

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY.

I, or we, Ulysses A. Kings Bush legal owners 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 201.11 to permit an open setback to have a side setback of 3' in lieu of the required 7 1/2' in a D.R. 3.5 zone

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

We wish to build an open carport, because of the set back now in your zoning this can not be done. We have new autos and wish to protect them from the weather.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. 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.

DATE May 31, 1978
 CONTR: Purchaser Ulysses Bush Legal Owner
 Address 3110 Thornfield Road
 Baltimore, Md. 21207
 Petitioner's Attorney _____
 Proponent's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

of April, 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 Wed, May, 1978, at 10:45 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

78-257-A
#203

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/E of Thornfield Road, 361' : OF BALTIMORE COUNTY
 N/E of Essex Road, 2nd District :
 ULYSSES BUSH, et ux, Petitioners : Case No. 78-257-A

ORDER TO ENTER APPEARANCE

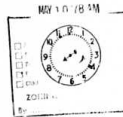
Mr. Commissioner:

Pursuant to the authority contained in Section 324.1 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.

Peter Max Zimmerman John W. Hession, III
 Peter Max Zimmerman, III John W. Hession, III
 Deputy People's Counsel People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 10th day of May, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Ulysses Bush, 3110 Thornfield Road, Baltimore, Maryland 21207, Petitioners.

John W. Hession, III



Baltimore County
 office of planning and zoning
 TOWSON, MARYLAND 21204
 301-484-2300

S. ERIC DINENNA
 ZONING COMMISSIONER

May 31, 1978

Mr. & Mrs. Ulysses Bush
 3110 Thornfield Road
 Baltimore, Maryland 21207

RE: Petition for Variance
 N/S of Thornfield Road,
 361' N/E of Essex Road -
 2nd Election District
 Ulysses Bush, et ux - Petitioners
 NO. 78-257-A (Item No. 293)

Dear Mr. & Mrs. Bush:

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

Very truly yours,
George J. Martinak
 GEORGE J. MARTINAK
 Deputy Zoning Commissioner

GJM/jhm
 Attachment
 cc: John W. Hession, III, Esquire
 People's Counsel

LEGAL DESCRIPTION
 Beginning at a point 361 feet Northeast of Essex Road on the North side of Thornfield Road, being lot # 5, Block A, of the sub-division of Thornfield as recorded in the Land Records of Baltimore County in Liber # 88, Folio # 84. Also known as 3110 Thornfield Road

ORDER RECEIVED FOR FILING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 22, 1978

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-257-A. Petition for Variance for side and setback

Northside of Thornfield Road, 361 feet Northeast of Essex Road
 Petition #78-257-A. Petitioner - Ulysses and Virgie Bush.

2nd District

HEARING: Wednesday, May 31, 1978 (10:45 A.M.)

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

Leslie H. Graef
 Leslie H. Graef
 Director of Planning

LHG:JGHrw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Ulysses Bush
 3110 Thornfield Road
 field Rd., Baltimore, MD. 21207

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

ITEM # 203

Your Petition has been received and accepted for filing this 4th day of April, 1978

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner: Ulysses Bush
 Petitioner's Attorney: _____
 Reviewed by: Nicholas B. Commodore
 Chairman, Zoning Plans Advisory Committee

Baltimore County
 office of planning and zoning
 TOWSON, MARYLAND 21204
 301-484-2311

LESLIE H. GRAEF
 DIRECTOR

May 15, 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 #203, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Virgie and Ulysses Bush
 Location: N/S Thornfield Road 361' N/E of Essex Road
 Existing Zoning: D.P.3.5
 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the 7 1/2'
 Acres: 70 x 125
 District: 2nd

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 more 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

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 granting 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 3 feet in lieu of the required 7 feet, 6 inches, for an open carport, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of May, 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 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 day of 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1978

