

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Steven M. Stoltenberg
Linda L. legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

herby petition for a Variance from Section 1403.A.B.1. (103.3) SO. SIDEWAY.....
side setbacks of 30 ft. instead of the required 50 ft. in an R.C. 4 zone.

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

In order to obtain the optimum efficiency from a solar heating system, it becomes necessary to secure a maximum westerly exposure. Granting this variance will allow the garage to be placed on the side of the house instead of the back giving the roof a slope to the south, thus maintaining on all solar advantages without compromising neighborhood aesthetics in any way.

Property is to be posted and advertised as provided by Zoning Regulations. I 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 December 14, 1978

Administrative Stamp: RECEIVED FOR FILING

Contract purchaser: Steven M. Stoltenberg Legal Owner
Linda L. Stoltenberg

Address: RDI Airville
PA 17302

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County this 22nd day of August 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 6th day of November, 1978 at 10:15 o'clock A.M.

Eric DiNenna
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Glen Lyon Ct., 275' E of Highland Ridge Dr., 10th District : OF BALTIMORE COUNTY

STEVEN M. STOLTENBERG, et ux : Case No. 79-103-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 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 hereat or designated thereafter, 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

I HEREBY CERTIFY that on this 18th day of October, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Steven M. Stoltenberg, RD1 Airville, Pennsylvania 17302, Petitioners.

John W. Hession, III



ERIC DINENNA
ZONING COMMISSIONER
George J. Martink
Deputy Zoning Commissioner

November 8, 1978

Mr. & Mrs. Steven M. Stoltenberg
R.D. 1
Airville, Pennsylvania 17302

RE: Petition for Variance
S/S of Glen Lyon Court, 275' E of Highland Ridge Drive - 10th Election District
Steven M. Stoltenberg, et ux - Petitioners
NO. 79-103-A (Item No. 40)

Dear Mr. & Mrs. Stoltenberg:

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

Very truly yours,
George J. Martink
GEORGE J. MARTINK
Deputy Zoning Commissioner

GJM:m

Attachment

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

VARIANCE DESCRIPTION FOR STOLTENBERG PROPERTY

Located on south side of Glen Lyon Court approximately 275' east of Highland Ridge Drive and known as lot #76 as shown on Plat of Highlands of Hunt Valley, which is recorded in Land Records of Baltimore County in Liber 18, Folio 150.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
FROM: Leslie H. Groff, Director of Planning
Date: October 31, 1978

SUBJECT: Petition # 79-103-A, Item #40, Petition for Variance for side yard setbacks South side of Glen Lyon Court, 275 feet East of Highland Ridge Drive Petitioner - Steven M and Linda L. Stoltenberg

10th District

HEARING: Monday, November 6, 1978 (10:15 A.M.)

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

Leslie H. Groff
Director of Planning

LHG:JGH:w

BALTIMORE COUNTY

**ZONING PLANS
ADVISORY COMMITTEE**



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 19, 1978

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc: Nicholas B. Commodari
Chairman

cc: Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Protection
Health Department
Planning Department
Public Works Department
Board of Education
Zoning Administration
In Detail Development

Mr. & Mrs. Steven M. Stoltenberg
RD 1
Airville, Pennsylvania 17302

RE: Variance Petition
Item No. 40
Petitioner - Stoltenberg

Dear Mr. & Mrs. Stoltenberg:

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.

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 due due time.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:mjr
Enclosure

cc: Frederick Ward Associates, Inc.
Bel Air, Maryland

MAR 1 1979

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 Resolutions 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 fact that the variance requested not adversely affecting the health, safety, and general welfare of the community, variances to permit side yard setbacks of forty feet in lieu of the required fifty feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of . . . 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURNIN, P.E. DIRECTOR

October 5, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, County Office Building, Towson, Maryland 21284

Re: Item #40 (1978-197) Property Owner: Steven M. & Linda L. Stoltenberg, 8/S Glen Lyon Ct., 275' E. Highland Ridge Dr. Existing Zoning: RC-4 Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50'. Acres: 1.00 District: 10th

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 and are as rec'd by Public Works Agreement #107501, executed in conjunction with the development of the "Highlands of Hunt Valley", of which this property comprises lot 76 of "Plat 2-Amended, The Highlands of Hunt Valley" recorded E.H.K., Jr. 39 Folio 150.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #40 (1978-1979).

