

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Earl F. Taylor, 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.

herely petition for a Variance from Section 402.1, as amended, accessory structure (shed) to be located 8 inches from the property line in lieu of the required 25 feet.

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

1. I feel that I could not absorb the cost of moving the shed because of the amount of money that I spent in trying to build it of good quality construction material.
2. Our yard in the neighborhood are not very large and I feel that I had to move it I would lose much money on it.
3. I have a parking problem in the area and I have had a parking space built in my back yard and I feel that if I had to move the shed it would interfere with my ability to park in the yard.
4. The shed has a solid concrete footing and if I had to move it the footing would be too hard to dismantle and the money spent for the concrete would be wasted.
5. The original location for the shed was suitable for the gentleman who made the complaint so long as we decided on the location where the shed is now. And now he is not happy with this.

Property is to be posted and advertised as prescribed 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.

Contract purchaser Earl F. Taylor
 Address 1914 Stanhope Road, Baltimore, Maryland 21222
 Petitioner's Attorney _____
 Protestant Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of September, 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 November, 1978, at _____ o'clock _____ P.M.

Eric DiNenna
 Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE
 W/S of Stanhope Rd., 295.26'
 S of Moorgate Rd., 12th District
 EARL F. TAYLOR, Petitioner
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 79-119-A

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 hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmern
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 31st day of October, 1978, a copy of the foregoing

Order was mailed to Mr. Earl F. Taylor, 1914 Stanhope Road, Baltimore, Maryland 21222

Petitioner.

John W. Hession, III



S. ERIC DINENNA
 ZONING COMMISSIONER
 George J. Martinek
 Deputy Zoning Commissioner

December 18, 1978

RE: Petition for Variance
 W/S of Stanhope Road, 295.26'
 S of Moorgate Road - 12th
 Election District
 Earl F. Taylor - Petitioner
 NC, 79-119-A (Item No. 62)

Dear Mr. Taylor:

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

Very truly yours,
George J. Martinek
 GEORGE J. MARTINEK
 Deputy Zoning Commissioner

GJM:mr

Attachments

cc: Mr. Vandel Floyd
 1912 Stanhope Road
 Baltimore, Maryland 21222

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

Mr. Earl F. Taylor
 1914 Stanhope Rd.
 Baltimore, Md. 21222
 9-7-78

Petition for Variance for shed for which
 Mr. Earl F. Taylor
 1914 Stanhope Rd.
 District No. 12
 Standing No. 102
 Legal Description:
 beginning at a point 39.26 ft. south of 12th St. on the west side of Stanhope Rd., as recorded in the records of Baltimore County in Liber 102 folio 10 of Stanhope Road & revised to show a block A & B, lot 10 on the 12th St. & Stanhope Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
 Zoning Commissioner
 Date: November 13, 1978
 FROM: Leslie H. Gray
 Director of Planning
 SUBJECT: Petition for Variance for an accessory structure
 Petition 79-119-A, Item 62
 West side of Stanhope Road, 295.26 feet South of Moorgate Road
 Petition for Variance for an accessory structure
 Petitioner - Earl F. Taylor

12th District

HEARING: Monday, November 20, 1978 (1:30 P.M.)

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

Leslie H. Gray
 Leslie Gray
 Director of Planning

LHG:cjh

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



TH. JANTON M. MOHRING, P.E.
 DIRECTOR

December 4, 1978

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

Re: Item #62 (1978-1979)
 Property Owner: Earl F. Taylor
 W/S Stanhope Rd. 295.26' S. Moorgate Rd.
 Existing Zoning: D-1, 10.5
 Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 25'.
 Acres: 0.413 District: 12th

Dear Mr. DiNenna:

The following comments are furnished to the 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #62 (1978-1979).

Very truly yours,

Ellsworth N. Dwyer, Jr.
 ELLSWORTH N. DWYER, JR.
 Chief, Bureau of Engineering

INDICATE: P/W/S

P-W Key Sheet
 13 SE 21 Rev. Sheet
 SE 4 P Type
 103 Tax Map



DONALD R. ROOF, M.D., M.P.H.
 DEPUTY STATE AND COUNTY HEALTH OFFICER

October 31, 1978

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

Dear Mr. DiNenna:

Comments on #62, Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Earl F. Taylor
 Location: 4/5 Stanhope Rd. 295.26' S. Moorgate Rd.
 Existing Zoning: D-1, 10.5
 Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 25'.
 Acres: 0.413
 District: 12th

Net upland water and sewer exist. Therefore, no health hazards are anticipated.

