

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, 1979, that the herein Petition for Variance to permit a side yard setback of 26.5 feet in lieu of the required 50 feet, for the expressed purpose of constructing an addition to the existing dwelling for use as a double-car garage and rear porch, 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.

[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

YOUR OFFICE BLDG.
1114 Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

NBCBBS

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

October 9, 1979

Mr. & Mrs. Eugene D. Gaskins, Jr.
1113 Justa Lane
Baltimore, Maryland 21030

RE: Item No. 38
Petitioners - Eugene D. Gaskins, Jr.
Variance Petition et ux

Dear Mr. & Mrs. Gaskins, Jr.:

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.

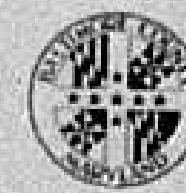
Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

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

NBCBBS

Enclosures



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 #38 (1979-1980)
Property Owner: Eugene D. & Diane M. Gaskins
S/S Justa La. 55' W. Boxer Hill Rd.
Existing Zoning: RC 5
Proposed Zoning: Variance to permit a side setback of 26' 5" in lieu of the required 50'.
Acres: 1.85 District: 8th

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.

Highways:

Justa Lane is a crusher-run stone surfaced lane, which is not listed on the Inventory of County maintained roads. Justa Lane, if improved in the future as a County road, would be a 30-foot closed section roadway on a 50-foot right-of-way. Future highway right-of-way widening and reversible easements for slopes as necessary would be required for such road improvement.

Sediment Control:

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.

Storm Drains:

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.

A future drainage and utility easement is required through the southerly portion of this property.

Item #38 (1979-1980)
Property Owner: Eugene D. & Diane M. Gaskins
Page 2
September 18, 1979

Water and Sanitary Sewer:

Public water supply and sanitary sewerage is not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W-16B and S-16B, as amended, respectively indicate "Planned Service" in the area in 11 to 30 years.

Very truly yours,

[Signature]
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:SS

cc: D. Grise

S-16B Key Sheet
57 NW 13 & 14 Pos. Sheet
NW 15 D Topo
50 Tax Map



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

October 4, 1979

LESLIE H. GRAEF
DIRECTOR

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 #38, Zoning Advisory Committee Meeting, August 14, 1979, are as follows:

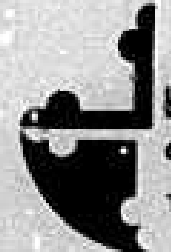
Property Owner: Eugene D and Diane M. Gaskins
Location: S/S Justa Lane 551' W. Boxer Hill Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 26' 5" in lieu of the required 50'.
Acres: 1.85
District: 8th

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, Jr.
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 3, 1979

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

Dear Mr. Hammond:

Comments on Item #38, Zoning Advisory Committee Meeting of August 14, 1979, are as follows:

Property Owner: Eugene D. & Diane M. Gaskins
Location: S/S Justa La. 551' W Boxer Hill Rd.
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 26' 5" in lieu of the required 50'.
Acres: 1.85
District: 8th

The dwelling is presently served by an existing well and sewage disposal system, both of which are to be functioning properly. The proposed addition will not interfere with the location of the well or sewage disposal system; therefore, no health hazards are anticipated.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRE/rlg



Baltimore County
Fire Department
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 Eugene D. & Diane M. Gaskins

Location: S/S Justa La. 551' W Boxer Hill Rd.

Item No. 38

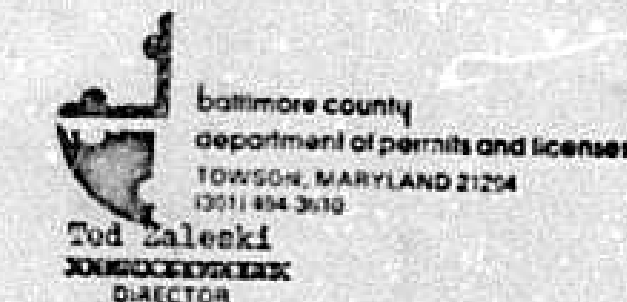
Zoning Agenda Meeting of 8/14/79

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.

Noted and Approved: *[Signature]*
George M. Eganoff
Fire Prevention Bureau
Special Inspection Division



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 484-3010

Ted Selenki
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 #38 Zoning Advisory Committee Meeting, August 14, 1979 are as follows:

Property Owners: Eugene D. & Diane M. Gaskins
Location: S/S Justa Lane 551' W Boxer Hill Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit a side setback of 26' 5" in lieu of the required 50'.

