

ORDER RECEIVED FOR FILING
DATE August 21, 1979
By [Signature]

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 lot widths of 50 feet for Lots #3 and #4 in lieu of the required 55 feet should be granted.-----

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of August, 1979, that the herein Petition for the aforementioned Variance(s) should be and the same is/are 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chase Lake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

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

Perry E. Darby, Esquire
8309 Philadelphia Road
Baltimore, Maryland 21237

June 11, 1979

RE: Item No. 197
Petitioner - Ronald Lee Williams
Variance Petition

Dear Mr. Darby:

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 client's proposal to construct two (2) dwellings on the subject lots, this Variance for minimum lot widths is required. It should be noted that if this petition is granted and at the time of the application for the necessary building permits, the location of all dwellings within 200 feet of the side property lines must be indicated. This will determine the front setback, but in no case will the proposed dwellings be required to setback within 40 feet from the front property line. In addition, the front entrance of these structures must be oriented toward Tampa Road.

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

Item No. 197
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June 11, 1979

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:mr

Enclosures

cc: Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 8, 1979

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

Re: Item #197 (1378-1979)
Property Owner: Ronald Lee Williams
S/S Tampa Rd. 150' E. Waterford Rd.
Existing Zoning: DR S, S
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.23 District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Tampa Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on the present 50-foot right-of-way. Any necessary severable 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 problems which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Portions of this property are below elevation 10 (Baltimore County Datum).

Item #197 (1978-1979)
Property Owner: Ronald Lee Williams
Page 2
May 8, 1979

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor elevations and other special construction features are required.

Water and Sanitary Sewer:

Public 8-inch water main and 8-inch sanitary sewerage exist in Tampa Road.

The nearest fire hydrants to this property are located at the intersections of Galena and Waterford Roads, and Sussex Road and Spring Lane.

Very truly yours,

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

END:EAM:FW:iss

cc: J. Somers
W. Munchel

E-NE Key Sheet
5 SE 33 Pos. Sheet
SE 2 1 Topo
97 Tax Map

baltimore county
department of health
TOWSON, MARYLAND 21204

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 # 197, Zoning Advisory Committee meeting of March 27, 1979, are as follows:

Property Owner: Ronald Lee Williams
Location: S/S Tampa Rd. 150' E Waterford Rd.
Existing Zoning: DR S, S
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'
Acres: 0.23
District: 15

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRT:phg

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

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. Flanagan
Engineer Associate II

MSF/hmd

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

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: Ronald Lee Williams

Location: S/S Tampa Rd. 150' E Waterford Rd.

Item No. 197 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 _____ 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: [Signature] 4/17/79 Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

NOV 05 1979

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mick Commodari
 FROM: Ted Burnham
 SUBJECT: Zoning Advisory Meeting
 March 27, 1979

Date: April 3, 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

TB:rrj

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., on ~~one time~~ one time ~~successive weeks~~ before the 25th day of June, 1979, the 8th publication appearing on the 7th day of June, 1979.

THE JEFFERSONIAN
S. Frank Smith
 Manager

Cost of Advertisement, \$

PETITION FOR VARIANCE
 100 DISTRICT
 SUBJECT: Petition for Variance for lot width.
 LOCATION: South side of Tampa Road, 100 feet East of Waterford Road.
 DATE & TIME: Monday, June 25, 1979 at 10:30 A.M.
 PUBLIC HEARING: Room 100, 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 lot width of 50 feet for Lot Nos. 85 and 86 in lieu of the 60 feet required.
 The Zoning Regulations to be excepted as follows:
 Section 1900.2.C - minimum lot width.
 All that parcel of land in the 100-District of Baltimore County, Lots 85 and 86, Plat of Hyde Park, 8-10, 12th District of Baltimore County, Maryland.
 Beginning for the same on the south side of Tampa Road at the distance of 100 feet more or less measured along the south side of Tampa Road from the east side of Waterford Road and being known as Lot 85 and 86 as laid out and shown on the plat of Hyde Park, and last being recorded among the land records of Baltimore County in Plat Book 9 folio 59.
 Each lot contains 10,000 square feet of land.
 Being the property of Ronald Lee Williams, as shown on plat filed with the Zoning Department.
 Hearing Date: Monday, June 25, 1979 at 10:30 A.M.
 Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 By Order of
 WILLIAM E. HAMMOND,
 Zoning Commissioner
 of Baltimore County
 June 7

PETITION FOR VARIANCE
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 By Order of
 WILLIAM E. HAMMOND,
 Zoning Commissioner
 of Baltimore County
 June 7

OFFICE OF
THE TIMES
 NEWSPAPERS

TOWSON, MD. 21204 June 7, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Ronald Lee Williams

was inserted in the following:

- ☐ Catonsville Times
☐ Dundalk Times
☒ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 8th day of June, 1979, that is to say, the same was inserted in the issues of June 7, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Berger*

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 15 Date of Posting 6/10/79
 Posted for: Petition for Variance
 Petitioner: Ronald Lee Williams
 Location of property: 515 Tampa Rd., 150' E of Waterford Rd.
 Location of Signs: front of property
 Remarks: see mistake on plat
 Posted by: Ben Coleman Date of return: 6/15/79
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15 day of May 1979. Filing Fee \$ 25. Received ☒ Cash ☐ Other

S. Eric Dillema
 S. Eric Dillema,
 Zoning Commissioner

Petitioner WILLIAMS Submitted by DARBY
 Petitioner's Attorney DARBY Reviewed by NBL

* 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, CG, CA										
Reviewed by: <u>NBL</u>	Revised Plans: Change in outline or description ☐ Yes ☐ No									
Previous case: <u>---</u>	Map # <u>---</u>									

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

No. 78696

DATE May 31, 1979 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Perry E. Darby, Esquire

FOR Filing Fee for Case No. 79-260-A

471248 1

25.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 78743

DATE June 25, 1979 ACCOUNT 01-662

AMOUNT \$3.71

RECEIVED FROM Perry E. Darby, Esquire

FOR Cost of Advertising and Posting Case No. 79-260-A

471248 25

43.71

VALIDATION OR SIGNATURE OF CASHIER



