PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

County and which is described in the description and plat attached hereto and made a part hereof.

hereby petition for a Variance from Section 1 - BO 2.3 Ge.1' to permit

the lot widths of 50 fast instead of the required 55 feet (lots 138 139) and a side yard of 8 feet for either side instead of the 10 feet, with a

combination of 20 feet for both sides

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

The present development of the orce backcally has been with a shrinen late of 50 x 500. The existing late in the vicinity have been built upon and awa existing on 50 foot lets. Since this area is located within a developed modification, they should not be puralized under the regulation about the regulation and the standard of the should be shou

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

Lor was agree to pay expenses of above Variance advertising, posting, etc., upon filing of distance and further gares and ser to be bound by the zoning regulations and restriction throat County adopted pursuant to the Zoning Law For Ballimore County.

Edward Ewors

RECEIVED FOR FILING

ORDER ;

Joppa, Maryland 21085

, 197 g., that the subject matter of this petition be advertised, as required by the Zoning Law & 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

Zoning Compositioner of Baltimore Con

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S . Eric Di Nenna TO ... Zorling Commissioner Leslie H. Groef

Accorded by The Zoning Con

Date July 26, 1978

Director of Planning ITEM 7 264
Petition 79-27-A. Prittion for Variances for lot widths and side yard setbanks
"Southeast side of Millies Road, 375 feet Southwest of Wicomico Road

15th District

HEARING: Monday, August 7, 1978 (10:30 A.M.)

This office cannot support the grenting of the requested variance; two lots are in this ownership and at least one additional adjacent lot appears to be vacant.

HG-IGH-W

RE: PETITION FOR VARIANCES SE/S Miles Rd. 375' SW of Wicomico Rd. 15th Distric

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

A.I.D. CO., Petitioner

: Case No. 79-27-A

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I he eby enter my appearance in this proceeding. You are requeste 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 May France Peter Max Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 14th day of July, 1978, a copy of the oforegoing Order was mailed to Mr. Edward Ewers, A.I.D. Co., 402 Timber Lane, Joppa, Maryland 21085, Petitioner.

Jol a W. Hessian, III



Paul Lin, P.C. 1987 Paul Lee Engineering, Inc. 2005 Washington Annue Junean Maryland 21204 821.5941

July 3, 1978

Mr. George J. Martinak Deputy Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Re: Lots 138, 139, and 158 Section B Gliver Berch J. O. #78046

 Δ Variance Petition for lot width and side yards has been applied for for $G_{\rm L}$ above mentioned site as Item #264.

It has been brought to the attention of my client that Lot 158, which has been processed for Building Permit but was denied the insumance of same due to the fact that the perceits owner has not held this lot for the required 6 years prior to the sale to client. When informed that prior to the insumance of the permit of the permit of the contract with the permit of the permit of

We are, therefore, requesting your office that Item #264 be heard for Variance to Lots 138 and 139 only.

Thanking you fo your cooperation, I remain,

JUL 6'78 PM 9 7: 1.0

Engineers . Surveyors . Sile Planners

George J. Martina'
Deputy Zoning Com

August 15, 1978

Mr. Edward J. Ewers Vice President A.I.D. Company 403 Timber Lane Jonna, Maryland 21085

> RE: Petition for Variances SE/S of Miles Road, 375' SW of Wicomico Road - 15th Election District A.I.D. Company - Petitioner NO. 79-27-A (Item No. 264)

Dear Mr. Swers

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

BALTIMORE COUNTY

ADVISORY COMMITTEE

Ver Aruly yours MARTINAK

GJM:nr

cc: John W. Hessian, III, Esquire People's Counsel

Paul Las, P.F.

Paul Lee Engineering, Inc.
206 Washington Annas Journ, Maryland 21203 821.5941

0.46 ACRE + PARCEL KNOWN AS LOTS 138 AND 139, SECTION B, OLIVER BEACH, FIFTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

This Description is for Lot Width and Side Yard Variance.

Beginning for a point located on the east side of Miles Road. 50 feet wide, as shown on the Subdivision Plat of Section E, Olive back, and as recorded among the Land Records of Baltimore County in Plat Book 14-37, said point of beginning being 375 feet southwesterly from the center line of Wicomico Road. Thence leaving the birding along the east side of Miles Road (4) North 41 degrees 34 minutes E 100 feet to the point of beginning.

Containing 0.46 acres + of ground.



