PETITION FOR ZONING VARIANCE

FROM AREA AND HEIGHT REGULATIONS TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: or we. Nettie M. Narlow legal owner 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 1802.3B (214.1 & 214.3) to permit a side yard setback of 10' in lieu of the required ?5' and a setback to the centerline of the road of h0' in lieu of the required 55' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) In view of my impending marriage and the advanced ages of my three children, additional bedrooms are necessary. First floor accommodations are a must due to the physical condition of myself and my future husband.

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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner's Attorney

FILING

Protestant's Attorney

197 2, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Baltinore md21227

DESCRIPTION FOR VAFTANCE

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

RE: PETITION FOR VARIANCES SW comer of Ryerson Circle & Tobias Rd. 13th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

NETTIE M. NARLOW, Petitioner : Case No. 80-101-A

ORDER TO ENTER APPEARANCE

1111111

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 herea fer designated therefore, and of the passage of any preliminary or fire I Order in connection therewith.

Relev May 7. Peter Max Zimmerman Drouty People's Counsel

John W. Hessian, III People's Counsel for Baltimore County County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 25th day of September, 1979, a copy of the aforegoing Order was mailed to Nettie M. Narlow, 3283 Ryerson Circle, Baltimore, Maryland 21227, Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner

Date__October 4, 1979

PROM Office of Planning and Zoning

Petition #80-101-A. Item #36

John D. Seffert, Director

Petition for Variance to permit side yard and centerline setbacks Southwest corner of Ryerson Circle and Tobias Road Petitioner - Nettie M. Narlow

13th District

HEARING: Thursday, October 18, 1979 (9:30 A.M.)

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

JDS:JH:rw

October 25, 1979

Ms. Nettle May Narlow 3283 Ryerson Circle Baltimore, Maryland 21227

> RE: Petition for Variances SW/corne: of Ryerson Circle and Tobias Poad - 13th Election District Nettie May Narlow - Petitioner NO. 80-101-A (ftem No. 36)

Dear Ms. Narlow:

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

Very truly yours,

WILLIAM E. HAMMOND Zoning Commassioner

WEH/srl

Attachments

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

M's. Nettie M. Narlew 3283 Ryerson Circle Baltimore, Maryland

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has received and accepted for filing this of August

> WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Nettle M. Nerlow Petitioner's Attorney____

_ Reviewed by Mille B. Comer office Nicholas B. Commodari

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1979

COUNTY OFFICE SLDG. 111 W. Chesapeike Ave. Towage, Maryland 21704

M's. Nettie May Narlow 5283 Ryerson Circle Nicholes B. Commodari Baltimore, Maryland 21227 Chairman

MEMBERS. Engineering Department of Traffic Engineering

State Souds Commission Fire Prevention Beaith Department Project Planning Building Department Board of Education

Joning Administration

Development

RE: Itam; No. 36 Petitioners - Nettie M. Narlow Variance Petition

Dear M's, Narlow:

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 Chairman

Zoning Plans Advisory Committee

NBC:bk Enclosures

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 25 day of __October___, 19.29, that the horein 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 GF ANTED, from and after the date of this Order, subject to

approval of a site plan by the Department of Public Works and the Office of

Haming and Zoning.

battimore county

TOWSON, MARYLAND 21204

Office of Planning and Zoning Baltimore County Office Building

Re: Property Owner Nettie M. Narlow

Towson, Mary and 21204

Item No. 36

fire department

Paul H. Reincke

Zoning Counissioner of Baltimore County

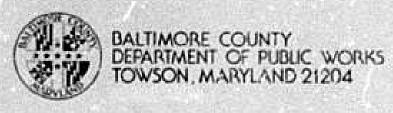
Fursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical diffiorbty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zor ing Commissioner of Baltimore County, this _____ day of _____, 19___, that the herein Petition for the Variance(s) to

Zoning Commissioner of Baltimore County

August 28, 1979

Zonding Agenda: Meeting of 8/14/79



THORNTON M. MOURING

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. Harmond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Kdvisory 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 boldings 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. Chief, Bureau of E.gineering

END: EAM: FWR: 88

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



October 4, 1979

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

District: 13th

Dear Mr. Hammond:

Comments on Itum \$36, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

Property Owner: Nettie M. Narlow Location: SW/C Ryerson Circle and Tobias Ruad 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

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 ger R+ Planner !!! Current Planning and Development

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

Proposed Zoning:

District:

Dear Mr. Hammond:

Comments on Item #36, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

> Property Owners Nettie M. Narlow

SW/C Ryerson Cir. & Tobias Rd.

