PETITION FOR ZONING VARIANCE 18247 FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

1. or wek_YDGell_ASUZeDDe_SchweFikeal owner..of the property all ate in Beltimore
County and which is directibed in the description and plat attached hereto and made a part hered,
hereby petition for a Variance from Section_301_4.2.persitt an open_carport.

cide setback of 6 feet in lieu of the required 112 feet.

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

To protect our cars from the wanther and to improve

the appearance of the property.

3-14-7

Lega Owner 7118 Pheasant Cross Drive Baltimore, Maryland 21209 486.3457 Protestant's Attorney

9:45 A. 51,5/78

78-249 H

7118 Pheasant Cross Drl Baltimore, Md. 21209 May 29, 1978

Baltimore County, Md. Towson, Md. 21204

Dear Sir:

On May 25, 1978 we were granted a variance for a two our open carport. We understand that there is a thirty day appeal period. We would like to apply for a building permit even though the thirty day appeal period has not expired. We will be reasonable for any unformmen problems arising during this period.

Suganne Schwart

TE: PETITION FOR VARIANCE N/S of Freesant Cross Drive, 882.14' W of Rockland Hills Drive, 3rd District

BEFORE THE ZONING COMMISSIONE

OF BALTIMORE COLINTY

LYNDE'L SCHWARIZ, et ux, Petitioners . Com No. 79-249-4

> ORDER TO ENTER APPEARANCE

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

It May Bummerman Peter Max Zimmerman Deputy People's Counse

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

I HEREBY CERTIFY that on this 3rd day of May, 1978, a copy of the aforegoing Order was mailed to Mr. and Mrs. Lyndell Schwartz, 7118 Pheasant Cross Drive, Baltimore, Maryland 21209, Petitioners.



May 12, 1978

May 25, 1978

Dr. & Mrs. Lyndell K. Schwarts 7118 Pheasant Gross Drive Baltimore, Maryland 21209

RE: Petition for Variance N/S of Phearant Cross Drive, 882.14' W of Rockland Hills Drive - 3rd Election District Lyndell K. Schwartz, et ur -Petitioners 110. 78-249-A (Item No. 191)

Dear Dr. & Mrs. Schwartz

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

> Very truly yours, S. ERIC DI NENNA Zoning Commissioner

SED/jhm.

Attachment

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

Beginning at a point on the north side of Fheasant Cross Drive 882.14 feet west of Rockland Hills Drive being known as Lot #11, Block G, as shown on Plat #1, Section 5 of Greengate as recorded in the Land Records of Baltimore County in Liber /38, folio /76. Also known as 7118 Dheasant Cross Drive

BATIMORE COUNTY, MARYAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zaning Commissioner

PROM Leslie H. Groef, Director of Planning

SUBJECT. Petition #78-249-A. Item 191

Petition for Variance for side yard setback North side of Pheasant Cross Drive, 882.14 feet West of Rockland Hills Drive Petitioner – Lyndell and Suzanne Schwartz

3rd District

HEARING: Thursday, May 25, 1978 (9:45 A.M.)

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

Lesile H. Greef, Director of Planning

LHG:JGH:rw

BALTIMURE COUNTY ZONING PLANS ADVISORY COMMITTEE



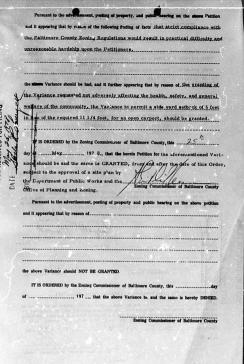
PETITION AND SITE FLAN

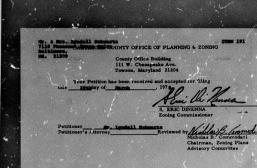


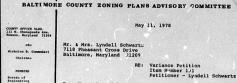
May 24, 1978 McLivellyndell E. Schwarts, 229 Hain Ave.; Clem Darm's, Facilities and Forting, Potition for Variance Case No. 78 200 183 8 32MI 25

SEP 1 1 1978

4291 HSC







Doar Mr & Mrs Cobustine Dear Mr. 1 Mrs. Schwarts:

The Soning Plane Advisory Committee has reviewed
the plane submitted with the above referenced petition
and has made an on site field imspection of the urgerty.
The following comments are a result of this review and
The second of the second of the second of the competition
to assure that all parties are made sware of plans or
problems with regard to ine development plans that may
have a bearing on this case. The Director of Planning
with recommendations as to the suitability of the
requested zoning.

