



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 Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affect the health, safety, and general welfare of the community, Variance to permit lot widths of 50 feet in lieu of the required 55 feet, and side setbacks of eight feet on either side in lieu of the required ten feet, with a combination of 20 feet for both sides for Lot Nos. 138 and 139, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 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 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 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 Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affect the health, safety, and general welfare of the community, Variance to permit lot widths of 50 feet in lieu of the required 55 feet, and side setbacks of eight feet on either side in lieu of the required ten feet, with a combination of 20 feet for both sides for Lot Nos. 138 and 139, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 1978, that the above Variance be and the same is hereby DENIED.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE Bldg.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

also  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
County Administration  
Industrial Development

Mr. Edward Ewers  
403 Timber Lane  
Joppa, Maryland 21085

July 27, 1978

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

Dear Mr. Ewers:

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 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.

The subject property, consisting of two vacant 50' lots, is zoned D. R. 5.5 and is located on the east side of Miles Road approximately 375' southwest of Wicomoco Road in the 15th Election District. Surrounding properties are similarly zoned and consist of some vacant lots with the remainder improved with individual dwellings.

Because of your proposal to construct dwellings on each lot and have side setbacks of 8' in lieu of the minimum required 10' on either side, this Variance hearing is required. It should be noted that if the petition is granted and at the time of application for the required building permits, the front setbacks for the proposed dwellings must maintain the average setback of dwellings within 200' on either side of the subject property. However, the maximum setback required from Miles Road will be 40'.

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 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  
Chairman  
Zoning Plans Advisory Committee

NBCiamr

cc: Paw Lee Engineering, Inc.  
206 Washington Avenue  
Towson, Maryland 21204



July 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #264, Zoning Advisory Committee Meeting, June 13, 1978, are as follows:

Property Owner: A. I. D. Co.  
Location: SE/S Miles Road 375' SW Wicomoco Road  
Existing Zoning: D. R. 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

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 II  
Current Planning and Development



DONALD S. ROOP, II, M.P.H.  
DEPUTY STATE AND COUNTY HEALTH OFFICER

July 27, 1978

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

Dear Mr. DiNenna:

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

Property Owner: A. I. D. Co.  
Location: SE/S Miles Rd. 375' SW Wicomoco Rd.  
Existing Zoning: D.R. 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

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

Very truly yours,

Thomas H. Devlin  
Director  
BUREAU OF ENVIRONMENTAL SERVICES

TED/MB/rlh



JOHN D. SEVIER  
DIRECTOR

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

Dear Mr. DiNenna: REVISED

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

Property Owner: A. I. D. Company  
Location: SE/S Miles Road - 375' SW Wicomoco Road  
Existing Zoning: D.R. 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

The items checked below are applicable:

- X. A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X. B. A building permit shall be required before construction can begin.
- C. Additional permits shall be required.
- X. C. Fueling shall be upgraded to new use - require alteration permit.
- X. E. Three sets of construction drawings will be required to file an application for a building permit.
- F. 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.
- C. Wood frame walls are not permitted within 30' of a property line. Contact Building Department if dist. is between 30' and 60' of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.

- I. No Comment
- J. Comment:

Very truly yours,

Charles E. K. Rohm  
Plans Review Chief

CPS/773



STEPHEN COLLINS  
DIRECTOR

June 23, 1978

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

Item No. 264 - EAC - June 13, 1978  
Property Owner: A. I. D. Co.  
Location: SE/S Miles Rd. 375' SW Wicomoco Rd.  
Existing Zoning: D.R. 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 Variance should have no effect on traffic.

Very truly yours,

Stephen E. Weber  
Engineer I

SDW/hms



PAUL H. HEINCKE  
CHIEF

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

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

Location: SE/S Miles Rd. 375' SW Wicomoco Rd.

Item No. 264

Zoning Agenda Meeting, of 06/13/78

Gentlemen:

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.

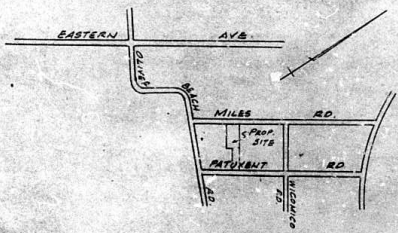
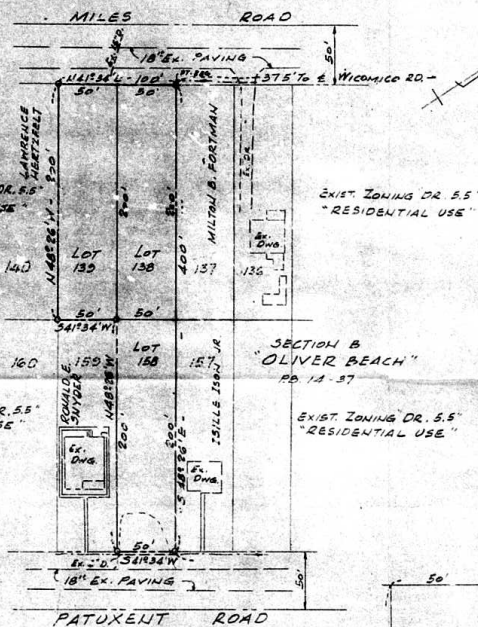
- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an improved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 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", 1970 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVISIONS: \_\_\_\_\_  
Planning Division  
Special Inspection Division

