

79-242-17
#179

9-242-A
179

NAME: 20
 NUMBER: 0014-6
 ELECTION: _____
 DISTRICT: 8
 C. D.: 2-5-79
 TYPE: _____
 HEARING: ✓
 BY: 21A
 FINAL: _____
 BY: _____

Owner
Drive
21117
Attorney

advertised, as
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the Zoning
Baltimore
1:00 o'clock
no
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19
:00 A.M.

ndmark Constructi
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Construction, Inc.
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the day and year
CONSTRUCTION, INC.
President
Ray Taylor
the day

... 1979, be
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Construction, Inc.
whose name is
that he executed th
ence, signed and
official seal.

Notary Public
Expires July 1, 198

_____, 1979,
 aforesaid, person
 life, known to me
 subscribed to the
 the same for the
 and sealed the sam
 official seal.

 Notary Public
 expires July 1, 19



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3363

S. ERIC DINENNA
ZONING COMMISSIONER

May 4, 1971

N. Braiterman, Esquire
North Calvert Street, Room 204
Baltimore, Maryland 21202

RE: Petition for Variances
NW/8 of Shadow Court, 232'
NE of Ridge Valley Drive -
8th Election District
Landmark Construction Company -
Petitioner
NQ. 78-242-A (Hear No. 128)

 Peter Max Zimmerman Deputy People's Counsel	 John W. Hession, III People's Counsel County Office Building Towson, Maryland 21204 494-2158
--	---

I HEREBY CERTIFY that on this 25th day of July, 1979, a copy of the foregoing
Order was mailed to Harry M. Ashman, Esquire, 1800 N. Charles Street, Baltimore,
Maryland 21201, Attorney for Petitioner and Mr. and Mrs. Harold Taylor, 8512
Stevenswood Road, Baltimore, Maryland 21207, Contract Purchasers.


John W. Hession, III



baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3363

S. ERIC DINENNA
ZONING COMMISSIONER

May 8, 1970

Stuart N. Braiterman, Esquire
1101 North Calvert Street, Room 204
Baltimore, Maryland 21202

RE: Petition for Variances
NW/8 of Shadow Court, 232'
NE of Ridge Valley Drive -
8th Election District
Landmark Construction Company -
Petitioner
NO. 28-242-A (Hear. No. 129)

Dear Mr. Braiterman:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:mr

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

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

THIS AGREEMENT AND WAIVER, Made this 20 day of April, 1979, by and between LANDMARK CONSTRUCTION, INC., a body corporate of the State of Maryland, party of the first part, and HAROLD MURRAY TAYLOR and ROSALIND TAYLOR, his wife, parties of the second part.

WHEREAS, Landmark Construction, Inc., is the fee simple owner of a lot of ground in the Eighth Election District, Baltimore County, State of Maryland, and being more particularly described as Lot No. 26, as shown on the Plat entitled "Section III, Green Valley North", which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 40, folio 60.

WHEREAS, by Declaration of Restrictions dated May 10, 1973, and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 5359, folio 552, the said Landmark Construction, Inc., imposed restrictions on all of the lots in Green Valley North, including the aforesaid Lot No. 26; and

WHEREAS, by Contract of Sale dated December 24, 1978, the said Landmark Construction, Inc., agreed to sell the aforesaid Lot No. 26, Section III, Green Valley North, unto Harold Murray Taylor and Rosalind Taylor, his wife; and

WHEREAS, under Item 3, Subsection (a), certain side line set backs were imposed requiring a fifty foot (50') side yard set back for any residential structure; and

WHEREAS, Harold Murray Taylor and Rosalind Taylor, his wife, intend to construct a residence which is thirty-two feet (32') from the side line of said Lot No. 26, Section III, Green Valley North as shown on said plat, which would violate the aforesaid fifty foot (50') set back restriction; and

WHEREAS, under Item 10 of said Declaration of Restrictions, the said Landmark Construction, Inc., reserves the right to waive such portions of the protective covenants and restrictions placed upon said property as it may deem necessary for the best interest of the development; and

WHEREAS, Landmark Construction, Inc., is the fee simple owner of a lot of ground in the Eighth Election District, Baltimore County, State of Maryland, and being more particularly described as Lot No. 26, as shown on the Plat entitled "Section III, Green Valley North", which plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K.Jr. No. 40, folio 60.

