

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DER TELL BIN, 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, hereby petition for a Variance from Section 1201.22 C & A.

to permit a side yard of only (1) foot instead of the required twelve (12) feet and to permit a total of twelve (12) feet for both adjoining side yards instead of the required twenty (20) 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. That without the requested variances the Petitioner will sustain practical difficulty and unreasonable hardship.
2. That the requested variances are in strict harmony with the spirit and intent of the Zoning Regulations, and will foster the public health, safety and welfare if granted.
3. That the proposed garage will allow the Petitioner to park his car out of sight in an attractive garage whereas it presently must sit on the driveway; and the enclosed patio will afford the owner and the neighbors greater privacy and both the garage and patio will improve the house, adding to its value, of benefit to all.

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 of Baltimore County.

Contract purchaser: DER TELL BIN Legal Owner
Address: 8109 Liberty Road
Baltimore, Md. 21207
James D. Nolan
204 W. Pennsylvania Avenue
Towson, Md. 21204 (823-7800)
Petitioner's Attorney

ORDERED By The Zoning Commission of Baltimore County, this... day

of... 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 1978, at 10:00 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna
Zoning Commissioner
Date: December 29, 1978
From: Leif H. Grael
Director of Planning and Zoning
Subject: Petition 79-152-A, Item #256
to allow for side and rear yard setbacks
East side of McDonough Road, 457.02 feet North of Lesan Road
Petitioner - Der Tell Bin

2nd District

HEARING: Monday, January 22, 1979 (10:00 A.M.)

It is suggested that consideration be given to the construction of a carport instead of an enclosed garage so as to lessen the possible impact on the adjacent property.

Leif H. Grael
Director of Planning and Zoning

LHG:JGH:rw

RE: PETITION FOR VARIANCES
E/S of McDonough Rd., 457.02'
N of Lesan Rd., 2nd District
DER TELL BIN, Petitioner
Case No. 79-152-A
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

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 therefor, 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
494-2183

I HEREBY CERTIFY that on this 21st day of December, 1978, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plankoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(823-6830)
S. ERIC DINENNA
ZONING COMMISSIONER
George J. Martiak
Deputy Zoning Commissioner

January 30, 1979

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Vari- ces
E/S of McDonough Road
457.02' N of Lesan Road -
2nd Election District
Der Tell Bin - Petitioner
NO. 79-152-A (Item No. 256)

Dear Mr. Nolan:

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

Very truly yours,
George J. Martiak
George J. Martiak
Deputy Zoning Commissioner

GJM:mr

Attachment

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

Paul Lee, P.E.
Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204
823-5941

DESCRIPTION

LOT 1, BLOCK B, PLAT 2, CENTURY 21 AT RANDALLSTOWN, 2047 MCDONOUGH ROAD,
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Front and Rear Yard Variances

Beginning at a point on the east side of McDonough Road, seventy feet wide, as shown on Plat 2 of Century 21 at Randallstown, and as recorded among the land records of Baltimore County in Plat Book F.M.K. JR 36-5, at the dividing line between Lots 1 and 2, Block B, said beginning point being a distance of 457.02 feet as measured northerly along the east property line to the center line of Lesan Road. Thence leaving the east right-of-way of McDonough Road, (1) North 88 degrees 05 minutes 00 seconds east 108.55 feet, (2) South 01 degrees 55 minutes 00 seconds east 81.45 feet, (3) North 82 degrees 18 minutes 10 seconds west 105.05 feet to the east right-of-way line of McDonough Road, and (4) Northwest by a curve to the right with a radius of 945.00 feet of a length of 66.75 feet to the place of beginning.

Contains 0.18 acres ± of land.



May 19, 1978

Engineers - Surveyors - Site Planners

Page two - Nicholas Commodari - June 27, 1978

cc: Der Tell Bin
Golden Dragon Restaurant
8109 Liberty Road
Baltimore, Md. 21207

Mr. Paul Lee
Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204

Mr. Larry Chernikoff
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Law Offices of
NOLAN, PLANKOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

June 27, 1978

Mr. Nicholas Commodari
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: Petition for Amendment to Development Plan for Der Tell Bin, 3947 McDonough Road.

