PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or we, Edgar M.V. Boyd and Artist H.Begai some? of the property situate in Baltimere mly and which is described in the description and plot attached hereto and made a part herest,

for a Variance from Section...1404,3-8-3...and.... (103.3)

to namet. Side yard setbacks of 49 ft. and 40 ft. in lieu of the required 50 ft.

of the Scaling Regulations of Bultimere County, to the Scaling Low of Bultimere County; for the

Petitioners desire to construct a garage not to exceed ten (10) feet within the fifty (50) foot settanck from the east side lot line of the property described in Schulbit & hereto as shown on the Site Fiam labelled Exhibit r said Exhibits being incorporated herein by reference.

Petitioners seek this variance because the topography of the property requires that the house and garage Petitioners plan to construct be located as shown on the Site Flan; the area south of the proposed house and garage location slopes dommand so precipitously as to make said construction there impractical.

Property is to be posted and advertised as proceeded by Zening Regulations.

L. or we, apres to pag expenses of above Variance advertising, packing, occ., upon thing of this filling and further agree to and are to be bound by the noting regulations and restrictions of integral Country adopted pursuant to the Zening Law Por Bultimore County.

Edga M.W. Aayd.
Edga K.W. Boyd
M.R. Boyd
Log On Anna N.R. Bord Address .. 5/07 squend Avenue... Baltimore, Maryland 21210

10-106K

V

a

176

D

1600 Maryland National Bank Bldg.

00 1978 at 10:00 or lock County, on the 21st day of February a Herra A.M. Veni la

Escheduled for Wed. Mer. 21, 1979 at 10:00 AM

RECEIVED

URDER

RE: PETITION FOR VARIANCE S/S of Near Thicker Lame, 1527* E of Nectroms Lane, 3rd District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EDGAR M. W. BOYD, et ux,

......

recent to the authority centained in Section 524, 1 of the Boltimore 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 Zimmermon Deputy People's Coursel

John W. Hereign John W. Hessian, III People's Councel County Office Building Toway, Maryland 212 474-2188

I HEREBY CERTIFY that on this 31st day of January, 1979, a copy of the aforegoing Order was mailed to William L. Balfour, Esquire, 1600 Maryland National Bank Building, Baltimore, Maryland 21202, Attorney for Patitioners.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

S. Eric DiNenno Zoning Commissi Date February 12, 1979 Leslie H. Groof, Director
Facer Office of Planning and Zoning

Patition \$79-176-A, ITEM 117.

Patition for variance for side yard setback South side of Near Thicket Lane, 1527 feet East of Nacinana Lane Patitioner – Edgar M.W., Boyd and Anne N., Boyd

3rd District

HEARING: Wednesday, February 21, 1979 (10:00 A.M.)

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

Lestie H. Graff, Diferior Office of Planning and Zoning

LHG- IGH-

B. ERIC DIMERNA

March 23, 1979

William L. Balfour, Esquire 1600 Maryland National Bank Building Baltimore, Maryland 21202

RE: Petition for Variances S/S of Near Thicket Lane, 1527 E of Nacirema Lane - 3rd Election District Edgar M. W. Boyd, et ux -Petitioners NO. 79-176-A (Item No. 117)

Dear Mr. Balfour:

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

S. ER C. DINENNA

SED:nr

cc: John W. Hessian, III, Esquire People's Councel

DESCRIPTION FOR VARIANCE

PROPERTY OF EDGAR M. V. BOYD & ANDE N. P. BOYD 3RD ELECTION DISTRICT

Beginning a' a point on the South side of Near Thicket lane 1527 feet East of Macirema Lane and known as ? t th as shown on the plat of "Section One, Greenspring", which is recorded in the Land Pecords of Baltimore County in Liber E.H.K., Jr. 39, Folio 6.

Containing 2.451 acres of land, more or less. Also known as 1511 Rear Thicket Lane.

October 16, 1978

The Zoning Commissioner of Beltimore County County Office Building Towson, Maryland 2120k

RE: Lot 14, Section One, Greenspring

The undersigned is the owner of Lot 15 in Section One, Greenspring which immediately addoing Lot 14 to the east. I understand that Mr. and Arb. E.M.N. Boyd who have contracted to purchase of Lot 14 from the undersignee rest a sample contracted to purchase of Lot 14 from the undersignee rest a sample catendite not more than 10 feat into the 50 feet settled from the boundary line between Lot 18 and Lot 15. The grounds of the variance are that due to the shape of the lot and the topography such an enerosachant is necessary to profit the construction of a garage, which is to be attached to the noise by a breeze way.

he granting of such a variance. Lot 15 the undersigned has no objection to the granting of such a variance. Lot 15 is currently being held by the undersigned for such and the sales personnel of the undersigned for such and the sales personnel of the undersigned for such as the sales personnel of the undersigned of the sales are such as the sales of the sales are sales fort, above has been applied for by the owners of lot 18 and that the undersigned has indicated to the datinore County Zoning Commissioner that It has no clopted into the granting of such a variance.