Because of your proposal to construct a carport on the side of the existing dwelling within 6 feet of the westerly property line in lieu of the required 11.25 feet, this Variance is necessitated.

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, Willes B. Connoloni

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee



May 9, 1978

Mr. S. Eric D'Menna Zoning Commissioner County Office Building Towson, Maryland 21204

Item #191 (1977-1978) Item #191 (1977-1978)
Property C rear: Lyndoll & Suzanne Schwartz
N/: Rheasant Cross Dr. 882.14' M. Fo cland Hills Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to scinit a side setback of
6' for an open carport in lieu of the required 11.25'.
Acress 0.3011 District: 3rd

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.

Baltimore County highway and utility improvements are not directly involved are as secured by Public Works Agreement No. 37403, executed in connection with development of Section 5, Green Gate, of which this property is Lot 11. Block "G", t 1, Section 5, Green Gate (E.H.K., Jr. 30 Folio 76).

This office has no further comment in regard to the plan submitted for Zonin Advisory Committee review in connection with this Item #191 (1977-1978).

Very truly yours,

ELLSWORT: M. DIVER, P.E. Chief, Byreau of Engineering,

oc: Paul Koch O-NW Yey Sheet

LESUE H. GRAEF DIRECTOR

May 8, 1978

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

Comments on Item #191, Zoning Advisory Committee Meeting, March 28, 1978, are as follows.

Property Orner, Lyndell and Suzarne Schwartz.

Leanthon, N/S Photonat Court Suzarne Schwartz.

Leanthon, N/S Photonat Court Setz, 14" W Rockland Hills Drive

Existing Zoning; Variance to permit a side setback of 6" for an open corport in lieu
of the regulated 11.25"

Acres: 0.3011

District: 3dd

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 Zelubly Planner III
Current Planning and Developme

STEPHEN E. COLLINS

April 17, 1978

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

Item No. 191 - ZAC - Narch 28, 1978
Property Owner: Lyndell 6 Suzanne Schwartz
Location: M/S Phesant Cross Dr. 562.14' W Rockland Hills Ur.
Existing Zoning: O.R. 16
Proposed Zoning: Variance to permit a side setback of 6' for an D.R. 16

Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'.

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Hoore
C. Richard Hoore
Assistant Traffic Engineer
Planning and Design



Department of

turesu of Fire Prevention Realth Decartmen

Puilding Deportme hand of Discation Zoning Administra

Industrial

State Boads Cromis

DONALD J. ROOP, M.D., M.P.H.

April 14, 1978

Mr. S. Eric DiNenna Office of Planning and Zoning County Office Building Nowith, MD. 21204

Suzanne Schwarts eant Cross Dr. 882.14' W Rockland Hills Dr. Dark. 16 Variance to permit a side setback of 6' for an open carport in lieu of the required 11,25'

Acres: District:

Metropolitan water and sewer are available, therefore a health hazard is not anticipated.

Vary truly yours, Thomas H. Devlin, Director
BUREAU OF ENVIROPMENTAL SERVICES



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

Re: Property Owner: Lyndell & Suzanne Schwartz

Location: N/S Pheasant Cross Dr. 382.14' W Rockland Hills Dr.

Zoning Agenda Meeting of 03/28/78

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below markef with an "x" are applicable and require to be corrected or incorporated into the first plans for the property.

