

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John A. Joyce Pohlman, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1602.4B.4 to allow two existing dwellings to be located 62' (#1320) and 66' (#1324) from the centerline of Nicodemus Road in lieu of the required 100' and to allow a rear set back of 32' in lieu of the required 50' for an addition to the existing dwelling known as #1320.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Need additional living area because of family increase and existing house which was built in 1931 was built not within current zoning regulations. The garage is needed for additional storage space for equipment and automobiles.

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.

Contract purchaser
Address
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May 1979, 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 25th day of June 1979 at 9:30 A. M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
NE corner of Nicodemus Rd. and
Gores Mill Rd., 4th District
JOHN POHLMAN, et ux, Petitioners : Case No. 79-256-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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
Deputy People's Counsel
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 4th day of June, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. John Pohlman, Route 7, Box 38, Mt. Airy, Maryland 21771, Petitioners.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Acting Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #79-256. Item #175

Date: June 14, 1979

Petition for Variance for minimum distance to center line of street and rear yard setback
Northeast corner of Nicodemus Road and Gores Mill Road
Petitioner - John Pohlman, et ux

4th District

HEARING: Monday, June 25, 1979 (9:30 A. M.)

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

Norman E. Gerber
Acting Director
Office of Planning and Zoning

NEG:JGH:rw

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 26, 1979

Mr. & Mrs. John W. Pohlman
Route 7, Box 38
Mount Airy, Maryland 21771

RE: Petition for Variances
NE corner of Nicodemus and Gores
Mill Roads - 4th Election District
John W. Pohlman, et ux -
Petitioners
NO. 79-256-A (Item No. 175)

Dear Mr. & Mrs. Pohlman:

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. Hession, III, Esquire
People's Counsel

DESCRIPTION FOR VARIANCE PETITION FOR JOHN & JOYCE POHLMAN

Beginning on the northeast corner of Nicodemus and Gores Mill Roads and running the following courses and distances N 43° 20' 27" W 17' thence N 41° 11' 16" E 393' thence S 48° 55' 18" E 412' thence N 86° 54' 43" W 30.80' thence S 86° 02' 47" W 451.80' thence S 88° 58' 01" W 70.72 to place of beginning. Being a part of the property owned by John & Joyce Pohlman containing 9.079 acres ±.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1979

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

Chairman
Nicholas B. Commodari

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

Mr. & Mrs. John Pohlman
Route 7, Box 38
Mt. Airy, Maryland 21771

RE: Item No. 175
Petitioners - Pohlman
Variance Petition

Dear Mr. & Mrs. Pohlman:

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.

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. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:nf
Enclosures

Mr. & Mrs. John Pohlman
Route 7, Box 38
Mt. Airy, Maryland 21771

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 1979.

Eric Di Nenna
Zoning Commissioner

Petitioner John Pohlman, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

OCT 01 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 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 should be granted.

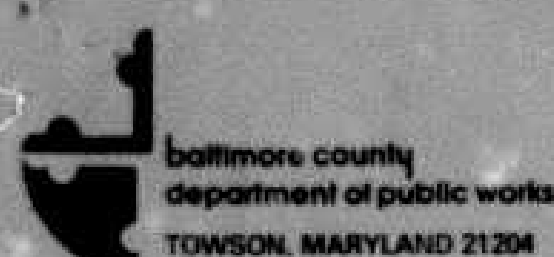
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of June, 1979, that the herein Petition for Variances to permit existing dwellings to be located 62 feet (1320 Nicodemus Road) and 86 feet (1324 Nicodemus Road) from the center line of the road in lieu of the required 100 feet and a rear yard setback of 32 feet for an addition (1320 Nicodemus Road) 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.

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



THORNTON M. MOURING, P.E.
DIRECTOR

March 27, 1979

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

Re: Item #175 (1978-1979)
Property Owner: John & Joyce Pohlman
N/E cor. Nicodemus Rd. & Gores Mill Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit existing dwellings to be located 62' and 86' from the center of Nicodemus Rd. in lieu of the required 100' and to allow a setback of 32' from a property line in lieu of the required 50' for an addition to the dwelling known as 1320 Nicodemus Rd.
Acres: 1.86 District: 4th

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:

Gores Mill and Nicodemus Roads, existing public roads, are proposed to be improved in the future as 40 and 50-foot closed section roadways on 60 and 70-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and 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.

Item #175 (1978-1979)
Property Owner: John & Joyce Pohlman
Page 2
March 27, 1979

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. Baltimore County Water and Sewerage Plans W and S-13B, as amended, indicate "No Planned Service" in the area. This property is tributary to Liberty Reservoir.

