19 feet in lieu of the required 22 1/2 feet for an open structure.

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: Mr. E. William Morcer
117 Ridgewood Road
Baltimore, Maryland
21237



STEPHEN COLLINS
DIRECTOR

March 17, 1978

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

Item No. 148 - SAC - January 31, 1978
Property Owner: Charles & Dorothy Stairs
Location: E/S Ridge Rd. 300' S. Bucks Schoolhouse Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 20' and a rear setback of 19' in lieu of the required 30'.

District: 0.31
14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side and rear setbacks.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

NSP/lms



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: Charles & Dorothy Stairs

Location: E/S Ridge Rd. 300' S. Bucks Schoolhouse Rd.

Item No. 148 Zoning Agenda Meeting of 1/31/78

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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ is not allowed by the Fire Department.
- (4) 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) 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) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

FORWARDED BY: *H. Kelly*

Noted and Approved: *George M. McFarland*
Planning Group
Special Inspection Division
Fire Prevention Bureau



THOMAS M. MOURING, P.E.
DIRECTOR

February 14, 1978

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

Re: Item #148 (1977-1978)
Property Owner: Charles & Dorothy Stairs
E/S Ridge Rd. 300' S. Bucks Schoolhouse Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 20' and a rear setback of 19' in lieu of the required 30'.

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.

Highways:

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

Settlement Control:

Development of this property through stripping, grading and stabilization could result in a settlement 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.

Storm Drains:

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 Sewers:

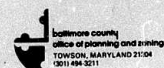
Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Thomas M. Mouring
THOMAS M. MOURING, P.E.
Chief, Bureau of Engineering

END:RAM:PMR:mgs
cc: J. Trimmer, J. Somers

4-58967 Sheet
23 RE 22 Pos. Sheet
RE 8F Topo
41 Top Map



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 #148, Zoning Advisory Committee Meeting, January 31, 1978, are as follows:

Property Owner: Charles & Dorothy Stairs
Location: E/S Ridge Road 300' S. Bucks Schoolhouse Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 20' and a rear setback of 19' in lieu of the required 30'.

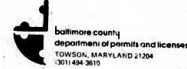
District: 0.31
14th

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 L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



JOHN D. SEEVER
DIRECTOR

January 30, 1978

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

Dear Mr. DiNenna:

Comments on Item #148 Zoning Advisory Committee Meeting, January 31, 1978 are as follows:

Property Owner: Charles & Dorothy Stairs
Location: E/S Ridge Rd 300' S. Bucks Schoolhouse Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 20' and a rear setback of 19' in lieu of the required 30'.

District: 0.31
14th

The items checked below are applicable:

- ☒ 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 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 may 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. Burham
Charles E. Burham
Plans Review Chief
C2B:rr

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 26, 1978

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

S.A.C. Meeting of: January 31, 1978

Re: Item No. 148
Property Owner: Charles & Dorothy Stairs
Location: E/S Ridge Rd. 300' S. Bucks Schoolhouse Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 12' in lieu of the required 20' and a rear setback of 19' in lieu of the required 30'.

District: 14th
No. Acres: 0.31

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich,
Field Representative

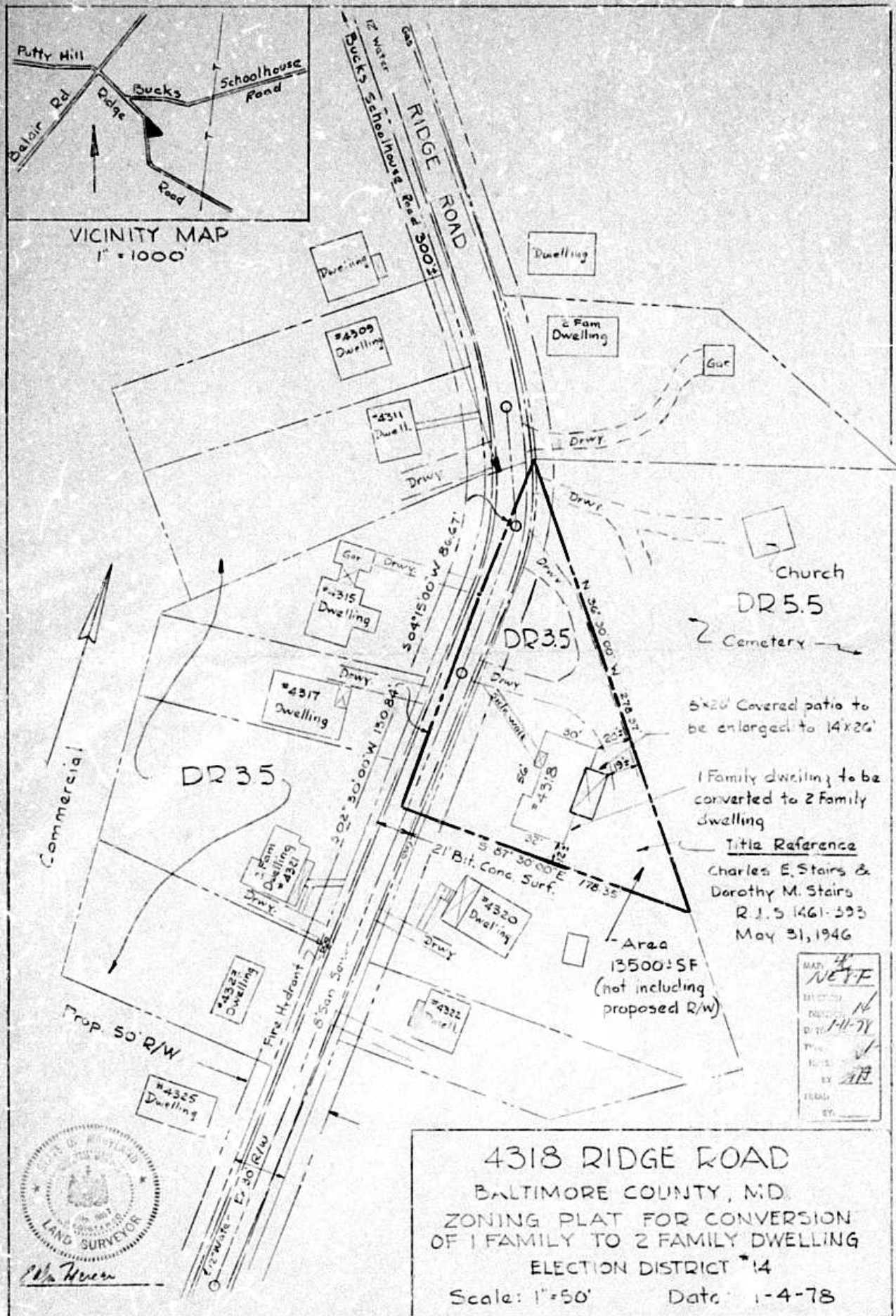
JOSEPH H. MACDONALD, PRESIDENT
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HAROLD H. KUTNER

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ALVIN LERICK
MRS. ALTON E. SMITH, JR.
ROBERT W. TRACY, JR.

ROBERT V. DUBEL, SUPERINTENDENT





Date: 1-4-78

