

79-136-A 83 36-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ralph E. & Charlotte A. Coats, owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, submit this petition for a Variance from Section 1600.5, 5.1, 5.2, to permit a variance of 150 feet in lieu of 150 feet. For proposed Lot 1.

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

1) Impossible to obtain additional property on either side and we wish to provide 10 feet of property to daughter to build home in rear property. This 10 feet of property would be used as a driveway to their house.

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 Ralph E. Coats
Address 222 High Meadow Road
Reisterstown, Md.
Petitioner's Attorney John W. Heslan, III
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of November, 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 to be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of December, 1978, at 10:15 o'clock A. M.

(over)

10:15 A.M.
12/18/78

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO Lellis H. Groat Date December 12, 1978
FROM Director of Planning
SUBJECT: Petition 79-136-A, Item #83
Petition for Variance for lot width
East side of Hanover Pike, 4200 S. of Enory Road
Petitioner - Ralph E. & Charlotte A. Coats

4th District

HEARING: Monday, December 18, 1978 (10:15 A.M.)

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

Lellis H. Groat
Director of Planning and Zoning

LHG:JGH:rw

ALL that lot or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING on the East side of Hanover Pike (State Route 30), 80 feet wide, and 4200 feet measured Southerly from the intersection of the centerlines of Hanover Pike and Emory Road (State Route 71), running thence South 82 degrees 15 minutes East 871.20 feet; thence binding on property belonging to Richard G. Price, South 07 degrees 45 minutes East 150.00 feet; thence binding on property belonging to Richard H. Longenfelder, North 82 degrees 15 minutes East 871.20 feet to the East side of Hanover Pike; thence binding, North 07 degrees 45 minutes East 150.00 feet to the place of beginning, containing three acres (3.000) of land more or less.

BEING all of the same land belonging to Ralph E. Coats and wife.

C. A. Myers
C. A. Myers, Surveyor
5732 Emory Road
Upperco, Md. 21155

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Hanover Pike, 4200 S of
Emory Rd., 4th District : OF BALTIMORE COUNTY

RALPH E. COATS, et ux, Petitioners : Case No. 79-136-A

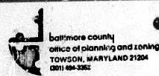
ORDER TO ENTER APPEARANCE

Mr. Commissioner:
Pursuant to the authority contained in Section 224.1 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 Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
John W. Heslan, III
John W. Heslan, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 5th day of December, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Ralph E. Coats, 222 High Meadow Road, Reisterstown, Maryland 21136, Petitioners.

John W. Heslan, III
John W. Heslan, III



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

December 20, 1978

Mr. & Mrs. Ralph E. Coats
222 High Meadow Road
Reisterstown, Maryland 21136

RE: Petition for Variance
E/S of Hanover Pike, 4200
S of Emory Road - 4th
Election District
Ralph E. Coats, et ux -
Petitioners
NO. 79-136-A (Item-No. 83)

Dear Mr. & Mrs. Coats:
I have this date passed my Order in the above referenced matter, in accordance with the attached.

Very truly yours,
S. Eric DiNenna
Zoning Commissioner

cc John W. Heslan, III, Esquire
People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. & Mrs. Ralph E. Coats
222 High Meadow Road
Reisterstown, Maryland 21136
cc: C. A. Myers, Surveyor
Emory Road
Upperco, Maryland 21155

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 16th day of November 1978.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner's Attorney Nicholas B. Commodari
Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1978

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

Nicholas B. Commodari
Chairman

MEMBER
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Recreation
Zoning Administration
Zoning Development

Mr. & Mrs. Ralph E. Coats
222 High Meadow Road
Reisterstown, Maryland 21136

RE: Item No. 83
Petitioners - Coats
Variance Petition

Dear Mr. & Mrs. Coats:
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.