WHEREAS, by Contract of Sale dated December 24, 1978, the said
Landmark Construction, Inc., agreed to sell the aforesaid Lot No. 26,
Section III, Green Valley North, unto Harold Murray Taylor and Rosalind
Taylor, his wife; and

WHEREAS, Harold Murray Taylor and Rosalind Taylor, his wife, intend to construct a residence which is thirty-two feet (32') from the side line of said Lot No. 26, Section III, Green Valley North as shown on said plat, which would violate the aforesaid fifty foot (50') set back restriction; and

WHEREAS, under item 10 of said Declaration of Restrictions, the said Landmark Construction, Inc., reserves the right to waive such portions of the protective covenants and restrictions placed upon said property as it may deem necessary for the best interest of the development; and

Located on the West side of Shadow Court beginning 232 ft. ±
from the intersection of Shadow Court and Ridge Valley Drive.

Being known as Lot #26 as shown on plat of section #3 "Green Valley North" recorded in the Land Records of Baltimore County in Plat Book 40 Folio 60.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari

Date: March 23, 1979

FROM: Ted Burnham

Zoning Advisory Committee Meeting;
March 13, 1979

SUBJECT: -----

ITEM # 177 See attached comments

ITEM # 178 Standard comments - Permits required etc.

✓ ITEM # 179 Standard comments - Permits required etc.

ITEM # 180 Standard comments - Permits required etc.

ITEM # 181 See attached comments

ITEM #182 No comments

ITEM #183 Standard comments - Permits required etc.

ITEM #184 See attached comments

ITEM #185 See attached comments

ITEM #186 See attached comments

Ted Burnham
Ted Burnham, Chief
Plans Review

TS:rrj

JUN 15 1979

- 2 -

TO: Nick Commodari Date: March 23, 1979

FROM: Ted Burnham

SUBJECT: Zoning Advisory Committee Meeting
March 13, 1979

ITEM # 177	See attached comments
ITEM # 178	Standard comments - Permits required etc.
ITEM # 179	Standard comments - Permits required etc.
ITEM # 180	Standard comments - Permits required etc.
ITEM # 181	See attached comments
ITEM #182	No comments
ITEM #183	Standard comments - Permits required etc.
ITEM #184	See attached comments
ITEM #185	See attached comments
ITEM #186	See attached comments

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TB:KK

JUN 15 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 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) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of May, 1979, that the herein Petition for Variances to permit side yard setbacks of 32 feet in lieu of the required 50 feet 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.

[Signature]
Zoning Commissioner of Baltimore County

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, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 8, 1979

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

Z.A.C. Meeting of: March 13, 1979

RE: Item No: 177, 178, 179, 180, 181, 182, 183, 185, 186
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

None of the above have any bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

JOSEPH J. MCGOWAN, PRESIDENT
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSIAIS

THOMAS H. ROYER
MRS. LORRAINE F. CHURCH
ROGER B. HAYDEN
ROBERT Y. DUBEL, SUPERINTENDENT

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

LAW OFFICES
SEYMOUR R. GOLDSTEIN
THE HOBSON HOUSE
1101 N. CALVERT STREET
SUITE 204
BALTIMORE, MARYLAND 21202
637-3380
3381

SEYMOUR R. GOLDSTEIN
JOHN H. CONRAD
STUART N. BRATNERMAN
IRVING B. KUTZNER

April 16, 1979

Mr. Eric DiNenna,
Zoning Comm. of Balto. County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

RE: Petition for Variance,
Landmark Construction Co.
79-242-A

Dear Mr. DiNenna:

