

ORDER RECEIVED FOR FILING
DATE: 10/23/78

Pursuant to the advertisement, posting of property, and public hearing on the 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(s).....

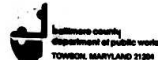
The Variance(s) should be had, and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit side yard setbacks of ten feet and a front yard setback of thirty-five feet in lieu of the required fifty feet should be granted.

IS ORDERED by the Deputy Commissioner of Baltimore County, this 22nd day of November, 1978, that the herein Petition for the aforementioned Variance(s) 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, the Department of Health, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,.....

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of November, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

October 23, 1978

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

Re: Item #50 (1978-1979)
Property Owner: Bernard M. & Dorothy F. Schultz
S/S Cold Spring Rd. 150' W. Galloway Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50' and an average front setback of 45' in lieu of the required 50'.
Acres: 0.332 District: 15th

Dear Mr. DiNenna:

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

Highways:

Cold Spring Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

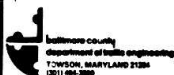
Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

The property to be developed is located adjacent to the water front. The Developer is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels and other special construction features are required.



STEPHENE COLLINS
DIRECTOR

October 20, 1978

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

Item No. 50 - SAC - Meeting of August 29, 1978
Property Owner: Bernard M. & Dorothy F. Schultz
Location: S/S Cold Spring Rd. 150' W Galloway Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50' and an average front setback of 45' in lieu of the required 50'.
Acres: 0.332
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSP/mjs



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

September 11, 1978

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

Dear Mr. DiNenna:

Comments on Item #50, Zoning Advisory Committee Meeting of August 20, 1978, are as follows:

Property Owner: Bernard M. & Dorothy F. Schultz
Location: S/S Cold Spring Rd. 150' W Galloway Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50' and an average front setback of 45' in lieu of the required 50'.
Acres: 0.332
District: 15th

Metropolitan water exists and the property is served by an existing sewage disposal system. During an on site inspection of the property, neighboring property owners reported periodic sewage overflows from the septic system when the original dwelling was occupied. Furthermore, a sanitary survey conducted by this department in the vicinity during 1970 reported this property as having a failing septic system. Therefore, due to the above and the unfavorable soil conditions for sewage disposal that are characteristic of the area, certain restrictions will be placed on the construction of the new dwelling.

- Water saving devices will be required on plumbing fixtures in the dwelling.
- An automatic dishwasher and garbage disposal will not be permitted.
- The dwelling shall remain a single family residence.

Very truly yours,

John M. Albrecht
BUREAU OF ENVIRONMENTAL SERVICES

THD/SBD/tdh

Item #50 (1978-1979)
Property Owner: Bernard M. & Dorothy F. Schultz
Days 2
October 23, 1978

Notes:

There is a public 8-inch water main in Cold Spring Road.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property, which is utilizing private onsite sewage disposal.

Very truly yours,

ELLENOR M. DIVER, P.E.
Chief, Bureau of Engineering

ESD/EAM/PWR:re

CC: J. Somers

2-SW Key Sheet
4-W 44 Pave. Sheet
NE 2 K Topo
98 Tax Map



LESLIE H. CHAFF
DIRECTOR

October 24, 1978

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

Dear Mr. DiNenna:

Comments on Item #50, Zoning Advisory Committee Meeting, August 24, 1978, are as follows:

Property Owner: Bernard M. & Dorothy F. Schultz
Location: S/S Cold Spring Road 150' W. Galloway Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50' and an average front setback of 45' in lieu of the required 50'.
Acres: 0.332
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. Winkler
Planner III
Current Planning and Development



Paul H. Reincke
Chief

October 5, 1978

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

Attention: J. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Bernard M. & Dorothy F. Schultz
Location: S/S Cold Spring Rd. 150' W Galloway Rd.

Item No. 50 Zoning Agenda Meeting of 06/29/78

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 accordance with Baltimore County Standards as published by the Department of Public Works.

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

(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.

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

STEPHEN H. KILPATRICK
Planning Group
Special Inspection Division

Noted and Approved: George M. Hagonoff
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 28, 1978

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

Z.A.C. Meeting of: August 29, 1978

RE: Item No. 50
Property Owner: Bernard M. & Dorothy F. Schultz
Location: S/S Cold Spring Rd. 150' W. Galloway Rd.
Present Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50' and an average front setback of 45' in lieu of the required 50'.

District: 15th
No. Acres: 0.332

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

JOSEPH J. M. LEWIS, PRESIDENT
T. BARBARO WILLIAMS, JR., VICE-PRESIDENT
ROBERT W. HAYDEN

THOMAS M. L. AYER
AND LORENA F. CROUSE
ROBERT J. RUBLE, SUPERINTENDENT

ALVIN LORICK
AND WALTER M. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

MAR 12 1979

September 22, 1978

Re: S. Eric Milne, zoning Commission
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Milne:
Comments on Item # 50 zoning advisory Committee Meeting, August 29, 1978 are as follows:

Property owner: Bernard M. & Dorothy F. Schultz
Location: Cold Spring Road 150' W Galloway Road
Building Setback: 10' from side setbacks of 10' in lieu of the required 50' and an average front setback of 15' in lieu of the required 50'.