Because of your proposal to subdivide this rectangular shaped property into two building lots, and coupled with the fact that one of the lots will not have the required diagonal dimension, this Variance is required. The petition was scheduled for a hearing after receiving revised plans that satisfied the comments of the State Highway Administration.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/sf
cc: C. A. Myers, Surveyor
Emory Road
Upperco, Maryland 21155

MAR 14 1979

UNDER RECEIVED FOR FILING
DATE: 12/22/78
FILE: 12/22/78

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),

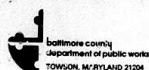
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a minimum lot width of 110 feet in lieu of the required 150 feet, for proposed Lot No. 1, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of December, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Zoning Commission of Baltimore County, 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 10th day of December, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURGUE, P.E.
DIRECTOR

December 20, 1978

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

Re: Item #83 (1978-1979)
Property Owner: Ralph E. & Charlotte A. Coates
E/S Hanover Pike, 4200' S. Emory Rd.
Existing Zoning: RC-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.
Acres: 3.000 District: 4th

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:

Comments were supplied for this property for IDCA Project 78-273. Subdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations. The proposed subdivision plat of the overall property remains to be approved prior to recordation.

Highways:

Hanover Pike (Md. 30) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Setback Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plat.

Drainage and utility easements are required adjacent to the perimeter of the overall site not fronting on Hanover Pike. The Petitioner is cautioned that no

78-156-A

Item #83 (1978-1979)
Property Owner: Ralph E. & Charlotte A. Coates
Page 2, December 20, 1978

Storm Drains: (Cont'd)

encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Storm drains, which will be required in connection with the development of this property, are to be designed and constructed in accordance with Baltimore County Standards and Specifications.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which proposes to utilize private onsite facilities.

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line, and in an area designated "No Planned Service" on Baltimore County Water and Sewerage Plans W and S-104 and '98, as amended. This property is tributary to Liberty Reservoir.

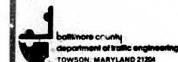
Very truly yours,

William H. Dyer, P.E.
William H. Dyer, P.E.
Chief, Bureau of Engineering

RECOMMENDATIONS:

CC: K. Norton
H. Shalowitz
J. Wimbley

BS-SF Key Sheet
W 22 - Type
S 66 W 42 P. 1 sheet
31 Tax Map



STEPHEN E. COLLINS
DIRECTOR

November 22, 1978

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

Item No. 83 - RC - Meeting of October 17, 1978
Property Owner: Ralph E. & Charlotte A. Coates
Location: E/S Hanover Pike 4200' S Emory Rd.
Existing Zoning: RC-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.

Acres: 3.000
District: 4th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the diametral dimension of a lot.

Very truly yours,

Michael C. Flanagan
Michael C. Flanagan
Engineer Associate II

SEJ/sg



October 31, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, 10-17-78
TDR: 83
Property Owner: Ralph E. & Charlotte A. Coates
Location: E/S Hanover Pike (Route 30) 4200' S Emory Rd.
Existing Zoning: A.C. 2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.
Acres: 3.000
District: 4th

Dear Mr. DiNenna:

Considering the narrow highway frontage, both dwellings should be served by one entrance. The plan should be revised accordingly.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CLJ:entvrd

By: John E. ...

My telephone number is (301) 383-4320

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



JOHN D. BLAYNEY
DIRECTOR

November 2, 1978

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

Dear Mr. DiNenna:

Comments on Item # 83 Zoning Advisory Committee Meeting, October 17, 1978 are as follows:

Property Owner: Ralph E. & Charlotte A. Coates
Location: E/S Hanover Pike 4200' S Emory Road
Existing Zoning: RC-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.
Acres: 3.000
District: 4th

The items checked below are applicable:

- X1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X2. A building permit shall be required before construction can begin.
- C. Additional _____ permits shall be required.
- X3. Building shall be upgraded to any use - requires alteration permit.
- X4. Plans: sets of construction drawings will be required to file as 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 as application for a building permit.
- G. Work done while not completed within 300' of a property line, Contact Building Department if distance is between 300' and 600'.
- H. Requested action variance conflicts with the Baltimore County Building Code. See Section _____.
- 1. No Comment.
- J. Comment.

