

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s),

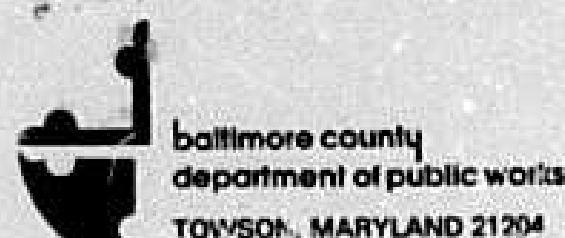
the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) to permit side yard setbacks of 25 feet and 3 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of March, 1979, that the herein Petition for the aforementioned Variance(s) 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 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 22nd day of March, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

February 6, 1979

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

Re: Item #140 (1978-1979)
Property Owner: Robert L. & Frances S. Runyeon
N/ES Poplar Rd. 1098' SW Silver La.
Existing Zoning: RC 5
Proposed Zoning: Variance to permit side setbacks of 3' and 25' in lieu of the required 50'.
Acres: 0.34 District: 15th

Dear Mr. DiNenna:

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

Highways:

Poplar Road, an existing public road in "Cedar Beach", is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

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.

Storm Drains:

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.

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Water and Sanitary Sewer:

A public 8-inch water main exists in Poplar Road and is serving this property. Public sanitary sewerage is not available to serve this property, which is utilizing a private onsite sewage disposal system. This property, which is within the Baltimore County Metropolitan District, is located beyond the Urban-Rural Demarcation Line. The Baltimore County Sewerage Plan S-23B, as amended, indicates "Planned Service" in the area in 11 to 30 years.

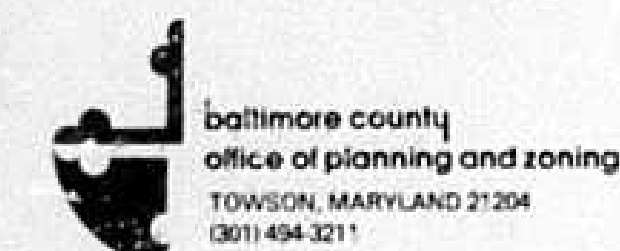
Very truly yours,

William H. Nier, Jr.
WILLIAM H. NIER, JR.
Chief, Bureau of Engineering

END:RAM:FWR:es

cc: J. Somers
J. Wimbley

E-NE Key Sheet
6 SE 30 Pos. Sheet
SE 2 J Topo
98 Tax Map



LESLIE H. GRAEF
DIRECTOR

March 5, 1979

Mr. S. 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 #140, Zoning Advisory Committee Meeting, December 19, 1978, are as follows:

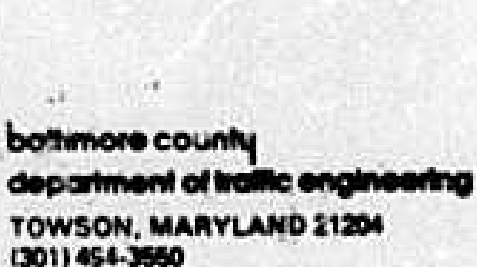
Property Owner: Robert L. and Frances S. Runyeon
Location: NE/S Poplar Road 1098' SW Silver Lane
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 3' and 25' in lieu of the required 50'
Acres: 0.34
District: 15th

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
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. 140 - EMC - December 19, 1978
Property Owner: Robert L. & Frances S. Runyeon
Location: NE/S Poplar Rd. 1098' SW Silver La.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 3' and 25' in lieu of the required 50'.
Acres: 0.34
District: 15th

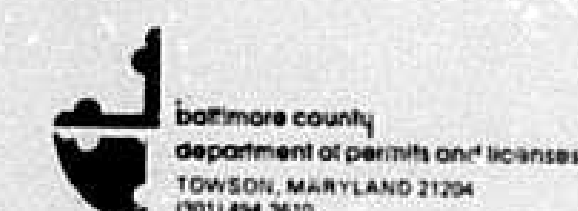
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the side setbacks.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate III

NST/had



JOHN D. SEFFERT
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 #140 Zoning Advisory Committee Meeting, December 19, 1978 are as follows:

Property Owner: Robert L. & Frances S. Runyeon
Location: NE/S Poplar Road 1098' SW Silver Lane
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 3' and 25' in lieu of the required 50'.
Acres: 0.34
District: 15th

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.
- C. Additional permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X 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.
- 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.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- X J. Comment: If any floor level is below elevation 10 Section 300.0 of the Baltimore County Supplement to the Building Code. Engineered drawings may be required.

Very truly yours,

Charles K. Farnham
Charles K. Farnham
Plans Review Chief

CEB:rrj

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tidal water, surface water or running streams shall have floor elevations and watertightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidelwaters

a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete foundations, or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All areaways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

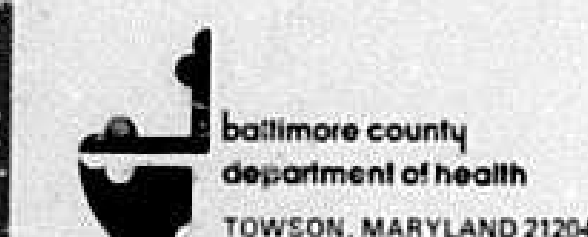
d. All areaways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosure walls may be of concrete masonry units, set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 3 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidelwaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code.



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

January 9, 1979

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

Dear Mr. DiNenna:

Comments on Item #140, Zoning Advisory Committee Meeting of December 19, 1978, are as follows:

Property Owner: Robert L. & Frances S. Runyeon
Location: NE/S Poplar Rd. 1098' SW Silver La.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 3' and 25' in lieu of the required 50'.
Acres: 0.34
District: 15th

Metropolitan water exists and the proposed addition will not interfere with the location of the sewage disposal system.

This area was surveyed in 1965 to determine the adequacy of the individual water supplies and septic systems. The survey revealed that the majority of septic systems along Poplar Road to be failing. Due to poor soil conditions, the most feasible solution was the extension of public sewer. Since public sewer is not available at this time, it is recommended that the dwelling remain a single family residence.

Very truly yours,

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

THD/JEP/fth