Very truly yours,

Greenspring, Ltd.

Richo as L. Ballion, general partner

her 30, 1978

A field inspection mode by this office on Nevember 28, 1970, revealed that construction on the proposed devalting cities above. Nevember 28, 1970, revealed that the construction of the proposed devalting cities above. Sense of the devalting the construction of the devalting of the term of the devalting cities. No work should be done on the proposed gauge as shown on the varieties give, due to the their than reasing approved for the 60 feets still contests in pushing the granting of the Varieties. It stands to absorbed the contests of the Varieties and the Varieties and the Varieties of the Varieties and the Varieties of the Varieties and the Varieties of the Va

Very truly yours. Mo

CHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

71-400-5

Proc. Bar Sand, and Comment of the C

OBER, GRIMES & SHRIVER ATTORNEYS AT LAW

BALTIMORE MARYLANT 21202 Case Access Time.

#ASHINDTON D C JEFFOR 725 F STREET N W MASHINDTON D C FIDOUR Falaren et 202 655-470 CASE ADOMES & PART FLEE & 170

December 1, 1978

Mr. Nicholas B. Compoderi, Chairman Zoning Plens Advisory Corniti & County Office Building 11. W. Creanpeake Avenue Towson, Maryland, 21204

RE: item No. 1.7 Edgar's Anne Boyd S'alle hear Thioset Lane. 1877: E Naciron Lane -3rd Election Discrete

Dear Mr. Commodari:

the Variance.

This will are naised on receive of your letter of Movember 18. When you are the above naiser of want to the receive naiser of want to the receive naiser of the proposed carrier sent, that no work will be one of the proposed carrier as women on the "settere per until believe that a Warlance should be considered in this case, in certainly not assuming that it will be, must not community that definite the improvement of the setter of the community and definite interpretations or to fo any

If I can give you any furiner information in regard to this ratter please do not healtate to contact see. Since construction is, as you point out, ander may, the property owners are naturally motivate to he other worlds somewhaled as praying as possible, and I would

work on the proposed carage tending the smarting of



ZONING DEPARTMENT

ORDER RECEIVED FOR FILLING DATE. MALLONG CONTROL OF CON	Pursuant to the Martinesset, posting of property, and allow business on the Petition and it appearing that by reason of the indusing Smilling of facts that strict compliance with the Baltimore County Soning Regulations would result in precisional difficulty and unreasonable hardwisp upon the Petitionsr(s),
	the Variance(n) should be last; and it further opposing that by reason of the granting of
	the Variance(3) requested not adversely affecting the health, safety, and general
	colfare of the community, the Variances to permit side yard setbacks of 49 feet.
	and 50) feet to liev of the required 50 feet should be granted.
	BIS ORDEPED by the Zoning Commissioner of Baltimore County, this 43.
	day de MATSh, 197 .9., that the herein Politics for the aforementioned Vari-
	anon should be and the same in/sam GRAFTED, from fatter the sty of this Order subject to the approval of a site plan by the Department of Public
	Wart's and the Office of Planning and Zuning.
	Pursuant to the advertisement, posting of property and public bearing on the Petition
	and it appearing that by resson of failure to show practical difficulty and/or unrec-
	somable hardship.
	· · · · · · · · · · · · · · · · · · ·
	IT IS ORDERED by the Zening Commissioner of Baltimore County, thisday
	of
	is/are hereby DENIED.
	Zening Commissioner of Rollimore County

Mr. Nicholas B. Commodari, Chairman December 1, 1978 Page 2

certainly appreciate anything you could do to expedite the $\mathtt{matt}_{\mathtt{dr}}$.

