PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Curt A. P. Jeschke

I, or we. 1933JAR P. Putilum

County and which is described in the description and plat attached hereto and mase a part hereof.

hereby petition for a Variance from Section 1403.484 to permit a metback to the center line of the road (Nasemore Road) of 65 feet in lieu of the required 100 feet

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

The depth of the lot will not permit the required 100 ft. setback from Rd. and at any point along Masemore Road. The location of the proposed dwelling as shown on the attached plat has been situated so that a private sewage disposal area will be serviceable and at this location a front yard setback of 65'+

sufficient. A variance of 100' to 65' is therefore requested

Property is to be provide and education as prescribed by Toning Regulations.

Low assets to pay express or above Variouse Avertising posting, i.e., upon along of the position, and further agree to and are to be bound by the noning regulations and restrictions of halmore County aborded pursuant to the Zoning Law For Ballioner County aborded pursuant to the Zoning Law For Ballioner County Super Four Parity

Jacobs Law Law County Count Witten Prude Legal Owner 7614 Oakleigh Road, 21234 Address 1023 N. Calvert Street, 21202

197 $\frac{8}{100}$, that the subject matter of this petition be advertised, as of required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out 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

29th

\$100

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER N/S of Masemore Rd., 1426' W of Bunker Hill Rd.,

OF BALTIMORE COUNTY

CURT A. H. JESCHKE, et al, : Case No. 79-157-A

ORDER TO ENTER APPEARANCE

Pursuant to the authority contained in Section 524.1 of the Bultimore 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

Loter May Zim Peter Max Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 16th day of January, 1979, a copy of the aforegoing Order was mailed to Mr. Curt A. H. Jeschke and Mr. William D. Purdum, 1023 N. Calvert Street, Baltimore, Maryland 21202, Petitioners.

> John W. Herring A John W. Hessian, III

January 30, 1979

Messrs. Curt A. H. Jeschke and William D. Purdum 1023 North Calvert Street Baltimore, Maryland 21202

> RE: Petition for Variance N/S of Massemore Road, 1426' W of Bunker Hill Road - 7th Election District Curt A. H. Jeschke, et al -Petitioners NO. 79-157-A (Item No. 100)

I have this date passed my Order in the above referenced matter,

Very traly yours, S. ERIC DI NEMNA

SED:nr

cc: Mr. Donald T. Kosdemba 7614 Oakleigh Road Baltimore, Maryland 21234

> Mrs. W. K. Rice 17921 Masemore Road Parkton, Maryland 21120

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

Description for Variance for Curt A. H. Jeschke & William D. Purdum

7th Election District

Defining at a point in the center of Manesore Food, 1878-13 feet West of Pauker Hill Book, and running along the center of Ramesore Book the four courses and time the center of Ramesore Book the Course and time the center of Ramesore and the Section of the Course and the Course of the Course of the Course of the Section of the Course of the Course of the Course of the Course of the Section of the Course of the Course of the Course of the Course of the Section of the Course of the Course

Containing 3.473 acres of land, mo. or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Di Nenna Zoning Commissioner Leslie H. Groef

January 11, 1979

PROM. Director of Planning and Zoning SUBJECT Petition #79-157A. Petition for Variance for setback to center line. North side of Masemore Kood, 1426 feet West of Bunker Hill Road Petitioner - Curt A. H. Jeschke and William D. Purdum

7th District

HEARING: Monday, January 29, 1979 (10:00 A.M.)

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

Leslie H. Groef, Affect of Office of Pluming and Zoning

LHG: JGH:rw

S. Sin Si Nenna Bening Commissioner In W. Clesapeaks avenue Yuusen, Karpland



BE: 79-154-1

January 24,977

Hear Sir, his letter in written and of
Concern and protect of the national request
for a 65 sech hand instead of the natives
105° and Francisco Poach Case = 79-157.8.

Partition, 21/20.

new homes built in the area had kneet the 188' set back requirement and did so without exception.

navour strip ponting or nacomore Road banking up to two San Llecture Legh tension town

This request for an exception is not out of censury for the enveroment or a desire not to destude the land, scape but instead to make and understack stry gland prefitable of take present some. On unsuspecting buyer may not be able to visualize what else beam done weel ligh the second onto show well high tension will bedond almo and only 45 of from the real.

"Se county in the passed has been carful to control indicarminate feeling charges new specific quete lines and of calin their in always do justified exception. There is clis in neither resconable nor justified.

