

EVALUATION COMMENTS

Edward J. Levin, Esquire
2002 First Maryland Building
25 South Charles Street
Baltimore, Maryland 21201

cc: S. J. Martenot & Company
9 East Lexington Street
Baltimore, Maryland 21202

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
on the 24th day of October 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Wilder
Petitioner's Attorney: Edward J. Levin
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

cc: Nicholas B. Commodari
Chairman

MEMORANDUM

Bureau of
Engineering
Department of
Traffic Engineering
State Road Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial
Development

November 22, 1978

Edward J. Levin, Esquire
2002 First Maryland Building
25 South Charles Street
Baltimore, Maryland 21201

Re: Item No. 53
Petitioner - Wilder
Variance Petition

Dear Mr. Levin:

The Zoning Plans Advisory Committee has reviewed the plan 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.

Because of your client's proposal to subdivide the subject property, which is located on the west side of Stevenson Road, north of Greenspring Valley Road, into two building lots, this Variance to permit them to have frontage on Stevenson Road, is required.

Particular attention should be afforded to the Health Department concerning the locations of the proposed wells and septic systems.

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

cc: S. J. Martenot & Co.
9 East Lexington Street
Baltimore, Maryland 21202

THORNTON M. MAURING, P.E.
DIRECTOR

November 21, 1978

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

Re: Item #53 (1978-1979)

Property Owner: Emanuel L. & Betsy Wilder
W/S Stevenson Rd. 355' N. Greenspring Valley Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

Dear Mr. DiNenna:

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

General:

Comments were supplied August 10, 1978, for this property by the Baltimore County Joint Subdivision Planning Committee and for Project IDCA No. 78-213. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Stevenson Road, an existing public road, is proposed to be improved in the future, as a 40-foot closed section roadway on a 60-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, or further development of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, dumping 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.

Item #53 (1978-1979)
Property Owner: Emanuel L. & Betsy Wilder
Page 2
November 21, 1978

Water and Sanitary Sewer

Public water supply and sanitary sewerage are not available to serve this property, which indicates proposed use of private onsite facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line. Baltimore County water and sewerage plans will and will indicate "No Planned Service" in the area.

Very truly yours,

THORNTON M. MAURING, P.E.
Chief, Bureau of Engineering

END:RAM:FW:SS

cc: J. Trenner
J. Somers
P. Roth

S-W Ray Sheet
44' x 45' 10" x 20' Pos. Sheets
NW 11 & 12 E Topo
59 Top Map

Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
301-458-2610

September 22, 1978

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

Dear Mr. DiNenna:

Comments on Item #53 Zoning Advisory Committee Meeting, September 5, 1978 are as follows:

Property Owner: Emanuel L. & Betsy Wilder
Location: W/S Stevenson Road 355' N. Greenspring Valley Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

Acres: 4.38
District: 3rd

The items checked below are applicable:

X 1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X 2. A building permit shall be required before construction can begin.

C. Additional _____ permits shall be required.

X 3. Building shall be upgraded to new use - requires alteration permit.

X 4. Three sets of construction drawings will be required to file an application for a building permit.

X 5. 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 3'0" of a property line.

Contact Building Department if distance is between 3'0" and 6'0" of property line.

X 6. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

1. No comment.

2. Comment:

Very truly yours,
Charles E. DiNenna
Zoning Commissioner

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-458-2610

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 #53, Zoning Advisory Committee Meeting, September 5, 1978, are as follows:

Property Owner: Emanuel L. & Betsy Wilder
Location: W/S Stevenson Road 355' N. Greenspring Valley Road
Existing Zoning: RC-2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

Acres: 4.38
District: 3rd

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 which 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
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-458-2610

Paul H. Reinecke
CHIEF

October 23, 1978

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

Attorney: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Emanuel L. & Betsy Wilder

Location: W/S Stevenson Rd. 355' N. Greenspring Valley Rd.

Item No. 53

Zoning Agenda Meeting of 09/05/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau. The comments below marked with an "X" are applicable and required to be created 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 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. Rise plans are approved as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *St. Drally* Noted and Approved: *George M. McLaughlin*
Planning Group
Special Inspection Division
Fire Prevention Bureau

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 2, 1978

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

Dear Mr. DiNenna:

Comments on Item #53, Zoning Advisory Committee Meeting,

September 5, 1978, are as follows:

Property Owner: Emanuel L. & Betsy Wilder
Location: W/S Stevenson Rd. 355' N. Greenspring Valley Rd.
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

Acres: 4.38
District: 3rd

Both of the lots will be required to meet all Health Department specifications concerning on-site sewage disposal and must be able to obtain a potable water supply. Any wells and sewage disposal systems within 100' of the property line should be shown on the plot plan.

