

Enclosures

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),

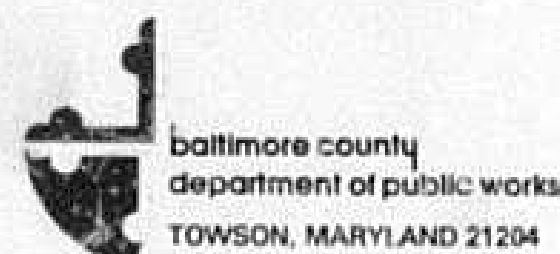
the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances to permit a front yard setback of eighty feet from the center of the street (Bluemount Road) in lieu of the required one hundred feet and two existing accessory structures (sheds) to remain in the side and front yards in lieu of the required rear yard should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of June, 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 day of 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County



THOMAS M. MOURING, P.E.
DIRECTOR

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

January 19, 1979

Re: Item #119 (1978-1979)
Property Owner: Bruce D. Weaver
S/S Blue Mount Rd. 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 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 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.

Water and Sanitary Sewer:

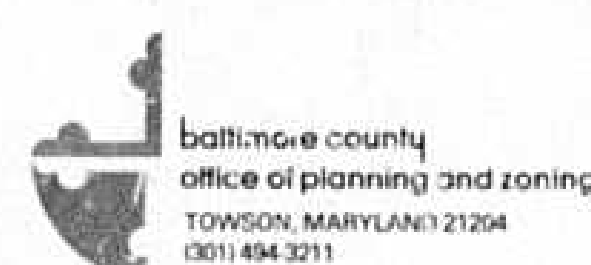
Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. The Baltimore County Water and Sewerage Plans W and S-10B, as amended indicate "No Planned Service" in the area.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: FWR: ss

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



LESLIE H. GRAEF
DIRECTOR

February 6, 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 #119, Zoning Advisory Committee Meeting, November 28, 1978, are as follows:

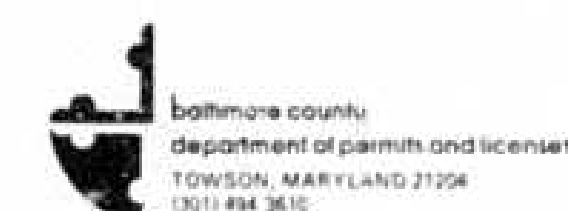
Property Owner: Bruce D. Weaver
Location: S/S Bluemount Road 236.8' E. Gunpowder Falls
Existing Zoning: RC-4
Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required 100'.
Acres: 0.93
District: 7th

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,

John L. Wimbley
Planner III
Current Planning and Development



JOHN D. SEFFERT
DIRECTOR

December 1, 1978

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, November 28, 1978 are as follows:

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

Acres: 0.93
District: 7th

The items checked below are applicable:

X.A. Structure shall conform to Baltimore County Building Code (B.O.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.

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.

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

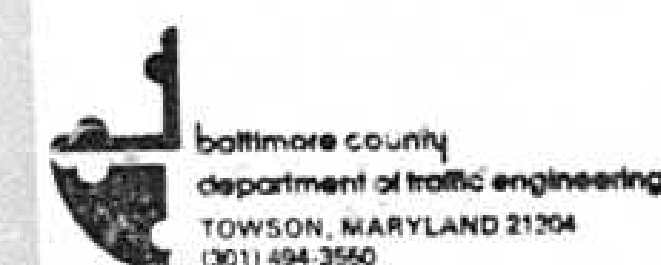
I. No Comment.

J. Comment:

Very truly yours,

Charles E. Burnham
Plans Review Chief

CEB:rrj



STEPHEN E. COLLINS
DIRECTOR

January 8, 1979

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

Item No. 119 - ZAC - November 28, 1978
Property Owner: Bruce D. Weaver
Location: S/S Bluemount Rd. 236.8' E Gunpowder Falls
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required 100'.

Acres: 0.93
District: 7th

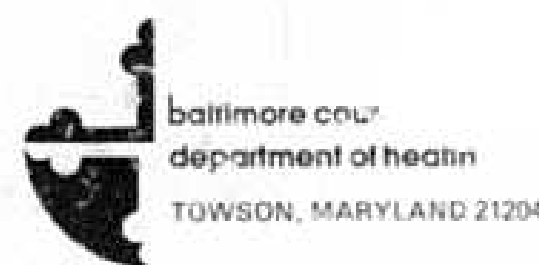
Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to front setback from the centerline of the street.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSP/hmg



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
Location: S/S Bluemount Rd. 236.8' E Gunpowder Falls
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a front setback to the centerline in lieu of the required 100'.
Acres: 0.93
District: 7th

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

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRE/rth



Paul H. Reinecke
CHIEF

December 8, 1978

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

Attention: N. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Bruce D. Weaver

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

Item No. 119 Zoning Agenda Meeting of 11/28/78

Comments:

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 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.

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

REVIEWED: Special Inspection Division

Approved: Fire Prevention Bureau

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

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

RNP/bp

JOSEPH N. MCCORMAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS W. BETHANS

THOMAS H. ROYER
MRS. LORRAINE F. CHANDLER
ROGER B. HAYDEN

ALVIN LORICK
MRS. MILDRED H. SMITH, JR.
RICHARD W. TRACY, DVM.

District: 1 Date of Posting: 6/6/79
Posted for: William J. Varnano
Petitioner: Bruce L. Weaver
Location of property: 315 S. Blumount Rd., 236.8' E of
Dunwoody Falls
Location of Signs: front of property, facing Blumount
Remarks:
Posted by: Geo. Coleman Date of return: 7/8/79
Signature

_____ Other _____
S. Eric DiNenna
 Zoning Commissioner
 Petitioner Ernie D. Warner Submitted by Warner
 Petitioner's Attorney _____ Reviewed by DET
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

[illegible]

BY Wilbur Dargatz

Cost of Advertisement, \$.....

[illegible]

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					11-27	MSE				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DHS _____
 Change in outline or description _____ Yes
 _____ No
 Previous case: _____ Map # 14021A

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

No. 78675

DATE May 25, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Bruce D. Weaver

FOR Filing Fee for Case No. 79-244-A

88752/AT 25 25.00 MD

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78715

DATE June 18, 1979 ACCOUNT 01-662

AMOUNT \$52.81

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

34 OF 18 5281 REC

VALIDATION OR SIGNATURE OF CASHIER