Sincerely, William L. Bellow

WLB/brs

cc: Mr. Dominic Grecco Mr. E.M.W. Boyd

J. McCooura Semira, Ja cara men

A Price Service, as Control of Resolution C. Control of Resolution F. C

ORFR GRIMES & SURIVER ATTORNEYS AT LAW

1600 MARYLAND NATIONAL BASE BUILDING BALTIMORE, MARYLAND 21202 TELEPHONE (300 685-H20 CABLE ADDRESS RITHEY TELER 8-7774

WASHINGTON, D. C. OFFICE 1725 K. STREEV, N. W. WASHINGTON, D. C. 20008 TELEMONE (224) 659-4830 CARL ADOUGES RATHEY TELEX 8-7774

February 12, 1979

Mr. Nicholas B. Commodari, Chairman Zoning Plans Advisory Committee County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

RE: Item No. 117 Petitioner - Boyd Variance Petition

Dear Mr. Commodari:



FRANK B. COCH POSENT W. MILLIAMS

Thank you for sending me the reports of the various county departments in regred to the shows esptioned matter. I would like to point out one inaccuracy in the report of that report that the garage was a state of the shows that the short of the shows that the short of the short

Sincerely, Luna 1. Baller

WLB/bas

oc: Mr. EM.W. Boyd



BALTI MORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLOC 11) N. Chesapeake Ave. Towner, 'terviand 21204 dicholas B. Co

Department of Traffic Engine

State Poads Com

By eau of Health Departmen

Project Planning

Da .ding Jerertmen

Bord of Education

Joning Administ

Industrial Development

William L. Balfour, Esquire 1600 Maryland National Bank Bldg, Baltimore, Maryland 21202 KENNERS Bureau of Engineering

RE: Item No. 117 Petitioner - Loyd Variance Petition

February 1, 1979

Dear Mr. Balfour:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petitive and has made an on-site field aspection of the property. The following comments are not insended to indicate the appropriateness of the zoning action requested but to arrare that all parties are made aware of plans or problems with regard to the development plans that may have a tearing on this case. The Director of Planning may deliver are to the suitability of Zoning Commissioner with recommendations ar to the suitability of

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. Makke Townsh NICHOLAS B. COMMODARI

Plane Advisory Committee

NBC/sf



THORNTON M. MOURING, P.E.

January 12, 1979

Mr. S. Eric DiNama Zoning Commissioner County Office Building Towson, Maryland 212

Re: It. 117 (1978-1979)
Property Owner: Edger M. W. & Anne H. R. Boyd
S/S Hear Hicket La. 1927' E. Neclawa La.
Existing Ecning: RC 2
Proposed Soning: Variance to permit a sias setback of
40' In lise: I the required 50'.
Acress: 2.45i Districts 3rd

The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee 'n commention with the subject iter.

Baltimore County highway and utility improvements are not directly involved as this subdivision, "Section One, Greenspring", E.H.K., Jr. 39, Follo 6, of which this property is Lot 14, has developed under the aegis of a Homeomera Masocike 'n-

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misances or damages to adjacent properties, especially by the concentration of surface weters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitions.

This office has no further comment in regard to the plan submitted for Zoning Advicory Committee review in connection with this Item \$117 (1978-1979).

Very truly yours, ELISMOTH N. DIVER, P.E. Chief, Bureau of Engineering

S-3W Key Sheet 48 NW 16 & 17 Pos. Sheets NW 12 D & E Topo 59 Tax Map



February 6, 1979

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

Dage Mr. DiNenna

Comments on Item #117, Zoning Advisory Committee Meeting, November 28, 1978, are as follows:

Property Owner: Edgar M. W. and Anna N. R. Boyd Location: 3/5 Near Thicker Lare 1527: E. Nociemo Lane Existing Zoning: AP Thicker Lare 1527: E. Nociemo Lane Existing Zoning: AP Thicker Lare 1527: E. Nociemo Lane Proposed Zoning: Variance to p-milt a side serback of 40° in lieu of the required 50°. Acres: 2,451 District: 3dd

This office has reviewed the subject patition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to saurer that all parties are made aware of plans of problems with regard to development plans that may have a

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours.

Joh ew bles John L. Wimbley



Comm. to on Item # 117Zening Advisory Committee Meeting, Hovember 28, 1978

Property Oner: Edgar M.V. & Anne S.R. Boyd Location: S/S Near Thicket Lane + 1507' E Sacirena Lane Existing Zoning: R.C. 2

Variance to permit a side setback of h0' in lieu of the required 50'. 2.451 3rd

The items checked below are applicable:

Structure shall conform to Saltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, and other applicable codes.

Permits shall be required.

ding shall 's upgraded to new use - requires alteration named X E. Three sets of construction drawings MAY be required to file an application for a building permit.