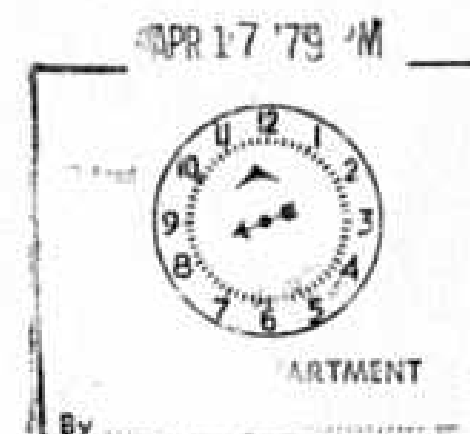
Please enter my appearance as attorney for Mr. & Mrs. Harold Taylor in reference to the above captioned matter.

I plan to be present at trial in this matter on May 7, 1979, at 10:00 a.m.

Yours very truly,

[Signature]
Seymour R. Goldstein

SRG/lh



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Leslie H. Graef
FROM: Director of Planning and Zoning
Date: April 19, 1979

SUBJECT: Petition #79-242-A Item 179
Petition for Variance for side yard setbacks
Northwest side of Shadow Court, 232 feet Northeast of Ridge Valley Drive
Petitioner - Landmark Construction Company

8th District

HEARING: Monday, May 7, 1979 (10:00 A.M.)

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

[Signature]
Leslie H. Graef
Director of Planning and Zoning

LHG:JGH:rw

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1979

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Harry M. Ashman, Esquire
1800 North Charles Street
Baltimore, Maryland 21201

RE: Item No. 179
Petitioner - Landmark
Construction Company
Variance Petition

Dear Mr. Ashman:

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.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/jll

Enclosures

CANDIDATE CONSTRUCTION CO.

HARRY M. ASHMAN

ATTORNEY AT LAW

1800 N. CHARLES STREET
BALTIMORE, MD. 21201
TELEPHONE 7-1-8888

April 17, 1979

Zoning Commissioner of
Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Case No. 79-242-A

Gentlemen:

The hearing set for May 7, 1979, pertaining to the Petition for Variance filed by Mr. and Mrs. Harold Taylor, lists me as attorney. You are hereby advised that Mr. and Mrs. Taylor have made other arrangements for representation by counsel at the hearing. Accordingly, I am no longer retained as attorney. I assume that the attorney whom the Taylors have employed will file his appearance in the case.

Very truly yours,
[Signature]
Harry M. Ashman

HMA/ah



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

March 21, 1979

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

Re: Item #179 (1978-1979)
Property Owner: Landmark Construction Co.
N/WS Shadow Ct. 232' N/E Ridge Valley Dr.
Existing Zoning: RC 5
Proposed Zoning: Variance to permit side setbacks of 32' in lieu of the required 50'.
ACRES: 1.06 District: 8th

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.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #87604, executed in conjunction with the development of Green Valley North - Section Three, of which this property is Lot 26 of the plat of "Section 3, Green Valley North", recorded E.H., Jr. 40, Folio 60.

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.

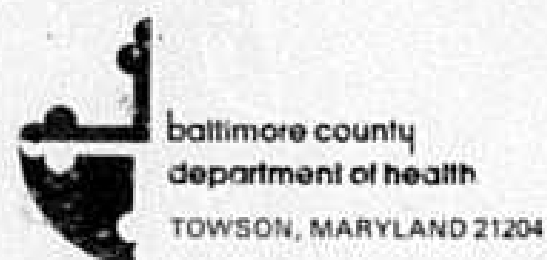
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #179 (1978-1979).

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FW:res

cc: R. Cowdrey, J. Wimbley, R. Morton
S-NW Key Sheet, 56 NW 20 Pos. Sheet
NW 14 E Topo, 50 Tax Map



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

April 16, 1979

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

Dear Mr. DiNenna:

Comments on Item #179, Zoning Advisory Committee Meeting of March 13, 1979, are as follows:

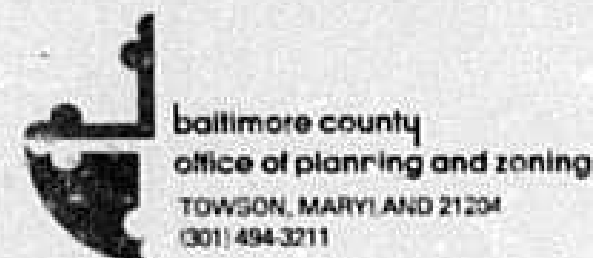
Property Owner: Landmark Construction Co.
Location: NW/8 Shadow Ct. 23 NE Ridge Valley Dr.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit side setbacks of 32' in lieu of the required 50'.
Acres: 1.06
District: 8th

The proposed dwelling will be served by an existing water well and proposed sewage disposal system. The critical yield pump test performed on the well has been approved by the Water Resources Administration, and soil percolation tests have been performed.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/TPP/ithc



LESLIE H. GRAFF
DIRECTOR

April 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 #179, Zoning Advisory Committee Meeting, March 13, 1979, are as follows:

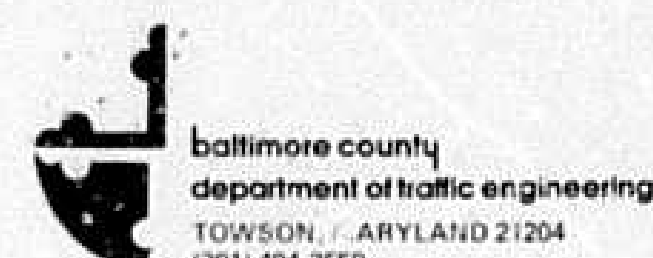
Property Owner: Landmark Construction Co.
Location: NW/8 Shadow Ct. 23 NE Ridge Valley Drive
Existing Zoning: RC-5
Proposed Zoning: Variance to permit side setbacks of 32' in lieu of the required 50'.
Acres: 1.06
District: 8th

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

April 4, 1979

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

RE: Zoning Comments

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items: 177, 178, 179, 180, 183, and 186 of the Zoning Advisory Committee of March 13, 1979.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

NSF/hmd



Paul H. Reincke
CHIEF

March 21, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Landmark Construction Co.

Location: NW/8 Shadow Ct. 23 NE Ridge Valley Dr.

Item No. 179 Zoning Agenda Meeting of 3/13/79

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 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.
- (X) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED BY: *John J. Kelly* 3/21/79
Planning Group
Special Inspection Division

Noted and Approved: *George M. Wagoner*
Fire Prevention Bureau



TOWSON, MD. 21204 April 19, 1979

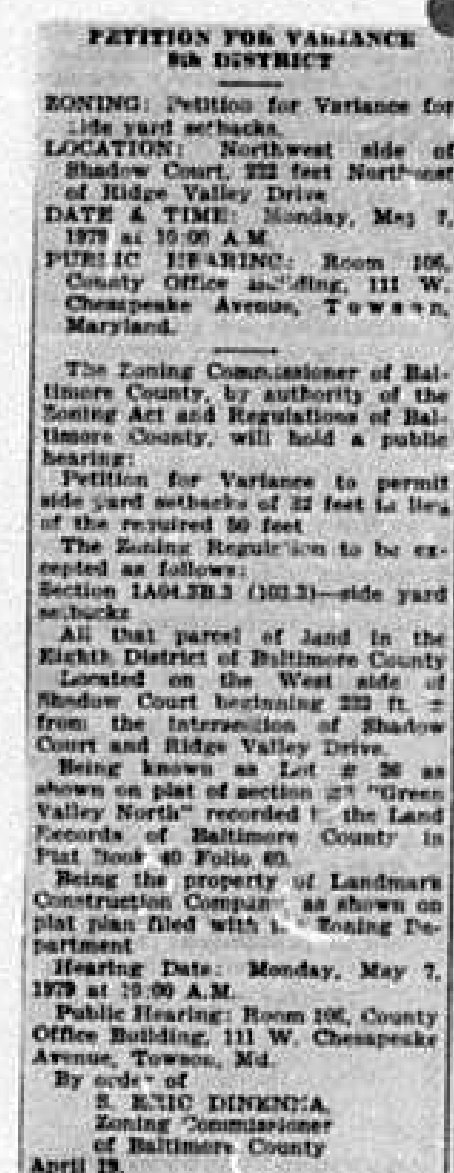
THIS IS TO CERTIFY, that the annexed advertisement was inserted in the following:

- PO-T-9301
- | | |
|--|--|
| ☐ 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 20 day of April 1979, that is to say, the same was inserted in the issues of April 19, 1979.

