PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Bruce D. WERVELlegal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

1 A03. 4B. 4 to permit a feetexk front yard hereby petition for a Variance from Section ... setback of 80 feet from the center of the street (Bluemount Rd.) instead

of the required 100 feet. xxxxx Section 400.1 to permit two existing accessory

structures to remain in the side and front yard in lieu of the required rear yard. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Grading existing from previous owners is only practical spot for house on the tot due to steep grades. If house were placed further back(uphill) excavation would be mure costly, entrance to house more difficult and utilities would be extremely difficult to connect. Construction plans have been drawn up utilizing existing grades and are designed to keep excavating and environmental damage to a minimum.

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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner Contract purchaser 19005 York Rd. Parkton, Md. 31120 __________ -------Protestant's Attorney Petitioner's Attorney PRDERED By The Zoning Commissioner of Baltimore County, this _____day

 \bigcirc

197 that the subject matter of this petition be advertised, as 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

County, on the 18th day of June Zening Commissioner of Baltimore County.

1117

The plot is described as follows:

Beginning at a point 236.8 ft. from the center of gun; wder falls on a line running in the center of Bluemount Rd., thence running 210.99 ft. on a course 5 25 degrees 11 minutes east. Then N 67 deg. 47 min.E for74.69 ft., then S 25 deg. 11 min. W for 30.79 ft., then S85 deg. 15 min. and 30 sec. W for 100 ft to a pipe. Then returning to Bluemount Rd. #long course N 33 deg.08 min. W for 200 ft., then returning to the point of beginning along three courses and distances running in the center of Bluemount Rd., viz: N73 deg. 27 min. 20 sec.W for68.05 ft., N 84deg. 32 min. 30 sec.W for 64.91 ft., and S86 deg. 32min.E for 77.98 ft. Comprising .93 acres more or less and recorded in the Land records of Balto. Co. in Liber E.H.K.Jr. No.5406, folio 751.

RE: PETITION FOR VARIANCES S/S of Bluemount Rd., 236.8' E of Gunpowder Falls, 7th District : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 79-244-A

BRUCE D. WEAVER, Petitioner

1111111

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 Mox Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 31st day of May, 1979, a copy of the aforegoing Order was mailed to Mr. Bruce D. Weaver, 19035 York Road, Parkton, Maryland 21120, Petitioner.

> John W. Hessian III John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO...Zaning Cammissianec Norman E. Gerber, Acting Director FROM Office of Planning and Zoning

Date____lune_4,_1979_____

SUBJECT Petition # 79-244-A. Item No. 119

South side of Bluemount Rd. 236.8' E. of Gunpowder Falls Petition for Veriance to permit a front yard setback and to permit 2 existing accessory structures to remain in the side and front yard in liew of the required rear yard. Petitioner - Bruce D. Weaver

HEARING: Monday, June 18, 1979 (10:15 A.M.)

There are no comprehensive planning factors requiring comment on this

NEG:JGH:rw

June 25, 1979

Mr. Bruce D. Weaver 19005 Terk Road Parkton, Maryland 21120

> RE: Petition for Variances S/S of Bluemount Road, 236.8' E of Gunpowder Falls - 7th Election District Bruce D. Weaver - Petitionar NO. 79-244-A (Item No. 119)

Dear Mr. Weaver:

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

Very truly yours.

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachment

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Bruce D. Weaver 19005 York Road Farkton, Maryland 21120

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 1st day of May

S. ERIC DI NENNA Zoning Commissioner

Petitioner Bruce D. Weaver Petitioner's Attorney

Reviewed by Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 4, 1979

COUNTY OFFICE BLDG. 111 W Chesapeake Ave. Towson, Maryland 21204 Mr. Bruce D. Weaver

19005 York Road 030 Nicholes B. Commodari

Parkton, Maryland 21120 Chairman

Bureau of Engineering

Department of Traffic Engineering State Poads Commission Bureau of Fire Prevention

Health Department Project Planding: Building Department Board of Education Inning Administration Industrial Development

RE: Item No. 119 Petitioner - Weaver Variance Petition

Dear Mr. Weavers

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Because of your proposal to construct a dwelling on the subject property within 80' of the centerline of Blue Mount Road in lieu of the required 100', this Variance is required. As per our meeting, the petition forms have been altered to reflect a Variance request for the existing sheds which will be situated in the side and front yards.