COUNTY OFFICE BLDG. 110 N. CHARLES ST. TOWSON, MARYLAND 21284

Chairman

MEMBERS

DEPARTMENT OF PUBLIC WORKS

DEPARTMENT OF PLANNING AND ZONING

DEPARTMENT OF HEALTH

DEPARTMENT OF EDUCATION

DEPARTMENT OF SOCIAL SERVICES

DEPARTMENT OF PUBLIC SAFETY

DEPARTMENT OF PUBLIC UTILITIES

DEPARTMENT OF ENVIRONMENTAL SERVICES

DEPARTMENT OF COMMUNITY DEVELOPMENT

Mr. & Mrs. Ulysses Bush 3110 Thornfield Rd Baltimore, Maryland 21207

RE: Variance Petition Item Number 203 Petitioner - Ulysses Bush

Dear Mr. & Mrs. Bush:

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.

This Variance is necessitated as a result of your proposal to construct an attached carport on the side of the existing dwelling within 3 feet of the side property line in lieu of the required 7.6 feet.

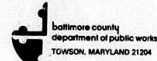
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. CONNARDI

Chairman Zoning Plans Advisory Committee

NBC:rf



THORNTON M. MOURING, P.E. DIRECTOR

May 17, 1978

Mr. S. Eric DiNenna Zoning Commissioner

Item #203 (1977-1978) Property Owner: Virgil and Ulysses Bush

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:

Baltimore County highway and utility improvements are not directly involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

Very truly yours,

THORNTON M. MOURING, P.E. Chief, Bureau of Engineering

END:SAN:PW:SS

1-NE Key Sheet 15 NW 23 Pos. Sheet NW 4 P Topo 88 Tax Map



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

April 27, 1978

Mr. S. Eric DiNenna Office of Planning and Zoning

Dear Mr. DiNenna:

Comments on Item #203, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

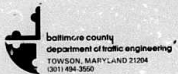
Property Owner: Virgil and Ulysses Bush Location: N/S Thornfield Road 361' N/E of Essex Road Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the 7 1/2' Acres: 70 x 125 District: 2nd

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

THOMAS H. DEVLIN, Director BUREAU OF ENVIRONMENTAL SERVICES

THD:KS:j'rg



STEPHEN E. COLLINS DIRECTOR

April 17, 1978

Mr. S. Eric DiNenna Zoning Comm's. Office

Item No. 203 - ZAC - April 4, 1978 Property Owner: Virgil and Ulysses Bush Location: N/S Thornfield Rd. 361 Feet N/E of Essex Rd. Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side setback of 3 feet in lieu of the 7 1/2 feet.

Acres: 70 x 125 District: 2nd

Dear Mr. DiNenna: The subject variance should have no effect on traffic.

Very truly yours,

C. Rick Moore Assistant Traffic Engineer Planning and Design

CRM/dm



Paul H. Reinke CHIEF

Office of Planning and Zoning Baltimore County Office Building

Attention: N. Connardi, Chairman Zoning Advisory Committee

Re: Property Owner: Virgil and Ulysses Bush Location: N/S Thornfield Rd. 361' N/E of Essex Rd. Item No. 203 Zoning Agenda Meeting of 04/04/78

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. 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 dead end condition shown at _____ requires 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", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature] Fire Prevention Bureau



JOHN D. SILBERT DIRECTOR

April 6, 1978

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning

Dear Mr. DiNenna: Comments on Item #203 Zoning Advisory Committee Meeting, April 4, 1978 are as follows:

Property Owner: Virgil and Ulysses Bush Location: N/S Thornfield Road Existing Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the 7 1/2'.

