

79-186-A #132 186-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Thomas P. & Carolee F. McGrath, 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 400.1 to permit an accessory building (two car Garage) in the front yard in lieu of the required rear yard Zoning Regulation.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Since the main dwelling is built at the base of a hill with approx a 35 degree slope, the only area of our property which lends itself to building the proposed accessory building is the front and angles from the main dwelling. To attempt to build to the side or rear of the main dwelling would require extensive excavation, underground water drain off and concrete block construction making the cost of this accessory building prohibitive.

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.

DATE March 6, 1979
BY John P. DiNenna
Zoning Commissioner of Baltimore County, this 12th day of December, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of March, 1979 at 10:15 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of Greenglade Rd., 4755' :
NE of Manor Rd., 10th District : OF BALTIMORE COUNTY
THOMAS P. McGrath, et ux, : Case No. 79-186-A
Petitioners :

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 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. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2185

I HEREBY CERTIFY that on this 27th day of February, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Thomas P. McGrath, 4306 Greenglade Road, Phoenix, Maryland 21131, Petitioners.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: February 27, 1979
Date
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #79-186-A. Item 132
Petition for Variance for an accessory structure
Northern side of Greenglade Road, 4,755 feet Northeast of Manor Road
Petitioner - Thomas P. and Carolee F. McGrath
10th District

HEARING: Monday, March 5, 1979 (10:15 A.M.)

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

Leslie H. Graef, Jr.
Leslie H. Graef, Jr., Director of Planning

LHG:JGH:rw

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3363
S. ERIC DINENNA
ZONING COMMISSIONER

March 6, 1979

Mr. & Mrs. Thomas P. McGrath
4306 Greenglade Road
Phoenix, Maryland 21131

RE: Petition for Variance
NE/S of Greenglade Road, 4755'
NE of Manor Road - 10th Election
District
Thomas P. McGrath, et ux -
Petitioners
NO. 79-186-A (Item No. 132)

Dear Mr. & Mrs. McGrath:

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

Very truly yours,
S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

SED:nr

Attachment

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

Surveyor's Description of Property

Located on the N/E side of Greenglade Rd and beginning approx 4,755 feet N/E from the intersection of Greenglade Rd with Manor Rd and known as Lot # 11 as shown on the Plat of Greenglade Addition which is recorded in the land records of Baltimore County in Liber 29 Folio 5, 10th Election District. This property is also known as 4306 Greenglade Rd, Phoenix, Maryland 21131.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING,
211 W. Chesapeake Ave.,
Towson, Maryland 21204

February 9, 1979

Nicholas B. Commodari
Chairman

Mr. & Mrs. Thomas P. McGrath
4306 Greenglade Road
Phoenix, Maryland 21131

RE: Item No. 132
Petitioner - McGrath
Variance Petition

Dear Mr. & Mrs. McGrath:

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.

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

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. OLIVER, P.E.
DIRECTOR

January 25, 1979

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

Re: Item #132 (1978-1979)
Property Owner: Thomas P. & Carolee McGrath
N/E Greenglade Rd. 4,755' N/E Manor Rd.
Existing Zoning: RC 5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.
Address: 4306 District: 10th

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.

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 stripping of top soil.

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #132 (1978-1979).

Very truly yours,

Thornton M. Oliver, P.E.
THORNTON M. OLIVER, P.E.
Chief, Bureau of Engineering

EDD:EAM:FWR:ss

ED-SE Key Sheet
24 NE 18 Pos. Sheet
NE 21 E Topo
35 Tax Map

JUN 25 1979

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 the strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),

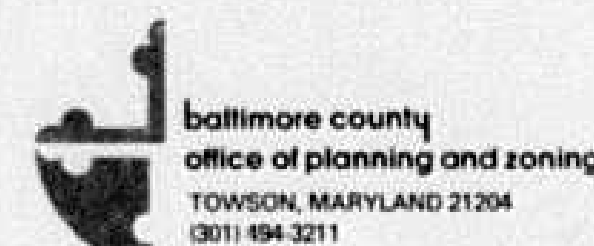
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit an accessory structure (two-car garage) in the front yard in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of March, 1979, 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 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 12th day of March, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