Existing Zoning: D.R. 10.5

Variance to permit a side street setback of 10' and 40' to the center of the street in lieu of the re-

Very trply yours,

quired 25' and 55' respectively.

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

Ian J. Forrest, Director BURRAU OF ENVIRONMENTAL SERVICES

IJF/JRP/fthe

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Date, August 14, 1979 Nick Commedari Ted Burnham Zoning Advisory Committee

See Comments

See Comments

SUBJECT Meeting of August 14, 1979.

Standard Comments

ITAM 10. 35 See Cornents

ITEM NO. 36 Standard Comments Only.

See Commente ITEM NO. 37

See Comments

See Comments See Communts

Standard Comments Only.

Charle & Surnha ~ Ted Burnham, Chief Plans Review

TB: rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August &, 1979

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

Z.A.C. Meeting of: Augus. 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 tru'y yours, W. Nick Petrovick, Field Representative

WNP/bp

THOMAS M. BOYER MRS. LORRAINE F. CHIRCUS ROGER B. HAYDEN

TOBERT Y. DUBL. SUPPRINTENSENS

ALVIN LORECK MES, MILTON R. SHITH, JR.

RICHARD W. TRACLY, D.V.M.

PADDERTY VICINITY MAP - 4 20 ALLEY EXISTING DWL. 3279 3281 3253 LE RYERSON CIRCLE (60'WIDE) PLAT TO ACCOMPANY PETITION FOR VARIANCE

Distance. Dittel 1 MINHO O 31

MAP. SIT

MECHEN

for Miss NETTIE MAY NARLOW DISTRICT 13 PATAPSSO TERRACE, SECTION I LOT 24. BLK. C". BOOK No. 28. FOLIO No. 104 WATER & SENER EXISTING ON THE STREET ZONED' D.R. 10,5

SCALE: 1' 30'

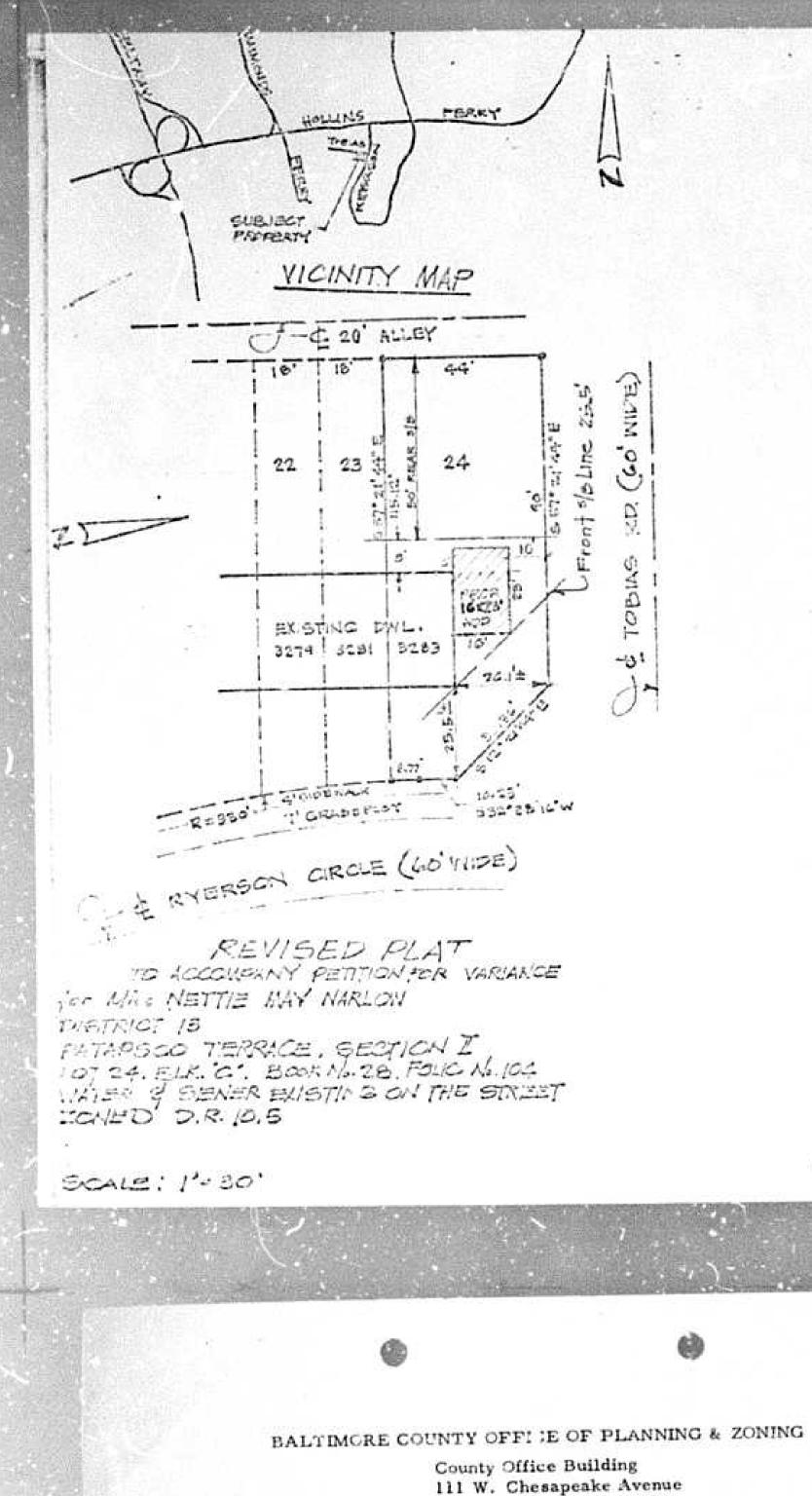
T. BATTOD WILLIAMS, JR., VICE PRESIDENT MARCUS M. BOTSARIS Fire Prevention Bursau Special Inspection Division

