

FD-46-27

Thy 22

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

ORDER RECEIVED FOR FILING

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 requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of September, 1979, that the herein Petition for Variance to permit a side yard setback of 5 feet in lieu of the required 7.5 feet, for the expressed purpose of constructing a carport and storage area 16 feet by 25 feet, should be and the same is GRANTED, from and after the date of this Order, subject to the filing of a revised site plan in keeping therewith and approval of same by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

000
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. Ronald L. Kirby
320 Holly Hill Road
Reisterstown, Maryland 21136

August 6, 1979

RE: Item No. 251
Petitioner - Kirby
Variance Petition

Dear Mr. & Mrs. Kirby:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced Petition and has made an on-site field inspection of the property. 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 an attached carport to the side of the existing dwelling within 4' of the property line, in lieu of the required 7 1/2', this Variance is required. The Petition forms have been altered to reflect only this request. When constructing an open projection, a minimum sum of side setbacks is not required to be maintained.

As indicated in the comments of the Bureau of Engineering, a 5' drainage and utility easement currently exists along the westerly side of your property. In view of the fact that no construction is allowed within this easement, I spoke to your builder to determine what steps would be taken to comply with this comment. It was verbally indicated to me that either the easement would be transferred to the other side property line or the carport would be setback 5' from the property line in question. Since no further conversation has taken place, I suggest you have this matter resolved prior to the scheduled hearing date, and your eventual decision discussed at that time. In addition to the above, particular attention should be afforded the Department of Permits & Licenses, concerning the type of construction of the proposed carport.

Item No. 251
Petitioner - Kirby
August 6, 1979

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,
[Signature]
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NSC/sf

cc: Snyder & Lw, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

baltimore county
department of public works
TOWSON, MARYLAND 21204

T-KW Key Sheet
57 NW 36 Pos. Sheet
NW 151 Topo
49 Tax Map

THORNTON M. MOURING, P.E.
DIRECTOR

July 18, 1979

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

Re: Item #251 (1978-1979)
Property Owner: Ronald L. & Norma J. Kirby
N/Ws Holly Hill Rd. 95' S/W Suburban Rd.
Existing Zoning: DR 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport and to permit a sum of the sideyards of 24' in lieu of the required 25'.
Acres: 0.2066 District: 4th

Dear Mr. Hammond:

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 and are as secured by Public Works Agreement #45904, executed in conjunction with the development of Suburbia, of which this property is Lot 13, Block E, Plat Two, Section One, Suburbia, W.J.R. 26, Folio 89.

There is a Baltimore County 5-foot drainage and utility easement along the westerly side of this property.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements.

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.

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.

Very truly yours,
[Signature]
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss
cc: J. Wimbley

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESUE H. GRAEF
DIRECTOR

July 13, 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 #251, Zoning Advisory Committee Meeting, June 19, 1979, are as follows:

Property Owner: Ronald L and Norma J. Kirby
Location: NW/S Holly Hill Road 95' SW Suburban Road
Existing Zoning: D.R.3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport and to permit a sum of the sideyards of 24' in lieu of the required 25'.
Acres: 0.2066
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,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

July 10, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

This department has no comment for the following items: Nos. 249, 251, 254, and 255.

Sincerely,

[Signature]
Michael S. Flanigan
Engineering Associate II

MSF/mz

baltimore county
department of health
TOWSON, MARYLAND 21204

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

August 9, 1979

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

Dear Mr. Hammond:

Comments on Item #251, Zoning Advisory Committee meeting of June 19, 1979, are as follows:

Property Owner: Ronald L. & Norma J. Kirby
Location: NW/S Holly Hill Rd. 95' SW Suburban Rd.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport and to permit a sum of the sideyards of 24' in lieu of the required 25'.
Acres: 0.2066
District: 4th

Metropolitan water and sewer exist. Therefore, the proposed carport should not pose any health hazards.

Very truly yours,
[Signature]
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/ftb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner

Date: July 16, 1979

FROM: Mr. Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

SUBJECT: Zoning Plans Advisory Committee Meeting of June 19, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- | | |
|------------|--|
| ITEM # 249 | Property Owner: Dennis R. & Linda M. Garner
Location: S/S Freeway 285.8' W Hollins Perry Rd.
No Comments |
| ITEM # 251 | Property Owner: Ronald L. & Norma J. Kirby
Location: NW/S Holly Hill Rd. 95' SW Suburban Rd.
No Comments |
| ITEM # 254 | Property Owner: William L. & Cleopha A. Brandt
Location: NW/S Merritt Blvd. 670' SW Meadow Ln.
No Comments |
| ITEM # 255 | Property Owner: Craig Krahn
Location: S/S Barron Ave. 150' W Renfrew St.
No Comments |