Dear Mr. Commodari:

Thanks to the courtesy of Mr. Chernikoff of your Staff, we are returning herewith two copies of a Petition for Amendment to Development Plan, as well as two copies of a plat prepared by Mr. Chernikoff with signature lines for the Director of Planning and the Zoning Commissioner.

Also enclosed, pursuant to Mr. Chernikoff's directions, is our check in the amount of \$5.00 to cover posting the property with the appropriate required sign.

As you know, we are presently working on a zoning variance case, and it will be appreciated if any hearing required on this Amendment to Development Plan can be combined with the variance hearing yet to be scheduled. It is our understanding that no hearing will be required, in all probability, but should one be necessary, we would submit this would be an appropriate way to handle it.

Thanking you and your Staff for your aid in this regard, and particularly thanking Mr. Chernikoff for his courtesies, I am

Sincerely,
James D. Nolan
James D. Nolan

JDN/hl

See next page for cc's

Enclosures



September 28, 1978

The Honorable George J. Martiak
Deputy Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Re: Request by Mr. Der Tell Bin at 3947 McDonough Road for a Side Yard Variance, a Sun of Side Yard Variance, and a Rear Yard Variance.

My dear Mr. Martiak:

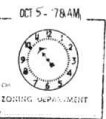
I reside at 3901 Winlee Road, Randallstown, Maryland. Mr. Der Tell Bin's lot at the above address completely backs up to the back of my lot. I understand that Mr. Der has requested a variance to add a one-car garage to his house, a 10' x 12' concrete patio to the northeast corner, a 10' x 32' addition to the rear of the house, primarily to enlarge his bedroom; as well as a sun-room behind the garage. I have discussed these variances with my wife and we both have no objections to any of them.

I wish this letter to be used as my statement as in favor of the aforementioned alterations. If possible, I will attend the zoning hearing in person to voice these thoughts.

If you require any additional information on my part, please don't hesitate to contact me.

Sincerely yours,

Joseph Yurkist
Joseph Yurkist



JUN 25 1979

ORDER RECEIVED FOR FILING
DATE 10/25/78

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 Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner,

the above Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard setback of 1 foot and a rear yard setback of 12 feet in lieu of the required 12 feet and 20 feet, respectively, and a rear yard setback of 20 feet in lieu of the required 10 feet, should be granted.

It is ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of January, 1978, that the herein Petition for the aforementioned Variances 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 Department 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 30th day of January, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Page two - Nicholas Commodari - September 15, 1978

to make further revisions to the revised plats of August 25, 1978, which were sent to your Office with our letter of August 30 to Mr. Martinak.

Accordingly, Mr. Lee will be shortly filing revised plats, and as soon as these revised plats are filed and we know the date, we will be filing two copies of the Petition for Amendment to Development Plan, together with a \$5.00 check to cover posting the property once again.

Thanking you and Mr. Chernikoff and others for your continuing interest and help in this case, I am, with best regards,

Sincerely,

Newton

Newton A. Williams

NAN/hl
cc: Der Tell Bin
Golden Dragon Inn
8109 Liberty Road
Baltimore, Md. 21207

Paul Lee, P.E.
Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Md. 21204

LAW OFFICES OF
NOLAN, PLUNKOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

August 30, 1978

The Honorable George J. Martinak
Deputy Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Request of Mr. Der Tell Bin for Side and Rear Yard Variances to Allow Construction of Garage, Enclosure of Patio, and Newly Planned Addition to Rear of the House.

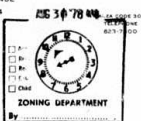
Dear Commissioner Martinak:

Please find enclosed herewith for your file in the above entitled matter, 10 revised plats dated August 25, 1978, prepared by Mr. Paul Lee, covering Mr. Der's premises at 3947 McDonough Road.

