

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 Petitioners.

the above Variance should be had, and it further appearing that by reason of the findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a side yard setback of 6 feet in lieu of the required 11.25 feet, for an open carport, should be granted.

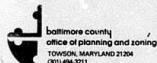
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of May, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the 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 above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County



LESLIE H. GRANT
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

Dear Mr. DiNenna:

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

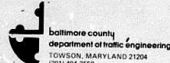
Property Owner: Lyndell and Suzanne Schwartz
Location: N/S Pheasant Cross Drive 882.14' W Rockland Hills Drive
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'
Acres: 0.3011
District: 3rd

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



STEPHEN COLLINS
DIRECTOR

April 17, 1978

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

Item No. 191 - ZAC - March 28, 1978
Property Owner: Lyndell & Suzanne Schwartz
Location: N/S Pheasant Cross Dr. 882.14' W Rockland Hills Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'

Acres: 0.3011
District: 3rd

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,

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

CRA/dm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1978

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

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

RE: Variance Petition
Item Number 191
Petitioner - Lyndell Schwartz

Mr. & Mrs. Lyndell Schwartz
7118 Pheasant Cross Drive
Baltimore, Maryland 21209

Dear Mr. & Mrs. Schwartz:

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.

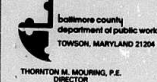
Because of your proposal to construct a carport on the side of the existing dwelling within 6 feet of the westerly property line in lieu of the required 11.25 feet, this Variance is necessitated.

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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rfr



May 9, 1978

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

Re: Item #191 (1977-1978)

Property Owner: Lyndell & Suzanne Schwartz
N/S Pheasant Cross Dr. 882.14' W Rockland Hills Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'.
Acres: 0.3011 District: 3rd

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 No. 37405, executed in connection with the development of Section 1, Green Gate, of which this property is lot 11. Block "C", Plat 1, Section 5, Green Gate (S.R.K., Jr. 38 Folio 76).

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

Very truly yours,

Edmund J. Hines, Jr.
Edmund J. Hines, Jr., P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss

cc: Paul Koch

0-10 Key Sheet
33 IN 11 Pos. Sheet
NW 3 C Topo
69 Tr. Map



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

April 14, 1978

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

Dear Mr. DiNenna:

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

Property Owner: Lyndell & Suzanne Schwartz
Location: N/S Pheasant Cross Dr. 882.14' W Rockland Hills Dr.
Existing Zoning: D.R. 16
Proposed Zoning: Variance to permit a side setback of 6' for an open carport in lieu of the required 11.25'
Acres: 0.3011
District: 3rd

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

Very truly yours,

Thomas H. Dwyer, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/pcg



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: Lyndell & Suzanne Schwartz

Location: N/S Pheasant Cross Dr. 882.14' W Rockland Hills Dr.

Item No. 191 Zoning Agenda Meeting of 05/28/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 _____ 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 deed and condition shown at _____ showing 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 as proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1975 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature]
Planning Division
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

SEP 11 1978

