PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

how we, Oncor. I. . & Evolyn. Schoblegal owner not 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. 400.1.to.bllcm.on.sncensory.atmucture

(tennis court) to be located in the side yard, instead of the required resr yard.

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

Because of slope, grade, woods and location of the house on lot, the only area-large enough for a tennis court may be considered as side yard.

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

of or we, agree to pay extensive of above Variance advertising, posting, etc., upon filing of ablation, and further agree . and are to be bound by the zoning regulations and restrictions of
age-to-only adopted pursuant to the Zoning Law Ph Saltimore County.

Contract purchaser

Contract purchaser

Address 1990 Smoothy should be all the state of the stat

ORDERED By The Zoning Commissioner of Baltimore County, this 25th da

DATE

of 1973 that the subject matter of this petition be selverified, at required by the Zoning 'as of Bultimore County, in two newspapers of general circulation throughour Bultimore County, that property be posted, and that the sublic hearing he had before the Zoning Commissions. of Bultimore County in Room 100, County ONce Building in Townson, Bultimore Commissions.

(over)

425

Beginning at a point 1, 107 feet East of Greenspring Avenue, on the North side of Grasty Road, as recorded in the land Records of Baltimore County Plat of Grasty Woods, Liber 46 Folio 124, Lot number 6. Also known as 2800 Grasty Road. RE: PETITION FOR VARIANCE N/S of Grosty Rd., 1197'E of Groon Spring Ave., 3rd District : BEFORE THE ZONING COMMISSIONER

: OF BALTIMORE COUNTY

OSCAR I. SCHABB, et ux, Petitioners : Case No. 78-281-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to sine authority contained in Section 524, I of the Boltimore County Charter, I hereby whiter 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 possage of any preliminary or final Order in connection sizewith.

Peter Max Zimmermon
Deputy People's Counsel

John W. Hession, III Peop'e's Counsel County Office Building Townson, Moryland 2120;

I HEREBY CERTIFY that on this 14th day of June, 1978, a copy of the aforegoing
Order was mailed to Mr. and Mrs. Oscar I. Schobb, 2800 Grasty Road, N. RFD 7,
Bc. Hilmore, Maryland 21208, Feithlonen.





BATIMORE COUNTY, MAR AND

INTER-FFICE CORRESPONDENC

S. Eric Di Nenna
70. Zoning Cemnisioner
10. Leslie H, Groef

Faloe. Director of Planning

SUBJECT Petition #78-281-A. Item 226

Petition for Variance
North side of Grasty Road, 1107 East of Green Spring Avenue
Petitioner - Oscar I and Evelyn Schabb

3rd District

HEARING: Wednesday, June 28, 1978 (10:30 A.M.)

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

Local Snow per followell
Leslie H. Goper

battimore county office of planning, and zonin TOWSON, MANYLAND 21704 doi:144.3353

June 29, 1978

Mr. & Mrs. Oscar I. Schaab 2800 Grasty Road, N. RFD 7 Baltimore, Maryland 21208

RE: Petition for Variance
N/S of Grasty Road, 1107'
E of Green Spring Avenue 3rd Election District
Oscar I. Schaab, et u. Petitioner
NO. 78-28i-A (Item No. 226)

Dear Mr. & Mrs. Schaab

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

GEORGE O MARTINAK Deputy Zonan Commissioner

June '5, 1978

RE: Variance Petition Item No. 226 Petitioner - Schaho

GJM/jhm

Attachment

cc: John W. Hessian, III, Esquire



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE SLDG. 111 W. Chemapeake Avo. Towson, Maryland 2120

Nicholas & Comm Chafimin

MEMORIES
Dureau of
Engineering
Department of
Vraffic Engineering

State Souds Commission Burea, of Fire Prevention Faith Department Project Planning Building Department Board of Phreation Coming Administration

Industrial Development Dear Mr. & Mrs. Schabb:

The Zoning Plans Advisory Committee has reviewed the

NBC:smw

Mr. & Mrs. Oscar I. Schabb 2800 Grasty Road, N. RFD 7 Baltimore, Maryland 21208

The Zoning Plans Advisory Committee has reviewed the plans submitted with the ature referenced petition and has media as on site field inspection of the property. The following comments are used to be a submitted from the property. The following comments 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 Plansing may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested sonine.

Because of your proposal to construct an accessory structure (tennis court) in the side yard in lieu of the required rear yard, this Veriance is required.