LESLIE H. GRAEF
DIRECTOR

February 16, 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 #132, Zoning Advisory Committee Meeting, December 12, 1978, are as follows:

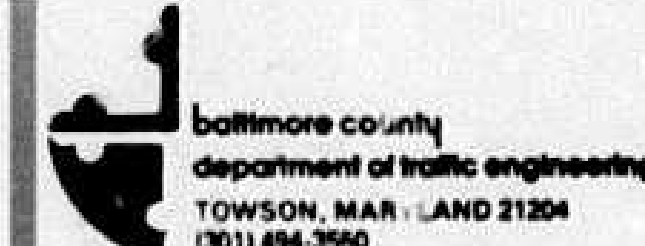
Property Owner: Thomas P. and Carolee McGrath
Location: NE/S Greenglade Road 4,755' NE Manor Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard
Acres: 3.72
District: 10th

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. Wimbley
Planner III
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 132 - ZAC - December 12, 1978
Property Owner: Thomas P. & Carolee McGrath
Location: NE/S Greenglade Rd. 4,755' NE Manor Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.

Acres: 3.72
District: 10th

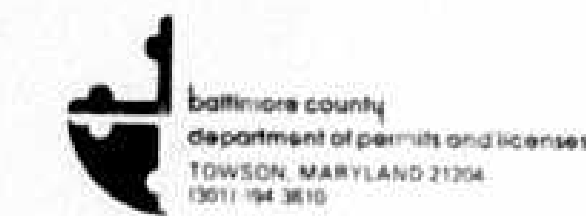
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure to be located in the front yard.

Very truly yours,

Michael S. Planigan
Engineer Associate II

MSF/hmd



JOHN D. SEVIER
DIRECTOR

January 4, 1979

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

Dear Mr. DiNenna:

Comments on Item # 132 Zoning Advisory Committee Meeting, December 12, 1978 are as follows:

Property Owner: Thomas P. & Carolee McGrath
Location: NE/S Greenglade Road - 4,755' NE Manor Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.

Acres: 3.72
District: 10th

The items checked below are applicable:

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

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

C. Additional permits shall be required.

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

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

X G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

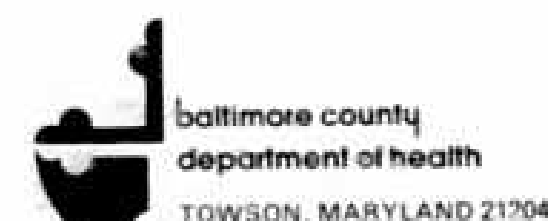
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

Comments:

Very truly yours,
Charles E. Burnham
Plans Review Chief

CEB/rj



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

January 3, 1979

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

Dear Mr. DiNenna:

Comments on Item #132, Zoning Advisory Committee Meeting of December 12, 1978, are as follows:

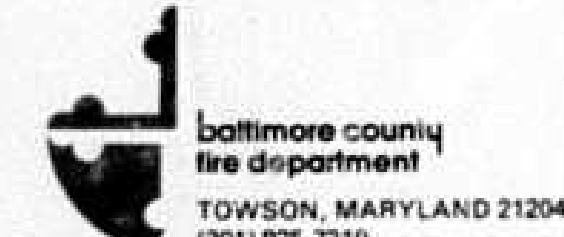
Property Owner: Thomas P. & Carolee McGrath
Location: NE/S Greenglade Rd. 4,755' NE Manor Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.
Acres: 3.72
District: 10th

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRP/tth



Paul H. Reincke
CHIEF

January 12, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas P. & Carolee McGrath

Location: NE/S Greenglade Rd. 4,755' NE Manor Rd.

