

80-101-A
36

80-101-A
26

TO THE ZONE

I, or v

County and

hereby pet

MAP 22
22-6-79
 ELECTRIC
 DIST. 13
 D 1 2-6-79
 TRF V
10
 FINAL
 BY:

80-101-A

10/18/79
2:30 A.M.

DATE *1-22-1979*

Baltimore County.

10/18/79
2:30 A.M.

(over)

DESCRIPTION FOR VARIANCE	VARIANCE	REASON	ACTION

Located on the southwest corner of Ryerson Circle and Tobias Road.
Being Lot #24, Block "C" as shown on plat of Patapasco Terrace recorded
in the land records of Baltimore County in Plat Book 28; Folio 104.
Also known as 3283 Ryerson Circle.

PETITION AND SITE PLAN

EVALUATION COMMENTS

■■■■■■■■

Mr. Commissioner:

Peter Max Zimmerman
Peter Max Zimmerman
Drouty People's Counsel

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

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

INTER-OFFICE CORRESPONDENCE

Date October 4, 1979

SUBJECT: Petition #80-101-A. Item #36

SUBJECT: Petition #80-101-A. Item #36

13th District

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

John D. Sayfert
John D. Sayfert, Director
Office of Planning and Zoning

JDS:JH:rw

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing this 14th day of August, 1979.

Petitioner Nettie M. Narlow
 Petitioner's Attorney

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

October 9, 1979

000
Nicholas B. Commodari
Chairman

Mrs. Nettie May Narlow
5283 Ryerson Circle
Baltimore, Maryland 21227

Dear M's. Narlow:

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.

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bk
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 Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of October, 1979, that the herein Petition for Variances to permit a side yard setback of ten feet in lieu of the required twenty-five feet and a setback to the center line of Tobias Road of forty feet in lieu of the required fifty-five feet, for the expressed purpose of constructing an addition to the existing dwelling for use as additional living space, as indicated on Petitioner's Exhibit No. 1, 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.

Wm. E. Hammond
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

Wm. E. Hammond
Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

September 25, 1979

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

Re: Item #36 (1979-1980)
Property Owner: Nettie M. Narlow
S/W cor. Ryerson Circle & Tobias Rd.
Existing Zoning: DR 10.5
Proposed Zoning: Variance to permit a side street setback of 10' and 40' to the center of the street in lieu of the required 25' and 55', respectively.
Acres: 0.1091 District: 13th

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 36 (1979-1980).

Very truly yours,

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

END:RAM:FWP:ss

C-NE Key Sheet
23 SW 9 Pos. Sheet
SW 6 C Topo
109 Tax Map



baltime county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 884-3211

John R. Seyffert
DIRECTOR

October 4, 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 #36, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

Property Owner: Nettie M. Narlow
Location: SW/C Ryerson Circle and Tobias Road
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a side street setback of 10' and 40' to the center of the street in lieu of the required 25' and 55' respectively.
Acres: 0.1091
District: 13th

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, Jr.
Planner III
Current Planning and Development



baltime county
department of health
TOWSON, MARYLAND 21204

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

October 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 #36, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

Property Owner: Nettie M. Narlow
Location: SW/C Ryerson Cir. & Tobias Rd.
Existing Zoning: D.R. 10.5
Proposed Zoning: Variance to permit a side street setback of 10' and 40' to the center of the street in lieu of the required 25' and 55' respectively.
Acres: 0.1091
District: 13th

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

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRE/fthg



baltime county
department of health
TOWSON, MARYLAND 21204
(301) 826-7310

Paul H. Reinecke
CHIEF

August 28, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner: Nettie M. Narlow
Location: SW/C Ryerson Cir. & Tobias Rd.

Item No. 36 Zoning Agenda: Meeting of 8/14/79

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.

REVIEWER: *John Kelly*
Special Inspection Division

Noted and Approved: *George M. Kagan*
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 14, 1979
FROM: Ted Burnham
SUBJECT: Meeting of August 14, 1979

ITEM NO. 32	See Comments
ITEM NO. 33	Standard Comments
ITEM NO. 34	See Comments
ITEM NO. 35	See Comments
ITEM NO. 36	Standard Comments Only.
ITEM NO. 37	See Comments
ITEM NO. 38	See Comments
ITEM NO. 39	See Comments
ITEM NO. 40	See Comments
ITEM NO. 41	Standard Comments Only.