As you and your Staff will note, Mr. Der has decided to add an addition to the rear of the house, but it will not require any more of a variance than the four feet presently requested for a 26-foot rear yard in lieu of a 30-foot rear yard. It will be appreciated if you will amend a Petition which we filed earlier in this matter on the second page, which is an attachment to the basic Petition, to change the period to a comma after the words "concrete patio" and add thereto "and an addition to the rear of the home."

Of course, this small addition to the rear of the home will also enhance its value and the value of surrounding properties.

In scheduling this case for a hearing, it will be appreciated if you will consider my travel plans, since I will be away from the 1st of October through the 25th, and I am scheduled to appear before the Board of Appeals on the 26th and the 31st.



LAW OFFICES OF
NOLAN, PLUNKOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

October 10, 1978

Nicholas B. Commodari, Chairman
Zoning Advisory Committee
Baltimore County Office Building
Towson, Maryland 21204

Re: Request by Mr. Der Tell Bin for Side and Rear Yard Variances, 3947 McDonough Road.

Dear Mr. Commodari:

Pursuant to our several recent conversations, please find enclosed the following revised materials concerning Mr. Der's plans to add a single car garage with a room above, a sun room to the rear of the garage, the enclosure of the existing patio and a 10-foot addition to the rear of his home at 3947 McDonough Road:

1. 3 Petitions for Amendment to Development Plan concerning Plat II of Century 21 at Randallstown, spelling out all of the above proposed improvements; and

2. 10 revised plats prepared by Mr. Paul Lee and his Staff, dated October 6, 1978, showing the above improvements.

We understand that the property must be once again posted with regard to the proposed amendment to the development plan and that following this posting the variances case can then be scheduled by the Zoning Commissioner, and if necessary that hearing can include a public hearing, if required, on the proposed amendment to the development plan.

Jim Nolan and I appreciate your indulgence with regard to this matter, and it is our understanding from our client that this is the way he wishes to improve the house and we appreciate your processing these materials and arranging or the reposting with regard to the development plan, etc.



Page two - George J. Martinak - August 30, 1978

Thanking you and your Staff for your kind attention to this matter, I am

Respectfully,

James D. Nolan

JDN/hl

Enclosures

cc: Mr. Nicholas Commodari, Chairman
Zoning Advisory Committee
County Office Building
Towson, Md. 21204

Ms. Mary Campagna
Zoning Office

Der Tell Bin
Golden Dragon Restaurant
8109 Liberty Road
Baltimore, Md. 21207

Paul Lee, P.E.
Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Md. 21204

Page two - Nicholas B. Commodari - October 10, 1978

With best regards to you and Mr. Chernikoff, I am

Sincerely,

Newton

Newton A. Williams

NAN/hl
Enclosures
HAND DELIVERED

cc: Mr. Larry Chernikoff
Zoning Commissioner's Office
Baltimore County Office Building
Towson, Md. 21204

Der Tell Bin
Golden Dragon Restaurant
8109 Liberty Road
Baltimore, Md. 21207

Paul Lee, P.E.
Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Md. 21204

LAW OFFICES OF
NOLAN, PLUNKOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

September 15, 1978

Nicholas Commodari, Chairman
Zoning Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Request by Mr. Der Tell Bin for Side and Rear Yard Variances, 3947 McDonough Road.

Dear Mr. Commodari:

Following our conference on September 13, we spoke with our client, Mr. Der Tell Bin, and he has told Jim and me that he wishes to add a sunroom to the rear of the garage and to the north of the concrete patio presently proposed to be enclosed.

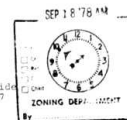
This Mr. Der's ultimate requests will be as follows:

1. A 1-foot side yard on the north to accommodate the proposed one-car garage and sunroom, as well as a sun of side yards of 12 feet in lieu of the required amount, and we should check that this amount is in fact 20 feet;

2. A rear yard of 26 feet in lieu of the required 30 feet, to permit the construction of an addition to the rear of the house, the enclosure of a concrete patio and the construction of a sunroom, the latest proposal as noted; and

3. The readvertisement and reprinting of the Petition for Amendment to Development Plan, proposing the garage, the sunroom, the patio and the rear addition modifications to the first amended development plan of Century 21 at Randallstown, Plat 2.

