

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

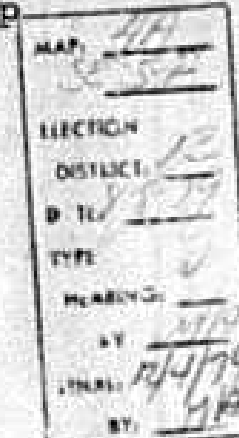
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

William B. Smith
I, or we, Ruth P. Smith, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and make a part hereof.

hereby petition for a Variance from Section 1802.09.1 to permit a side yard setback of 12 inches in lieu of the required 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

As this house has no basement, the most practical & economical method of making a laundry room would be to enclose the existing concrete porch which is next to the kitchen. This would keep the plumbing and electrical work to a minimum.



Property is to be posted and advertised as prescribed by Zoning Regulations. 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 Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: William B. Smith
Legal Owner: Ruth P. Smith
Address: 8107 Long Point Rd., 21222
Phone #: 284-9222
Petitioner's Attorney: _____
Protestant's Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day

of August, 1979, 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 County, on the 18th day of October, 1979, at 10:00 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.

(over)

10/18/79
10:00 A.M.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Longpoint Rd., 503.5' E of Faircross Rd., 12th District : OF BALTIMORE COUNTY

WILLIAM B. SMITH, et ux, Petitioners : Case No. 80-103-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

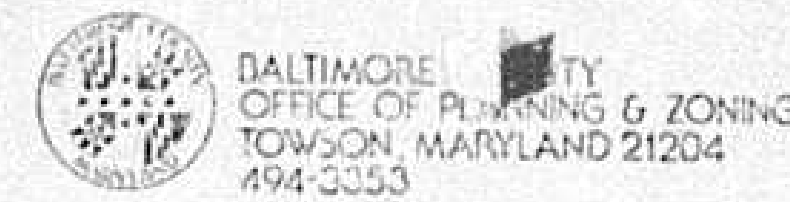
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy 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

I HEREBY CERTIFY that on this 25th day of September, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. William B. Smith, 8107 Long Point Road, Baltimore, Maryland 21222, Petitioners.

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



WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 24, 1979

Mr. & Mrs. William B. Smith
8107 Long Point Road
Baltimore, Maryland 21222

RE: Petition for Variance
S/S of Long Point Road, 503.5' E of Faircross Road - 12th Election District
William B. Smith, et ux - Petitioners
NO. 80-103-A (Item No. 40)

Dear Mr. & Mrs. Smith:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sri

Attachments

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

VARIANCE DESCRIPTION

Beginning at a point on the South side of Long Point Road 503.5 feet East of Faircross Road and known as Lot 32, Block 3, Section A of Murray Point and recorded among the Land Records of Baltimore County in Plat Book 12, Folio 109.

Also known as 8107 Long Point Road.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: John D. Seyffert, Director
Office of Planning and Zoning
Date: October 4, 1979

SUBJECT: Petition #80-103-A, Petition for Variance for side yard setback South side of Long Point Road, 503.5 feet East of Faircross Road
Petitioner - William B. Smith, et ux,

12th District

HEARING: Thursday, October 18, 1979 (10:00 A.M.)

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

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

JDS:JH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. William B. Smith
8107 Long Point Road
Baltimore, Maryland 21222

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: William B. Smith, et ux
Petitioner's Attorney: _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 9, 1979

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

Nicholas B. Commodari
Chairman

Mr. & Mrs. William B. Smith
8107 Long Point Road
Baltimore, Maryland 21222

RE: Item No. 40
Petitioners - William B. Smith, et ux

Dear Mr. & Mrs. Smith:

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 plan 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:hk
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 Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

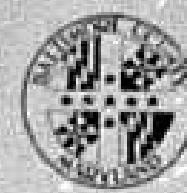
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of October, 1972, that the herein Petition for Variance to permit a side yard setback of 3 feet 6 inches (42 inches) in lieu of the required 10 feet, for the expressed purpose of constructing an addition to the existing dwelling for use as a laundry and utility room, 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.

William 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

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURING
DIRECTOR

September 18, 1979

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

Re: Item #40 (1979-1980)
Property Owner: William B. & Ruth P. Smith
Location: S/S Long Point Rd. 503.5' E Faircross Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3.5' in lieu of the required 10'.
Acres: 0.12 District: 12th

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:

The submitted plan indicates this property to be 503.5 feet easterly of Faircross Road; whereas, this lot 32 is located 503.5 feet westerly of Faircross Road, as shown on plat of subdivision of Block 3, Section A, Murray Point, recorded C.W.B., Jr. 12, folio 109.

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 #40 (1979-1980).