Acres: 1.85
District: 8th

The items checked below are applicable:

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

[Signature]
Charles E. Burnham, Chief
Plans Review

CSB:rry

JAN 30 1980

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:

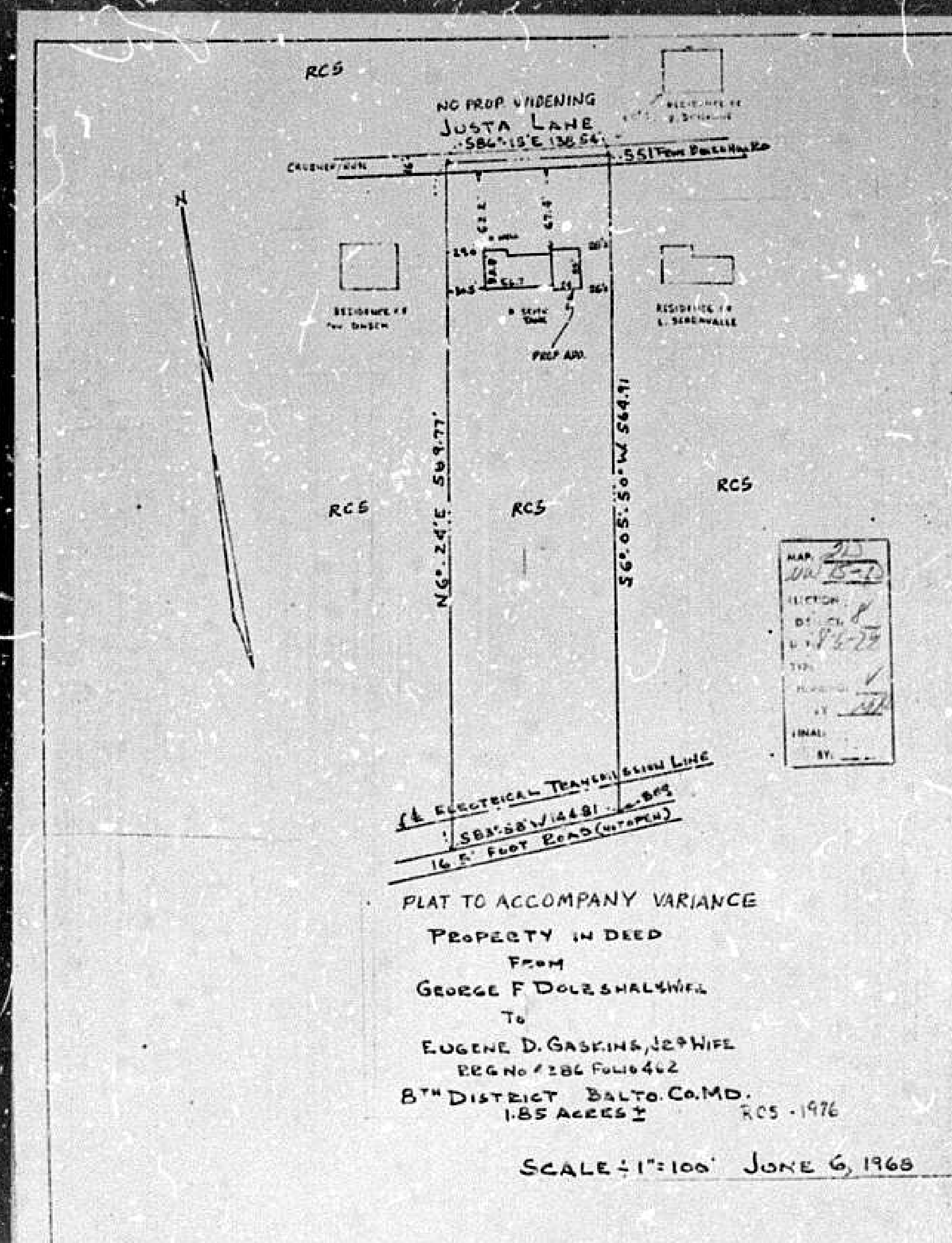
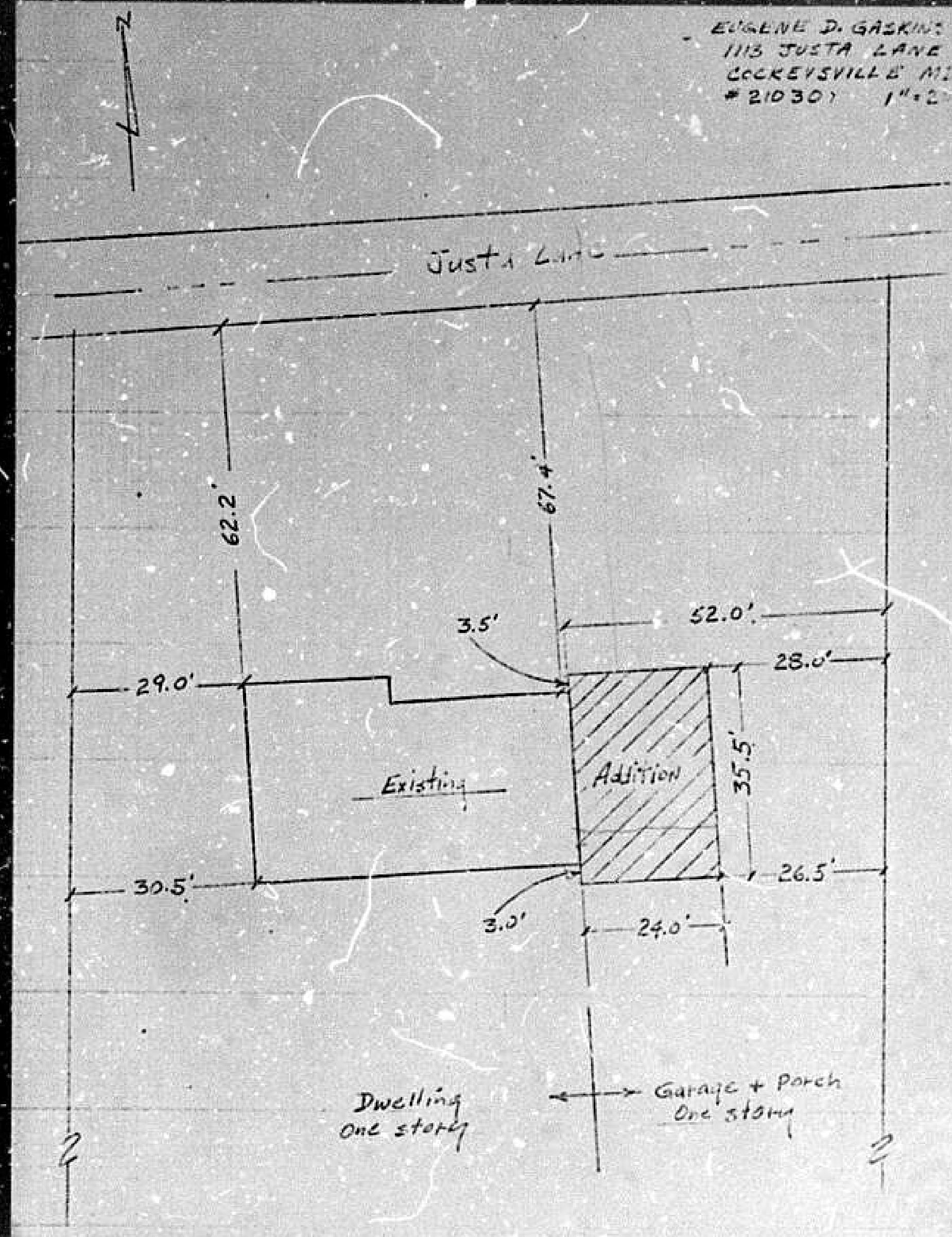
All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH L. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTHSCHILD
THOMAS H. ROYER
MRS. LORRAINE F. CHIRCUS
ROBERT S. HAYDEN
ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRALEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2nd day of August, 1979.