Item No. 132 Zoning Agenda Meeting of 12/12/78

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 hydrant 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 _____

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", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 2, 1979

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

Z.A.C. Meeting of: December 12, 1978

RE: Item No. 132
Property Owner: Thomas P. & Carolee McGrath
Location: NE/S Greenglade Rd. 4,755' NE Manor Rd.
Present Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure in the front yard in lieu of the required rear yard.

District: 10th
No. Acres: 3.72

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
HAROLD M. BODARIS

THOMAS H. BOYER
MRS. LOURAIN F. CHIRCUH
ROGER B. HAYDEN

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

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.

S. ERIC DINENNA
Zoning Commissioner

Petitioner: McGrath
Petitioner's Attorney: _____ Reviewed by: [Signature]

Mr. & Mrs. Thomas P. McGrath
4306 Greenglade Road
Phoenix, Maryland 21131

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	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: [Signature]										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

JUN 25 1979

79-186-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10 Date of Posting 2/17/79
Posted for Petition for Variance
Petitioner Thomas P. McGrath, et ux
Location of property NE 1/4 of Green Glade Rd 4,755' x 16'
Location of Signs Extensive signs looking from Green Glade Rd to property (extending to 400' from Glade Rd)
Remarks: _____
Posted by Sean Coleman Date of return 2/23
Signature _____

1 sign

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 27 day of Nov 1978. Filing Fee \$ 25. Received Check
Cash
Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Thomas P. McGrath Submitted by Thomas P. McGrath
Petitioner's Attorney _____ Reviewed by _____

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

PETITION FOR VARIANCE
10th District
ZONING: Petition for Variance for an accessory structure
LOCATION: Northeast side of Green Glade Road, 4,755 feet Northwest of Manor Road
DATE & TIME: Monday, March 5, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning/Deputy Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit an accessory structure (2 car garage) in the front yard in lieu of the required rear yard.
The Zoning Regulation to be amended is as follows:
Section 400.1 - accessory structure
All that parcel of land on the 10th District of Baltimore County, located on the NE 1/4 of Green Glade Rd and containing approximately 4,755 feet N/E from the intersection of Green Glade Rd and Manor Rd and known as Lot 211 as shown on the Plat of Green Glade Addition which is recorded in the land records of Baltimore County in Liber 28 Page 5, 10th Election District. This property is also known as 4,755' x 16' Green Glade Rd, Phoenix, Maryland 21131.
Being the property of Thomas P. and Carole F. McGrath, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, March 5, 1979 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
S. ERIC DINENNA
Zoning Commissioner and
GEORGE J. MARTINAK
Deputy Zoning Commissioner
of Baltimore County
Est. Feb. 15 (1978)

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 February 15 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Thomas P. McGrath, et ux
was inserted in the following:

- ☐ Catonsville Times ☒ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☐ Essex Times ☐ Community Times
☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 16th day of February 19 79, that is to say, the same was inserted in the issues of February 15, 1979

STROMBERG PUBLICATIONS, INC.

BY Esther Bunge

PETITION FOR VARIANCE
10th District
ZONING: Petition for Variance for an accessory structure
LOCATION: Northeast side of Green Glade Road, 4,755 feet Northwest of Manor Road
DATE & TIME: Monday, March 5, 1979 at 10:15 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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Being the property of Thomas P. and Carole F. McGrath, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, March 5, 1979 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
S. ERIC DINENNA
Zoning Commissioner and
GEORGE J. MARTINAK
Deputy Zoning Commissioner
of Baltimore County
Feb. 15

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 15, 1979
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week at one time successive weeks before the 5th day of March 19 79, the first publication appearing on the 25th day of February 19 79.

