

ORDER RECEIVED FOR FILING
DATE 10/29/1979
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/or unreasonable hardship upon the Petitioner(s), the Variance should be had; and, 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 Deputy Zoning Commissioner of Baltimore County, this 26th day of September, 1979, that the herein Petition for Variance to permit side yard setbacks of 25 feet and 27 feet 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.

John M. Jura
Deputy 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, _____

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

September 18, 1979

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

ooo
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. Henry W. Richardson
630 Berrymans Lane
Reisterstown, Maryland 21136

RE: Item No. 27
Petitioners - Henry W. Richardson, et ux
Variance Petition

Dear Mr. & Mrs. Richardson:

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 proposal to construct an addition to the side of the existing dwelling within 27 feet of the side property line in lieu of the required 50 feet, this Variance is required. As indicated in the conversation with your surveyor, Mr. Snyder, and subsequent conversation with you, it was decided that the existing 25 foot setback from the southerly side property line would also be included with this request in order to legalize this nonconforming situation.

At the time of this writing, the comments from the Health Department were not available. A review of the submitted site plan indicates that the proposed addition will be located over the existing well. Since this may present a problem, I suggest you contact Mr. Robert Powell, 494-2762, in order to discuss this situation.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted.

Item No. 27
Page 2
September 18, 1979

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:mr

Enclosures

cc: Snyder and Law, Inc.
1911 Hanover Pike
Hampstead, Maryland 21074

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211
John D. Seyffert
DIRECTOR

September 17, 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 #27, Zoning Advisory Committee Meeting, August 7, 1979, are as follows:

Property Owner: Henry W and Lela E. Richardson
Location: SW/S Berrymans La. 502' SE Chromine Rd.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit a side setback of 27' in lieu of the required 50'.
Acres: 0.75
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
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

September 19, 1979

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

Dear Mr. Hammond:

The department has no comments on the following items: Nos. 21, 23, 27, 30 and 31.

Sincerely yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate II

MSP/mjm

baltimore county
department of health
TOWSON, MARYLAND 21204

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

September 24, 1979

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

Dear Mr. Hammond:

Comments on Item #27, Zoning Advisory Committee Meeting of August 7, 1979, are as follows:

Property Owner: Henry W. & Lela E. Richardson
Location: SW/S Berrymans La. 502' SE Chromine Rd.
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a side setback of 27' in lieu of the required 50'.
Acres: 0.75
District: 4

The existing dwelling is served by a private water well and sewage disposal system. The sewage disposal system appears to be functioning properly. The well is located just outside the foundation of the addition which is partially completed. There is a potential hazard for contamination of the well in the event that the dwelling is chemically treated for a termite infestation. The owner has been advised of the potential hazard. Should the house be treated for a termite infestation, the owner may find it necessary to abandon the existing well and drill a new one.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJP/JRP/rthg

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 13, 1979
FROM: Ted Burnham
SUBJECT: Zoning Advisory Committee Meeting of August 7, 1979

ITEM 21 See Comments
ITEM 22 See Comments
ITEM 23 See Comments
ITEM 24 See Comments
ITEM 25 See Comments
ITEM 26 See Comments
ITEM 27 Standard Comments only
ITEM 28 Not ready for field inspection
ITEM 29 Not ready for field inspection
ITEM 30 Standard Comment only
ITEM 31 Standard Comment only

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 7, 1979

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

Z.A.C. Meeting of: August 7, 1979

RE: Item No: 21, 22, 23, 24, 25, 26, 27, 30, 31
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,

N. Nick Petrovich
N. Nick Petrovich,
Field Representative

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTOARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROBERT R. HAYDEN

ALVIN LOROCK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

JAN 30 1980

PETITION FOR VARIANCE
4th District
ZONING: Petition for Variance
for site with address:
LOCATION: Southwest side of
Berryman's Lane, 502 feet south-
east of Chromine Road.
DATE & TIME: Tuesday, Sep-
tember 25, 1979 at 8:45 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 pub-
lic hearing.
Petition for Variance to permit
a use and setbacks of 25 feet and
27 feet in lieu of the required 50
feet.
The Zoning Regulation to be ex-
cepted as follows:
Section 1A03.4 B.4 - building
setbacks.
All that parcel of land in the
Fourth District of Baltimore County
beginning for its name in the
center of Berryman's Lane approx-
imately 502 feet from the center of
Chromine Road, and running 13.9
feet E 100 feet with the center of
said road, thence leaving the road
and running 21.8 S 27° 11' W 225
feet, thence S 1 N 37° 49' W 100
feet, and thence 41 N 52° 11' E 325
feet to the place of beginning.
Containing 32,500 square feet of
land, more or less.
Being the property of Henry W.
Richardson, et ux, as shown on
plat plan filed with the Zoning De-
partment.
Hearing Date: Tuesday, Sep-
tember 25, 1979 at 8:45 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
Comm. Sept. 8 (1979)

