

Mr. & Mrs. Kenneth J. Dausen
75 Eastford
Baltimore, Maryland, 21234

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

ITEM 195

Your Petition has been received and accepted for filing
this 28th day of March, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Kenneth Dausen
Petitioner's Attorney: Kenneth Dausen

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 11, 1978

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

Mr. & Mrs. Kenneth J. Dausen
75 Eastford Court
Baltimore, Maryland 21234

Chairman
Nicholas B. Commodari

MEMBER
Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

RE: Variance Petition
Item Number 195
Petitioner - Kenneth Dausen

Dear Mr. & Mrs. Dausen:

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 currently vacant wooded lot is located on the southwest side of Yeoho Road approximately 1,000 feet southeast of Duncan Hill Road in the 8th Election District. This Variance is necessitated as a result of your proposals to construct a dwelling within 25 feet of the rear property line in lieu of the required 50 feet and a tennis court in the front yard in lieu of the rear yard.

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
NICHOLAS B. COMMODARI
Chairman, Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THURNTON M. MOURING, P.E.
DIRECTOR

May 11, 1978

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

RE: Item #195 (1977-1978)
Property Owner: Kenneth J. & Linda J. Dausen
S/W Yeoho Rd. 1,000' SE Duncan Hill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard.
District: 8th

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.

General:

There is a petroleum transmission main and right-of-way in close proximity of this property.

Highways:

Yeoho Road, an existing public road, is proposed to be improved and realigned in this vicinity in the future as a 50-foot closed section roadway on a 70-foot right-of-way. Highway right-of-way widening, including any easement, reversible easements for slopes, will be required in connection with any grading or building permit application.

Setback Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creation of any nuisances or damages to adjacent properties, especially to 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.

Item #195 (1977-1978)
Property Owner: Kenneth J. & Linda J. Dausen
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Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Delineation Line. The Baltimore County Water and Sewerage Plans, W-108 and S-108, as amended, indicate "No Planned Service" in the area.

Very truly yours,

Thomas H. Devin
Chief, Bureau of Engineering

END:MM/PWR:SS

DD-MM Tray Sheet
95 MM 17 Post. Sheet
NY 24 E Topo
27 Tax Map

cc: J. Treaner
J. Somers

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3211

LESLIE H. GRAFF
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 195, Zoning Advisory Committee Meeting, March 28, 1978, are as follows:

Property Owner: Kenneth J. and Linda J. Dausen
Location: SW 1/4 Yeoho Road 1000' SE Duncan Hill Road
Existing Zoning: RC-2
Proposed Zoning: Variance to permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard.
District: 8th

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
County Planning and Development

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 434-3200

STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 195
Property Owner: Kenneth J. & Linda J. Dausen
Location: SW 1/4 Yeoho Rd. 1000 Feet SE Duncan Hill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard.

Acres: 1.0
District: 8th

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

CRH/dsm

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 434-3200

DONALD J. ROOF, M.D., M.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 #195, Zoning Advisory Committee Meeting, March 28, 1978 are as follows:

Property Owner: Kenneth J. & Linda J. Dausen
Location: SW 1/4 Yeoho Rd. 1000' SE Duncan Hill Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure (tennis court) to be located in the front yard in lieu of the required rear yard.

Acres: 1.0
District: 8th

The proposed tennis court will not be located in the reserved sewage disposal area or near the water well location, therefore a health hazard is not anticipated.

Very truly yours,

Thomas H. Devin
Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TBD/KS/pjs

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 434-3210

Paul H. Heinke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Kenneth J. & Linda J. Dausen

Location: SW 1/4 Yeoho Rd. 1000' SE Duncan Hill Rd.

Item No. 195 Zoning Agenda Meeting of 05/28/78

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 150 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 _____ exceeds 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 or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Paul H. Heinke* Planning Group
Approved: *Paul H. Heinke* Special Inspection Division
Fire Prevention Bureau