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.

Neck to Barmoda, Nicholas B. COMMODARI



My. & Mys. Ossar I. Schal.

2000 Gyssky Road, N. 27D 7
Ballimore, Maryland 1.104

County Office Building
111 V. Clesspeake Ave.
Towen, Maryland 2.1204

Your Petition has Seen received and accepted for filing
this 1866 day of Agric.

S. ERIC DINERNIA
Zoning Commissioner

Petitioner Balan

Petitioner Balan

Petitioner Balan

Reviewed by
Revie

	Pursuant to the advertisement, posting of property, and public hearing on the above Potition
	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 Petitionera.
	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. asfety, and general.
	welfare of the community, the Variance to permit an acces .cy.structure.ften-
	nis court) to be located in the side yard in lieu of the required rear yard should
,	be granted.
	The Sordered by the Zoning Commissioner of Baltimore County, this 22
	the above Variance should NOT BE GRANTED.
	IT IS URDERED by the Zoning Con.missioner of Bultimore County, this
	of, 197, that the above Variance be and the same is hereby DENIED.



THORNTON M. MOUNING, P.E.

Zoning Commissioner County Office Buildin

Ne: Item 8226 (1977-1978)
Property Owner: Goost I. & Evelyn H. Schabb
N/S Greety Mr. 1007 E. Greenspring Ave.
Proposed Sching: Wariance to permit an accessory
structure to be located in the side yard in lieu
of the required rear yard.
Districts Jad

The following comments are furnished in regard to the plat submitted to this office for raview by the Zoning Advisory Committee in connection with the subject

Baltimore County highway and utility improvements are not directly involved. However, a standard type roadway termination should be provided at the end of Grasty Road. This property is Lot 6 of "Grasty Moods" (recorded E.H.K., Jr. 40 Follo 14).

Ellement II Dun tem c

ELZEMORTH N. DIVER, P.E. Dun tem c

ELZEMORTH N. DIVER, P.E. Dun tem c

Chief, Bureau of Engineering

oc: C. Warfield

O-NW Key Sheet 38 NW 13 Pos. Sheet NW 10 D Topo 68 Tax Map



June 9, 1978

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

Dear Mr. DiNenna

ent on Item \$226, Zoning Advisory Committee Meeting, April 25, 1978, are as follows:

Property Cyner: Oscar I and Evelyn M. Schabb
Location: 'A Grash Bood 110" E. Greenpring Avenue
Estiting Zening: D.R.I
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in
leu of the required rear yard

This office has reviewed the subject patition 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 at jet as or problems with regard to development plans that may have a bearing on this patition.

This plan has been reviewed and there are no site-planning factors requiring comment

Very truly yours,

John simbly John L. Wimbley Planner III
Current Planning and Developm

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

May 18, 1978

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

Comments on Item #226, Zoning Advisory Committee Keeting, April 25, 1978, are as follows:

Property Owner Location Country Owner Location Formula Country Country Bi. 1107 % Greenspring Ave. Formula Country Cou

Sanitary sever service is available and the proposed variance will not interfere with the well location, therefore no health hazzus are anticipited.

Very truly yours,

Thomas H. Devlin, Director BURRAU OF ENVIRONMENTAL SERVICES

Hay 8, 1978

TUD/TUD/C+h-d



May 11, 1978

Zoning Commissioner of Saltimore County

Mr. S. Eric DiMenn Zoning Commissioner County Office Building Towson, Maryland 2120

Item No. 226 - EMC - April 25, 1976
Property Owast
Location:
Existing Soning:
D.R. 1 107' E Greenspring Avg.
W/S Grasty No. 1107' E Greenspring Avg.
Variance to permit an accessory structure to be
located in the side yard in lieu of the required
cerr year.

Acres: District:

The variance should have no effect on traffic.