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 September 6 19 79

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - Henry W. Richardson,
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
7th day of September 1979, that is to say, the same
was inserted in the issues of September 6, 1979

STROMBERG PUBLICATIONS, INC.

BY Edith Burger

PETITION FOR VARIANCE
4th District
ZONING: Petition for Variance for
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LOCATION: Southwest side of
Berryman's Lane, 502 feet South-
east of Chromine Road.
DATE & TIME: Tuesday, Sep-
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PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of the
Baltimore County, will hold a pub-
lic hearing.
Petition for Variance to permit
side yard setbacks of 25 feet and 27
feet in lieu of the required 50 feet
excepted as follows:
Section 1A03.4 B.4 - building set-
backs.
All that parcel of land in the
Fourth District of Baltimore County
beginning for the same in the
center of Berryman's Lane approx-
imately 502 feet from the center of
Chromine Road, and running 13.9
feet E 100 feet with the center of
said road, thence leaving the road
and running 21.8 S 27° 11' W 225
feet, thence S 1 N 37° 49' W 100
feet, and thence 41 N 52° 11' E 325
feet to the place of beginning.
Containing 32,500 square feet of
land, more or less.
Being the property of Henry W.
Richardson, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, Sep-
tember 25, 1979 at 8:45 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Sept. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 6, 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 in each
of one time ~~successive weeks~~ before the 25th
day of September 1979, the first publication
appearing on the 6 day of September
1979.

THE JEFFERSONIAN
L. Frank Shuster
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting SEPT. 7, 1979
Posted for: PETITION FOR VARIANCE
Petitioner: HENRY W. RICHARDSON, ET UX
Location of property: SW/S BERRYMAN'S LANE 502' SE CHROMINE RD
Location of Signs: FRONT 630 BERRYMAN'S LANE
Remarks: Thomas L. Roland Date of return: SEPT. 11, 1979
Posted by Signature

1-Sign

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: <u>OT</u>	Revised Plans: Change in outline or description <u>Yes</u> Map # <u> </u>									
Previous case:	No									

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 23 day of July, 1979.

Filing Fee \$ 2.50 Received: Check
 Cash
 Other

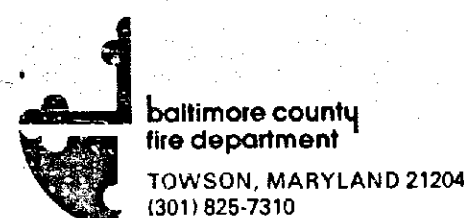
William E. Hammond, Zoning Commissioner

Petitioner Henry W. Richardson Submitted by

Petitioner's Attorney Reviewed by

*This is not to be interpreted as acceptance of the Petition for assignment of a
hearing date.

JAN 30 1980



Paul H. Reincke
CHIEF

August 9, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Henry W. & Lola E. Richardson

Location: SW/S Berryman's La. 502' SE Chromine Rd.

Item No. 27

Zoning Agenda Meeting of 8/7/79

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 Pro-
tection 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 by Edith Burger Noted and George M. Negandhi
Planning Group Approved:
Special Inspection Division Fire Prevention Bureau

Frank P. Dyer
W.D.R. 3850-299

RC-4

Henry Whiteford Richardson
Lola Estelle Richardson
R.R.G. 4196-163
August 3, 1963
Area = 0.75 acres ±

RC-4

Edward H. Burke
Sub-Division
Plat Book 17
Fall 1977

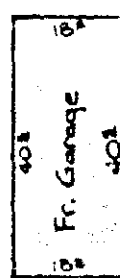
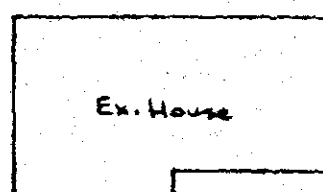
RC-4