Noted and Approved: \_\_\_\_\_  
George M. Wagnert  
Fire Prevention Bureau

OCT 25 1978





LOCATION PLAN  
SCALE: 1"=500'

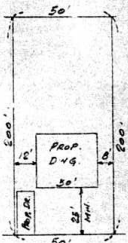
MAP	✓
PLAN	✓
SECTION	✓
SUBJECT	✓
D. BY	✓
TITLE	✓
PLANNED	✓
BY	✓
FINAL	✓
NO.	✓

- GENERAL NOTES**
- TOTAL AREA OF SITE = 0.69 AC.
  - EXIST. ZONING OF "DR. 5.5"
  - " USE OF SITE: "RESIDENTIAL"
  - PROP. ZONING OF SITE: "DR. 5.5"
  - " USE OF SITE: "RESIDENTIAL"
  - PETITIONER IS REQUESTING A VARIANCE TO SECTION 1 802-3.C (1) TO PERMIT A MIN. LOT WIDTH OF 50' INSTEAD OF THE REQ'D. 55' & TO PERMIT A MINIMUM WIDTH OF INDIVIDUAL SIDE YARDS OF 8' INSTEAD OF THE REQ'D. 10'
  - MINIMUM LOT AREA = 10,000 SQ. FT.
  - OFF-STREET PARKING SHALL BE 1 SPACES/LOT
  - SITE HAS PUBLIC SEWER & WATER

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

ELECT. DIST. 15 BALTIMORE CO., MD  
SCALE: 1"=50' MAY 20, 1978

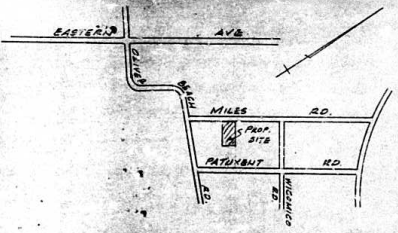
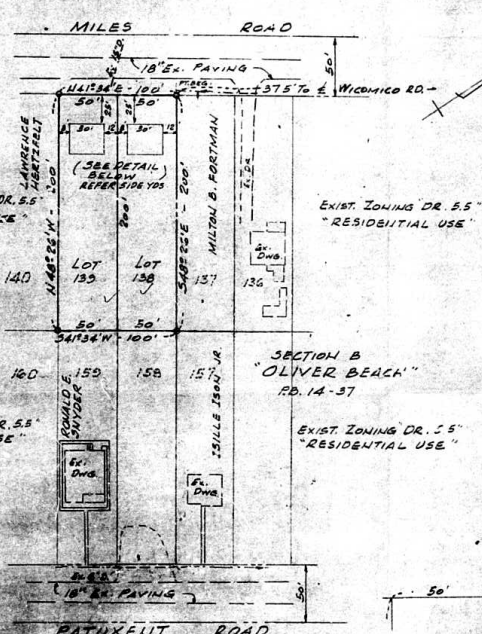
*Old plat.*



TYPICAL LOT PLAN  
NO SCALE



PAUL LEE ENGINEERING, INC.  
206 WASHINGTON AVENUE  
TOWSON, MARYLAND 21284

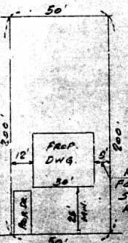


LOCATION PLAN  
SCALE: 1"=500'

- GENERAL NOTES**
- TOTAL AREA OF SITE = 0.46 AC.
  - EXIST. ZONING OF "DR. 5.5"
  - " USE OF SITE: "RESIDENTIAL"
  - PROP. ZONING OF SITE: "DR. 5.5"
  - " USE OF SITE: "RESIDENTIAL"
  - PETITIONER IS REQUESTING A VARIANCE TO SECTION 1 802-3.C (1) TO PERMIT A MIN. LOT WIDTH OF 50' INSTEAD OF THE REQ'D. 55' & TO PERMIT A MINIMUM WIDTH OF EITHER INDIVIDUAL SIDE YARDS OF 8' INSTEAD OF THE REQ'D. 10', SUM OF THE SIDE YARD TO EQUAL 20'
  - MINIMUM LOT AREA = 10,000 SQ. FT.
  - OFF-STREET PARKING SHALL BE 1 SPACES/LOT.
  - SITE HAS PUBLIC SEWER & WATER

PLAT TO ACCOMPANY PETITION FOR  
LOT WIDTH VARIANCE  
VICINITY  
MILES ROAD & WICOMICO ROAD

ELECT. DIST. 15 BALTIMORE CO., MD  
SCALE: 1"=50' MAY 20, 1978



TYPICAL LOT PLAN  
NO SCALE



PAUL LEE ENGINEERING, INC.  
206 WASHINGTON AVENUE  
TOWSON, MARYLAND 21284



NUMBER PLANS

PLAT TO ACCOMPANY PETITION FOR  
LOT WIDTH VARIANCE  
VICINITY  
MILES ROAD & WICOMICO ROAD

ELECT. DIST. 15 BALTIMORE CO., MD  
SCALE: 1"=50' MAY 20, 1978