Three sets of construction drawings with a registered Maryland Architect or Regisser's original said will be required to file an application for a building permit.

sood frame walls are not pointited within "10" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

E. Requested setback variance conflicts with the Baltimore County Dailding Code. See Section

XJ. Comment: Garage will be partially located within drainage and utility ea Compliance with Section 311.0 could be appl'cable.



December 8, 1978

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

Attention: N. Commedari, Chairman

Ro: Property Omer: Edgar M.W. & Anne N.R. Boyd

Location: S/S Near Thicket La. 1527' E Macirema La.

Itom No. 117

Zoning Agenda Heeting of 11/28/78

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

- Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved read is accordance with Baltimore County Standards as published by the Department of Inhia Works.
- () 2. A second means of vehicle access is required for the site.
- () 2. The vehicle dead end condition shown at ____ MICTOR 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 operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Hational Piro Pro-cettion issociation Standard No. 101 "Life Enfety Code", 1976 Nation prior to occupancy.
- () 5. Site rians are approved as araum.

(x) 7. The Prevention Direction of contents of the black that the provention between the provention breast proposed to the provention breast pro

January 8, 1979

Edgar M. W. & Anne N.R. Boyd

No traffic problems are anticipated by the requested variance to the

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

_1978. Filing Pee \$ 25

Your Petition has been received * this EH day of

Cash

Other

mechaels thouse Michael S. Flanigan

DONALD J. ROOP, M.D., M.P.H.

January 3, 1979

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

Comments on Item #117, Zoning Advisory Committee Meeting of November "9, 1978, are as follows:

Rigar M.W. & Anne N.R. Boyc 8/8 Hear Thicket La. 1527' h Macirema La. R.G. 2 Variance to permit a side setback of hO' in lieu of the required 50'.
2.451
3.76

The proposed variance will not interfere with the location of either the water well or sewage disposal area.

Very truly yours. Thomas A Duling

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

TRID/TRID/fth

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND . "1704

Date: November 22, 1978

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

Z.A.C. Meeting of: November 28, 1978

RE: Item No: 117 Item No: 117
Property Denet: Edgar M.W. & Anne N.R. Boyd
Location: 5/5 Near Thicket La. 1527' E Nacirema Lane
Present Coning: R.C. 2
Proposed Zoning: Variance to permit a side setback of 40' in lieu of the required 50'.

District: 3rd No. Acres: 2.451

No bearing on student population.

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

MNP/bp

--------- MES. HILTON & SWITH JE.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

PETITION MAPPING PROGRESS SHEET

Your Petition has 'een received and accepted for filing this 28th dry of November 1978

S, ERIC DINENNA Zoning Commissione

William L. Balfour, Esquire 1600 Maryland Nat'l. Bank Bldg. Baltimore, Maryland 21202

Descriptions checked and

Petition number added to

ZC, BA, CC, CA

Previous case:

Reviewed by: GUF

79-176-A

CERTIFICATE OF POSTER STREET OF BALTIMORE COURT

Petitioner Edges M. J. Chr. me Bayshoted by Policy B. Kenhaw Petitioner's Attornost Julian Bulfongseviewed by 6 4

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

Date of Parties MARCH 4, 1979 PONTED FOR PETITION FOR VARIANCE POLITICON EDGAR NI.W. BOXD, ET UX Lucation of property SIS NEAR THICKET LANE, 1527 E OF NACIREMA LANE Location of Store FRONT 1511 NEAR THICKET LANE

1- SIGN

79-176-A CERTIFICATE OF POSTING Date of Posting FeB 2,/972 Posted for Petition For VAILIBLE Petitioner: EDGAR M.W. Box et ux Location of superty S/S NEAR THICKET LANG. 1727 E OF NACIREAGE LANG. estion of Stane FRONT 1511 N'AR THICKET LAVE Ported by Floris L. Boland 1-5,00

> BALTIMORE COUNTY, MARYLAND Paleracy 27, 1979 2425%

CERTIFICATE OF PUBLICATION

appearing on the ... let ... day of ... Petersery ...

Cost of Advertisement 1

M. 76244 OFFICE OF SWANCE - REVENUE DIVISION MISCELLA COUS CASH RECEIPT January 22, 1979 ros Pilits Fee for Bloor M.V. Bord Case No. 79-176-4

ES ML 32 C 0 81 25.CU HSC

| Wolf Map Original Duplicate Tracing 200 Sheet | date | by date | by date | by date | by date | by

Posted by Florings & 13thand Date of return MARCH 9, 1979 Change in outline or description___Yes