Edward H. Burke
Sub-Division
Plat Book 17
Fall 1977

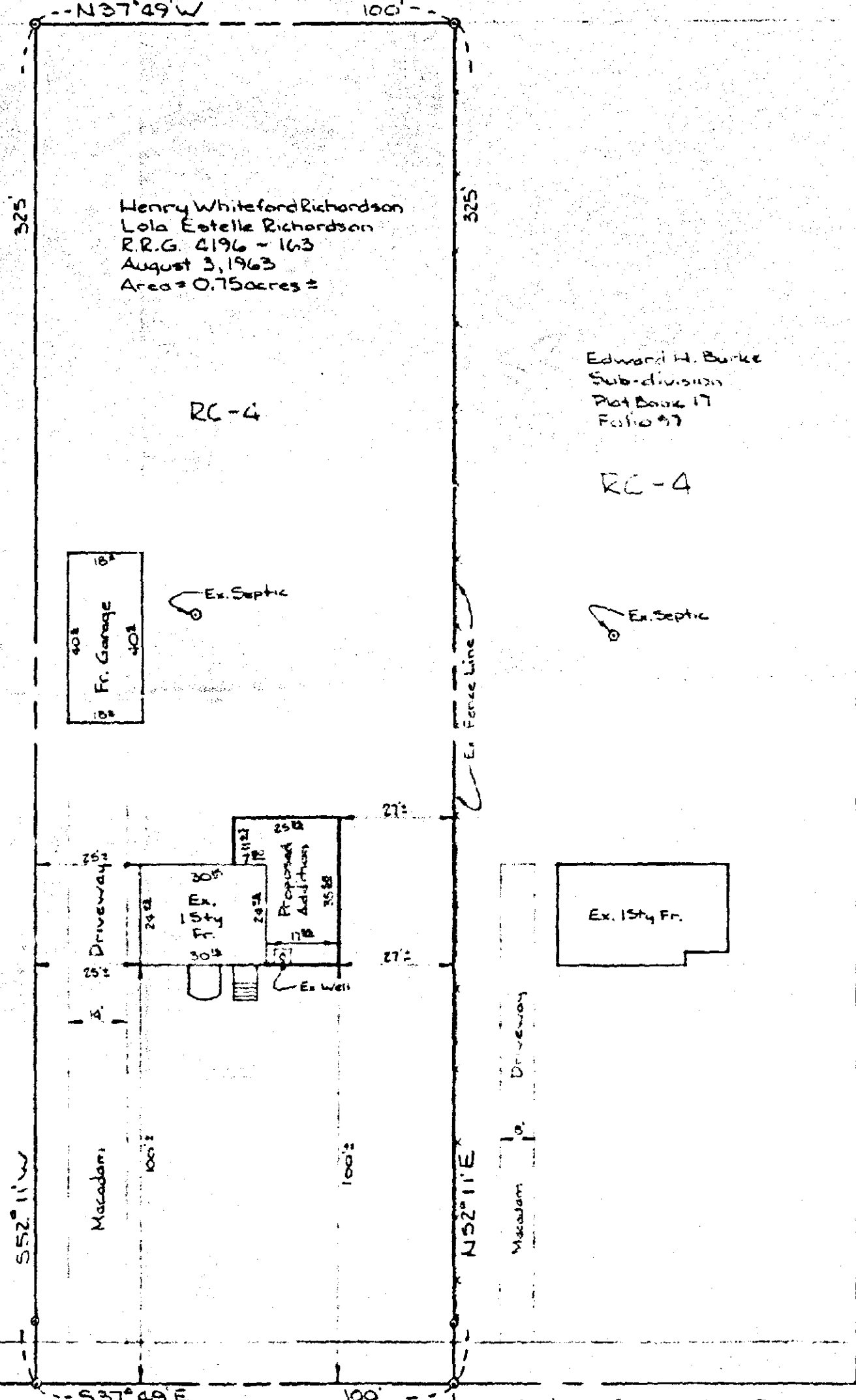
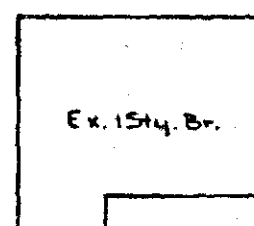
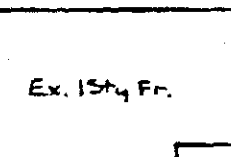
RC-4