Baltimore County
 Department of Permits and Licenses
 TOWSON, MARYLAND 21204
 (301) 494-3610
 JOHN D. SEYFERT
 DIRECTOR
 June 15, 1979
 Mr. William E. Hammond, Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204
 Dear Mr. Hammond:
 Comments on Item #251 Zoning Advisory Committee Meeting, June 19, 1979
 are as follows:
 Property Owner: Ronald L. & Norma J. Kirby
 Location: NWS Holly Hill Road 95' SW Suburban Road
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 7.5' for an open carport and to permit a sum of the sideyards of 24' in lieu of the required 25'.
 Acres: 0.2066
 District: 4th
 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.
 X 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. A one hour protection is required to allow a 4'0" set back.
 H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
 I. No Comment.
 J. Comment:
 NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.
 Very truly yours,
 Charles E. Burnham, Chief
 Plans Review
 CEB:rrj

BOARD OF EDUCATION
 OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 15, 1979

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

Z.A.C. Meeting of: June 19, 1979

RE: Item No: 249, 250, 251, 252, 253, 254, 255
 Property Owner:
 Location:
 Present Zoning:
 Proposed Zoning:

District:
 No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,
 W. Nick Petrovich,
 Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
 T. DAYARD WILLIAMS, JR., VICE-PRESIDENT
 MARCUS H. BOTSAKIS
 THOMAS H. BOYER
 MRS. LORRAINE P. CHIRCHUS
 ROGER B. HAYDON
 ROBERT T. DUGEL, SUPERINTENDENT
 ALVIN LORICK
 MRS. MILTON R. SMITH, JR.
 RICHARD W. TRACKY, D.V.M.

OFFICE OF
 THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 August 2, 1979
 THIS IS TO CERTIFY, that the annexed advertisement of
 PETITION FOR VARIANCE - Ronald L. Kirby
 was inserted in the following:
☐ Catonsville Times ☐ Arbutus Times
☐ Essex Times ☒ Community Times
☐ Towson Times
 weekly newspapers published in Baltimore, County, Maryland,
 once a week for one successive weeks before the
 3 day of August, 1979, that is to say, the same
 was inserted in the issues of August 2, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Anna Kordach*

CERTIFICATE OF PUBLICATION
 TOWSON, MD., August 2, 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
 for one time before the 23rd day of August, 1979, the last publication
 appearing on the 2nd day of August, 1979.
 THE JEFFERSONIAN
 L. L. Smith, Manager
 Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 83055
 DATE July 19, 1979 ACCOUNT #01-662
 AMOUNT \$25.00
 RECEIVED FROM Norma J. Kirby
 FOR Filing Fee for Case #80-46-A
 0141200 25.00
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 83136
 DATE August 23, 1979 ACCOUNT 01-662
 AMOUNT \$39.65
 RECEIVED FROM Norma J. Kirby
 FOR Advertising and Posting for Case No. 80-46-A
 1035000 39.65
 VALIDATION OR SIGNATURE OF CASHIER



80-46-A
 CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland
 District 4th Date of Posting August 3, 1979
 Posted for: PETITION FOR VARIANCE
 Petitioner: RONALD L. KIRBY, ET. UX
 Location of property: NWS Holly Hill Rd. 95' SW Suburban Rd.
 Location of Signs: FBCT 320 Holly Hill Rd.
 Remarks: Thomas E. Roland
 Posted by: Thomas E. Roland Signature Date of return: August 10, 1979
 1-SIGW