Very truly yours,

Thomas E. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ME/rth

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 484-3600
STEPHEN E. COLLINS
DIRECTOR

October 20, 1978

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

Item No. 53 - ZAC - Meeting of September 5, 1978
Property Owner: Emanuel L. & Betsy Wilder
Location: W/S Stevenson Rd. 355' N Greenspring Valley Rd.
R.C. 2
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

Active: 4.38
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit 100% of the permitted number of lots to front on a public street.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/wjm

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 31, 1978

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

Z.A.C. Meeting of: September 5, 1978

Item No: 54
Property Owner: Emanuel L. & Betsy Wilder
Location: W/S Stevenson Rd. 355' N Greenspring Valley Rd.
Present Zoning: R.C. 2
Proposed Zoning: Variance to permit 100% of the permitted number of lots (2) to front on an existing public road in lieu of the required 50%.

District: 3rd
No. Acres: 4.38

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
Robert W. Beyer
Robert W. Beyer
Field Representative

JOSEPH H. MCGRAW, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BOTE, JR.

THOMAS H. BOYER
WILL LORRAINE F. GORRICK
BUDEN S. HAYDEN
ROBERT W. BUEHL, SECRETARY

JAVIN LORRICK
WILLIE M. SMITH, JR.
MICHAEL W. TRACY, D.V.M.



TOWSON, MD. 21204 November 16 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Emanuel L. Wilder, et ux 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 28 successive weeks before the 17th day of November 1978, that is to say, the same was inserted in the issues of November 16, 1978

STROMBERG PUBLICATIONS, INC.
By *Esther Bruges*

CERTIFICATE OF PUBLICATION

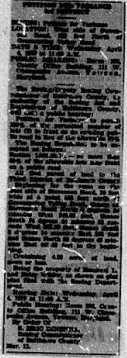
TOWSON, MD. 21204 NOV 16 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time before the 17th day of November 1978, the 16th day of November 1978.

THE JEFFERSONIAN
S. Eric DiNenna
Manager

Cost of Advertisement, \$

RECEIVED FOR THE BOARD OF EDUCATION OF BALTIMORE COUNTY
TOWSON, MARYLAND
DATE: NOV 16 1978
AMOUNT: \$25.00
PAID BY: Betsy Wilder
FOR: Filing Fee for Case No. 79-128-A not for hearing 12/1/78 at 10:00 A.M.



CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 March 15 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time before the 15th day of March 1979, the 15th day of March 1979.

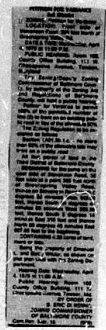
THE JEFFERSONIAN
S. Eric DiNenna
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: MARCH 18, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: EMANUEL L. WILDER, ET UX
Location of property: W/S OF STEVENSON RD. 355' N OF GREENSPRING VALLEY RD.
Location of Sign: W/S OF STEVENSON RD. 405' N OF GREENSPRING VALLEY RD.
Remarks: *Therese R. Roland*
Posted by: *Therese R. Roland* Date of return: MARCH 23, 1979
Signature

1-SIGN



TOWSON, MD. 21204 March 15 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE-Emanuel L. Wilder 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 28 successive weeks before the 15 day of March 1979, that is to say, the same was inserted in the issues of March 15, 1979.

STROMBERG PUBLICATIONS, INC.
By *Jana Parnet*

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map					12	JA			
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <i>ETS</i>	Revised Plans:				Change in outline or description Yes No				
Previous case:	Map # <i>4015</i>								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 24 day of April 1978. Filing Fee \$ 25 Received ☒ Cash ☐ Other
S. Eric DiNenna
Zoning Commissioner
Petitioner: *Emanuel L. Wilder* Submitted by *JA*
Petitioner's Attorney: *JA* Reviewed by *ETS*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: NOV. 19, 1978
Posted for: PETITION FOR VARIANCE
Petitioner: EMANUEL L. WILDER, ET UX
Location of property: W/S OF STEVENSON RD. 355' N OF GREENSPRING VALLEY RD.
Location of Sign: W/S OF STEVENSON RD. 405' N OF GREENSPRING VALLEY RD.
Remarks: *Therese R. Roland*
Posted by: *Therese R. Roland* Date of return: NOV. 23, 1978
Signature

