PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Eugene D. Gaskins, Jr. L or we, and Diane M. Gaskins ... legal owner Sof the property situate in Battimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section. 1A04.3B3 to permit a side yard

setback of 26' in lies of the required 50'

of the Zoning Regulations of Baltimory County, to the Zoning Law of Baltimore County; for the following reasons: (indicate barching or practical difficulty)
When the house was cuilt in 1968, plans were submitted to Baltimore County Zoning showing a two (2) car garage and rear porch attached to the house. These plans, as indicated on the plot plan, had the house and garage located in accordance with zoning regulations existing at the time. The estimated cost of the garage was too much of an undertaking at the time so the house was built allowing room and provisions for the garage in the future. Now that we have the funds we find that the zoning regulations have been changed. We are requesting this variance to the new regulations as grades had been established and openings provided for access to the garage. The addition will balance the building as indicated by the original design and architectural plans. It will prolong the life of cars and equipment necessary to maintain the lane and at the same time conceal them from neighbors. Our neighbors have no objection to this addition as indicated on the attached letter. The house is located on a private lane Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this Balimore County adopted pursuant to the Zoning Law For Baltimore County.

Petitioner'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

Zoning Commissioner Baltimore County Towson, Maryland 21204

UNINE.

We, the undersigned, being residents of Justa Lane, Baltimore County, have no objections to the issuance of a variance to a 26'5" side setback to allow for the construction of a garage and porch addition to the house owned and occupied by Eugene D. and Diane M. Gaskins, 1115 Justa Lane, Cockeysville, Maryland. We understand that this variance is required because of zoning changes affected in 1976 requiring a 50 fact side set back for changes effected in 1976 requiring a 50 foot side set-back for

We also understand that this proposed addition was to be a part of the original house construction and that the house elevation, location and a door were provided for as all zoning requirements were approved in 1968.

Date 10 - 13 5 - 12 11 11 W 7.29.79 7.3. 29 7.30.79 7-30-79

RE: PETITION FOR VARIANCE S/S of Justa Lane, 551' W of Boxer Hill Rd., 8th District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

EUGENE D. GASKINS, JR., et ux,

: Case No. 80-104-A

ORDER TO ENTER APPEARANCE

1111111

Mr. Commissioner:

Pursuant to the nuthority contained in Section 524.1 of the Baltimore Crunty 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 Deputy People's Coursel

John ... Hessian, III People's Cantal 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 Mr. and Ars. Eugene D. Gaskins, Jr., 1113 Justa Lane, Cockeysville, Maryland 21030, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E HAMMOND ZONING COMMISSIONER

October 24, 1979

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

> RE: Petition for Variance S/S of Justa Lane, 551' W of Bover Hill Road - 8th Election District Eugene D. Gaskins, Jr., et ux -Petitioners NO. 80-104-A (Item No. 38)

Dear Mr. & Mrs. Gaskins:

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

Very truly yours,

WILLIAM E. HAMMOND

Attachments

WEH/srl

cc: John W. Hessian, III, Esquire

Peopse's Counsel

Zoning Commissioner

Eugene D. and Diane M. Gaskins 1113 Justa Lane Gockeysville, Md. 21030 3RU No. 4286 Pollo 462 8th District 1.85 Acres 2 Baltimore County Maryland Tax Acct. No. 08-07-001520 August 1: 1979

DESCRIPTION FOR VARIANCE

Beginning at a point in the center of Justa Lane 551° West of the intersection of Justa Lane and Boxer Hill Road. With the following Bearings and Distances.

1. S 60 - 05' - 50" W 564.91'

2. S 83° - 58° W 144.81°

3. N 6° 24' E 589.77'

4. S 36° 15' E 138.54'

to the point of beginning. Also known as 1113 Justa Lane.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner

October 4, 1979

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

Petition #80-104A. Item 38

Petition for Variance for side yard setback South Side of Justa Lane, 551 feet West of Boxer Hill Road Petitioner - Eugene D. Gaskins, Jr., et ux

8th District

Thursday, October 18, 1977 (10:15 A.M.)