Access: 0.332
Mileage: 15th

The items checked below are applicable:

- X 1. The item shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1975 Supp. amend. and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional zoning permit shall be required.
- X 4. Building shall be upgraded to new use - requires alteration permit.
- X 5. All setbacks shall be maintained.
- X 6. Three sets of construction drawings will be required to file an application for a building permit.
- X 7. 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.
- X 8. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.
- X 9. Requested setback variance conflicts with the Baltimore County Building Code. See Section 320.1.
- X 10. No Comment.

11. Comment: If basement or 1st floor is at or below elevation 10', see Section 320.1 of the supplement to the Baltimore County Building Code.

Very truly yours,
Charles E. Schmitt
Planning Director

(C2192)

Section 320.1 Construction in Areas Subject to Flooding

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to flooding by tidewaters, surface water or running streams shall have floor elevations and water-tightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidewaters

a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, masonry concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of masonry, concrete or of sufficient strength and specifically designed for water-tightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All eaveways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

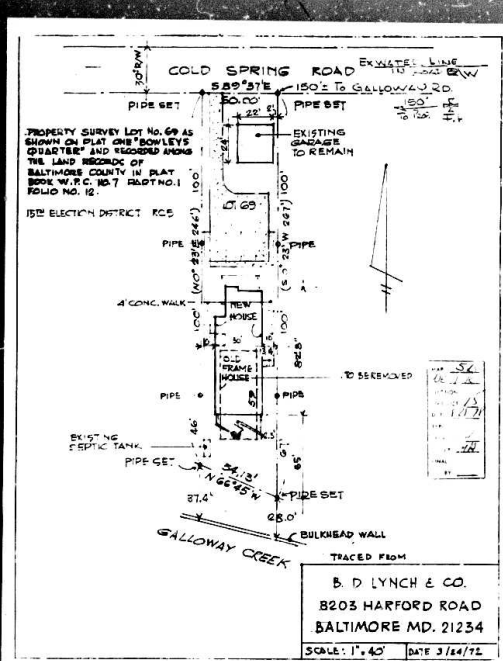
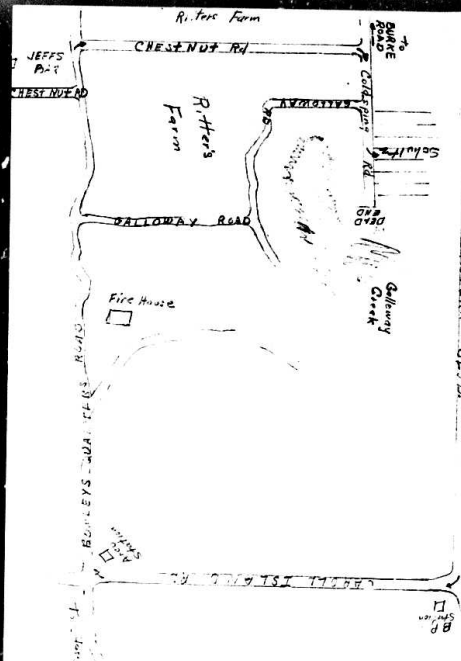
d. All eaveways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidewaters."

b. All basements or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 10/12/78
Posted for: Bernard M. Schultz et al
Location of property: 315 Cold Spring Rd
150' W of Galloway Rd
Location of Sign: facing Cold Spring Rd
Remarks: None
Posted by: Ken Coleman Date of return: 10/12/78

No. of Signs: 1

OFFICE
THE TIMES
NEWSPAPERS
TOWSON, MD 21204 October 19 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Bernard M. Schultz et al 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, once a week for 8 successive weeks before the 2019 day of October 1978, that is to say, the same was inserted in the issues of October 19, 1978

STROMBERG PUBLICATIONS, INC.
by *Esther Singer*

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

DATE: October 10, 1978 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED: Bernard M. Schultz
FROM: Filing Fee for Case No. 78-107-4
OR: \$25.00
25.00
VALIDATION OF SIGNATURE OF CASHIER

PETITION FOR VARIANCE
B. D. LYNCH & CO.
8203 HARFORD ROAD
BALTIMORE, MD 21234

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 12 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 the 12th day of November, 1978, the 8th publication appearing on the 12th day of October 1978.

THE JEFFERSONIAN
L. Lincoln Shultz
Manager

Cost of Advertisement: \$.....

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

DATE: November 8, 1978 ACCOUNT: 01-662
AMOUNT: \$41.96

RECEIVED: Bernard M. Schultz
FROM: Filing Fee for Case No. 78-107-4
OR: \$41.96
41.96
VALIDATION OF SIGNATURE OF CASHIER

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

Your Petition has been received this 10 day of 1978. Filing Fee \$ 25. Received: Check Cash Other

Positioner: Submitted by: S. Eric Milne, Zoning Commissioner
Petitioner's Attorney: Reviewed by: L. Lincoln Shultz

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

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					1/21	1/21				
Petition number added to outline										
Denied										
Granted by ZC, RA, CC, CA										
Reviewed by: <i>NAC</i>										
Previous case:										
Revised Plans: Change in outline or description										
Map # 461-K										