

June 1, 1978

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

RE: Petition for Zoning Variances - Case No. 78-259-A

Dear Sir:

It is urgently requested that no consideration be granted such a petition as here presented, unless and until, petitioner shows and guarantees that several certain, serious and inevitable problem areas will be addressed, solved, abated and/or overcome by petitioner, to wit:

1. Topography, Grade & Elevation of Area: Nothing has been or is shown to assure residents and property owners of the drainage area below the area encompassed by the proposed East Towson Housing project, to the effect that measures will, can or are being taken to protect them from serious and catastrophic damage, inasmuch as the grade and elevation from topography of the area is such that it drains to the southwest directly toward the two hundred block of East Susquehanna Avenue. The residences in this block do not have an alley to the rear of them but back up onto Hillen Road.

2. Gutters & Curbing: Presently there are no curbs or gutters along Hillen Road, and probably will not be in the foreseeable future, to carry off the surface storm water and/or snow melt. Residential property in the 200 block of East Susquehanna Avenue has a history of surface water flooding their basements. Unless steps are taken PRIOR (and I emphasize the word prior) to any consideration of issuance of permits for any such building project as concerned at this hearing then, when ground cover such as trees, shrubs, etc., is removed not only will we, the residents and property owners of the 200 block East Susquehanna Ave., experience basement flooding but the water is bound to be accompanied by tons of mud and debris coming across Hillen Road into the rear of our residences backing onto Hillen Road.

3. Unless the elevation of the project is kept below the present elevation of Hillen Road then every rainstorm and runoff of snow melt is certain to flood and drain across Hillen Road.

4. Residents of the Algburth Subdivision all the way from the area of the intersections of Fairmount Ave., Hillen Rd. and Eudowood Lane to the southwest toward Burke Avenue have been plagued for the past year with sewage and storm drains backing up into their basements -- the county has had crews out all spring attempting to, and are still trying to, open drains. Additional sewage add-ons as here proposed for the first three buildings of approximately 27 apartments per floor (no mention is made of how many floors are contemplated) -- and if these three buildings are allowed then the four (4) other buildings proposed for the future--if permitted, are certainly going to overload the drainage systems thus necessitated.

sitating more taxes for bond issues for the county to dig up and install a larger drainage system for both sewage and surface water.

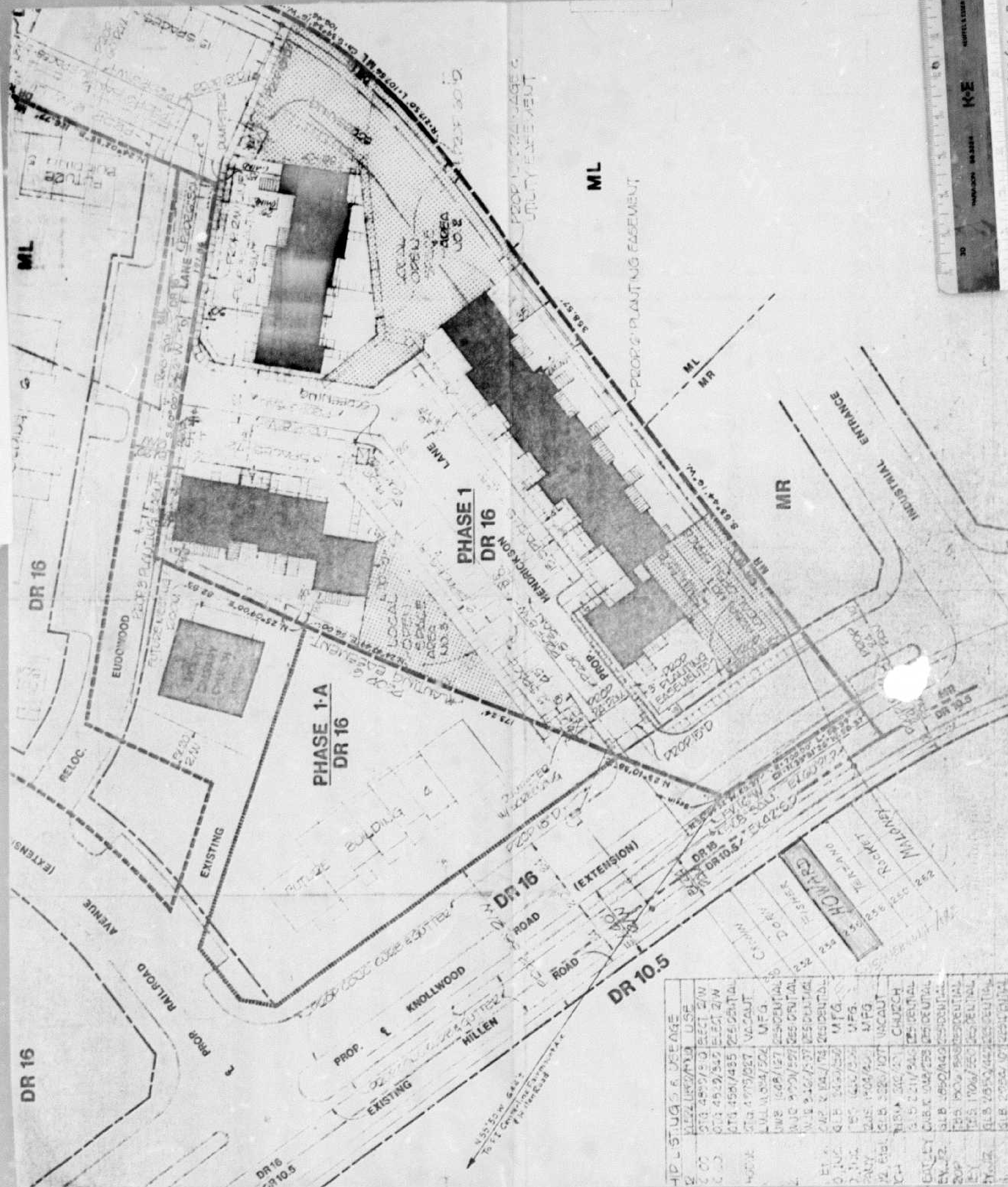
5. Drainage and Sewerage: Parking spaces are provided. This indicates the population of this proposed project will be large enough to generate a tremendous overload for the present sewage system.