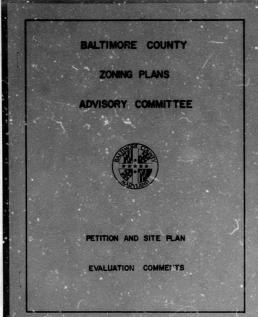
I the normal precdure light grading, to exception is a site appraisal, when I will no longer beconcerned if lower his not normally done please make and attempt to new the property

in order to make the faires Accessed.

hand you for

Mara Margart Man War 17934 Busher Hell Rd. Parties Jack 21120

JUN 1 4 1979.





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake A.e. Towers, Maryland 2120

Chairma

Department of Traffic Enginee

Messrs. Curt A. H. Jeschke and William D. Purdum 1023 North Calvert Street Baltimore, Maryland 21202 Bureau of

RE: Item No. 100 Petitioners - Jeschke, et al Variance Petition

Dear Mr. Jeschke:

Bureau of Fire Prevention The Zoning Plans Advisory Committee has reviewed the plans 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 lateraled to indicate the appropriateness of the zoning action requested, regard to the development plans that may have of plans or problems with regard to the development plans that may have proport with the Zoning Commissioner with recommendations as to the suitability of the requested zoning. Mealth Department Project Planning Building Departmen Board of Educatio Zoning Administrat Industrial Development

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.

January 16, 1979

Wilde B. Commoder

NBC/sf

Chairman Zoning Plans Advisory Committee

OWSON, MAR LAND 21204

THORNTON M. MOURING, P.E.

January 3, 1979

Mr. S. Eric DiNenna Zoning Commissioner County Office Building

Re: Item \$100 (1978-1179)
Property Owner: Ourt A. H. Jeschke, et al
N/S Masemore Mi. 146-6 M. Bunke: Hill Rd.
Existing Zoning: RD4
Proposed Zoning: Variance to permit a front setback
of 65' to the centerline in lies of the reprired 100'.
Acress 1,470 District. 7th

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

As indicated on the submitted plan, there is an A.T. & T. Comp. my right-of-way traversing this site which contains buried cables.

Highway 8:

Bunker Hill and Me-meore Reads, existing public roads, are proposed to be increwed in the future as 40-foot closed section roadways on 60-foot rights-c-t-way. Highway rights-or-way undenings, including a filled rear for sight distance at the intersection and any necessary revertible assessments for slopes, will be required in connection with any grading rob building permit application.

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

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the subsitted plan.

Puture drainage and utility easements are required slogg a portion of the frontage and along the westermost side of this property.

Item #100 (1978- 1979) Property Owner: Curt A. H. Jeschke, et al Page 2 January 3, 1979

Storm Drains: (Cont'd)

The retitioner must provide necessary drainage facilities (temporary or permanent to prevent creating any muisannes or damages to adjacent propertias, especially by the concentration of surface vaters. Correction of any problem which may result, due to improper grading or improper instillation of drainage familities, would be the full responsibility of the Petitions.

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

This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Desarcation Line. Baltimore County Metropolitan materiet and the Urban-Rural Desarcation Line. Baltimore County Vater and Severage Plans W and S-4B, as usended, indicate "No Plansed Service" in the area. This property is tributary to Loch Raven Reservoir via Gunpowder Palis.

Very truly yours,

Elmote Now / cemer ELLSWORTH N. DIVET, P.E. Chief, Bureau of Engineering



January 15, 1979

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 #100, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Property Owner. Curt A. H., Jeschke, etal Location: N/S Musemore Road 1426' W. Bunker Hill Road Existing Zoning: RC-4 Proposed Zoning: Variance to permit a front setback of 65' to the centerline in lieu of the required 100'.

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 eware 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. Wimbley Current Planning and Developmen



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

December 8, 1978

Mr. S. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 2120h

Dear Mr. Di Nenna:

Comments on Item #100, Zoning Advisory Committee Meeting of November 7, 1978, are as follows:

Property Owner: Ourt A. H. Jeachke, et al Location: Nis Massence Rd. Light W Bunker Hill Rd. Bristiting Zoning: P.C. h. Proposed Zoning: Variance to penuit a front estback of 65 to the centerline in lieu of the required 100'.

Districts

A private water well and sewage disposal system are proposed.

Prior to the approval of a building permit, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal. An adequate source of potable water must also be obtained.

Very truly yours.

