

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS, 1979

TO THE BOARD OF COMMISSIONERS OF BALTIMORE COUNTY:

I, Laurie P. Harris, the legal owner of the property situated 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 1204A B. 1 to permit a side yard setback of 15 feet in lieu of the required 30 feet, R.C. 5

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reason: adequate parking or practical difficulty

Width of lot precludes practical location of toilet and bath facility without imposing on the statutory requirement. This is the only such facility on the premises. This location permits the septic tank to be located farthest from appurtenant dwellings.

44-397
SEARCHED
INDEXED
SERIALIZED
FILED
JUL 11 1978
FBI - BALTIMORE

Property is to be posted and advertised as provided by Zoning Regulations. I, or my agent, 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 subject pursuant to the Zoning Law For Baltimore County.

Laurie P. Harris
Contract purchaser
19700 York Road
Parkton, Maryland 21120
357-4342
Petitioner's Attorney
John W. Hession, III
Petitioner's Attorney

REVERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the _____ day of _____, 1978, at 10:00 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County
(over)

UNDER RECEIVED FOR FILING DATE July 5, 1978

18:30 A.M. 7/1/78

77-215

RE: PETITION FOR VARIANCE OF York Rd., approximately 2640' of Stables Church Rd., 7th District OF BALTIMORE COUNTY

Laurie P. Harris, Petitioner Case No. 79-2-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.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 15th day of June, 1978, a copy of the aforesaid Order was mailed to Laurie P. Harris, 19700 York Road, Parkton, Maryland 21120, Petitioner.

JUL 15 7 78 AM

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
301-48-2333

S. ERIC DINENNA
ZONING COMMISSIONER

July 5, 1978

Mrs. Laurie P. Harris
19700 York Road
Parkton, Maryland 21120

RE: Petition for Variance W/S of York Road, approximately 2640' N of Stables Church Road - 7th Election District Laurie P. Harris - Petitioner NO. 79-2-A (Item No. 233)

Dear Mrs. Harris:

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

Very truly yours,
George J. Martiak
GEORGE J. MARTIAK
Deputy Zoning Commissioner

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

BEGINNING at a point on the West side of York Road approximately 2640' North of Stables Church Road and thence running North 20° 15' East 100'; thence North 72° 49' West 175'; thence South 20° 15' West 100'; thence South 72° 49' East 175' to the beginning point.

Also known as 19700 York Road.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: June 28, 1978

FROM: Leslie H. Gray, Director of Planning

SUBJECT: Petition #79-2A, Item 233
Petition for Variance for side yard setback West side of York Road, approximately 2640 feet North of Stables Church Road Petitioner - Laurie P. Harris
7th District

HEARING: Wednesday, July 5, 1978 (10:00 A.M.)

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

Leslie H. Gray
Leslie H. Gray
Director of Planning

LHG:JGH/w

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

Ms. Laurie P. Harris
19700 York Road
Parkton, Maryland 21120

Item No. 233

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

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

Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Laurie P. Harris
Petitioner's Attorney Reviewed by Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 23, 1978

Nicholas B. Commodari,
Chairman

Ms. Laurie P. Harris
19700 York Road
Parkton, Maryland 21120

RE: Variance Petition Item No. 233
Petitioner - Laurie P. Harris

Dear Ms. Harris:

The Zoning Plans Advisory Committee has reviewed the plan submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning requested, but to assure that all parties are made aware of possible problems with regard to the development plans that may have 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 Variance is necessitated by your proposal to construct an addition to the side of the existing dwelling within 25 feet of the side property line in lieu of the required 50 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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:snw

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 Petitioner.

the above Variance should be had, and it further appearing that by reason of the STANDING 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 25 feet in lieu of the required 50 feet should be granted.

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



THORNTON M. SCHUBERT, P.E. DIRECTOR

June 23, 1978

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

Re: Item #233 (1977-1978) Property Owner: Laurie P. Harris, W/S York Rd. 2640' N. Stablers Church Rd. Existing Zoning: RC-5 Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'. Acres: 0.4017 District: 7th

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:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved. Development of this property through strippling, grading and stabilization could result in a serious pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all gradings, including the strippling of top soil.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #233 (1977-1978).

Very truly yours, Thornton M. Schubert, P.E., Chief, Bureau of Engineering

END:EMM:PMR:es

EC-NE Key Sheet: 134 NW 7 Top Sheet, NW 34 B Topo, 12 Tax Map



LESLIE H. GRAFF DIRECTOR

June 9, 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:

Comment on Item #233, Zoning Advisory Committee Meeting, May 9, 1978, are as follows:

Property Owner: Laurie P. Harris, Location: W/S York Road 2640' N. Stablers Church Road, Existing Zoning: RC-5, Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50', Acres: 0.4017, District: 7th

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, Planner III, Current Planning and Development



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

June 1, 1978

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

Dear Mr. DiNenna:

The following are comments on Item #233, Zoning Advisory Committee Meeting of May 9, 1978:

Property Owner: Laurie P. Harris, Location: W/S York Rd. 2640' N Stablers Church Rd., Existing Zoning: R.C. 5, Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50', Acres: 0.4017, District: 7th

The proposed addition will not interfere with the existing well or the proposed septic system, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director, Bureau of Environmental Services

TED/HE/fthg



STEPHEN E. COLLINS DIRECTOR

May 24, 1978

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

Item No. 233 - RC - May 9, 1978, Property Owner: Laurie P. Harris, Location: W/S York Rd. 2640' N Stablers Church Rd., Existing Zoning: R.C. 5, Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'. Acres: 0.4017, District: 7th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen E. Weber, Engineer I