By copy of this letter, we are asking Mr. Paul Lee to check the details of the proposed sunroom with Mr. Der and



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

JUN 25 1979

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 12th day of December, 1978.

Eric D. DiNenna
J. ERIC DINENNA
Zoning Commission

Petitioner: Der Tell Bin
Petitioner's Attorney: James D. Nolan Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

cc: Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman

MEMBERS

Bureau of Engineering

Department of Public Works

State House Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Industrial Development

January 8, 1979

James D. Nolan, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Her No. 256

Petitioner - Der Tell Bin

Variance Petition

Dear Mr. Nolan:

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.

After a number of revisions to the site plan, I have scheduled the above petition for a hearing date. This Variance is necessitated by your client's proposal to construct an addition to the rear and side of the existing dwelling.

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 of 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: Paul Lee Engineering, Inc.
206 Washington Avenue
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THOMSON M. MOURING, P.E.
DIRECTOR

July 18, 1978

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

Re: Item #256 (1977-1978)

Property Owner: Der Tell Bin
Location: E/S McDonough Rd. 457.02' N. Loran Rd.
Existing Zoning: On 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a sum of the side yards of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18 District: 2nd

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

Baltimore County highway and utility improvements are not directly involved and are covered by Public Works Agreement No. 27265, executed in conjunction with the development of "Century 21 at Randallstown", of which this property is lot 1, Block D, Plat 7, Century 21 at Randallstown, recorded E.H.N., Jr. 36, Folio 5.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #256 (1977-1978).

Very truly yours,
Charles H. Devlin
Charles H. Devlin, Director
Chief, Bureau of Engineering

END/FAM/PHS

P-W Key Sheet
30 MM 33 Pos. Sheet
MM 8 1 Topo
TAC Map 17

baltimore county
department of planning and zoning
TOWSON, MARYLAND 21204
(201) 484-3211

LESLIE M. GRAFF
DIRECTOR

August 8, 1978

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

Dear Mr. DiNenna:

Comments on Item #256, Zoning Advisory Committee Meeting, June 13, 1978, are as follows:

Property Owner: Der Tell Bin
Location: E/S McDonough Road 457.02' N. Loran Road
Existing Zoning: On 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a sum of the side yards of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18
District: 2nd

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. Wimbey
John L. Wimbey
Planner III
Current Planning and Development

baltimore county
fire department
TOWSON, MARYLAND 21204
(201) 484-7310

Paul H. Heinicke
Chief

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Der Tell Bin

Location: E/S McDonough Rd. 457.02' N Loran Rd.

Item No. 256 Zoning Agenda Meeting of 06/13/78

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 site.
- () 3. The vehicle load and 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 BY: *George M. Negeon*
Planning Group
Special Inspection Division
Noted and Approved: *George M. Negeon*
Fire Prevention Bureau

baltimore county
department of health
TOWSON, MARYLAND 21204

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

July 25, 1978

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

Dear Mr. DiNenna:

Comments on Item #256, Zoning Advisory Committee Meeting of June 13, 1978, are as follows:

Property Owner: Der Tell Bin
Location: E/S McDonough Rd. 457.02' N Loran Rd.
Existing Zoning: On 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a sum of the side yards of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18
District: 2nd

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JNB/rlp

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(201) 484-3210

JOHN B. SEIFERT
DIRECTOR

November 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #256 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Der Tell Bin
Location: E/S McDonough Road - 457.02' N Loran Road
Existing Zoning: On 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a sum of the side yards of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18
District: 2nd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional _____ permits shall be required.
- X D. Building shall be upgraded to new use - require alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- X 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.
- X G. Wood frame _____ 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 H. Repeated without variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Foundation shall be required under patio slab to support proposed structure.