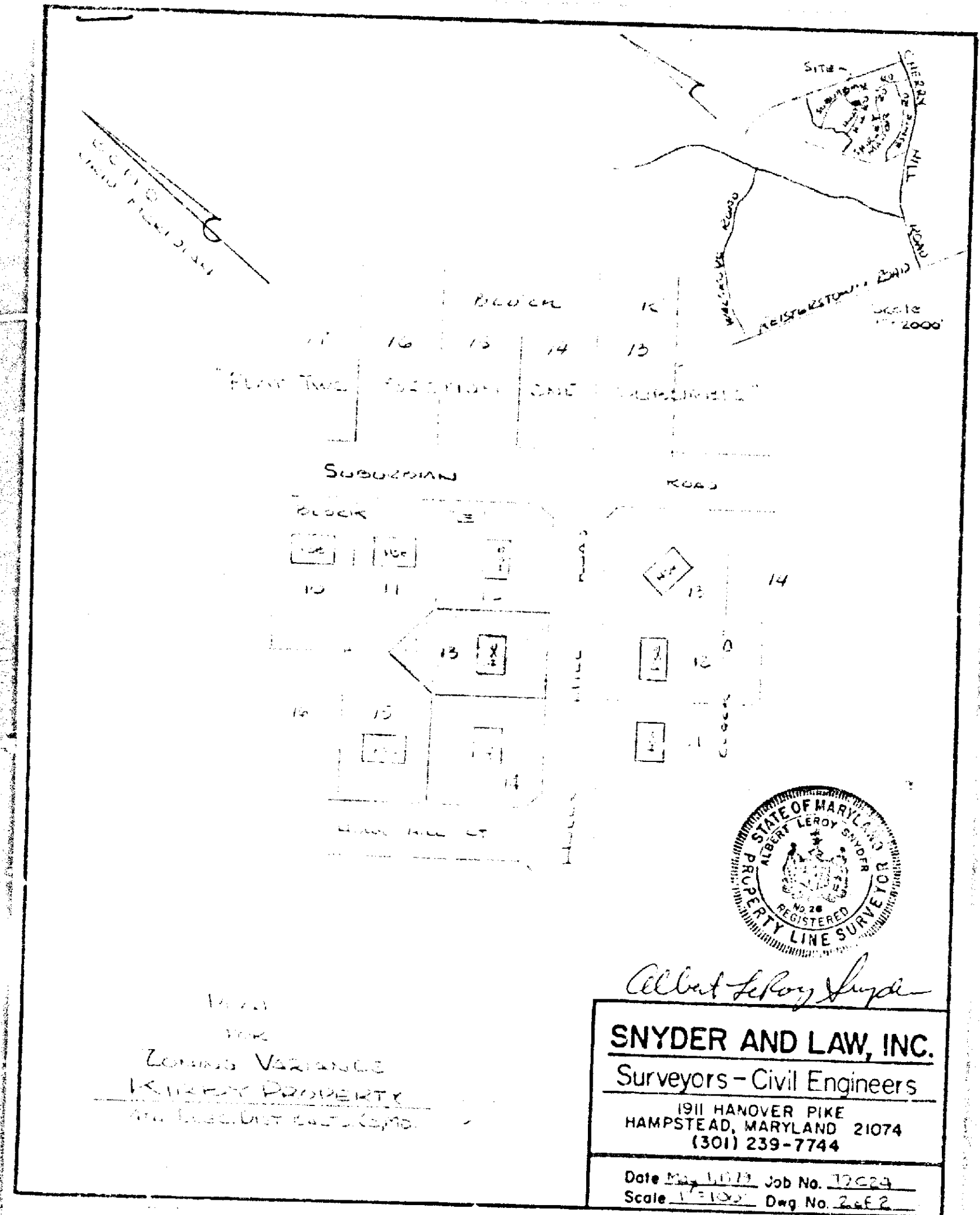
PETITION MAPPING PROGRESS SHEET

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: <i>CEB</i>	Revised Plans: Change in outline or description Yes ___ No ___									
Previous case: _____	Map # _____									

77-1428
 206
 OK-VEH
 RONALD L. & NORMA J. KIRBY
 320 Holly Hill Rd.
 Baltimore, MD 21204
 June 26, 1979
 Dear Mr. Hammond:
 My husband and I are trying to get a variance to build a carport built on our home. When we first contacted the zoning office we were told it would take 90-120 days to get the variance. We contacted a contractor who agreed to do the job with some more work. He had approval for our loan and were told we had 90 days to pick up the money. The papers were filed for the variance in the early part of June and we were told at that time our hearing would be in four months. We had to get the loan and now we are paying interest on money we aren't using. We used part of the money to pay for the siding and windows the contractor installed.
 We would appreciate any help you could give us to speed up the variance if possible. Our phone number is