BEVISED PLANS



July 19, 1978

Mr. S. Eric DiNens Zoning Commissions Courty Office Buil

Ro: Itom #264 (1977-1978) Property Comer: A.I.D. Co. S/ES Miles Rd. 375' S/W Wicomico Rd. Existing Zoning: DR 5.5 Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and side setbacks of 8' in lieu of the required 10'. Acres: 0.69 District: 15th

Dear Mr. DiNenna:

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

Miles and Patuxent Roads, existing public roads, are proposed to be improved in the future as 30-foot closed section roalways on the pre-int 50-foot rights-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment collution problem, desaping private and public bolizing abomatrana of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Rutitioner must provide necessary drainage facilities (tumporary or permanent) to prevent creating any muisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, when temperature of the properties of the provider of the retirement of the Puttioner. Water and Sanitary Sewer:

Very truly yours, ELISMONTH N. LIVER, P.E. HR Chief, Bureau of Engineering

OCT 25 1978

Pursuant to the advertisement, posting of property, and public hearing on the shore Petitio and it appearing that by reason of the following finding of facts that strict compliance with the Balt more County Zoning Regulations would result in practical difficulty and further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community. Yariances to permit lot widtl s of 50 feet in lieu of the required 55 feet, and side year setbacks of eight fest for either side in lieu of the required ten feet, with a combination of 20 feet for both sides, for Lot Nos. 138 and 139, abould be Deputy S IS ORDERED by the/Zoning Commission:r of Baltimore County, this 15th should be and the same is GRANTED, from and after the date of this Order, Department of Public Works and Deputy Loging out of Balaimere Con
Office of Planning and Zoning. DATE the Office of Planning and Zoning. 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 197 that the above Variance be and the same is hereby DENIED.

BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 27, 1978

Chairman

Department of Traffic Engineering

Bureau of Fire Prevention

Bealth Department

Project Planning

Building Departmen

Board of Educatio

Zoning Administr Industrial Development

bureau of

Mr. Edward Ewers 403 Timber Lane Joppa, Maryland 21085

RE: Variance Petition Item No. 264 Petitioner - A.L.D.

Dear Mr. Ewers:

plans submitted with the above referenced petition and has made ar on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of who or problems with regard to the development are made aware of who or problems with regard to the development. The problems with regard to the development of the composition of the compo

The subject property, consisting of two vacant 50' lots, is and D. R. 5, 5 and is located on the east side of Miles Road approximately 375' southwest of Wicemio Road in the 15th Election Listrict. Surroundi: properties are similarly gened and consist of some vacant lots with the remainder improved with individual deedlings.

Because of your proposal to construct dwellings on each lot and have side setbacks of 8th in lieu of the minimum required 10th or either ride, this Variance heaving is required. It should be noted that if the petition is granted at the time of application for the required building permits, the early the proposed dwellings must maintain the arrival setbacks for the proposed dwellings must maintain the supports. However, the maximum setback required from Miles Road with be 10th.

Mr. Ewers Page 2 July 27, 1978

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be the most less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Will B. Commoderi

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:smr

Paul Lee Engineering, Inc. 206 Washington Avenue Towson, Maryland 21204

July 24, 1976

Mr. Sic S. DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Buildi Towson, Maryland 21204

Dear Mr. DiNenna

ments on Item \$264, Zaning Advisory Committee Meeting, June 13, 1978, are as follows:

Property Owner A.1.D. Co. Location: \$4/5 Miles Road 375' SW Wicomico Road Estisting Zonling: D. 8.5.5 Proposed Zonling Variance to permit lot widths of 50' in lieu of the required 55' and all sets stocks of 8' in lieu of the required 10' Acres: 0.69' District: 15th

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

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

Very truly yours,

popular les John I. Wimblew

DONALD J. ROOP, & D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFF CEI

RECEIVED FOR I

July 27, 1978

Zoning Commissioner of Baltimore County

Mr. S. Erac DiNenna, Zoning Commissione: Office of Planning and Zoni County Office Building Towson, Maryland 21204

Comments on Ites ⊈264, Zoning Advisory Committee Meeting of June 13, 1978, are as follows:

A. I. D. Co. SE/S Miles Ed. 375' SW Miccaico Ed. D.H. 5.5' Variance to permit lot widths of 50' in 1'eu of the required 55' and side setbacks of 8' in 11eu of the required 10'. 0.69 15th

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

Very truly yours,

Thus & Out Thomas H. Devlin, Director

THD/JRP/fthG

79-27-A 10:45 A.M. August 15, 1978

Dear Mr. DiNema: REVISED

comments on Item #264 Zoning Advisory Committee Meeting, July 25, 1978 are as follows:

Property Owner A.T.D. Company Location. SEE Miles Road - 375' BV Miconico Road Proposed Zonicer Variance to permit lot widths of 50' in lies of the required 55' and side evibance of 8' in lies of the required 10'.