Charles E. Burnham
Ted Burnham, Chief
Plans Review

TB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 8, 1979

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

Z.A.C. Meeting of: August 14, 1979

RE: Item No: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41
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,

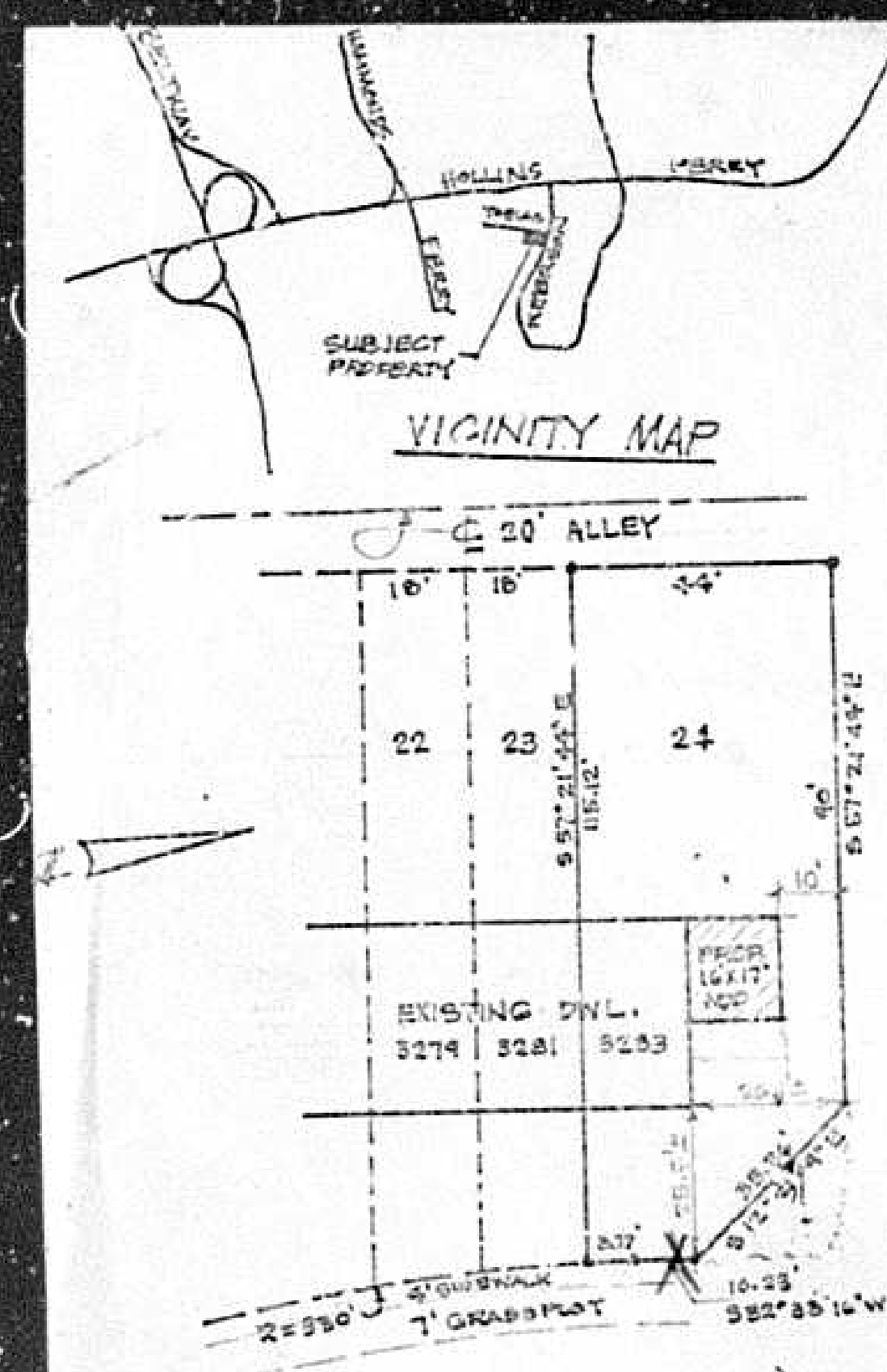
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAIRD WILLIAMS, JR., VICE PRESIDENT
MARCUS M. BOTZARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ROBERT T. DUBO, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.



PLAT TO ACCOMPANY PETITION FOR VARIANCE
for Miss NETTIE MAY NARLOW
DISTRICT 13
PATAPSCO TERRACE, SECTION I
LOT 24, BLK. 2, ROW N. 28, ROW N. 104
WATER & SEWER EXISTING ON THE STREET
ZONED D.R. 10.5

SCALE: 1" = 30'

JAN 30 1980