Very truly yours,

Edward M. Diver, P.E., Chief, Bureau of Engineering

END/EAM:PMR:ss

1-1/2" Key Sheet, 79 NE 2 Pos. Sheet, 4/8" x 11" Topo, 43 Box Map

RECORDED



LESLIE H. GRAFF, DIRECTOR

October 23, 1978

Mr. Eric S. DiNenna, Zoning Commissioner, Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #40, Zoning Advisory Committee Meeting, August 22, 1978, are as follows:

Property Owner: Steven M and Linda L. Stoltenberg, Location: 5/S Glen Lyon Ct., 275' E. Highland Ridge Drive, Existing Zoning: RC-4, Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50', Acres: 1.00, District: 10th

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 ensure 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, II, Planner II, Current Planning and Development



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

September 22, 1978

Mr. S. Eric DiNenna, Office of Planning and Zoning, County Office Building, Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #40, Zoning Advisory Committee Meeting of August 22, 1978, are as follows:

Property Owner: Steven M. & Linda L. Stoltenberg, Location: 8/S Glen Lyon Ct., 275' E Highland Ridge Dr., Existing Zoning: R.C. 4, Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50', Acres: 1.00, District: 10th

The proposed variance will not interfere with the location of the well or sewage disposal area, therefore no health hazards are anticipated.

Very truly yours,

Thomas E. Devlin, Director, Bureau of Environmental Services

TED/JEP/ltb-G

RECEIVED FOR FILING DATE 11/20/78



STEPHEN E. COLLINS, DIRECTOR

October 20, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, County Office Building, Towson, Maryland 21284

Item No. 40 - SAC August 22, 1978 Property Owner: Steven M. & Linda L. Stoltenberg, Location: 8/S Glen Lyon Ct., 275' E. Highland Ridge Dr., Existing Zoning: R.C. 4, Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50', Acres: 1.00, District: 10th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the requested variance to the side setback.

Very truly yours,

Michael S. Flanagan

HST/mm



JOHN SEEVERY, DIRECTOR

September 27, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, Office of Planning and Zoning, County Office Building, Towson, Maryland 21284

Dear Mr. DiNenna: Comments on Item # 40 Zoning Advisory Committee Meeting August 22, 1978 are as follows:

Property Owner: Steven M. & Linda L. Stoltenberg, Location: 8/S Glen Lyon Court, 275' E Highland Ridge Dr., Existing Zoning: R.C. 4, Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50'.

Acres: 1.00, District: 10th

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 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.
D. Building 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.
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.
G. 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.
H. Requested setback variance conforms with the Baltimore County Building Code. See Section . . .
I. No Comment.
J. Comment:

Very truly yours,

Charles E. Burman, Plans Review Chief

CEB:rfz

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21284

Date: August 16, 1978

Mr. S. Eric DiNenna, Zoning Commissioner, Baltimore County Office Building, Towson, Maryland 21284

Z.A.C. Meeting of: August 22, 1978

RE: Item No: 40 Property Owner: Steven M. & Linda L. Stoltenberg, Location: 8/S Glen Lyon Ct., 275' E. Highland Ridge Dr., Present Zoning: R.C. 4, Proposed Zoning: Variance to permit side setbacks of 40' in lieu of the required 50'.

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrowski, Field Representative

WNP/tp

JOSEPH M. MCCORMAN, PRESIDENT, THOMAS H. ROYER, V. BAYARD WILSON, JR., VICE-PRESIDENT, MARION W. BURGESS

THOMAS H. ROYER, ROBERT S. HAYDEN, ROBERT V. CUBEL, SUPERINTENDENT

ALVIN LERCH, WESLEY W. SMITH, RICHARD W. TRACEY, D.V.M.



Paul H. Reincke, Chief

October 3, 1978

Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21284

Attention: Mr. Commissioner, Zoning Advisory Committee

Re: Property Owner: Steven M. & Linda L. Stoltenberg, Location: 8/S Glen Lyon Ct., 275' E Highland Ridge Dr., Item No. 40, Zoning Agenda Meeting of 08/22/78

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.