Very truly yours,

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

END:EAM:FWR:SS

cc: J. Wimbley

E-SW Key Sheet, 19 & 20 SW 22 Pos. Sheets
SE 5 F Topo, 110 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
(301) 494-3211

John D. 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 #40, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

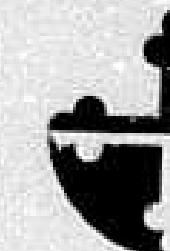
Property Owner: William B. and Ruth P. Smith
Location: S/S Long Point Road 503.5' E Faircross Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3.5' in lieu of the required 10'
Acres: 0.12
District: 12th

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, P.E.
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

October 8, 1979

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

Dear Mr. Hammond:

Comments on Item #40, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

Property Owner: William B. & Ruth P. Smith
Location: S/S Long Point Rd. 503.5' E Faircross Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3.5' in lieu of the required 10'.
Acres: 0.12
District: 12th

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/JEP/rhg



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204
(301) 825-7210

Paul H. Reincke
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 William B. & Ruth P. Smith

Location: S/S Long Point Rd. 503.5' E Faircross Rd.

Item No. 40

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 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 load and condition shown at

EXCEED 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: Capt. Paul Kelly
Planning Group
Special Inspection Division

Noted and Approved:

George M. Wagonett
Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS AND LICENSES
TOWSON, MARYLAND 21204
(301) 494-3600

Ted Chloski
DEPUTY DIRECTOR

August 14, 1979

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

Dear Mr. Hammond:

Comments on Item #40 Zoning Advisory Committee Meeting, August 14, 1979 are as follows:

Property Owner: William B. & Ruth P. Smith
Location: S/S Long Point Road 503.5' E Faircross Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 3.5' in lieu of the required 10'.
Acres: 0.12
District: 12th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

Additional Permits shall be required.

X C. Building shall be upgraded to new use - requires alteration permit.

X D. Three sets of construction drawings will be required to file an application for a building permit.

X E. 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 F. 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. If 3/4 hour wall shall be required if located 3'-6" from a property line.

X G. Requested setback variance conflicts with the Baltimore County Building Code. See Section.

I. No Comment.

J. Comments:

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. Surban
Charles E. Surban, Chief
Plan Review

CEB: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. 52, 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

THOMAS H. ZEDER
V. BRYAN WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTHEAR

THOMAS H. ZEDER
MRS. LORRAINE F. CHURCH
ROGER S. HAYDEN

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

ROBERT V. DUBEL, SUPERINTENDENT

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: Revised Plans: _____
Change in outline or description _____ Yes
Previous case: _____ Map # _____ No

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

No. 83234

DATE Oct. 18, 1979 AMOUNT 01-662

AMOUNT \$55.65

RECEIVED FROM Mr. William Smith

FOR Advertising and Posting Case #80-103-A

9534200 18 5565 NC

VALIDATION NO. SIGNATURE OF CASHIER

SALT LAKE COUNTY, UTAH
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 83174