() 1. Pire hydrants for the referenced property are required and shall be located at intervals or feet along an approved read in accordance with Bultimore 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 deed end condition shown at _____ EXCERDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operation

() 5. The buildings and structure ordering on proposed or the site shall comply with all applicable requirements of the National Fire Protection Association Strained Ed. 101 "Life Safety Code", 1976 Maitten prior to company.

() 6. Site plans are approved as drawn

(x) 7. The Fire Prevention Bursau has no comments, at this time

REVIEWER Standing Order Special Inspection Division Moted and Old Wigner to pol

Fire Prevention Bureau



March 23, 1976

CERTIFICATE OF PUBLICATION

appearing on the Lth day of May

Cost of Advertisement, \$

THE JEFFERSONIAN,

on Item #191 Zoning Advisory Committee Meeting. March 28 , 1978

Lyndell & Suzanne Schwartz N/S Pheasent Cross Dr. 882.14' W Rockland Hills Dr.

ne: D.B. 16 as Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 51, 1978

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

Z.A.C. Meeting of: March 28, 1978

RE: Item No. 191

Property Owner: Lyndell & Suzanne Schwart:
Location: N/S Pheasant Cross Dr. 882.14' W Rockland Hills Drive

Present Zoning: D.R. 16

Proposed Zoning: Various to permit a side setback of 6' for s. open

Curport in lieu of the required 11.25'.

District: 3rd No. Acres: 0.3011

No bearing on student population.

Very truly yours, White Freund W. Nick Petrovich, Field Representative

MRS. MILTON R. SMITH. JR.

SCALE 30 M.

TOWSON, MD. 21204

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Lyndell & Suszaine was inserted in the following: Schwartz

☐ Catonsville Times ☐ Dundalk Times

□ Towson Times

☐ Essex Times

☐ Arbutus Times

☐ Suburban Times Fast

Community Times ☐ Suburban Times West

weekly newspapers published in Baltimore, County. Maryland, once a week for one successive weeks before the 5th day of May 19 78, that is to say, the same was inserted in the issues of May 4, 1978

STROMBERG PUBLICATIONS, INC.

PHAT TO ACCOMPANY ZONING PETITION FOR LYNDELL SCHWARTZ lat showing the property known as \$7118 Phessant Cross Drive, Baltimore County, Maryland. Also sing known as Lot No.11, Block "G", as shown on Plat I, Section 5. GREEN GATZ, which plat is secored among the Land Records of Baltimore County in Plat Book Liber E.M.K. Jr. No.18, Polic 76. LOCAL OPEN SPACE 289, 25, OO.F BLOCK G LOT II SI TOJ S. F. DWELLING S.F. DWELLI IDTORY PROPERTY OF BEICH & FRAME 40 MIN BLD LINE O 888.14 TO THE & BN OUTHE OF BOOK LAUD HILLS DRIVE AT LOT U88°58'00W = 26.00 COGE PAVIUS PHEADAUT CCOSD DEIVE MAC BEEN SINGLE FAMILY 13,117: DQ.FT DWELLINGS 3N. ELECTION DIST. PUBLIC WATER + SEWER

Procesy + AND. PRO. DR 16

NTY OFFICE ounty Office 1 W. Chesape wson, Maryla ion has been	Building cake Avenue and 21204		
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	\sum_{\text{z}}	S. E. DIN 20ning Comma Submitted I	Submitted by Reviewed by Reviewed as acceptance of the Peting dated.

PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Petition number added to Granted b; ZC, BA, CC, CA Reviewed by: Revised Plans Change in outline or description___Yes Previous case: Map # 1-SIGN 78-249-A CERTIFICATE OF POSTING EPARTMENT OF BALTIMORE COU Date of Posting MAY 8, 1978 Posted for Petition FOR VARIANCE Petitioner LYNDELL & SUZANNE SCHWARTZ Location of property. N. SIDE OF PHEASANT CROSS DRIVE 882.114 FEET WEST OF ROCKLAND HILLS DRIVE Location of Signs: FRONT 7118 PHEASIANT CROSS DRIVE

Posted by Florings L. Bolania Date of return MAY 12,1978