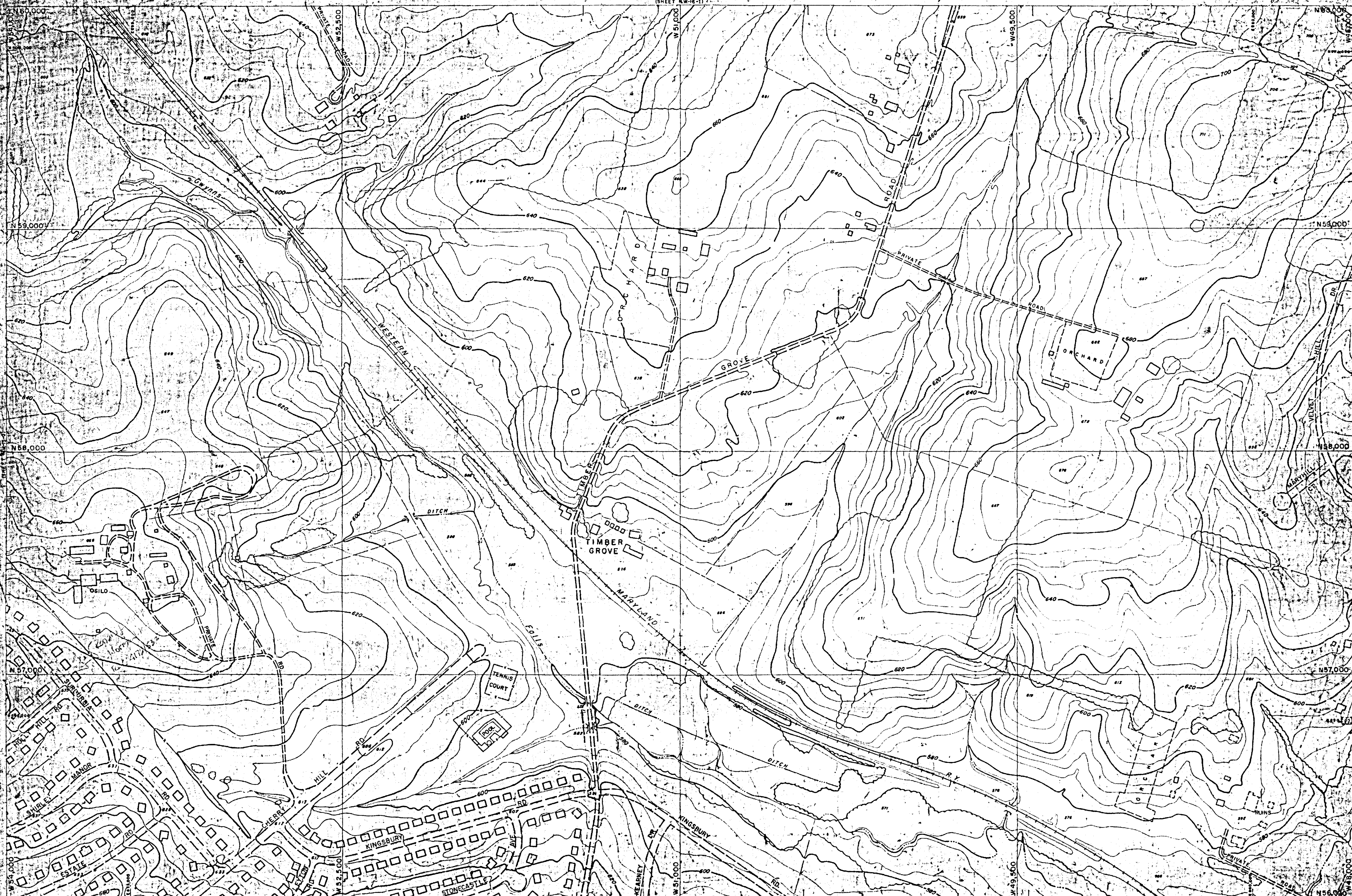
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204
 Your Petition has been received * this 17 day of
 1979. Filing Fee \$ 25. Received ___ check ___ Cash ___ Other ___
 S. Eric DiNenna
 Zoning Commissioner
 Petitioner: _____ Submitted by _____
 Petitioner's Attorney: _____ Reviewed by _____
 * This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Sincerely,
Mrs. Maria J. Kirby



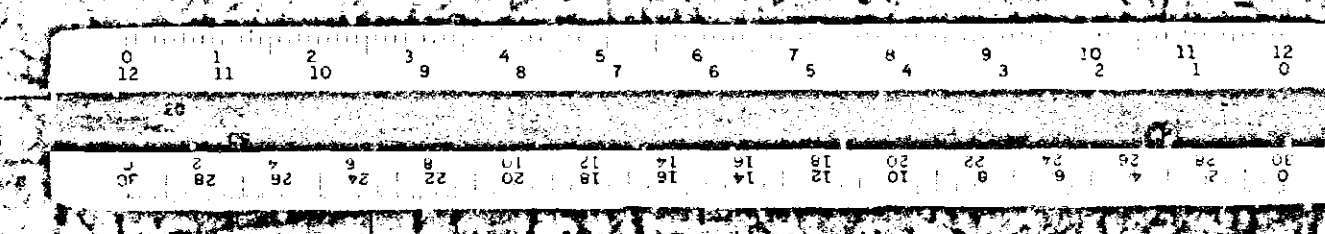
1953 Topo

(SHEET NW-16-1)



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	TIMBER GROVE	N.W.
Topographic	4-11-20	DATE OF PHOTOGRAPHY		15
		APRIL 1953		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION - PHILADELPHIA, PA.				



1953