1-SIGN

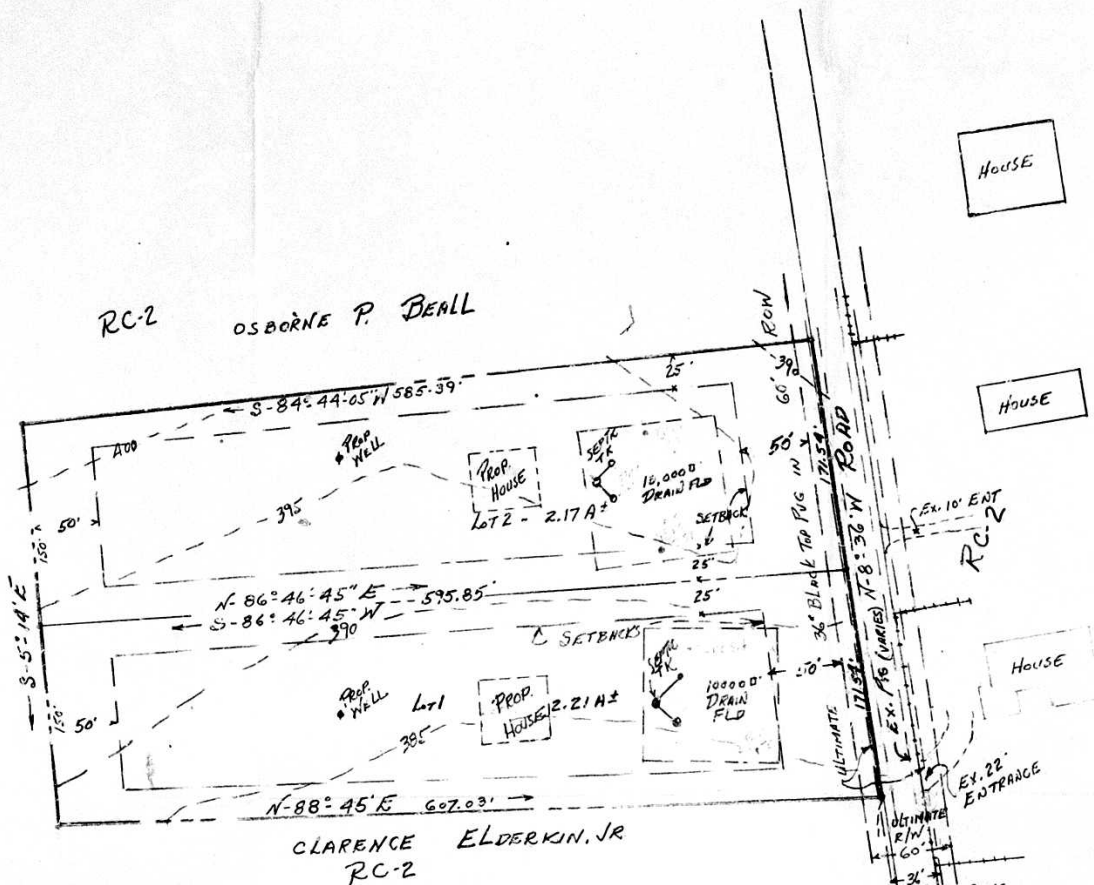
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL SERVICES DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76122
Date: November 8, 1978 ACCOUNT: 79-662
AMOUNT: \$25.00
RECEIVED Betsy Wilder
FOR: Filing Fee for Case No. 79-128-A not for hearing 12/1/78 at 10:00 A.M.
\$25.00
VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL SERVICES DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76178
Date: November 11, 1978 ACCOUNT: 01-662
AMOUNT: \$11.00
RECEIVED Betsy Wilder
FOR: Cost of Advertisement and Posting Case No. 79-128-A
\$11.00
VALIDATION ON SIGNATURE OF CASHIER

RC-2

ELIA LAKES CORP.

RC-2 OSBORNE P. DEALL

CLARENCE ELDERKIN, JR.
RC-2

GENERAL NOTES

NO PUBLIC WATER OR SEWER AVAILABLE
WELL & SEPTIC SYSTEM PROPOSED

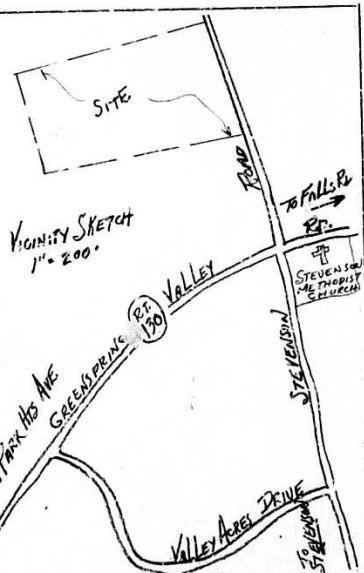
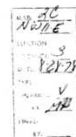
LAND IS VACANT AND WOODED

AREA OF PROPERTY 4.38 A±
EXISTING ZONING RC-2NO OF LOTS PERMITTED 2
NO OF LOTS PROPOSED 2

TOTAL SITE IN "Bm B1, Type II Soil"

ENTRANCE DRIVEWAYS TO BE DETERMINED BY
INDIVIDUAL ARCHITECTS IN KEEPING WITH AESTHETICS
OF EACH LOT AND HOUSE.S. J. MONTGOMERY & Co. - Surveyors
914 E. EIGHTH ST. BALTIMORE, MD. 21202
AUGUST 15-1978

Robert A. Tucker, Jr. - Owner

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE
3RD DISTRICT, BALTIMORE COUNTY
MARYLAND
SCALE 1" = 50'
OWNERLEONARD L. WILDER
P.O. BOX 54
STEVENSON, MARYLAND 21153

GREEN SPRING VALLEY ROAD