Very truly yours,
Charles H. Devlin
Charles H. Devlin
Plan Review Chief

CBJ:rlj

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(201) 484-3210

JOHN B. SEIFERT
DIRECTOR

June 8, 1978

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

Dear Mr. DiNenna:

Comments on Item #256 Zoning Advisory Committee Meeting, June 13, 1978, are as follows:

Property Owner: Der Tell Bin
Location: E/S McDonough Road 457.02' N Loran Road
Existing Zoning: On 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a sum of the side yards of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18
District: 2nd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional _____ permits shall be required.
- X D. Building shall be upgraded to new use - require alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- X 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.
- X G. Wood frame _____ 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 H. Repeated without variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comments: Veneer of masonry is classified as wood frame construction. See Note G & H above.

Very truly yours,
Charles H. Devlin
Charles H. Devlin
Plan Review Chief

CBJ:rlj

JUN 25 1979

June 22, 1978

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

Item No. 256 - SAC - June 13, 1978
Property Owner: Der Tell Bin
Location: E.S. McDonough Rd. 457.02' N. Lesan Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a rear setback of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.
Acres: 0.18
District: 2nd

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen E. Collins
Stephen E. Collins
Engineer I

SDM/tss

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 8, 1978

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

Z.A.C. Meeting of: June 13, 1978

RE: Item No: 256
Property Owner: Der Tell Bin
Location: E/S McDonough Rd. 457.02' N. Lesan Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 1' and a rear setback of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.

District: 2nd
No. Acres: 0.18

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/lip

JOSEPH H. HUGHMAN, PRESIDENT
MR. HAROLD WILLIAMS, JR., VICE-PRESIDENT
MARCOUS W. BOYDARS

THOMAS H. BOWEN
MRS. LORRAINE P. CHURCH
ROBERT S. HAYDEN
ROBERT F. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON S. SMITH, JR.
RICHARD P. TRACEY, D.V.M.

PETITION FOR VARIANCE AND SETBACK

FORNOLD: Petition for side and rear setbacks. The subject property is located at the intersection of E.S. McDonough Road and N. Lesan Road. The property is currently zoned D.R. 5.5. The petitioner is requesting a variance to permit a side setback of 1' and a rear setback of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'. The petitioner is requesting a variance to permit a side setback of 1' and a rear setback of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'. The petitioner is requesting a variance to permit a side setback of 1' and a rear setback of 12' in lieu of the required 12' and 20' respectively and a rear setback of 26' in lieu of the required 30'.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 6, 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., on one time, before the 22nd day of January, 1979 the 79th publication appearing on the 14th day of January, 1979.

THE JEFFERSONIAN
L. Leach
Manager

Cost of Advertisement, \$

OFFICE OF THE TIMES

The Baltimore Times is a weekly newspaper published in Baltimore, Maryland. It is published every week except on Sundays and public holidays. The newspaper is published by Stromberg Publications, Inc. The newspaper is published at 111 N. Calverton Avenue, Baltimore, Maryland 21204. The telephone number is (410) 684-3800. The newspaper is published at 111 N. Calverton Avenue, Baltimore, Maryland 21204. The telephone number is (410) 684-3800. The newspaper is published at 111 N. Calverton Avenue, Baltimore, Maryland 21204. The telephone number is (410) 684-3800.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD 21204 January 4 19 79

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Der Tell Bin was inserted in the following

- ☒ Catonsville Times
- ☐ Dandak Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Atholus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 5th day of January, 1979, that is to say, the same as inserted in the issues of January 4, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Evelyn Dunge*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Jan. 6, 1979
Posted for: PETITION FOR VARIANCES
Petitioner: Der Tell Bin
Location of property: E/S of McDonough Rd. 457.02' N. of Lesan Rd.
Location of Sign: FRONT 3947 McDonough Rd.
Remarks: 1-5161
Posted by: *Stephen E. Collins* Date of return: Jan. 12, 1979
Signature: *Stephen E. Collins*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of May 1979. Filing Fee \$ 200. Received ☒ Cash ☐ Other
Petitioner: *Der Tell Bin* Submitted by: *Tom Wilson*
Petitioner's Attorney: *Tom Wilson* Reviewed by: *Eric DiNenna*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Indexing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>Eric DiNenna</i>					
Previous case: <i>None</i>					
Revised Plans: Change in outline or description					
Map # <i>NA 75</i>					

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

DATE: January 23, 1979 ACCOUNT: 01-662
AMOUNT: \$50.00

RECEIVED: *Devon A. Williams, Recv*
FROM: *Casa No. 79-152-A*

68737800 23 502500

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: December 15, 1978 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED: *Holan, Plumhoff, & Williams*
FROM: *Filing Fee for Case No. 79-152-A*

68000000 16 250000

VALIDATION OR SIGNATURE OF CASHIER



EXIST. ZONING DR 5.5 2
RESIDENTIAL USE



LOCATION MAP
SCALE 1:500

McDONOUGH RD.
(mac.)