Charles B. Ross
C.T.G. 4837-4838

RC-4



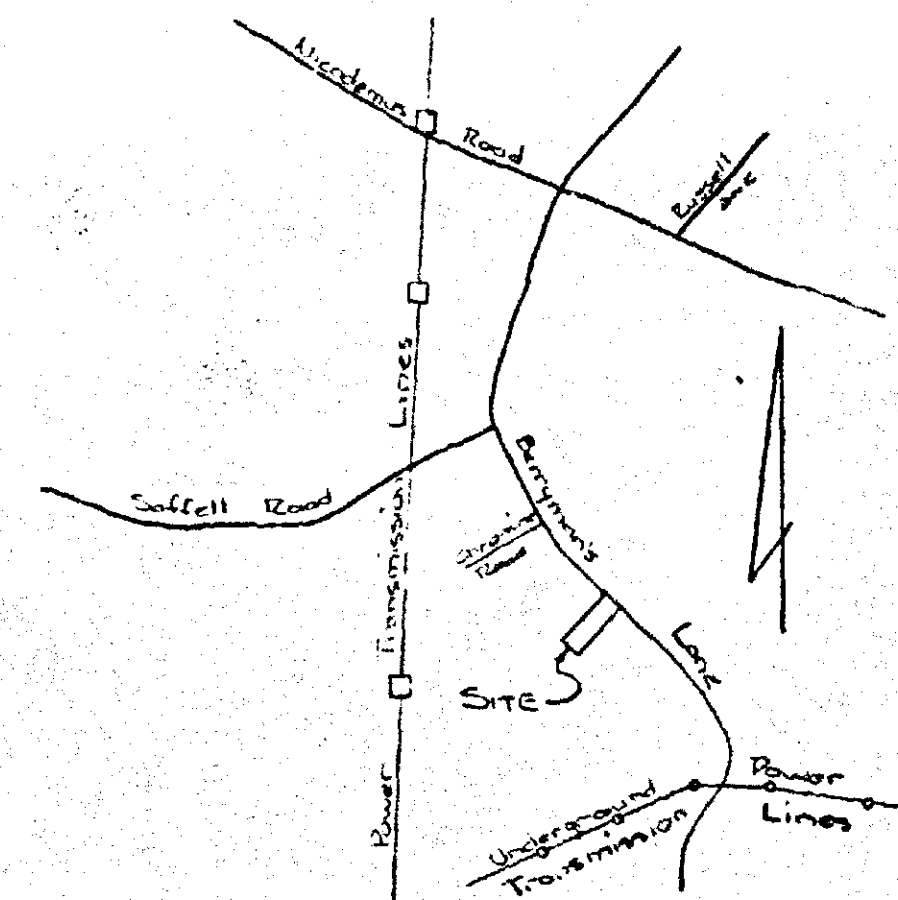
Ex. Septic



BERRYMAN'S

LANE

RC-3

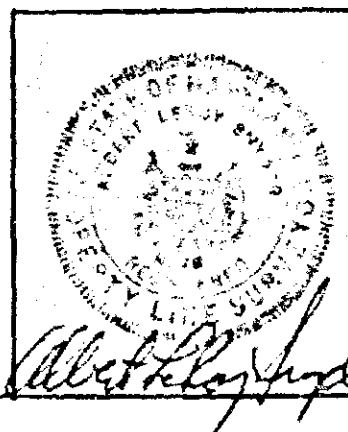


LOCATION MAP
Scale: 1"=1000'

MAP:	RC
ELECTION:	NW 17-R
DISTRICT:	4
D. T.:	2357
TYPE:	
HEARD BY:	V
BY:	TR
FINAL:	
BY:	

ZONING PLAT
OF

HENRY W. RICHARDSON PROPERTY
Fourth Election District, Baltimore County, Maryland



SNYDER AND LAW, INC.
SURVEYING, ENGINEERING, PLANNING

1911 Hanover Pike
Hampstead, Maryland 21074
(301) 239-7744

Date: July 18, 1979
Scale: 1"=300'
Job No.: 79060
Draw No.: 1