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,

NICHOLAS B. COMMODAR Chairman

Zoning Plans Advisory Committee

NBC:nr

Enclosures

baltimore county department of public works TOWSON, MARYLAND 21204

HH-SE Key Sheet 110 NW 3 Pos. Sheet NW 28A Topo 22 Tax Map

THORP TON M. MOURING, P.E.

January 19, 1979

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

> Re: Itrm #119 (1978-1979) Property Owner: Bruce D. Weaver S/S Blue Mount Rd. 236.8' E. Gunpowder Palls Existing Zoning: RC 4 Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required 100'. Acres: 0.93 District: 7th

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:

Blue Mount Road, an existing public road, is proposed to be improved in the future on a 50-foot right-of-way. Highway right-of-way widening including any necessary revertible easements for slopes, will be required in connection with any grading or building parmit application.

Sediment Control:

Divelopment 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 proble- which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanicary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plans W and 5-10B, as amended indicates "No Planned Service" in the area.

Very truly yours,

ELISWORTH N. DIVER, F.E. Chief, Bureau of Engineering

END: EAM: FWR: SS



LESUE H. GRAEF DIRECTOR

February 6, 1979

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

Dear Mr. DiNenna:

Comments on Item #119, Zoning Advisory Committee Meeting, November 28, 1978, are as follows:

Froperty Owner: Bruce D. Weaver Location: S/S Bluemount Road 236.8' E. Gunpowder Falls Existing Zoning: RC-4 Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required Acres: 0.93 District: 7th

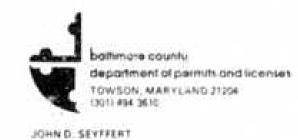
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

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

Very truly yours,

December 8, 1978

Planner III Current Planning and Development



Pecember L. 1978

Mr. S. Eric DiNetuna, Loning Commissioner Office of Planning and Soming County Office Building Towson, Maryland 2120k

Dear Mr. DiNetmat

Comments on Item # 119 Zoning Advisory Committee Meeting. November 26, 1978 are as follows:

Property Owner: Bruce B. Weaver

S/S Bluemount Road - 236.8 E. Gunpowder Falls Existing Zoningt R.C. L Proposed Zoning: Variance to permit a front sethank to the centerline in lieu of the required 100'.

0.93

Districts 7th

The items checked below are applicable:

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

XB. A building permit shall be required before construction can begin.

C. Additional _____Permits shall be required.

D. Politing shall be upgraded to now use - requires alteration permit.

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

G. Wood frame walls are not remitted within 3'0" of a property line.

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.

Contact Building Department if distance is between 3'0" and 6'0" of property line.

E. Requested setback variance conflicts with the Baltimore County

I. No Comment.

J. Comments

Very truly yours, Charles E. Burnham Plane Review Chief

CHBIECA

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

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: 119 Property Owner. Bruce D. Weaver . Location: S/S Bluemount Rd. 236.8' E. Gunpowder falls Present Zoning: R.C.4 Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required 100'.

District: 7th No. Acres: 0.93

Cent Mr. DiNenna:

No bearing on student population.

Very truly jours, W. Nick Petrovich. Field Representati e

WNP/bp

JOSEPH N. PAGOWAN, INCOMENT T. BAYAFII WILLIAMS IN THE PRESCRIPTION

THOMAS H. BOTER MINE LUBRAINE F. CHROSE HOGER B. HAYDEN

TALVINELEGREEK STREET, MINETON HE SHIFTH LIMIT RICHARD W. TRACKY, D.V.M.

department of traffic engineering TOWSON, MARYLAND 21204 (301) 494-3550

STEPHEN E. COLLINS

DIRECTOR

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80

IVED

E

ORDE

January 8, 1979

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

> Item No. 119 - ZAC - November 28, 1978 Bruce D. Weaver Property Owner: S/S Bluemount Rd. 236.8' E Gunpowder Falls Location:

> > R.C. 4 Variance to permit a front setback to the centerline in lieu of the required 100'.