STROMBERG PUBLICATIONS, INC.

BY: *Bruce V. Stromberg*



CERTIFICATE OF PUBLICATION

TOWSON, MD. April 19, 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 _____ day of _____, 1979, the first publication appearing on the _____ day of _____, 1979.

G. Frank Struth
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: April 20, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: LANDMARK CONSTRUCTION Co.
Location of property: NW/8 SHADOW CT. 23 NE OF RIDGE VALLEY DRIVE.
Location of Signs: NW/8 SHADOW CT. 300' +/- NE OF RIDGE VALLEY DRIVE.
Remarks: _____
Posted by: Thomas S. Paland Date of return: April 30, 1979

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 1st day of March 1979. Filing Fee \$ 25.00 Received ☒ Cash ☐ Check ☐ Other

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Landmark Const. Co. Submitted by: Harold Taylor

Reviewed by: Harold Taylor
This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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: <u>CCF</u>	Revised Plans: Change in one or description ☐ Yes ☒ No									
Previous case: _____	Map # _____									

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

No. 78656

DATE: May 7, 1979 ACCOUNT: 01-669

AMOUNT: \$37.90

RECEIVED FROM: Harold Taylor

FOR: Cost of Advertising and Posting Case No. 79-242-A

37.90

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78631

DATE: April 12, 1979 ACCOUNT: 01-669

AMOUNT: \$25.00

RECEIVED FROM: Harold Taylor

FOR: Filing Fee for Case No. 79-242-A

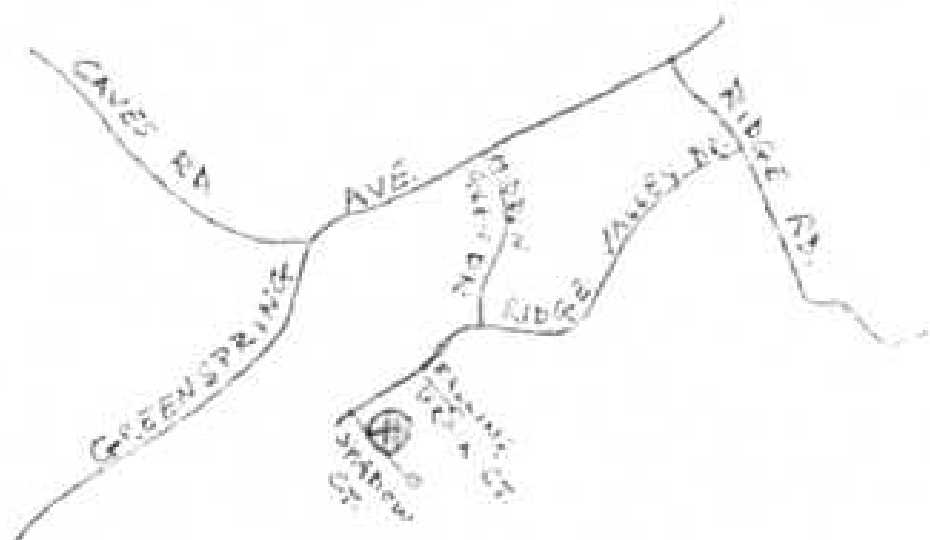
25.00

VALIDATION OR SIGNATURE OF CASHIER

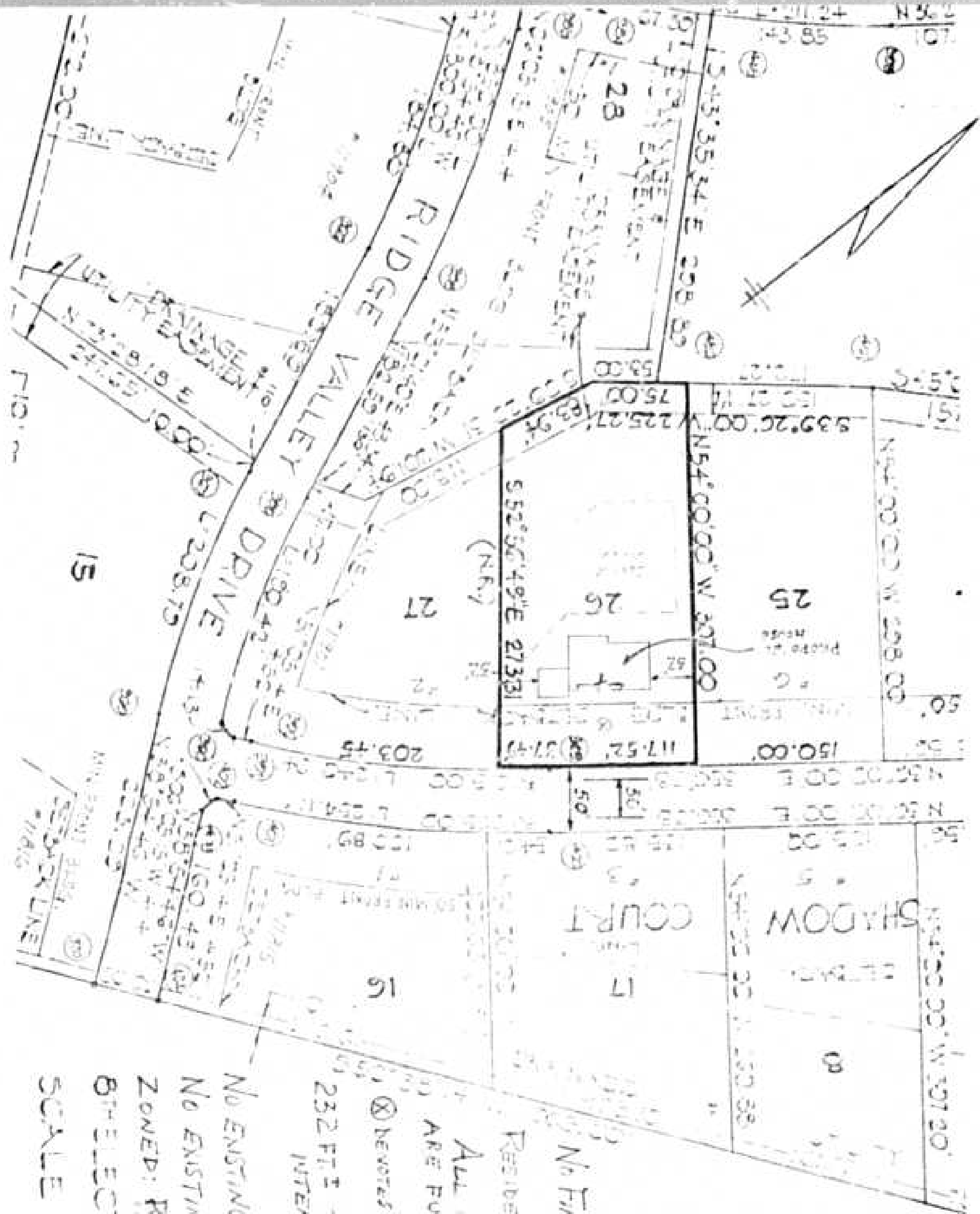




VICINITY MAP
SCALE 1"=1 MI.



SCALE 1"=2,000'



NO FIRE HYDRANTS
RESIDENTIAL USE
ALL LOT SURFACES
ARE FULLY WOODED.
NEAREST LOCATION OF
232 FT. TO NEAREST
INTERSECTION
NO EXISTING BUILDINGS
NO EXISTING ENTRANCES
ZONED: RDP - R05
ONE-SECTION DIST.
SCALE 1"=100 FT.