6. Who will reside in these apartments -- 10 built? Who gets priority for occupancy and who will determine the priority? What will the rental fees be?

Respectfully submitted,

Jack Howard *Gerry L. Howard*
Mr. & Mrs. Jack R. Howard, 290 E. Susquehanna Ave.

Marie D. Rockett 260 E. Susquehanna Ave.



79-259-A 195 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lester M. Sachs, et ux, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1902.3B (208.3) to allow a sideyard setback 11.1 feet instead of the required 15 feet and a sum of side setbacks of 21.1' in lieu of the required 25' for the proposed garage

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

Petitioners wish to enclose carport and thereby produce a one-car garage. The zoning requirement of 10 feet either side, plus a two side total of 25 feet setback cannot be met if the carport is enclosed.

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 Blanche Sachs Legal Owners
Address 8823 Stonehaven Road
Randallstown, Md. 21133
Petitioner's Attorney John W. Hession, III Protestants Attorney
Address _____

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 held 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 10:15 o'clock A.

John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION

Beginning at a point on the southwest side of Stonehaven Road, 112.5' southeast of Stonebrook Road and known as Lot 3, block B, plat D, Section 2 of Fieldstone No. 4, and recorded among the land records of Baltimore County in Plat book 30, folio 39.

Also known as 8823 Stonehaven Road.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Stonehaven Rd., 112.5' : OF BALTIMORE COUNTY
SE of Stonebrook Rd., 2nd District :
LESTER SACHS, et ux, Petitioners : Case No. 79-259-A

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 Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 4th day of June, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Lester Sachs, 8823 Stonehaven Road, Randallstown, Maryland 21133, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: _____ Date: June 14, 1979
Norman E. Gerber, Acting Director
FROM: _____ Office of Planning and Zoning
SUBJECT: Petition 79-259-A, Item 195

Petition for Variance for side yard setbacks
Southwest side of Stonehaven Road, 112.5 feet Southeast of
Stonebrook Road
Petitioner - Lester Sachs, et ux

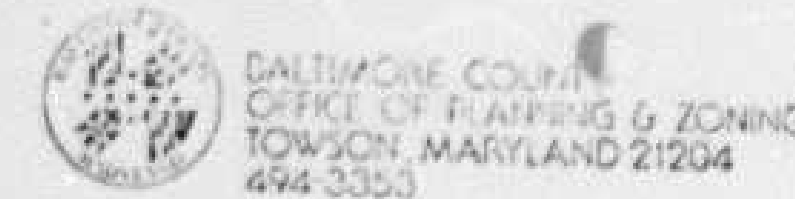
2nd District

HEARING: Monday, June 25, 1979 (1015 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director
Office of Planning and Zoning