Acres: 70 X 125 District: 2nd

- 1. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Unincorporated and other applicable codes.
2. Additional _____ permits shall be required.
3. Building shall be upgraded to new use - requires alteration permit.
4. Three sets of construction drawings may be required to file an application for a building permit.
5. 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.
6. 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.
7. Separated setback variance conflicts with the Baltimore County Building Code, see Section _____.
8. No Comment.
9. Comment:

Noted and Approved: [Signature] Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 5, 1978

Mr. S. Eric DiNenna Zoning Commissioner

Date: April 4, 1978

Item No: 203 Property Owner: Virgil and Ulysses Bush Location: N/S Thornfield Road 361' N/E of Essex Rd. Present Zoning: D.R. 3.5 Proposed Zoning: Variance to permit a side setback of 3' in lieu of the required 7 1/2'.

District: 2nd No. Acres: 70 x 125

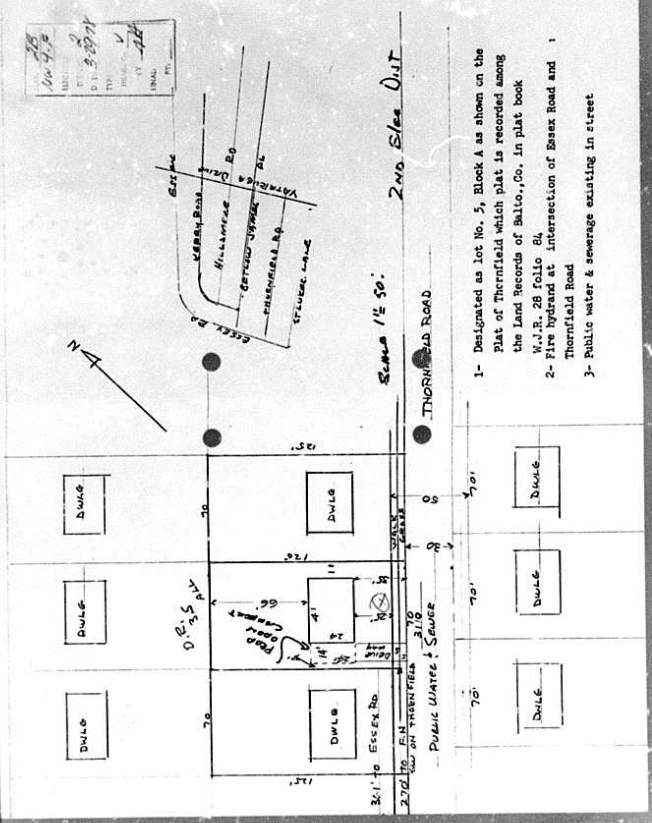
Dear Mr. DiNenna: No bearing on student population.

Very truly yours,

[Signature] N. Nick Petrovich, Field Representative

JOSEPH M. MCGOWAN, CHAIRMAN THOMAS H. DEVLIN, MRS. LORRAINE F. CHICKO, MRS. MILTON D. SMITH, JR. MARCUS M. BURNANS, RUDERT F. DEBEL, ALVIN LORUCK, ROBERT W. HARTSON, RICHARD W. TRALEY, D. W.

40-75
 DATE: 5-13-78
 TIME: 11:45
 BY: [Signature]
 IN: [Signature]



- 1- Designated as lot No. 5, Block A as shown on the Plat of Thornfield which plat is recorded among the Land Records of Baltimore, Co. in plat book M.J.R. 28 folio 84.
- 2- Fire hydrant at intersection of Essex Road and Thornfield Road
- 3- Public water & sewerage existing in street

PETITION FOR VARIANCE
 The Petitioner
 ZONING: Petition for Variance for side yard setback.
 LOCATION: North side of Thornfield Road, 361 feet Northwest of Essex Road.
 DATE & TIME: Wednesday, May 31, 1978 at 10:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. May 7, 1978.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance to permit an open space to have an side yard setback of 10 feet in front of the required 7' in a R1.5 Single Detached House District.
 The Zoning Regulation to be accepted as follows:
 Section 201.1 - may extend into any required yard not more than 20% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.
 All that parcel of land in the Second District of Baltimore County beginning at a point 361 feet Northwest of Essex Road on the North side of Thornfield Road, the lot is 28' E. Block A, of the subdivision of Thornfield as recorded in the Land Records of Baltimore County in Liber No. 26, Page No. 84. Also known as 310 Thornfield Road.
 Being the property of Ulysses and Virgie Bush, as shown on plat plan filed with the Register Department, Hearing Date: Wednesday, May 31, 1978 at 10:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21284.
 By Order of:
 S. ERIC DIMONNA
 Zoning Commissioner of Baltimore County
 May 11, 1978