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 and condition shown at _ EXCENDS 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 perations. (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 "Lufe 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. Noted and Leonge M Wegand

Mr. William Hammond, Zoning Commissioner

Zoning Advisory Conmittee

Location: SW/C Ryerson Cir. & Tobias Rd.



Towson, Maryland 21204

Petitioner Natur M. Marlow Submitted by Sana

Petitioner's Attorney nac Peviered by H

VALIDATION OR SIGNATURE OF CASH ISS

Filing Fee \$ 25 Received: Check

Your Petition has been received this 3/32 day of July ______. 1979. William E. Hammond, Zoning Commissioner This is not to be interpreted as acceptance of the Petition for assignment of a

	DATE & TIME Trureday, October 18, 1679 at 9:30 A.M. PCHLIC HEARING: Room 108, County Office Building, 111 W. Chempenhe Avenue, Towards.	
	Cheangeake Avenue, Towaon, Maryland. The Zoning Commessioner of Ral- thnore County, by authority of the Zoning let ar I Regulations of Ral- timore County, by authority of the Zoning let ar I Regulations of Ral- timore County, will hold a public hearing: Pelitice for Variance to permit a side yard setback of 10 jest in Reu of the required 25 feet and a set- back to the centerline of the road of 45 feet in Reu of the required 15 feet The Zoning Regulation to be ex- capted as follows: Section 1802.28 (214.1 & 214.2)—side yard and centerline setbacks All that parcel of land in the Thirteenth District of Baltimore County Lecuted on the southwest corner of Ryermon Circle and Tobias Road, Rein, Let #34. Block "C" as shown on past of Patapaco Terrace record- cod in the land records of Baltimore County in Plet Book 26: Follo 104. Also known as 1202 Ryerson Circle Being the property of Nettle M. Narlow, as shown on plat plan filled with the Zuning Department. Hearing Date: Thursday, October 18, 1975 at 9.20 A.M.	
Perhaps and an annual or	Fubite Hearing: Room 106, Coun- Office Building, 111 W. Che a- peake Avenue, Townen, Maryland, By Order Of WILLIAM E. HAMMOP, Froning Commissioner of Buildinore County Sept. 27.	
No. of Concession, Name of Street, or other Persons and Persons an		

40,42 800

VALIDATION OF SIGNATINE OF LASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 29 19.79 TRIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., oncectaxeach 1979... the Mist publication appearing on the 27th day of September 19. 79

Cost of Advertisement, \$.