NEG:JGH:rw



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 27, 1979

Mr. & Mrs. Lester M. Sachs
8823 Stonehaven Road
Randallstown, Maryland 21133

RE: Petition for Variances
SW/S of Stonehaven Road, 112.5'
SE of Stonebrook Road - 2nd
Election District
Lester M. Sachs, et ux -
Petitioners
NO. 79-259-A (Item No. 195)

Dear Mr. & Mrs. Sachs:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:arl

Attachment

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Lester Sachs
8823 Stonehaven Road
Randallstown, Maryland 21133

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 DiNenna
S. ERIC DI NENNA
Zoning Commissioner

Petitioner Lester Sachs, et ux
Petitioner's Attorney _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1979

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

Chairman
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

Mr. & Mrs. Lester Sachs
8823 Stonehaven Road
Randallstown, Maryland 21133

RE: Item No. 195
Petitioners - Sachs
Variance Petition

Dear Mr. & Mrs. Sachs:

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nr
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),

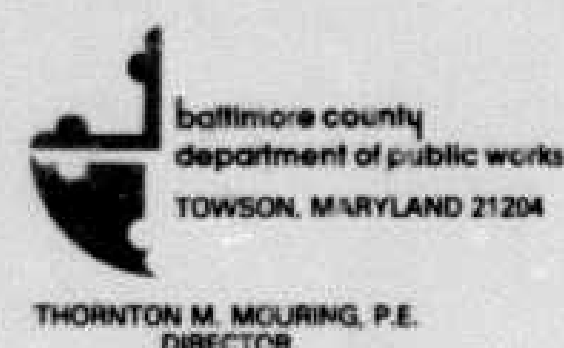
the Variance(s) should be had; and it further appears that the granting of the Variance(s) requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance(s) to permit a side yard setback of 11.1 feet in lieu of the required 15 feet and a swm of the side yard setbacks of 11.1 feet in lieu of the required 25 feet (proposed garage) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th 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, Zoning Commissioner of Baltimore County 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



THORNTON M. MOURING, P.E.
DIRECTOR

May 8, 1979

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

Re: Item #195 (1979-1979)
Property Owner: Lester & Blanche Sachs
S/W Stonehaven Rd. 112.5' SE Stoneybrook Rd.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a side setback of 11.1' in lieu of the required 15'.
Acres: 0.241 District: 2nd

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.

There are drainage and utility easements along the westerly side and rear of this property, Lot 3, Block B of Plat D Section Two, Fieldstone No. 4 (R.R.G. 30, Folio 39). The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements.

There is a fire hydrant at Stoneybrook Road and Flagston Drive.

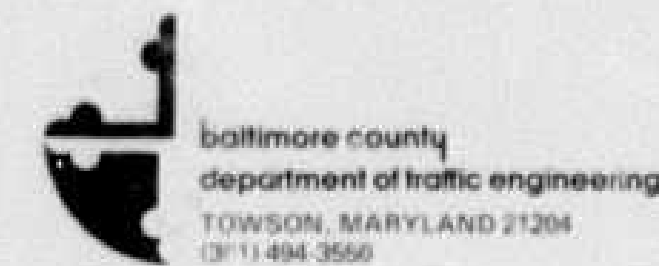
Very truly yours,

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

END:EAM:FW:ss

cc: W. Munchel

P-SW Key Sheet
25 NW 34 Pos. Sheet
NW 7 1 Topo
77 Tax Map



STEPHEN E. COLLINS
DIRECTOR

April 10, 1979

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

RE: Zoning Comments

Dear Mr. DiNenna:

The Baltimore County Department of Traffic Engineering has no comments on Items 195, 196, and 197 of the Zoning Advisory Committee Meeting of March 27, 1979.

Very truly yours,

Michael S. Flanigan
Engineer Associate II

MSF/hmd



Paul H. Reincke
CHIEF

April 17, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Lester & Blanche Sachs

Location: SW, Stonehaven Rd. 112.5' SE Stoneybrook Rd.

Item No. 195 Zoning Agenda Meeting of 3/27/79

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 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 on this item.