Very truly yours,

Charles E. Burrows
Charles E. Burrows
Plans Review Chief

CLJ/rj



LESLIE H. GRAFF
DIRECTOR

December 11, 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 #83, Zoning Advisory Committee Meeting, October 17, 1978, are as follows:

Property Owner: Ralph E. & Charlotte A. Coates
Location: E/S Hanover Pike 4200' S. Emory Road
Existing Zoning: RC-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.
Acres: 3.000
District: 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning question, but are to assure that all parties are made aware of all 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
John L. Wimbley
Planner III
Current Planning and Development



Paul H. Heinicke
CHIEF

November 16, 1978

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Ralph E. & Charlotte A. Coates

Location: E/S Hanover Pike 4200' S Emory Rd.

Item No. 83

Zoning Agenda Meeting of 10/17/78

Lettman:

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 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.

REVIEWED: *Paul H. Heinicke* Noted and approved: *George M. Hegardt*
Planning Division 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

November 16, 1978

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

Dear Mr. DiNenna:

Comments on Item #83, Zoning Advisory Committee Meeting of October 17, 1978, are as follows:

Property Owner: Ralph E. & Charlotte A. Coarts
Location: 210 Hanover Pike 4200' S. Emory Rd.
Existing Zoning: R-C-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'
Acre: 3.000
District: 4th

Private sewage disposal systems and water wells are proposed. Satisfactory soil percolation tests have been performed on the property. The owner will be required to obtain an adequate supply of potable water prior to approval of any building permits.

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JEP:phs

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: October 18, 1978

Z.A.C. Meeting of: October 17, 1978

RE: Item No: 83
Property Owner: Ralph E. & Charlotte A. Coarts
Location: E/S Hanover Pike 4200' S. Emory Rd.
Present Zoning: R-C-2
Proposed Zoning: Variance to permit a diametral dimension of 140' in lieu of the required 150'.

District: 4th
No. Acres: 3.00

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BARBARA WILLIAMS, JR., 1ST VICE PRESIDENT
MARCUS H. WILFARTH

THOMAS H. ROYER
WILLIAM L. CORBIN, JR., 2ND VICE PRESIDENT
ROGER S. HAYDEN

ALVIN LORECK
WILLIAM WILSON & SUTHER, JR.
- RICHARD W. TRACY, D.M.

ROBERT F. GIBEL, SUPERINTENDENT

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204, October 30, 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., commencing on the 1st day of December, 1978, the 1st publication day of December, 1978, the 1st publication appearing on the 1st day of December, 1978.

THE JEFFERSONIAN
R. E. Smith
Manager

Cost of Advertisement, \$

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD 21204 November 30 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ralph E. Coarts, et al was inserted in the following:

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ S. Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for 80 successive weeks before the 1st day of December, 1978 that is to say, the same was inserted in the issues of November 30, 1978

STROMBERG PUBLICATIONS, INC.
BY *Estelle Berger*

79-126-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: Dec. 3, 1978

Posted for: PETITION FOR VARIANCE

Petitioner: RALPH E. COARTS, et al

Location of property: E/S of Hanover Pike, 4200' S of Emory Rd

Location of Sign: E/S of Hanover Pike, 4200' S of Emory Rd

Remarks: Thomas H. Devlin

Posted by: Thomas H. Devlin Date of return: Dec. 8, 1978

1-SIG

BALTIMORE COUNTY, MARYLAND No. 76200
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: December 19, 1978 ACCOUNT: 01-662

AMOUNT: \$65.69

RECEIVED Ralph E. Coarts

FOR: Cost of Advertising and Posting Case No. 79-126-A

6569MB

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

Your Petition has been received * this 5 day of Oct 1978. Filing Fee \$ 20. Received: Check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: RALPH E. COARTS, et al Submitted by: Carl

Petitioner's Attorney: Reviewed by: RST

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplication		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: DRT									
Revised Plans: Change in outline or description									Yes No
Previous case:									Map #

BALTIMORE COUNTY, MA - LAND No. 76150
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: Nov. 22, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED Ralph E. Coarts

FOR: Filing Fee Case No. 79-126-A

2500MB