EXISTING ZONING "DR 5.5"
(UNDER CONSTRUCTION)
RESIDENTIAL USE

EXIST. ZONING 'DR 5.5'
RESIDENTIAL USE

PLAT 2ND CENTURY 21ST RANDALLSTOWN
E.H.K. JR. 36-5

LOT 2

EXIST. ZONING "DR 5.5" 2
RESIDENTIAL USE

GENERAL NOTES

1. AREA OF PROPERTY • 0.18 AC. ±
2. EXIST. ZONING OF PROPERTY • "DR 5.5"
3. EXIST. USE OF PROPERTY • "RESIDENTIAL"
4. PROP. ZONING OF PROPERTY • "DR 5.5" WITH
SIDE & REAR YARD VARIANCE
5. HOUSE IS CONNECTED TO EXIST. WATER & SEWER
IN McDONOUGH ROAD
6. LOT IS SHOWN AND RECORDED ON PLAT 2,
"CENTURY 21 AT RANDALLSTOWN IN "PLAT BOOK 2, N.K.Jr. 36-5"
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION
1801.2 (C) 4; Y.B. 1 (b) 4 (Table 5-3) & SECTION 504
OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD OF 1'
INSTEAD OF THE REQ'D. 12' (A VARIANCE OF 11') AND TO
PERMIT A SUM OF 12' FOR BOTH SIDE YARDS INSTEAD
OF THE REQ'D. 20' (A VARIANCE OF 8') TO CONSTRUCT A
GARAGE & SUN ROOM
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION
1801.2 (C) 4; Y.B. 1 (b) 4 (Table 5.3) & SECTION 504 OF THE
ZONING REGULATIONS TO PERMIT A REAR YARD OF 26'
INSTEAD OF THE REQ'D. 30' (A VARIANCE OF 4') TO EXTEND &
ENCLOSE EXIST CONCRETE PATIO & ADD AN ADDITION
TO REAR OF THE HOUSE

PLAT TO ACCOMPANY PETITION
FOR

JIDE AND REAR YARD VARIANCE

Nº 3947 M^c DONOGH ROAD

ELECT. DIST ?

BALTIMORE COUNTY, MD

SCALE: 1" = 20'