REVIEWED: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: April 3, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Meeting
March 27, 1979

ITEM NO. 195 No objection - Standard Comment
ITEM NO. 196 No objection Standard Comment
ITEM NO. 197 Plans were missing, no comment.
ITEM NO. 198 See Comments

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TS:rrj



LESLIE H. GRAEF
DIRECTOR

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #195, Zoning Advisory Committee Meeting, March 27, 1979, are as follows:

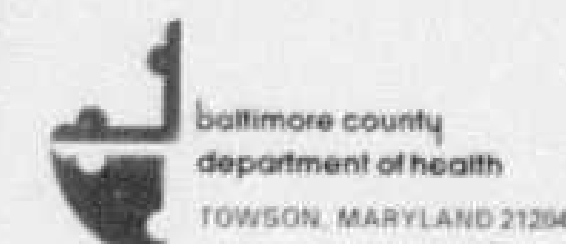
Property Owner: Lester and Blanche Sachs
Location: SW/S Stonehaven Road 112.5' SE Stoneybrook Road
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a side setback of 11.1' in lieu of the required 15'.
Acres: 0.241
District: 2nd

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 plan 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



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

June 6, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 195, Zoning Advisory Committee meeting of March 27, 1979, are as follows:

Property Owner: Lester & Blanche Sachs
Location: SW/S Stonehaven Rd. 112.5' SE Stoneybrook Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 11.1' in lieu of the required 15'.
Acres: 0.241
District: 2

Metropolitan water and sewer exists; therefore, the proposed garage should not present any health hazards.

Very truly yours,

Ian J. Foryst, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/IRP:ph

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this day of 1979. Filing Fee \$ 25. Received Check Cash Other

S. Eric DiNenna
Zoning Commissioner

Petitioner: Lester & Blanche Sachs Submitted by: [Signature]

Petitioner's Attorney: [Signature] Reviewed by: [Signature]

* 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: [Signature]	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

79-259-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting June 8, 1979
 Posted for: PETITION FOR VARIANCE
 Petitioner: LESTER SACHS, ET UX
 Location of property: SW/4 Stonehaven Rd. 112 S.E. of Stony Brook Rd
 Location of Signs: FRONT 5823 Stonehaven Rd
 Remarks: Thomas S. Robert
 Posted by: Signature Date of return: JUNE 15, 1979

1-Sign

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

No. 78744

DATE June 25, 1979 ACCOUNT 03-662AMOUNT \$13.29

RECEIVED FROM Lester M. Sachs
 FOR Cost of advertising and posting case No. 79-259-A

3327.20 25 4329.00
 VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
 DISTRICT 2
 ZONING: Petition for Variance for side yard setbacks.
 LOCATION: Southwest side of Stonehaven Road, 112 S.E. of Stony Brook Road.
 DATE & TIME: Monday, June 25, 1979 at 10:15 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
 Petition for Variance to permit a side yard setback of 11.1 feet instead of the required 25 feet and a sum of side yard setbacks of 25.1 feet in lieu of the required 50 feet for the proposed garage.
 The Zoning Regulations to be so varied are as follows:
 Section 1802.35 (208.3) - side yard setbacks.
 All that parcel of land in the Second Election District of Baltimore County, beginning at a point on the southwest side of Stonehaven Road, 112 S.E. of Stony Brook Road and known as Lot 3, Block B, Plat D, Section 2 of Fieldstone No. 4, and recorded among the land records of Baltimore County in Plat Book 30, Folio 39.
 Also known as 5823 Stonehaven Road.
 Being the property of Lester Sachs, et ux, as shown on plat filed with the Zoning Department. Hearing Date: Monday, June 25, 1979 at 10:15 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of: **WILLIAM E. HAMMOND**, Zoning Commissioner of Baltimore County June 7, 1979.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 7, 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., once a week, at one time, successive weeks before the 25th day of June, 1979, the first publication appearing on the 7th day of June, 1979.

THE JEFFERSONIAN,
S. Frank Shuster
 Manager.