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THID/JRP/fth

JUN 1 4 1979



Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin Townon, Maryland 2120

ZMC - Meeting November 7, 1978 Curt A. H. Jeschke, et al N/S Masemore Rd. 1426' W Bunker Hill Rd. R. C. 4 Variance to permit a front setback of 65' to the centerline in lieu of the required 100'. Existing Zon

No traffic problems are anticipated by the requested variance to the front setback

> Very truly yours Thechaft Thange Michael S. Flanigan Engineer Associate II



THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Curt A. H. Jescke, et al

was inserted in the following:

☐ Catonsville Times Dundalk Times

X Towson Times ☐ Arbutus Times ☐ Community Times
☐ Suburban Times West

☐ Essex Times ☐ Suburban Times East

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 12th day of Januars 19.79, that is to say, the same was inserted in the issues of January 11, 1979

STROMBERG PUBLICATIONS, INC.

79-157-A

CENTIFICATE OF POSTING TONING DEPARTMENT OF BALTIMORE COUNT Toursen, Maryland

Date of Posting TAN 14 1979 Posted for Petition FOR VARIANCE Petitioner: CORT A. H. TESCHKE, ET AL Location of property. N/S OF MASSEMENCE Rd. 1426' W OF BUNKER HILL Rd. Location of Signal N/S of MASEMETRE Rd. 15'+01-W OF BUNKER HILL Pd (NIS OF MASEMBRE Rd 1000' FOR - W OF BUNNER HILL Rd 130 and Date of return TAN. 19, 1949

Posted by Lloung 6.

2-516115



November 13, 1978

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2120

Attention: N. Commodari, Chairman he . I Adivsory Committee

Re: Property Owner: Curt A. H. Jeschke, et al.

Location: N/S Masemore Rd. 1426' W Bunker Hill Rd.

Zoning Agenda Meeting of 11/7/78

Pursuant to your request, the referenced property has been surveyed by this Burseu 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. Pire hydrants for the referenced property are required and shall be located at intervals or 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 _ EXCESSES the maximum allowed by the Fire Department.
- The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- The buildings and structures existing or proposed on the site chall comply with all applicable requirements of the Mational Pire Trotection Association Standard No. 101 "Life Safety Code", 1976 Biltion prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED AND HOUSE Blotd and Approved Congress Magazine Create Deposit Inspection Division Fire Prevention Bureau

19...72.

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

January 25, 1979

RECEIVED Jeschke & Purdun

Cost of Advertisement. \$

AMOUNT \$52.00

row Cost of Advertising and Posting Case No. 79-157-4

28961E.M 26

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., oucesin seeds

day of January , 1979 , the first publication

No. 76254

52.00MK

appearing on the 11th day of January

TOWSON, MD. January 11 19.79

G. Link Shiper



November 16, 1978

Comments on Item #100 Laring Africary Committee Meeting, November 7, 1978

Property Gener: Curt A.H. Jeschke et al Bunker Hill Road Location R.G. h. R.G. h. Proposed loader Variance to permit a front setback of 65° to the centerline in lieu of the required 100°.

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin Permits shall be required.
- D. Building shall be upgraded to new une requires alteration permit
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line Contact Bulldin, Department if distance is between 3'0" and 6'0"
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Resting

Very truly yours,

Very truly yours, W Zick Felical NNP/bp

Dear Mr. DiNenna:

District: 7th No. Acres: 3.473

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

RE: Item No: 100

THOMAS H. BOYER MAS. LORMAINE F. CHIRCUS ROGER B. HAYDEN ROBERT Y. DUBEL. SUPERINTENDENT

No bearing on student popula ion.

BOARD OF EDUCATION OF BALTIMORE COUNTY

W. Nick Petrovich.

Field Representative

TOWSON, MARYLAND - 21204

Date: November 3, 1978

Z.A.C. Meeting of: November 7 1978

Item No: 100
Property Owner: Curt A. H. Jeschko, et al.
Location: N/S Massore Bd. 1426 W. Manker Pill Rd.
Present Joning: R.C. 4
Proposed Zening: Variance to permit a front setback of 60° to the
center line in them of the required 100°.



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

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate FUNCTION Descriptions checked and outline Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: Change in outline or description___Yes Previous case; Map # 10030-C

BALTIMORE COUNTY, MARYLAND OFFICE OF FIMANCE REVENUE DIVISION MISCELLAND, 35 CASH RECEIPT	No. 76210
DATE January 3, 1979 ACCOUNT 01-6	62
AMOUNT \$25.	00
ASSESSED Jesohke & Purdun	
on Filing Fee for Case No. 79-157-A	
ಸಹಿತ 5 ng at _4	25.0 CH2
VALIDATION OR SIGNATURE OF C	ASPIER