0.93 Acrest フェト District:

Existing Zoning:

Proposed Zoning:

Dear Mr. DiNenna:

setback from the centerline of the street.

Michael S. Flanigan

Engineer Associate II

MSF/had

No traffic problems are anticipated by the requested variance to front

THD/JRP/fth

department of heatin TOWSON, MARYLAND 21204

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 #119, Zoning Advisory Committee Meeting of November 28, 1978, are as follows:

Property Owner: Bruce D. Weaver Existing Zoning: R.C. 4

S/S Bluemount Rd. 236.8' E Gunpowder Falls Proposed Zoning: Variance to permit a front setback to the centerline in list of the required 100'.

Acres: District:

The property has an existing water well and satisfactory soil percolation tests have been schieved.

After construction of the proposed dwelling has been completed and the septic system installed, the existing privy shall be immediately abandoned and Lackfilled.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

battimore county fire department TOWSON, MARYLAND 21204 13011-825-7310

Paul H. Reincke

Office of Planning and Zoning Baltimore County Office Building

Tougon, Maryland 21304

Attention: N. Commodari Chairman Zoning Advisory Committee

Ro: Froncety Omor: Bruce D. Weaver

Location: S/S Bluemount Rd. 236.8' E Gunpowder Falls

Itom No. 119

Coming Agenda Meeting of 11/28/78

Gentlemen:

Persuant to your request, the referenced property has been surveyed by this Dureau and the comments below murked 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 or _____feet along an approved read in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of which access is required for the site.

() 3. The vehicle dead end condition shown at ECCIPIES 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 Mational Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 5. Site plans are approved as drawn.

(c) 7. The Fire Provention Dureau has no comments, at this time Noted and

MARCUE N. BUTSANIS

BOBERT T. PUREL SUPPRINTENDERS

@ 79-244-A CERTIFICATE OF POSYING

Tourson, Maryland District.....

ZONING DEPARTMENT OF BALTIMORE COUNTY

Location of property: 315 of Blue mount Ad, 236.8 Ed.

Posted by Signature Date of return: 1/8/24

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet date by date by date by date by FUNCTION Descriptions chacked and 11.27 112 outline plotted on map Petition number added to

outline Demed Granted by

Revised Plans: Reviewed by: Change in outline or description___Yes

REGIN

ZC, BA, GC, CA

Map # NW21-A Previous case:

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petation has been received * this // cay of Nov 197% Filing Fee \$ 25 . Received _Check

___Cash

__Other

Petitioner Bruce D. Werner Submitted by Werner

Petitioner's Attorney Reviewed by CAT

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

> No. 78675 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE_ May 25, 1979 ACCOUNT 01-662 RECEIVED Bruce D. Weaver Filling Fee for Case No. 79-244-A 25.00100 387 5RM 25 VALIDATION OF SIGNATURE OF CASHIER



TOWSON, MD. 21204

1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Bruce D. Weaver was inserted in the following:

- ☐ Catonsville Times □ Essex Times
- ☐ Arbutus Times
- X Towson Times

PETITION FOR TARIANCES

The Destrict 20Peauly, Petition for Variances for filed part settleck and sc-

LOCATION South side of Bio-mould fload, 206.3 heet 63st of

Gunpowder Falls
DATE & TIME Wondey, June 18, 1979 at 10'15 A.M.
PUBLIC HEARING Room 106, County Office Suiding 111 W.
Chesapeats Avenue, Towson.

the Zoning Commissioner of Automore County, by surhowing of the Zoung Act and Regulations of

Baltimore County, will hold a pub-

ic hearing fullten for variance to permit a

from yard setback of 80 feet from the center of the street (Bluemount

fload) instead of the required 100: Lest by Joseph 2 existing accessory structures (shed!) to remain in the

side and front yand in lieu in the

required rear part.
The Zorong Regulations to be

Section 1A03.48.4 - Minimum

Sucrem 400 1 - societably struc-

At that parcel of land in the Seventh Dislinct of Baltimore

Gounty
Beginning et a point 238.5 ft.
from the cemer of gunpowder falls
uit a line running in the center of
Bluemount Ad., there's running
210.98 ft. on a course 6 Jf. Segreen
11 minutes east. Then 5 Jf. Seg. 47
exis. E for 74.66 ft. then 5 Jf. Cog.