Cost of Advertisement \$

LEGALS

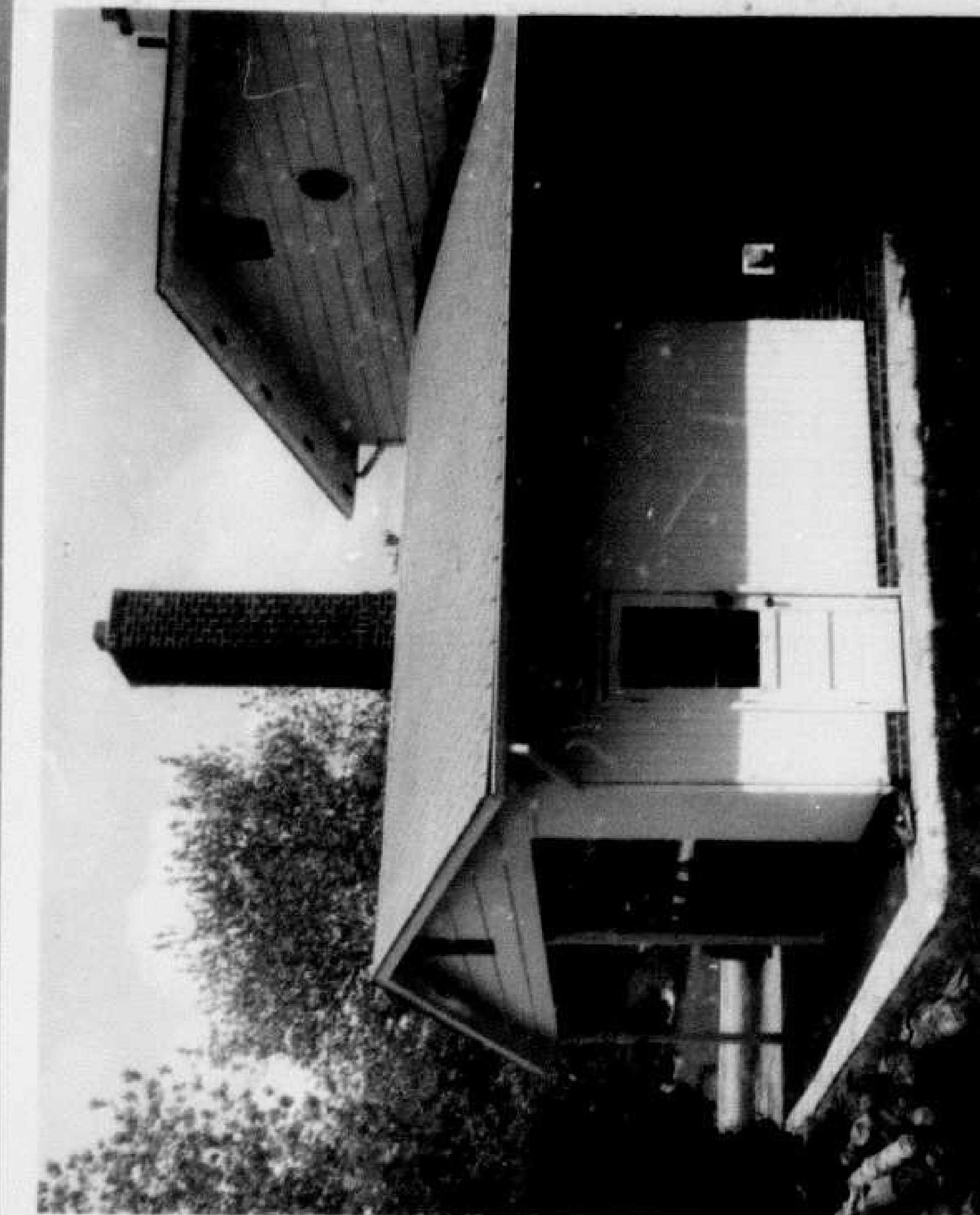
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 DISTRICT 2
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 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of: **WILLIAM E. HAMMOND**, Zoning Commissioner of Baltimore County June 7, 1979.

Filed in the Office of the Zoning Commissioner, Baltimore County, Maryland, on June 7, 1979.
 This is to certify that the annexed advertisement was published in the JEFFERSONIAN, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 25th day of June, 1979.
 The first publication appearing on the 7th day of June, 1979.
 The second publication appearing on the 14th day of June, 1979.
 The third publication appearing on the 21st day of June, 1979.