SDM/dm



JOHN D. SEEVERS DIRECTOR

May 5, 1978

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

Dear Mr. DiNenna:

Comments on Item #233 Zoning Advisory Committee Meeting, May 9, 1978, are as follows:

Property Owner: Laurie P. Harris, Location: W/S York Rd. 2640' N Stablers Church Road, Existing Zoning: R.C. 5, Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'. Acres: 0.4017, District: 7th

The items checked below are applicable:

- X 1. A structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement.
X 2. A building permit shall be required before construction can begin.
Additional permits shall be required.
Building shall be upgraded to new use - requires alteration permit.
Free sets of construction drawings will be required to file an application for a building permit.
Free 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.
Wood frame walls are not permitted within 10' of a property line. Contact Building Department in advance in below 10' and 6-10' of property line.
Requested setback variance conflicts with the Baltimore County Building Code. See Section
I. No Comment.
J. Comment

Very truly yours, Charles E. ... Plans Review Chief

CEB:rsj



Paul H. Reincke Chief

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

Attention: N. Cosmodari, Chairman, Zoning Advisory Committee

Re: Property Owner: Laurie P. Harris

Location: W/S York Rd. 2640' N Stablers Church Rd., Item No. 233, Zoning Agenda Meeting of 05/09/78

Comments:

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 or 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 egress 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.

(x) 1. The Fire Prevention Bureau has no comments, at this time.
REVIEWED: [Signature], Planning Group, Special Inspection Division
Noted and Approved: [Signature], Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

Z.A.C. Meeting of: May 9, 1978

RE: Item No: 233, Property Owner: Laurie P. Harris, Location: W/S York Rd. 2640' N. Stablers Church Rd., Present Zoning: R.C. 5, Proposed Zoning: Variance to permit a side setback of 25' in lieu of the required 50'. District: 7th, No. Acres: 0.4017

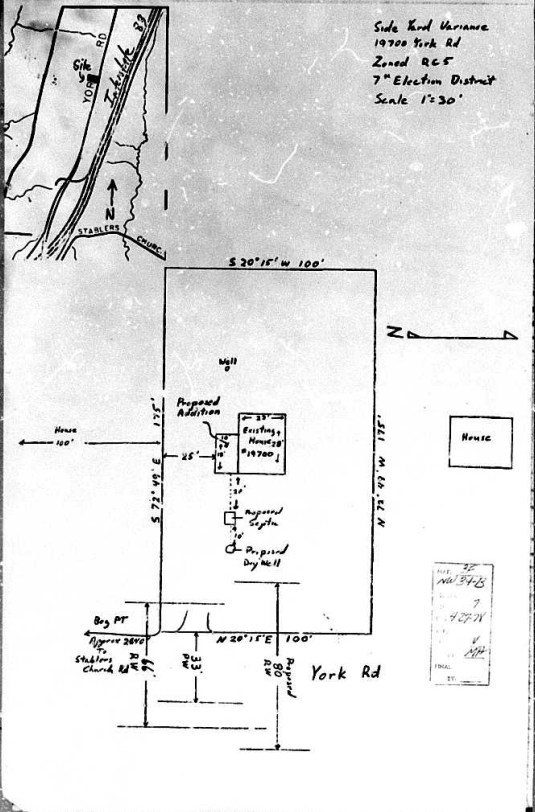
Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Dick ... Field Representative

END/tp



Side Yard Variance
19700 York Rd
Zone R 65
7th Election District
Scale 1"=30'

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 25, 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 _____ day of _____, 1978, the first publication appearing on the _____ day of _____, 1978.

L. Leach
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES

NEWSPAPERS

TOWSON, MD. 21204 June 15 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Laurie P. Harris was inserted in the following:

Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West

weekly newspapers published in Baltimore County, Maryland, one a week for _____ successive weeks before the 16th day of _____, 1978, that is to say, the same was inserted in the issues of _____ June 15, 1978.

STROMBERG PUBLICATIONS, INC.
By *E. E. Berger*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73310

DATE June 8, 1978 ACCOUNT 01-562

AMOUNT \$25.00

RECEIVED FROM Laurie P. Harris, Petitioner for Variance

FOR Case No. 79-2-A

5 0 0 0 P M E

VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	Date	By	Date	By	Date	By	Date	By	Date	By
Descriptions checked and outline plotted on map					4/27	JL				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>CS</u>	Revised Plans:		Change in outline or description		Yes				No	
Previous case:	Map # <u>40034B</u>									

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

1-9-66 79-2-A

District 7th Date of Posting June 17, 1978

Post: for VARIANCE FOR VARIANCE

Petitioner: Laurie P. Harris

Location of property: 415 E. YORK RD. APPROX. 240' N.E. OF STABLES CHURCH RD.

Location of Signs: EB. 17, 19, 21 YORK RD.

Remarks: _____

Posted by: L. Leach Date of return: June 21, 1978

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of April 1978. Filing Fee \$ 25.00 Received Check Cash Other

Laurie P. Harris
Laurie P. Harris
Zoning Commissioner

Petitioner Laurie P. Harris Submitted by Joyce Harris

Petitioner's Attorney _____ Reviewed by JL

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 73367

DATE July 5, 1978 ACCOUNT 02-662

AMOUNT \$11.16

RECEIVED FROM Laurie P. Harris, 19700 York Rd. Petitioner, 79-2-A

FOR Posting & advertising property Case No. 79-2-A

5 0 0 0 P M E

VALIDATION OR SIGNATURE OF CASHIER