X A. Structure shall conform to Baltimore County Building Code (8.0.C.f.) 1970 Edition and the 1971 Supplement, and other applicable codes

C. Additional _____Permi's shall be required. D. Pailting shall be upgraded to new use - requires alteration permit.

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

 Wood frame wails are not permitted within 3'0" of a property line Contact Emilding Department if dist. a is between 3'0" and 6'0" of property line. H. Requested setback variance conflicts with the Saltimore County Building Code. See Section

I. No Comment

My lacers



June 23, 1978

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

ZAC - June 13, 1978
A.I.D. Co.
SE/S Miles Rd. 375' SN Micomico Rd.
D.R. 5.5
Variance to permit lot widths of 50' in
lieu of the required 55' and side setbacks
of 8' in 'leu of the required 10'.

Acres: District:

Dear Mr. DiNenna:

The Variance should have no effect on traffic.

Very truly yours, State Elle



Office of Planning and Zoning Baltimore County Office Building

Re: Property Owner: A. I. D. Co.

Location: SE/S Miles Rd. 375' SW Wicomico Rd. Zoning Agenda Meetin, of 06/13/78

Pursuant to your request, the referenced property has been surveyed by this Bursen and the comments below samed with an "x" are ap, ideable and required to be corrected or incorporated into the final plans for the property.

Fire hydrants for the referen-ed property are required and shall be located at intervals or accordance with Battainer County Standards as published by the Department of Pablic Vector.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at ____ EXCESOS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Pire Provention 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 Batteanl Fire Protection Associated Standard No. 101 "Life Safety Code", 1976 Estitum prior to company.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Provention Bureau has no comments, at this time.

HNIBOR W. Killyng 3ch Student Leone M. Megands
Special Important Division

Fire Prevalion Bureau



June 8, 1978

Property Owner A.1.D. Company Location: SER Miles Road - 175' SW Wicomico Road Rating Zoning, D.2, 5.5 Proposed Zoning Yarlance to permit lot widths of 50' in lieu of the required 55' and side subbacks of 5' in 11so of the required 10'.

The tiese checked below are amlicables

- X A. Structure shell conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicanced and ared and other applicable codes.
- X B. A building permit shall be required before construction can be
- _____Permits chall be required.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department is distance is between 3'0" and 6'0" of upocerty line.

79 276 CERTIFICATE OF POSTING

DEPARTMENT OF BALTIMORE COUNTY

Distrib : 15	Data of Posting 7-20-78
Posted for Variences	
Petitioner: A 1 D Cony	zany
Location of property: SE/S MIC	report 378' Sw of
what on other su	broperty near stormarais
Remarks:	
Posted by G. Freund	Date of return: 7-20-78

1 - crede

Mr. Edward Lours 403 Timber Lane Jopps, Maryland 21005

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Gounty Office Building 111 W. Chesapeake Ave. Towson, Maryland 21204

S. ERIC DINENNA

Chairman, Zoning Plans

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND - 21204

Date: June 8, 1378

Mr. S. Eric DiNenn Zoning Commissione. Baltimore County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: June 13, 1978

RZ: Item No: 264 A. I. D. Co.
Property Orner: Miles Rd. 375' 57 Miconico Rd.
Present: Zoning: D.R. 5.5
Present: Zoning: U.R. 5.5
Present: Zoning: Variance to permit lot widths of 50' in lieu of the required 55' and side setbacks of 8' in lieu of the required 10'.

District: 15th No. Acres: 0.69

Dear Mr. DiNenna

No bearing on student population.