11 mos to for 30.79 %, then 655 deg 15 mos and 30 sec. W for 500 %, to a pipe. Then returning to Stuemout No. atong course N 25 deg 06 min. W for 200 St., then

returning to the point of beginning along three courses and distances

Na. viz N 73 deg 27 min. 30 sec. W for 68.05 ft, N 84 deg 32 min. 30

sec W for 84.91 ft., and S86 deg. 32 mm. E for 77.56 ft. Gemprising. \$3 scree more or lens and re-

83 scree more or less and recorded in the Land records of
Salts. Co. In Liver E.M.X. Jr. 16s.
5408. Italio 731.

Being the property of Snutz D.
Wesver, as shown on graticish filed
with the Zuning Department
Pleaning Date. Montley, June 18.
1979 at 10 15 A.M.
Public Hearing: Room 108.
County Office Building, 111 W.
Chessposite Avenue, Towson
Maryland
By chippin of

ZONING COMMISSIONER OF BACTIMORE COUNTY To May 31 (810)

BY CINGER OF WIL JAM E. HAMMOND. Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for _____one ____successive weeks before the 1st day of June 1979, that is to say, the same was inserted in the issues of MAY 31. 1979.

STROMBERG PUBLICATIONS, INC.

BY Esthe Burger

BALTIMORE COUNTY, MARYLAND No. 78715 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 18, 1979 ACCOUNT 01-662 AMOUNT \$52.81

RECEIVED Bruce D. Weaver FOR Cost of Advertising and Posting Case No. 79-744-A

3 4 OF 35 18 52.8180

VALIDATION OR SIGNATURE OF CASHIER

Petition for Variance to permit a front yard a thack of 80 feet from the center of the etrosi (Bluemount). It is impress of the experience of the required for feet to permit 2 existing accessory attractures (shods) to remain in the required tear gard.

The Zening Regulations to be axcepted to follows:

Section 1806.4% & — Minimum distance from restar line of street. Beetion N.1-accessory structures All that parent of hald in the Seventh District of Baltimers coun-Begining at a point 236 8 ft. from Hegining at s point 200.8 ft. 7com the conner of Gonpowder Falls on a line running in the center of Hise-mount Rd., thence running 210.50 ft., on a vurse S 25 degrees il min-utes cast. Then N 67 deg. 47 min. E for 74.50 ft., then S 25 deg. 11 min W for 36.78 ft., then D 85 deg. Li-suin and 30 sec. W for 100 ft. to a pipe. Then returning to Bluemeunt lid along course N 23 deg. 04 min. W for 200 ft., then returning to the point of beginning along three courses and distances running in N 23 dag, 27 min. 26 sec. W for ex.05 ft., N 84 dag, 32 min. 30 sec. acres more or less and recorded in the Land records of Baltimore Co. in Liber E.H.K. Jr. No. 5404, fello Weaver, as shown on plat plan filed with the Zoning Department. Hearing Date: Monday, June 1s 1979 at 19:15 A.M.

PETITION FOR VARIE ES

CONTING: Petition for Variances for

front yard setback and consastry

structures
LOCATION: South side of Bluemount Road, 225 feet Eust of
Gunpowder Falls
DATE & TIME: Monday, Jone 18,
1979 at 10:15 A.M.
PURLIC HEARING: Boom 106,

County Office Building, Itt 3

Chryspeake Avenue, Towson,

The Zoning 'mminationer of Bal-timore County, by authority of the Zoning Act and Regulations of Bultimore County, will bold a public

hearing: Petition for Variance to permit a

Public Hearing: Room 105, County Office Building, 111 W. Chesa-peaks Avenue, Townen, Maryland, By Order Of WILLIAM E. HAMMOND,

Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFEPSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on work caner. off one time somewhoreowers before the 18th day of June 19.79, the fifth publication appearing on the 31st day of May

Cost of Advertisement, \$