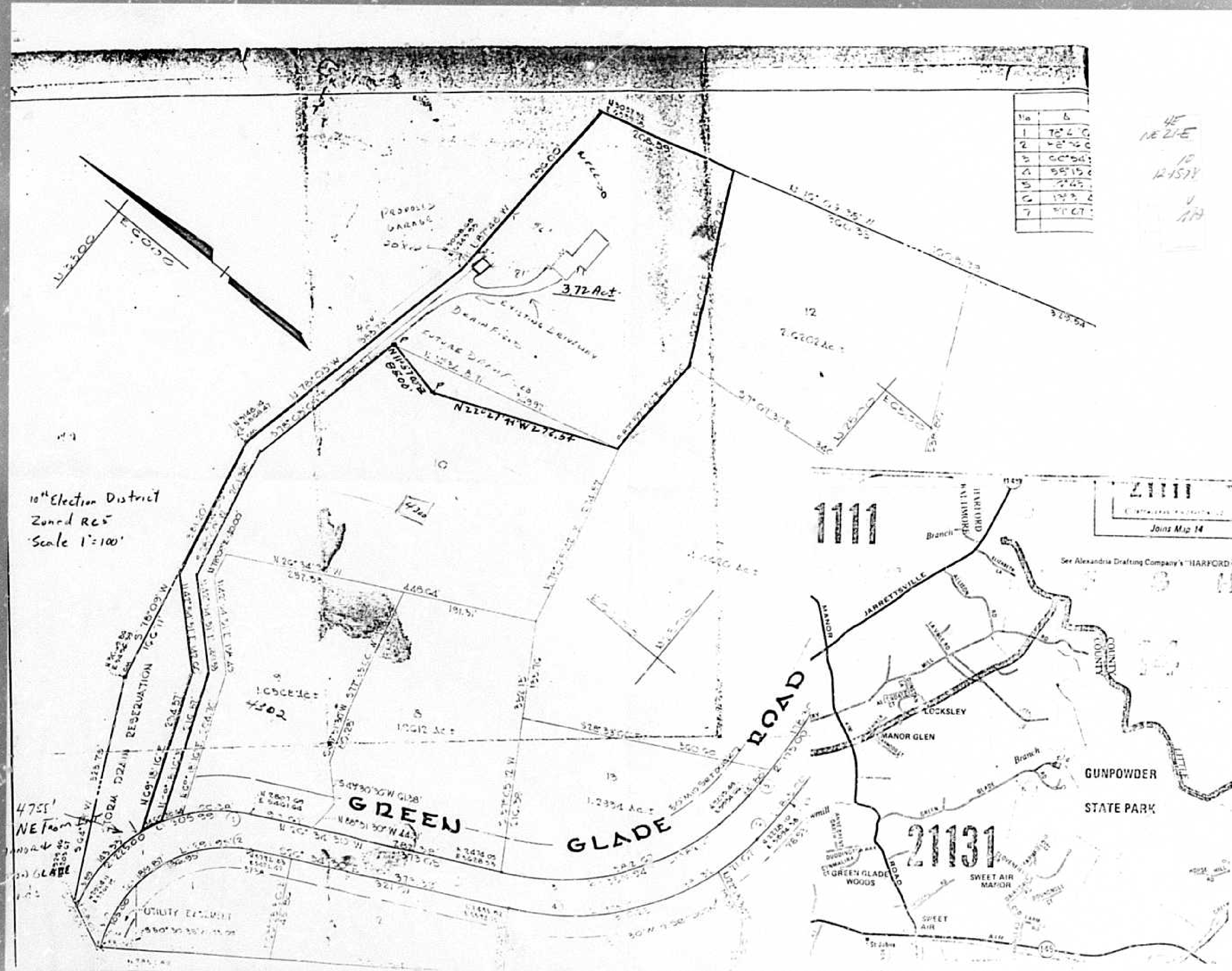
S. Leank Shuster
THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$ _____



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 78560
DATE March 5, 1979 ACCOUNT 01-662
AMOUNT \$12.94
RECEIVED FROM Thomas P. McGrath
FOR Cost of Advertiser and Posting Case No. 79-186-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 76270
DATE February 7, 1979 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Thomas P. McGrath
FOR Filing Fee for Case No. 79-186-A
VALIDATION OR SIGNATURE OF CASHIER



JUN 25 1979