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

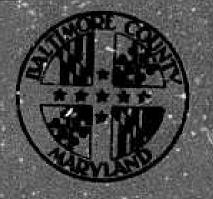
Office of Planning and Zoning

JDS:JH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



EVALUATION COMMENTS

Mr. & Mrs. Eugene D. Gaskins, Jr. 1113 Justa Lane Baldriore, Mary and 21000

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake A enue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

Zoning Commissioner

Petitioner Eugene D. Gankivis, Jr. et un

Chairman, Zoning Plans Advisory Committee

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 unrecessable hardship upon the Petitioner(s), the Variance(s) should be had; and it further appears that the grancing of the Variance requested will not adversely affect the health, safety, and seneral welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24% day of __October___, 19.79, 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 dahis Order, subject to the approval of a site plan by the Department of Pubiks and the Office of Planning and Zoning.

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 unreasonably hardship, the Variance(s) abould 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 Baltisore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

TOUR'S OFFICE BLDG. 1:1 4. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commodari Chairman

MEMBERS Bureau of Engireering

Bureau of

Health Department Project Planning Building Department Spard of Education Zoning Administratio 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

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 series action requested, but to assure that all parites 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 Compassioner with recommendations as to the suitability of the requested zoning.

Fine' seed 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.

MICHOLAS B. COMMODARI

Chariman Zoning Plans Advisory Committee

NBC:h

Enclosures

BALTIMORE COUNTY DEPARTMENT OF FUBLIC 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 (1979-196 Property Owner: Eugene D. & D. ane 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'.

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Mivisory Committee in connection with the subject item.

Acres: 1.85 District: 8th

Highways:

Justa Lane is a crusher-run stone surfaced lane, which is not listed on the Inventory of County maintained roads. Justa Iane, if improved in the future as a County road, would be a 30-foot closed section roadway on a 50-foot right-of-way. Puture highway right-of-way widening and revertible 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, nacessar, 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 Jamages 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)

September 18, 1979

in 11 to 30 years.

END: EAM: FWR: 55

cc: D. Grise

S-IW Key Sheet

NW 15 D Topo

50 Tax Map

57 NW 13 & 14 Pos. Sheet

Water and Sanitury Sewer:

Property Owner: Eggene D. & Diane M. Gaskins

Public water supply and senitary sowerage is not available to serve this

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

Very truly yours,

Chief, Bureau of Fagineering

property, which is utilizing private onsite water supply and sewage disposal facilities. This property is beyond the Baltimore County Metropolitan District

battimore county department of permits and licenses TOWSON, MARYLAND 21204 13011 454 3610 Tod Zaleski XXXXXXXXXXXXXXXXX

August 14, 1979

Mr. William E. Hamwond, Zoning Commissioner Office of Planning and Soning County Office Building Towern, Maryland 21204

Dear Mr. Rammonds

Comments on Item # 38 Zoning Advisory Committee Meeting, August 11, 1979 are as follows:

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

District:

The items checked below are applicables

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

X E. A building permit chall be required before construction can begin.

C. Additional _____Permits shall be required.

D. Building shall be upgraded to new use - requires elteration permit.

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

F. Three sets of construction drawings with a registered Mary, and Architect or Engineer's original seal will be required to file an application for a building permit.

6. 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. Coe Section ____

I. No Corment.

J. Commerne:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Flanning and Loning and are not to be construed as the full extent of any permit.

> very truly yours, Charles E. Burnham, Chief Plans Beview

CHRITTI

October 4, 1979

LESUE H. GRAEF DIRECTOR

ballimore county

(301) 454-3211

ORDER RECEIVED FOR

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

Dear Mr. Hammond:

office of planning and zor.ing

TOWSON, MARYLAND 21204

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

Property Owner: Eugene D and Dione M. Gaskins Location: 5/5 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'. Aures: 1.35 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 zonisa in question, but are to assure that all parties are made awars of plans or problems with regard to development plans that may have a bearing on this retition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning and Development

baltimore county deportment of health TOWSON, MARYLAND 21200 DONALD J. ROOP, M.D., M.P.H.

DEPUTY STATE AND COUNTY HEALTH OFFICER

October 3, 1979

Mr. William E. Hummond, 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 Collows:

> Property Owner: Location: Existing Zonings

Acres:

District:

Eugene D. & Diane M. Gaskins S/S Justa La. 551' W Boxer Hill Rd.

Proposed Zonings Variance to permit a side setback of 26' 5" in lieu of the required 50'. 8th

The dwelling 'a presently served by an existing well and sewage disposal system, both of which a re to be functioning property. The proposed addition will not in erfere with . location of the well or sewage disposal system; therefore, no health hazards are ant'cipated.