DATE September 11, 1979 ACCOUNT 01-662

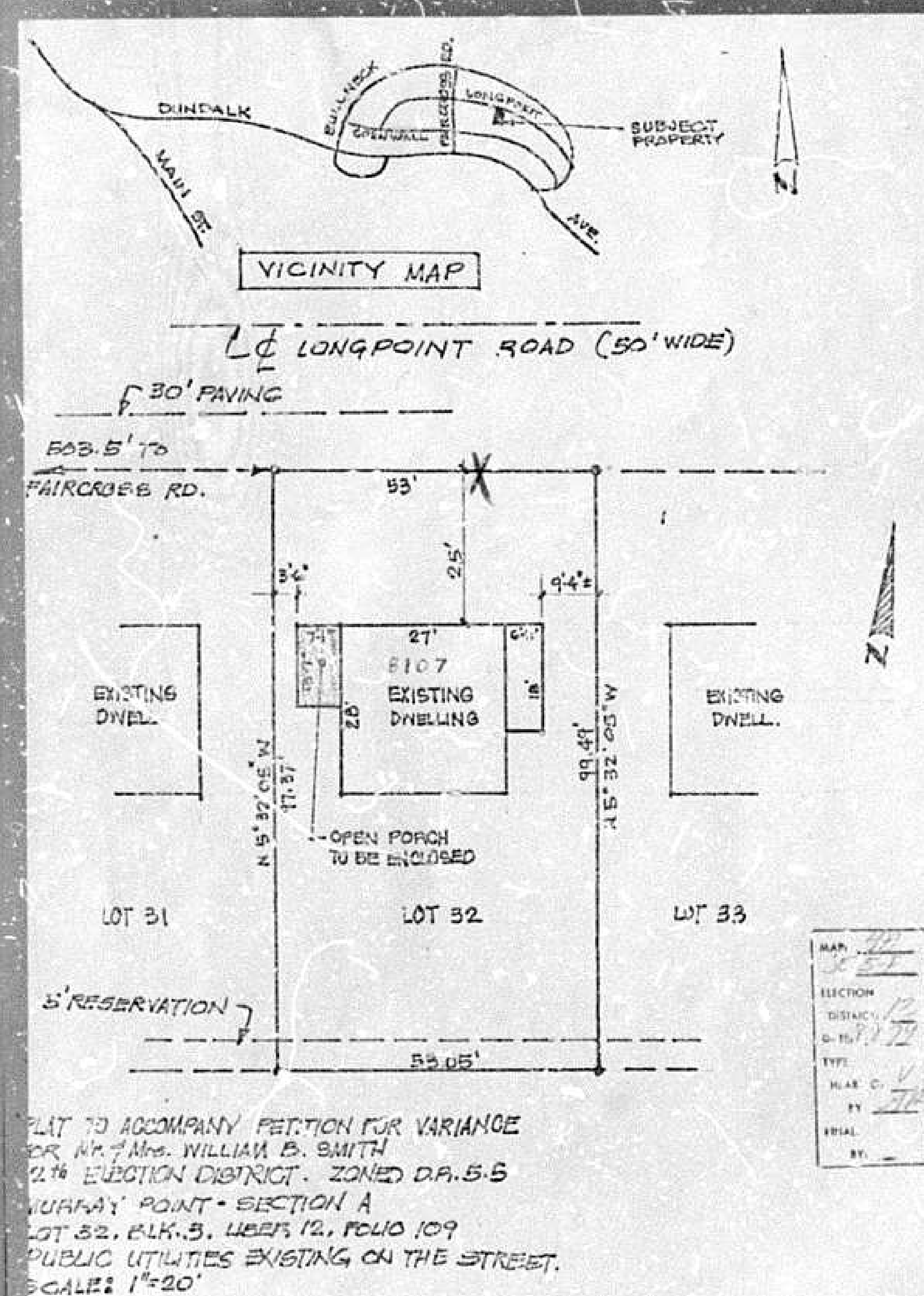
AMOUNT \$25.00

RECEIVED FROM Ruth P. Smith

FOR Filing Fee for Case No. 80-103-A

8572830 11 25.00 rec

VALIDATION OR SIGNATURE OF CASHIER



12th District
ZONING: Petition for a variance to change from R-1 to R-2.
CATYAN South side of Long Point Road, 500.5 feet East of Patuxent River.
Date: **DAVID A. WYATT**, Thursday, October 18, 1979; 10:00 A.M.
PUBLIC HEARING: Room 104, County Office Building, 111 E. Washington 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 on the following:
Petition for variance to permit a lot setback of 62 inches in lieu of the required 10 feet.
The Zoning Regulation to be applied will be as follows:
Section 11B02.3.c.1. - yard setback.
All that parcel of land in the Twelfth District of Baltimore County, Maryland, being at a point on the South side of Long Point Road 500.5 feet East of Patuxent River and known as "Lot 32, Block 3, Subdivision of Murray Park, and recorded in the Land Records of Baltimore County of Baltimore County in Parcel's of Baltimore County in Book B-18, 126 Folio 109.
The lot known as 6.077 Long Point Road.
Being the property of William B. Smith, et al., as shown on Plat B Smith et al. with its Zoning District of R-1.
Hearing Date: **Thursday, October 18, 1979 at 10:00 A.M.**
Public Hearing: Room 104, County Office Building, 111 E. Washington Avenue, Towson, Maryland.

BY ORDER OF
WILLIAM E. HAMMOND
BALTIMORE COUNTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

OFFICE OF
Dundalk Eagle

**38 N. Dundalk Ave.
Dundalk, Md. 21222**

Oct. 4, 1979

THIS IS TO CERTIFY that the annexed advertisement of
Wm. Hammond, Zoning Commissioner of Balto County
in matter of petition by Wm. B. Smith

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week

28th day of September, 1979 ; that is to say,

the same was inserted in the issue of

September 27, 1979

Kimbel Publication, Inc.

Publisher.

By Frederick J. Wells Publisher.

TOWSON, MD. September 27 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~~ on one time ~~seventeen~~ 27th before the 18th day of October 1972, in ~~last~~ publication appearing on the 27th day of September 1972.

THE JEFFERSONIAN.

Cost of Advertiser's, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 27 day of July, 1978.

Filing Fee \$ 22 Received: 1/11/01 Check: 1/11/01

Received: Check
 Cash
 Other

William E. Hammond, Zoning Commissioner

Petitioner William B. & Ruth P. Smith Submitted by S. L.

Petitioner's Attorney _____ Reviewed by _____

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