Very truly yours,

Donald R. Roof
 DONALD R. ROOF, Director
 BUREAU OF ENVIRONMENTAL SERVICES

THD:mgp

MAR 1 1979

ORDER RECEIVED FOR FILING
DATE 10/17/78
BY 10/17/78

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 to permit an accessory structure to be located eight inches from the property line in lieu of the required two and one-half feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of December, 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 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 14th day of December, 1978, that the aforementioned Variance(s) be and the same is/are hereby GRANTED.

Zoning Commissioner of Baltimore County

Mr. Earl F. Taylor
1914 Stanhope Road
Baltimore, Maryland 21222

Item No. 62

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 19th day of September 1978.

S. ERIC DI NENNO
Zoning Commissioner

Petitioner: Taylor
Petitioner's Attorney:

Reviewed by
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman

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October 16, 1978

Mr. Earl F. Taylor
1914 Stanhope Road
Baltimore, Maryland 21222

RE: Variance Petition
Item No. 62
Petitioner - Taylor

Dear Mr. Taylor:

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 planning 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 Commission 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 the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:cmr
Enclosure



October 20, 1978

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

Item No. 62 - SAC - September 19, 1978
Property Owner: Earl F. Taylor
Location: W/S Stanhope Rd. 295.26' S. Margate Rd.
D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 2 1/2'.

Acres: 0.013
District: 12th

Dear Mr. DiNenno:

No traffic problems are anticipated by the request to variance to permit an accessory structure to be located 8" from the property line.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MST/bza



September 25, 1978

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

Dear Mr. DiNenno:

Comments on Item #62 Zoning Advisory Committee Meeting, September 19, 1978, are as follows:

Property Owner: Earl F. Taylor
Location: W/S Stanhope Road - 295.26' S. Margate Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 2 1/2'.

Acres: 0.013
District: 12th

The items checked below are applicable:

A. A building permit shall be required before construction can begin.

B. Additional permits shall be required.

C. Building shall be updated to new use - requires alteration permit.

D. Three sets of construction drawings will be required to file an application for a building permit, if the above exceeds 600 sq. ft.

E. 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.

F. Wood frame walls are not permitted within 30" of a property line.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section 10.1.

H. Comments:

I. Comments: The maximum height of construction or the wall facing the property line shall be of masonry 8" thick. No more property lines between 10 and 17, also between 17 and 16 if these three lots are one property.

Very truly yours,

Charles E. DeMott
Planning Director

CEB:lj



Paul P. Heinicke
Chairman

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

Attention: Zoning Advisory Committee

Re: Property Owner: Earl F. Taylor

Location: W/S Stanhope Road - 295.26' S. Margate Road

Item No. 62

Zoning: D.R. 10.5

Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 2 1/2'.

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, which with an "s" are applicable and required to be corrected or incorporated into the final plans for the property.

(1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

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

(3) 3. The vehicle dead end condition shown at 100 feet along the maximum allowed by the Fire Department.

(4) 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) 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) 6. Site plans are applicable as drawn.

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

REVIEWED: [Signature] Noted and Approved: [Signature]

Planning Group Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 20, 1978

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

Z.A.C. Meeting of: September 19, 1978

RE: Item No. 62
Property Owner: Earl F. Taylor
Location: W/S Stanhope Rd. 295.26' S. Margate Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit an accessory structure to be located 8" from the property line in lieu of the required 2 1/2'.

District: 12th
No. A.P.S.: 0.013

Dear Mr. DiNenno:

No bearing on student population.

Very truly yours,

W. Dick Petrov
Field Representative

WDP/tp

JOHN W. MILLER, CHAIRMAN
Y. BARBARA MILLER, JR. VICE PRESIDENT
MARION J. BARTON

THOMAS H. BRYAN
MRS. LAWRENCE F. BRYAN
MURDER J. BRYAN

ALVIN L. LEE, JR.
MRS. MILDRED L. LEE, JR.
MILTON L. LEE, JR.

MAR 13 1979