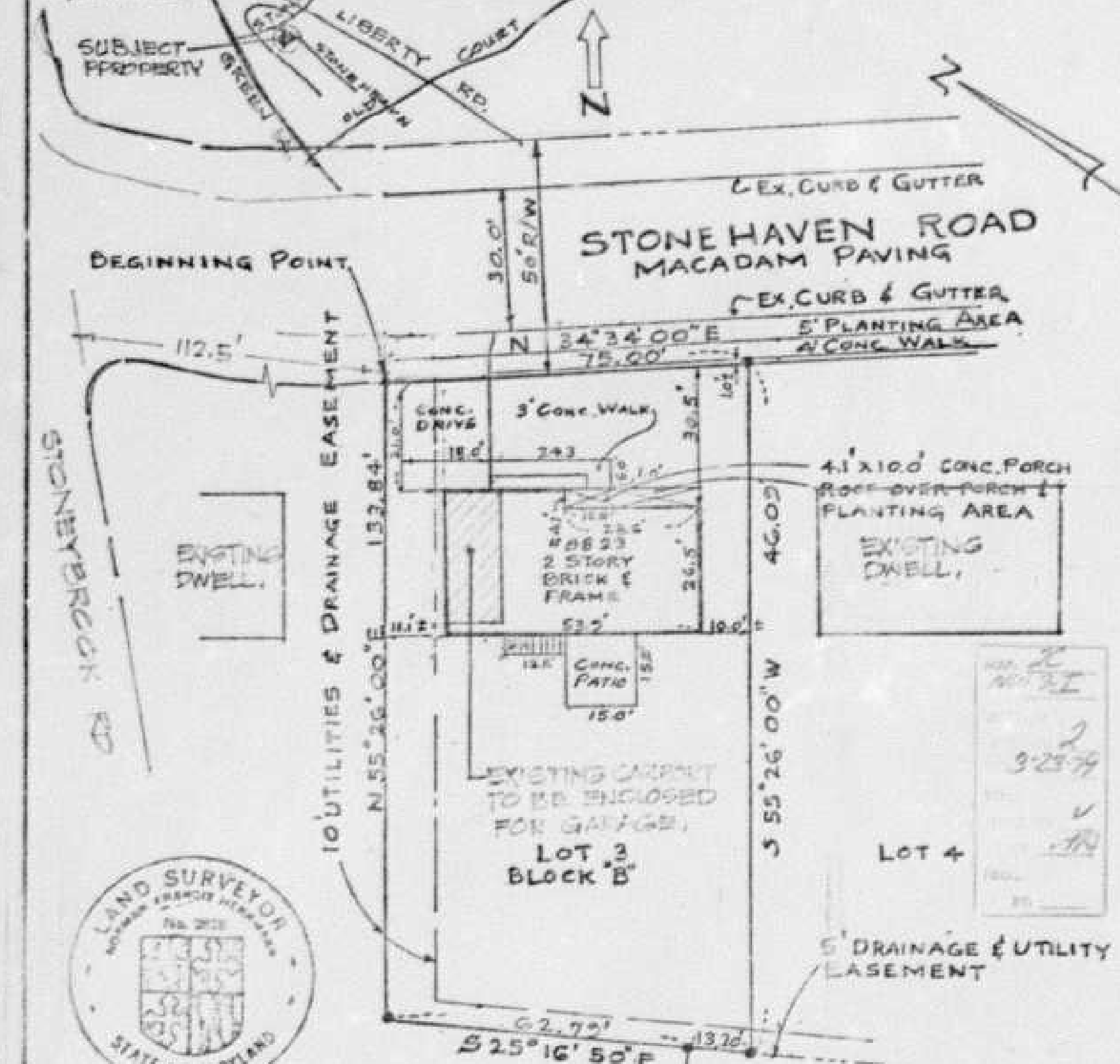
THE JEFFERSONIAN

Jeffrey Bellack
 Manager

Cost of advertisement \$13.00

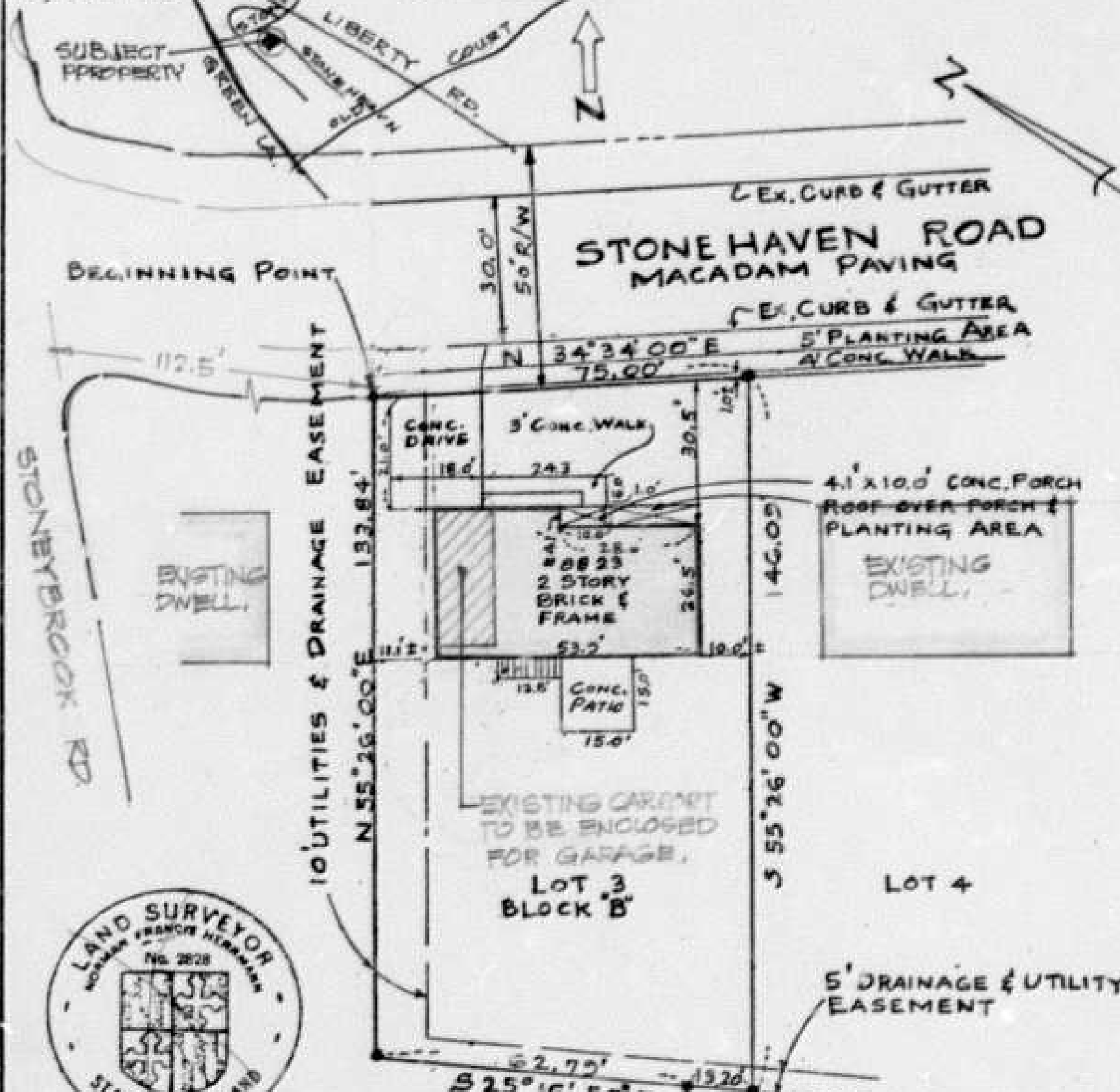


Plat showing property known as 5823 Stonehaven Road, Baltimore County, Maryland. Also known as Lot 3, Block "B", as shown on Plat "D", Section Two, "FIELDSTONE" No. 4, and recorded among the Land Records of Baltimore County, Maryland in R.R.G. 30, Folio 39.



PETITION FOR ZONING VARIANCE FOR LESTER M. SACHS
 ZONED: D.R. 3.5
 Property in 2nd Election District
 Zoning under Section (208.3 1B02.3C)
 Orig. Plat by Norman Francis Herrmann
 Modifications by Lester M. Sachs
 Scale: 1" = 30' Issued: 6-17-77

Plat showing property known as 5823 Stonehaven Road, Baltimore County, Maryland. Also known as Lot 3, Block "B", as shown on Plat "D", Section Two, "FIELDSTONE" No. 4, and recorded among the Land Records of Baltimore County, Maryland in R.R.G. 30, Folio 39.



PETITION FOR ZONING VARIANCE FOR LESTER M. SACHS
 ZONED: D.R. 3.5
 Property in 2nd Election District
 Zoning under Section (208.3 1B02.3C)
 Orig. Plat by Norman Francis Herrmann
 Modifications by Lester M. Sachs
 Scale: 1" = 30' Issued: 6-17-77