MAY 15, 1978

Aug. 25, 1978 Oct. 6, 1978

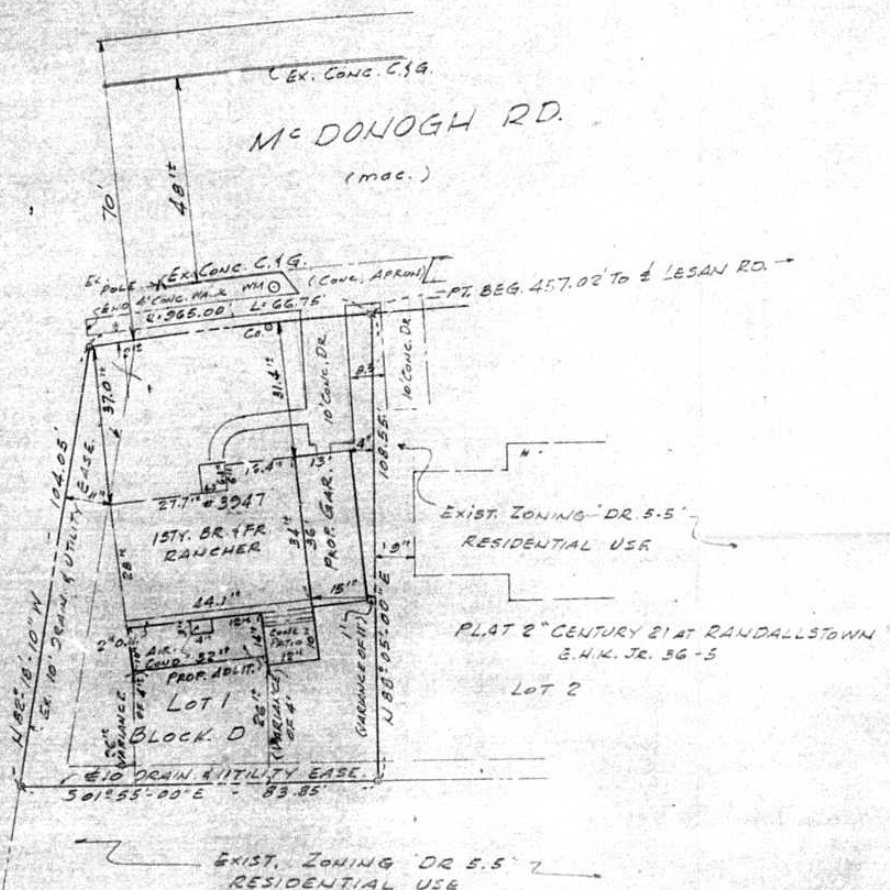
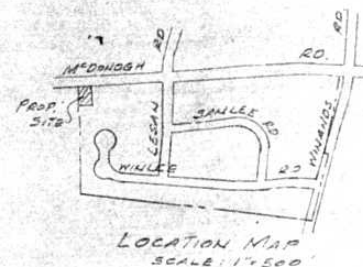


PAUL LEE ENGINEERING, INC.
206 WASHINGTON AVENUE
BALTIMORE, MARYLAND 21204

Set x 42



EXIST. ZONING OR 5.5 7
RESIDENTIAL USE



GENERAL NOTES

1. AREA OF PROPERTY • 0.15 AC."
2. EXIST. ZONING OF PROPERTY • "DR 5.5"
3. EXIST. USE OF PROPERTY • "RESIDENTIAL"
4. PROP. ZONING OF PROPERTY • "DR 5.5" WITH
SIDE & REAR YARD VARIANCE
5. HOUSE IS CONNECTED TO EXIST. WATER & SEWER
IN McDONOUGH ROAD
6. LOT IS SHOWN AND RECORDED ON PLAT 2,
"LOT 81 AT RANDALLSTOWN IN PLAT BOOK E.H.Kr. 36-5"
7. PETITIONER IS REQUESTING A VARIANCE TO SECTION
1801.2 (C) 4; Y.B. 1(6) 4 (Table 5-3) & SECTION 504
OF THE ZONING REGULATIONS TO PERMIT A SIDE YARD OF 11'
INSTEAD OF THE REQ'D. 12' (A VARIANCE OF 11") AND TO
PERMIT A SUM OF 12' FOR BOTH SIDE YARDS INSTEAD
OF THE REQ'D. 20' (A VARIANCE OF 8') TO CONSTRUCT A
GARAGE.
8. PETITIONER IS REQUESTING A VARIANCE TO SECTION
1801.2 (C) 4; Y.B. 1(6) 4 (Table 5-3) & SECTION 504 OF THE
ZONING REGULATIONS TO PERMIT A REAR YARD OF 26'
INSTEAD OF THE REQ'D. 30' (A VARIANCE OF 4') TO
ENCLOSE EXIST. CONCRETE PATIO & ADD AN ADDITION
TO REAR OF HOUSE.

REVISID PLANS

PLAT TO ACCOMPANY PETITION
FOR
SIDE AND REAR YARD VARIANCE
N^o 3947 N^c DONOGH ROAD

ELECT. DIST 2 BALTIMORE COUNTY, MD
SCALE: 1" = 20' MAY 15 1978



PAUL LEE ENGINEERING, INC.
206 WASHINGTON AVENUE
BALTIMORE, MARYLAND 21204