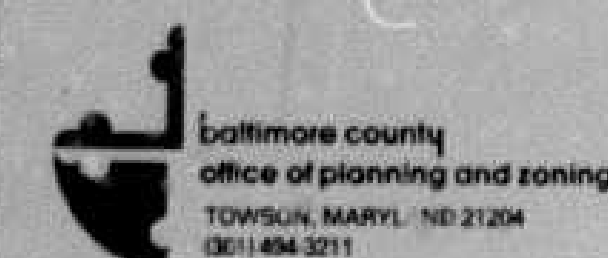
Very truly yours,

Ellsworth M. Diver, P.E.
Chief, Bureau of Engineering

END:RAN:FWL:as

cc: J. Tremmer
J. Scherer

Y-NE Key Sheet
57 NW 45 & 46 Pos. Sheets
NW 15 L Topo
48 Tax Map



LESLIE H. GRAEF
DIRECTOR

April 11, 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 175, Zoning Advisory Committee Meeting, March 6, 1979, are as follows:

Property Owner: John and Joyce Pohlman
Location: NE/C Nicodemus Road and Gores Mill Road
Existing Zoning: RC-4

Proposed Zoning: Variance to permit existing dwellings to be located 62' and 86' from the center of Nicodemus Road in lieu of the required 100' and to allow a setback of 32' from a property line in lieu of the required 50' for an addition to the dwelling known as 1320 Nicodemus Road

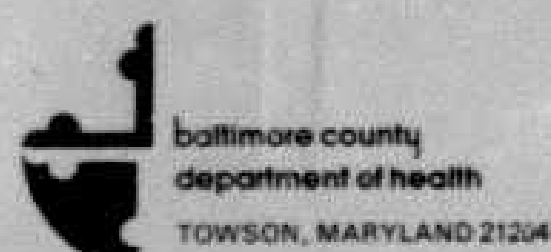
Acres: 1.86 acres
District: 4th

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, Jr.
John L. Wimbley
Planner III
Current Planning and Development



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

April 16, 1979

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

Dear Mr. DiNenna:

Comments on Item #175, Zoning Advisory Committee Meeting of March 6, 1979, are as follows:

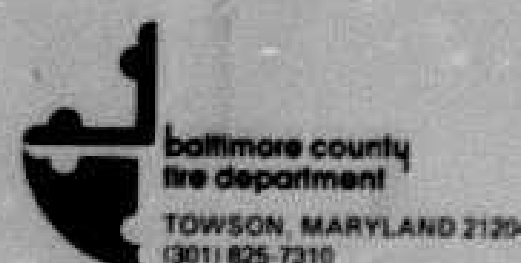
Property Owner: John & Joyce Pohlman
Location: NE/C Nicodemus Rd. & Gores Mill Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit existing dwellings to be located 62' and 86' from the center of Nicodemus Rd. in lieu of the required 100' and to allow a setback of 32' from a property line in lieu of the required 50' for an addition to the dwelling known as 1320 Nicodemus Rd.
Acres: 1.86
District: 4th

A private water well presently serves both existing dwellings (#1320 and #1324 Nicodemus Rd.) and appears to be in good physical condition. The dwelling located #1324 is presently served by an existing sewage disposal system which appears to be operating correctly. The dwelling located #1320 is presently served by a cesspool. Prior to the approval of a building permit for the proposed addition to this dwelling, soil percolation tests must be conducted. An individual sewage disposal system, meeting all Baltimore County Department of Health requirements, must be installed for the dwelling and the existing cesspool properly backfilled.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JHE/rhg



Paul H. Heinicke
CHIEF

February 27, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: John & Joyce Pohlman

Location: NE/C Nicodemus Rd. & Gores Mill Rd.

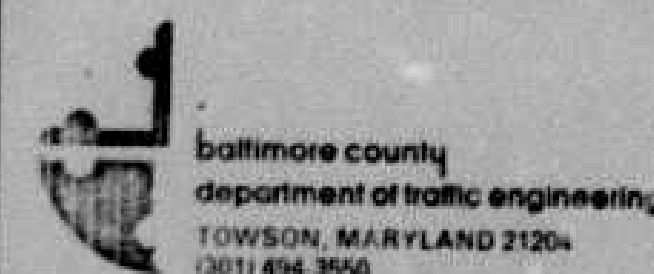
Item No. 175 Zoning Agenda Meeting of 3/6/79

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 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.
- (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: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division



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: 170, 173, 174, 175 and 176 of the Zoning Advisory Committee Meeting of March 6, 1979.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: March 23, 1979
FROM: Ted Burman
SUBJECT: Zoning Advisory Committee Meeting
March 6, 1979

ITEM #170	Standard Comment - Permits required etc.
ITEM #171	Standard Comment - Permits required etc.
ITEM #172	See attached comments
ITEM #173	See attached comments
ITEM #174	Standard comments - permits required etc.
✓ ITEM #175	Standard comment - permits required etc.
ITEM #176	Standard comment - permits required etc.

TS:rrj

Ted Burman, Chief
Plans Review

OCT 01 1979

OCT 01 1979