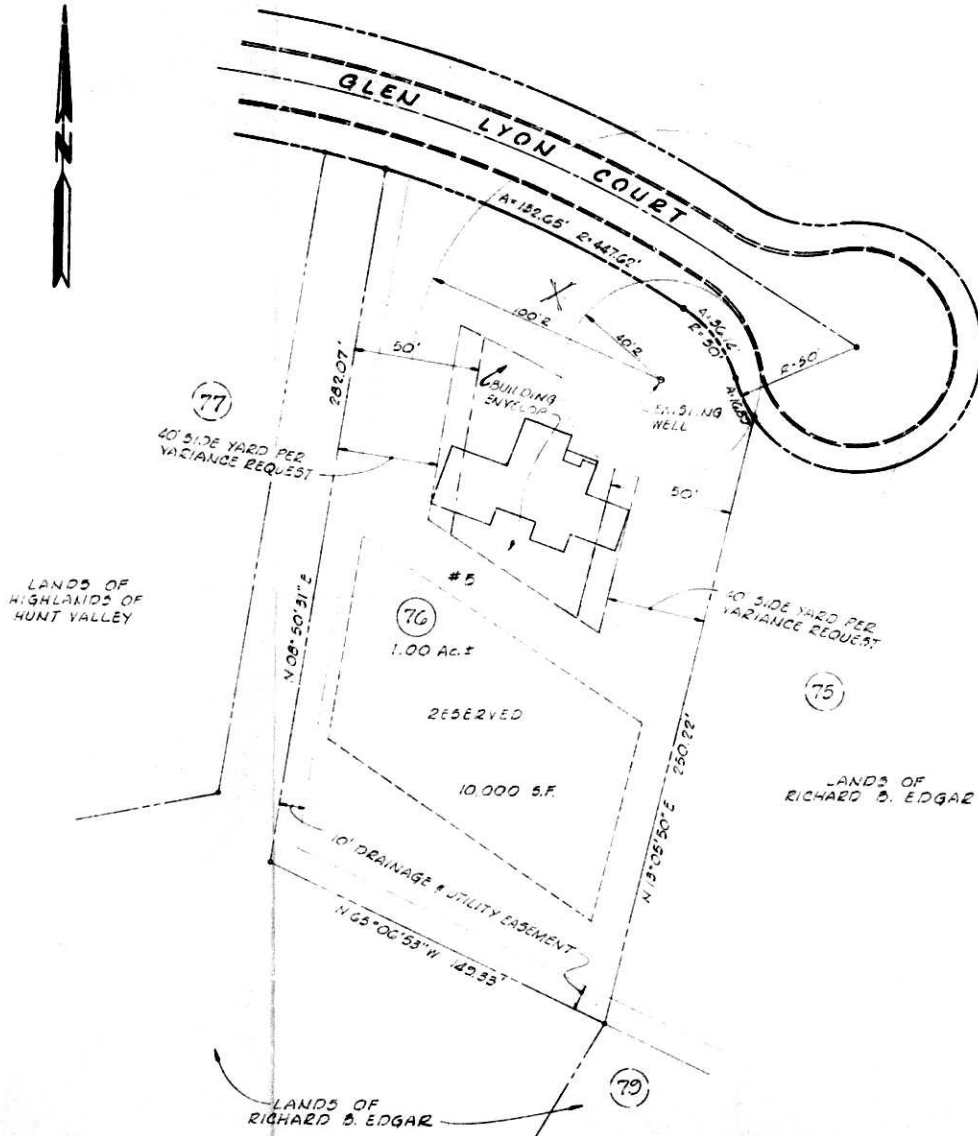
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of . . . feet along an approved road in the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead end condition shown at . . . exceeds the maximum 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 Standards . . . 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.

REVIEWED BY: . . . Planning Group, Special Inspection Division

Noted and Approved: . . . Fire Prevention Bureau



LOCATION MAP
SCALE: 1"=1 MILE



MAP	27
DATE	1/22/77
BY	EDL
CHKD	EDL
APP'D	EDL
DATE	1/22/77
BY	EDL

SIDE YARD VARIANCE REQUESTED FROM 50' MIN. TO 40' MIN.

PLAT TO ACCOMPANY PETITION OF SPECIAL EXCEPTION FOR LOT #76, HIGHLANDS OF HUNT VALLEY PURSUANT TO SECTION 1A(3.4)(4) OF THE BALTIMORE COUNTY ZONING REGULATIONS
THE HIGHLANDS OF HUNT VALLEY
 OWNER OF LOT #76
STEVE STOLTENBERG
 R.D. 1 AIREVILLE, PENNSYLVANIA
 10TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

FREDERICK WARD ASSOCIATES, INC. DEL. INC. BALTLAND	• SURVEYOR • PLANNER • LANDSCAPE ARCHITECTS
	SCALE: 1"= 50' DATE: 1/22/77 BY: ED. LASSAHH SHEET: 0023