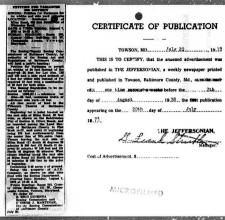
MICROFILMES

Very truly yours, W. Wick Fellout

W. Nick Petrovich, Field Representative

MNP/bo

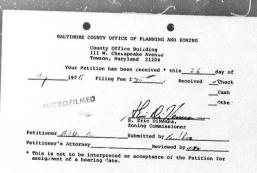
PETITION	MAPPING			PROGRESS			SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Shee	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					61	+ A				
Petition number added to outline										
Denied						50°-				
Granted by ZC, BA, CC, CA										
Reviewed by:					ed Pla		or des	cripti	on	Yes

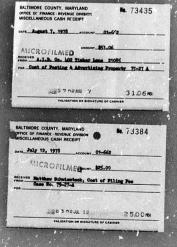


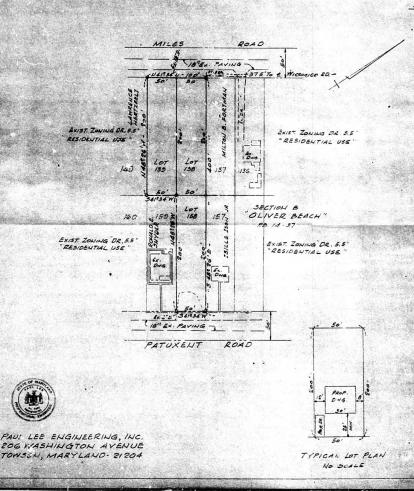
21st day of July 19 8, that is to say, the same was inserted in the issues of July 20, 0978 MICROPILMI.



STROMBERG PUBLICATIONS, INC. By Sethe Burge







EASTERN LOCATION PLAN

GENERAL NOTES

I. TOTAL AREA OF SITE . 0.63 Act. E. EXIST. ZONING OF . OR. 5.5" 3. " USE OF SITE. RESIDENTIAL"

4. PROP. ZUNING OF SITE! "OR 5.5" 5. " USE OF SITE! "RESIDENTIAL"

6. PETITIONER IS REQUESTING A VARIANCE

TO SECTION 1 802-3(1)(1) TO PERSIT A MI LOT WINTH OF SO' INSTEAD OF THE ZEQ'D. SS' & TO PERMIT A MINIMUM WINTH OF INDIVIOUAL SIDE YARDS OF B'INSTEAD

OF THE REO'D. 10' 7. MINIMUM LOT AREA = 10,000 SQ. FT.

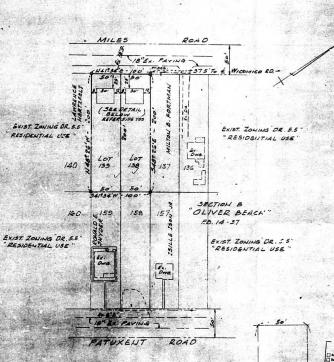
8. OFF STREET PARKING SHALL BY I SPACES / LOT

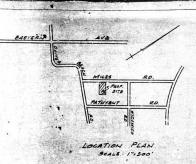
9. SITE HAS PUBLIC SEWER & WATER

PLAT TO ACCOMPANY PETITION LOT WIDTH VARIANCE VICINITY MILES ROAD & PATUXENT ROAD

ELECT. DIST. 15

BALTIMORE CO., MO MAY 20, 1978





GENERAL NOTES

1. TOTAL AREA OF SITE . U.46 Ac .

E. EXIST. ZONING OF " OR. 5.5

USE OF SITE . "RESIDENTIAL"

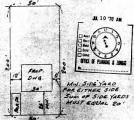
4. PROP. ZONING OF SITE! "OR 5.5" 5. " USE OF SITE! "RESIDENTIAL

6. PETITIONER IS REQUESTING A VARIANCE To SECTION I BOZ-3 C (1) TO PERMIT A MIN. 10T WINTH OF 50' INSTEAD OF THE REG'D. 55' & TO PERMIT A MINIMUM WINTH OF EITHER INDIVIOUAL SIDE YARDS, OF 8'INSTEAD OF THE REO'D. 10', SUM OF THE SIDE YARD TO EQUAL 20

MINIMUM LOT AREA = 10,000 SQ. FT.

OFF-STREET PARKING SHALL BE I SPACES /LOT.

3. SITE HAS PUBLIC SEWER & WATER



PLAT TO ACCOMPANY PETITION LOT WIDTH VARIANCE

VICINITY MILES ROAD. 4 WICOMICO ROAD

ELECT. DIST. 15 SCALE: 12 50 BALTIMORE CO., MU MAY 20, 1978

PAUL LEE ENGINEERING, INC. 206 WASHINGTON AVENUE TOWSON, MARYLAND-21204

TYPICAL LOT PLAN No Scale