IJF/SRP/fthg

Very truly Jours. towns ! Ian J. Formest, Director BUREAU OF ENVIRONMENTAL SPEVICES

battimore county fire department TOWSON, MARYLAND 21204

Paul H. Reineke

August 28, 1979

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

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee

Re: Property Owner Eugene D. " Diane M. Gaskins Location: S/S Justa Ja. 551' W Baxer Hill Rd.

Item No. 38

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

Zoning Agenda: Meeting or 8/14/79

() 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.

to be corrected or incorporated into the final plans for the property.

() 3. The vehicle dead end condition shown at

EXCERTS 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 occupency.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER LAST JOSEN HOUNE Shelly Approved: Meorge Mn Megands Pire Prevention Bureau Special Inspection Division

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. Wile treend W. Nick Petrovich, Field Representative

RICHARD W. TRACEY, D.V.M.

EUGENE D. GASKINS 1113 JUSTA LANE COCKEVSVILLE MI # 210301 1":2: --- Justa Lanc ----52.0'. 3.5 24.0 ------- Garage + Porch Dwelling One storm one story

RCS NO PROP VIIDENING CHIENER HOLE SECTION PORTON PO banten ber er L. SERENVALLE BETTOTHER CF RCS ALICEDA, 14 ELECTRICAL TRAVELLE PLAT TO ACCOMPANY VARIANCE PROPERTY IN DEED FERM GRORGE F DOLZ SHALSHIFE EUGENE D. GASKINS, JEP WIFE 286 No # 286 Folio 462 BTH DISTRICT BALTO. CO.MD. RC5 - 1976 SCALE - 1": 100' JONE 6, 1968

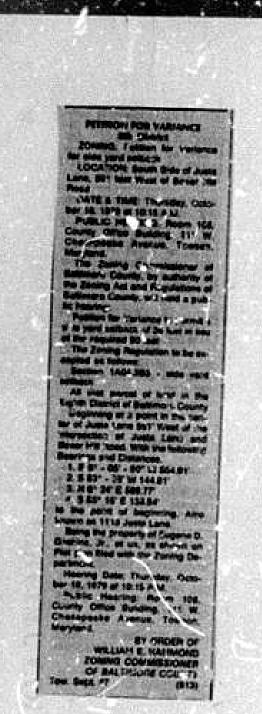
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Tow son, Maryland 21204 Your Petition has been received this 2 nd day of august Filing Fee \$ 125 49 Received: William E. Hammond, Zoning Commissioner Petitioner Eugene D. Gaspins A. Petitioner's Attorney_ Ache This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 19.79 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., One in the land one time _____ specimen weeks before the ___ lith _____ day of ___October______, 19/9_, the first publication appearing on the ___ 27th ____day of ___ September _____ 19.79...

THE JEFFERSONIAN,

Cost of Advertisement, \$_____





TOWSON, MD. 21204

September 27

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

Ll Catonsville Times

Towson Times

No. 83175

☐ Essex Times

17 Arbutus Times Community Times

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ uccessive weeks before the 28th day of September 1977, that is to say, the same was inserted in the issues of September 27, 1979.

> STROMBERG PUBLICATIONS, INC. By Esthi Burger

80	-10	4-	A
3.	Reflection.	30.00	

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towner, Maryland

District8	Nate of Porting 10-1-79
Posted for Petition for Variance Petitioner: Eugene D. Gaskins & Location of property: 5/5 Justa Lane	·
Location of moneyer 5/5 Justa Lane	551' W of Bair Hill Ond
E-Radion of property	sor a grantime read
Location of Signs: Frank yard	
Remarks:	
Posted by facy C. Freund Signature	Date of return: 10-1-79

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
TONOTION		Ьv	date	Ł/	date	ьу	dute	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline							i			
Denied										
Granted by ZC, BA, CC, CA								<i>/</i> ~		
Reviewed by: GVE			Marie and the second second		d Pla		or des	ripto) n	C. State of the last

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE GIVISION MISCELLANEOUS CASH RECEIPT

No. 83235

DATE OCTOBER 18, 1979 _ACCOUNT _ 01-662

ron Pusting & advertiding property Case Sc. 80-104-4.

884 18m, to 396500 HALIDATION OF SIGNATURE OF CASHIER

ALTIMORE COUNTY MARYLAND MILGELLANDUS CASH PECEIPT

DATE Beptenter 11, 1979 ACCOUNT 01-652

AMCUNT_\$25.00 ARCEIVED Diane Gaskins

ron . Filing Fee for Case No. 80-10|-A

12 1830 6 883 2500 mg VALIDATION OF SIGNATURE OF CASHIER



36