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 1978.
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on ~~xxxxxx~~ one day of ~~xxxxxx~~ May, 1978, the ~~xxxx~~ first publication appearing on the 11th day of May, 1978.
 THE JEFFERSONIAN,
 S. L. [Signature]
 Manager.

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE
 and District
 ZONING: Petition for variance for side yard setback.
 LOCATION: North side of Thornfield Road, 361 feet Northwest of Essex Road.
 DATE & TIME: Wednesday, May 31, 1978 at 10:45 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance to permit an open space to have a side yard setback of three (3) feet in front of the required 7' in a R1.5 Single Detached House District.
 The Zoning Regulation to be accepted as follows:
 Section 201.1 - may extend into any required yard not more than 20% of the minimum required depth of a front or rear yard or of the minimum required width of a side yard.
 All that parcel of land in the Second District of Baltimore County beginning at a point 361 feet Northwest of Essex Road on the North side of Thornfield Road, the lot is 28' E. Block A, of the subdivision of Thornfield as recorded in the Land Records of Baltimore County in Liber No. 26, Page No. 84. Also known as 310 Thornfield Road.
 Being the property of Ulysses and Virgie Bush, as shown on plat plan filed with the Zoning Department, Hearing Date: Wednesday, May 31, 1978 at 10:45 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 (Seal) 11



TOWSON, MD. 21204 May 11 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ulysses & Virgie Bush w/S Thornfield Road was inserted in the following:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Catonsville Times | <input type="checkbox"/> Towson Times |
| <input checked="" type="checkbox"/> Dundalk Times | <input type="checkbox"/> Arbutus Times |
| <input type="checkbox"/> Essex Times | <input type="checkbox"/> Community Times |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of May, 1978, that is to say, the same was inserted in the issues of May 11, 1978.

STROMBERG PUBLICATIONS, INC.

BY E. S. [Signature]

1-Sign 78-257-A

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: MAY 13, 1978
 Posted for: PETITION FOR VARIANCE
 Petitioner: ULYSSES AND VIRGIE BUSH
 Location of property: N/S OF THORNFIELD RD. 361' NE OF ESSEX RD
 Location of Signs: FRONT 310 THORNFIELD RD
 Remarks:
 Posted by: Thomas B. Poland Date of return: MAY 19, 1978
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 21st day of MARCH 1978. Filing Fee \$ 25.00. Received Cash Other

S. Eric Dimonna
 S. ERIC DIMONNA
 Zoning Commissioner

Petitioner: Ulysses Bush Submitted by Syd Funtze
 Petitioner's Attorney: _____ Reviewed by _____

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wal. Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JWP</u>										
Previous case: <u>NONE</u>										
Revised Plans: Change in outline or description										

BALTIMORE COUNTY, MARYLAND No. 65597
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: May 14, 1978 ACCOUNT: 01-662
 AMOUNT: \$25.00
 RECEIVED FROM: Sydney Buntz for Petition for Variance
 FOR: Case No. 78-257-A (Item No. 203)
 2500 APR 5 2500 REC

BALTIMORE COUNTY, MARYLAND No. 65642
 OFFICE OF FINANCE REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: May 31, 1978 ACCOUNT: 01-662
 AMOUNT: \$41.96
 RECEIVED FROM: Virgie Bush, Cost of Advertising and Posting
 FOR: for Case No. 78-257-A
 2500 APR 31 41.96 REC