PETITION FOR YARIANCE OWNG Filmon for Verteroe for side yers and curtering set-LOCATION: Southwest corner of Ryelson Circle and fotnes Road DAIN: 8 TIME: Thursday, Octo-tor 18, 1979 at 9:30 A.M. PURISC HEARING: Record 108, County Office Building, 111 W. ni Kasning Petition for Varience to permit a side yard enthack of 10 feet in lieu of the required 25 feet and a set-tack to the centerline of the road of 40 feet in lieu of the required 55 The Zorong T aquiation to be as-capted as folioses. Section 1802.38 (214.1 & 214.5) uide yard and centurine sertacks All that parcel of lend in the "senth District of Tultimore Courty
Locates, 1 the southwest cornor
of Piyerson 100 and Tohias
final Bong Let. 100 and Tohias
final Bong Let. 100 and south To
as snown on guat of Patispeco Terrace recorded in the lar of recurds
of Battimore County in Plat Book
28 Febr 104
Also known as \$283 Fyerson
Force.

Being the property of Nettle M. Nartow as shown on pay plan filed

with the Zoning Department Hearing Date: Thursday, Octo-tion 19, 1979 at \$20 A.M.

Futilic Hearing Room 10%, County Office Building, 111 W. Chasapease Avenue, Towaco,

BY CHOCH OF

WILLIAM & HAMMOND, ZONING CU JAMSSIOVER OF BALTIMORE COUNTY

OFFICE OF NEWSPAPERS

TOWSON, MD. 21204 September 27

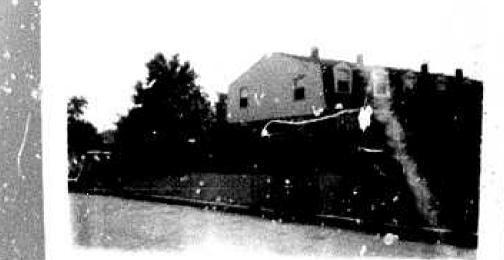
THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Nettie M. Narlow was inserted in the following:

- ☐ Catonsville Times
- ☐ Arbutus Times
- Essex Times
- ☐ Community Times
- ☐ Towson Times

weekly newspapers published in Baltimore, County, Maryland once a week for ______ successive weeks before the 28th_day of _Sentember 19_79, that is to say, the same was inserted in the issues of September 27, 1979.

STROMBERG PUBLICATIONS, INC.

3283 Rycom



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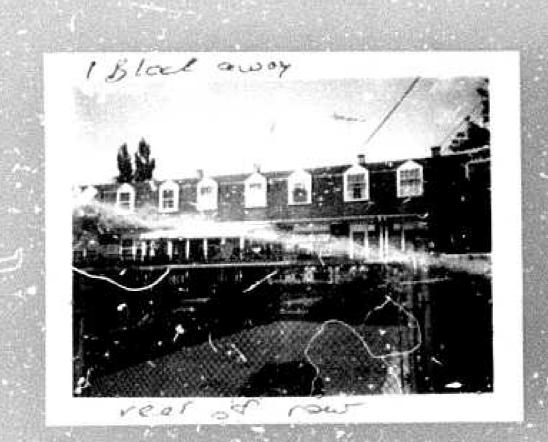


80-101-4 1 51gm CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Date of Posting 10-1-79 Posted for Petitionfor Variance Petitioner: Netter M. Narlow-1 scation of property 5w/con Ryerson Circle : Tobega Road Location of Signs front yard

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheer		
FUNCTION	date	by	dote	by	date	by	date	by	date	by	
Descriptions checked and outline platted on map						,		•			
Petition number added to outline											
Ocnsed											
Granted by ZC, BA, CC, CA											
Reviewed by: 619	viewed by: 678			Revised Plans: Change in outline or descriptionYes							
Previous case: Anne	<u> </u>		9	Map						_Nc	

PETITION MAPPING PROGRESS SHEET

NTY, MARYLAND No. 83230 CASH RECEIPT
15. 1979 ACCOUNT 01-662
M. Narlow
ing and Posting for Case No. 80-101-A







200 Sheer date by