Filing Fee \$ 25.00

Received: ☒ Check

☐ Cash

☐ Other

Petitioner Eugene D. Gaskins, Jr.

Submitted by William E. Hammond

Petitioner's Attorney None

Reviewed by G.P.

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

CERTIFICATE OF PUBLICATION

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., on one time, successive weeks before the 12th day of October, 1979, the first publication appearing on the 22nd day of September, 1979.

THE JEFFERSONIAN

L. L. Smith
Manager

Cost of Advertisement, \$

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 September 27, 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Eugene D. Gaskins, Jr. was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 28th day of September, 1979, that is to say, the same was inserted in the issues of September 27, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Burger*

80-104-A

1 sign

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 10-1-79

Posted for: Petition for Variance

Petitioner: Eugene D. Gaskins, Jr.

Location of property: 1/3 Justa Lane, 551 W of Poplar Hill Road

Location of Signs: Front yard

Remarks: None

Posted by: Larry C. Freund Date of return: 10-1-79

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>G.P.</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>None</u> Map # <u> </u>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83235
DATE October 12, 1979 ACCOUNT 01-662
AMOUNT \$39.65
RECEIVED FROM Eugene D. Gaskins
FOR Dustin's advertising property Case No. 80-104-A
VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 83175
DATE September 11, 1979 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Eugene D. Gaskins
FOR Filing Fee for Case No. 80-104-A
VALIDATION OF SIGNATURE OF CASHIER