Paul H. Reincke Office of Planning and Zoning Baltimore County Office Building Towson, Manyland 21204 Re: Property Owner: Oscar I. & Evelyn M. Schabt Location: N/S Gracty Pd. 1107' E Greenspring Ave. Zoning Agenda Meeting of 04/25/78 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 in to the final plans for the property. () 1. Pire hydrants for the refere seed property are required and shall be located at intervals or __feet along an app wed road in accordance with Baltimore County Standards as published by the Department of Public Ordes. () 2. A second mento of vehicle access is required for the site. () 3. The vehicle dess and condition shown at _____ EXCERNS the marinsum allowed by the Pire Department. () 4. The site shall be made to comply with all applicable parts of the Fire Provention Code prior to occupancy or beginning of operations () 5. The buildings and structures cristing or proposed on the site shall comply with all applicable requirements of the Mattonii Fir. Proset the structure in tendent No. 101 "Life Safety Code", 10 6
Mitten prior to occupancy. () 6. Site plums are approved as drawn. (x) 7. The Pire Prevention Bureau has no comments, at this time. H J Que Provincian and the Wages H p + Proming through privation Privation Privation Privation Brown

JOHN D. SEVERENT April 19, 1978 Comments on Item #226 lowing Advisory Committee Meeting, April 25, 1978 are as follows: Property Conerr Location Medical Read - 1107 Expensiving Ave. We draw Read - 1107 Expensiving Ave. Proposed Readon Proposed Readon Statistics to possible and accessory atmosture to be located in the side yard in lies of the required rear yard. The frem checked below are applicables Xi. Structure shall conform to Baltimore County Balling Code (B.C.C.A.) 1970 Mattion and the 1971 Supplement, State of Maryland Code for the Sandicapped and apped and other applicable codes. X P. A building permit shall be required before construction can begin Permits chall be required. D. Dailding shall be upgraded to new use - requires alteration permit. E. Three sets of construction drawings may be required to file an application for a building penalt. G. Wood irane walls are not pennitted within 3'0" of a property line Contact Building Department if distance is between 3'0" and 6'0" of property line. E. Requested setback variance conflicts with the Baltimore County Bullding Cods. See Section I. No Comment. Charle & Sumber

Comments on Item # 226 Zoning Advisory Committee Secting. May 2, 1978 are as follows:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Macyland Code for the Fundicapped and aged and other applicable codes.

D. Building shall be upgraded to new use - requires alteration permit

E. Three sets of countraction drawings will be required to file an application for a building permit.

F. Three sots of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

Wood frume walls are not permitted within 3'0" of a respecty line. Ountest Building Department if dictance is between 3'0" and 6'0" of property line.

E. Requested setback variance conflicts with the Baltimore County Dulking Code. fee Section

Charle & Sumbon

(Birr)

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 25, 1978

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

Z.A.C. Meeting of: April 25, 1978

PE: Item No: 226
Property Owner: Oscar 1. 5 Evelyn H. Schabb
Locartion: 3/75 Grasty Md. 1100' E Greenspring Avenue
Freposed Zoning: Variance to permit an accessory structure to be
located in the side yard in lieu of the required
rear yard.

District: 3rd

Dear Mr. DiNenna

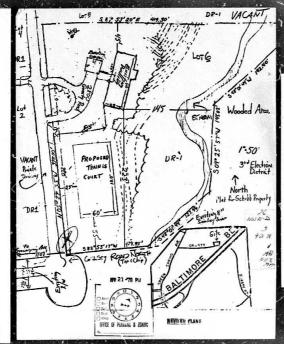
No bearing on student population.

Posted by Florings A. Poland

Very truly yours, U lid Feliant W. Nick Petrovich, Field Representative

MNP/-P

ALVIN LORECK TIRS. MILTON B. SMITTL JR. RICHARD W TRACKY, D.V.M.





THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Oscar I. & Evelyn Schabb was inserted in the following:

- ☐ Catonsville Times
 ☐ Dundalk Times
- ☐ Essex Times
- ☐ Towson Times
 ☐ Arbutus Times
 ☑ Community Times
- Suburban Times East

weekly newspapers published in Baltimore. County, Maryland, once a week for one successive weeks before the oth day of June 19.78, that is to say, the same was inserted in the issues of June 8, 1978

STROMBERG PUBLICATIONS, INC.

By Esther Burgee



CERTIFICATE OF PUBLICATION

19.28.

THE JEFFERSONIAN

Cost of Advertisament, &

1-SIGN	73-291-A
Za	

CENTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COLD

Date of Posting TUNE 10 1978 Posted for: PETITION FOR VARIANCE OSCAR I. SCHABB, ET UX Location of property. NS OF GRASTY Rd. 1107' E OF GREEN SPRING Ave. Location of Signar N/S OF GRASTY R& 1107'ton-E OF Giceon SPRING AVE

Date of	return TUNE	16,1978

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