

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, David & Marilyn Carp, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part here-
(205.3)
hereby petition for a Variance from Section 1802.3.8.1 to permit a side yard setback of 3.5 feet instead of the required 15 feet

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

1. Due to current economic conditions we cannot afford to move.
2. As our children are getting older we need an additional room to allow them enough space.
3. As inflation dictates that both husband and wife must work we need suitable additional space for both of us to conduct our work at home.

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

DATE June 16, 1980
BY John A. Miller
Zoning Commissioner

Contract purchaser David L. and Marilyn Carp
Address 145 Pheasant Cross Drive, 21209
484-0381
Petitioner's Attorney John A. Miller
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of August, 1980, 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 108, County Office Building in Towson, Baltimore County, on the 14th day of October, 1980, at 9:30 o'clock
A.M.

(over)

David L. Carp - #81-70-A

would impose denying the use of this additional room in any way whatsoever as an office.

Mrs. Carp testified and presented to the Board signed statements from eight neighbors, including the next-door neighbor, not objecting to the granting of this variance.

With the stipulation from Mr. and Mrs. Carp that no office use would be made of this addition and with the knowledge that the ten foot wide easement between the properties protects the neighbor's property from encroachment, the People's Counsel presented no objections to the granting of this variance. Therefore, the Board is of the opinion that the variance should be granted with a firm restriction that at no time an office use be allowed in this addition to the residence and will so order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 18th day of August, 1981, by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby GRANTED, subject to the following restriction:

1. That at no time will an office use be allowed in this addition to the residence.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Chairman

LeRoy B. Spurrier
LeRoy B. Spurrier

John A. Miller
John A. Miller

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Pheasant Cross Dr., 145' :
S of Sugarcone Rd., 3rd District : OF BALTIMORE COUNTY

DAVID L. CARP, et ux, Petitioners : Case No. 81-70-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 John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of September, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. David L. Carp, 7019 Pheasant Cross Drive, Baltimore, Maryland 21209, Petitioners.

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

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

May 11, 1981

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 81-70-A

DAVID L. CARP, et ux

SE/S Pheasant Cross Drive, 145' S of
Sugarcone Road

3rd District

Var. - To permit a side yard setback of
3.5 ft. instead of req. 15 ft.

11/6/80 - Z. C. (Hammond) DENIED variance

THURSDAY, JULY 30, 1981, at 10 a.m.

ASSIGNED FOR:

cc: Mr. & Mrs. David Carp

Alan P. Zukerberg, Esq.

J. W. Hession, Esq.

J. E. Dyer

William E. Hammond

Petitioners

Attorney for Petitioners

People's Counsel

Zoning Office

June Holmen, Secy.

RE: PETITION FOR VARIANCE : BEFORE
from Section 1802.3.8.1 : COUNTY BOARD OF APPEALS
(205.3) of the Baltimore :
County Zoning Regulations : OF
SE/S Pheasant Cross Drive 145' :
S. of Sugarcone Road : BALTIMORE COUNTY
3rd District :
David L. Carp, et ux : No. 81-70-A
Petitioners :

OPINION

This case comes before this Board on appeal from a decision of the Zoning Commissioner denying the requested variance to permit a side yard setback of 3.5 feet instead of the required 15 feet in a D.R. 2 residentially zoned area. The subject property is located on the southeast side of Pheasant Cross Drive 145 feet south of Sugarcone Road, in the Third Election District of Baltimore County.

Mr. David Carp, the Petitioner, testified as to the reasons the variance should be granted. He hopes to build an additional room on the end of his residence, twelve feet in length, which would put him three and one half feet from his property line. There is existing between his property line and the neighbor's property line a recorded ten foot easement for use as a walkway through an open area in the rear of the homes. Therefore, he would not be grossly encroaching on his neighbor's property. He testified that this room would be used at present as a children's room, but he expects in the near future that either his mother, whose health is very bad and who is seventy years old, or his wife's father, whose health is also very suspect, may have to move in and use this room. He also presented two signed statements from neighbors who do not object to the granting of this variance. He also testified that before the Zoning Commissioner he indicated the possible use of this room as a work area for he and his wife as an office space, but in so testifying did not realize that this would probably be cause for the denial of the variance. He now testifies that the office use as proposed before the Zoning Commissioner was very misleading, and that he would be perfectly agreeable to any restriction that the Board

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 2, 1980

COUNTY OFFICE BLDG.
115 N. GLENSIDE AVE.
TOWSON, MARYLAND 21204

cc: Nicholas B. Commodari
Chairman

MEMBERS
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

Mr. & Mrs. David Carp
7010 Pheasant Cross Drive
Baltimore, Maryland 21209

RE: Item No. 32
Petitioners - David Carp, et ux
Variance Petition

Dear Mr. & Mrs. Carp:

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 to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:hsk

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

September 25, 1980

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

Re: Item #32 (1980-1981)
Property Owner: David & Marilyn Carp
S/ES Pheasant Cross Drive 145' S. of Sugarcone Road
Acreage: 88.65/99.66 x 185.27/110.64
District: 3rd

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 and are as secured by Public Works Agreement #3614, executed in conjunction with the development of Green Gate, of which this property is Lot 4, Block 1, "Flat 2, Section One, Green Gate", recorded O.T.G. 33, Folio 48.

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 32 (1980-1981).

Very truly yours,

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

END:EM:FWR:iss

cc: J. Wimbley

O-W Key Sheet, 32 NW 12 Pos. Sheet
NE 8 C Topo, 65' Tax Map

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and a public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship and, further, that the granting of the variance requested will adversely affect the health, safety, and general welfare of the community, the variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of November, 1980, that the herein Petition for Variance to permit a side yard setback of 3.5 feet in lieu of the required 15 feet be and the same is hereby DENIED.

Norman E. Gerber
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

September 18, 1980

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 #32, Zoning Advisory Committee Meeting, August 12, 1980, are as follows:

Property Owner: David and Marilyn Carp
Location: SE side Pheasant Cross Drive 145' S. of Sugarcone Road
Existing Zoning: D.R. 2
Acres: 88.65/99.66 X 185.27/110.64
District: 3rd

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
John L. Wimbley
Planner III
Current Planning and Development



baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 434-3550

STEPHEN E. COLLINS
DIRECTOR

September 3, 1980

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 32, 33 and 34 of the Zoning Advisory Committee Meeting of August 12, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

October 1, 1980

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

Dear Mr. Hammond:

Comments on Item #32, Zoning Advisory Committee meeting of August 12, 1980, are as follows:

Property Owner: David & Marilyn Carp
Location: SE/S Pheasant Cross Drive 145' S. of Sugarcone Road
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a side yard setback of 3.5' instead of the required 15'.
Acres: 88.65/99.66 X 185.27/110.64
District: 3rd

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/mw



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. REINCKE
CHIEF

September 4, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: David & Marilyn Carp

Location: SE/S Pheasant Cross Drive 145' S. of Sugarcone Road

Item No.: 32 Zoning Agenda: Meeting of 8/12/80

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 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: *George M. McGehee* Noted and Approved: *George M. McGehee*
PLANNING/GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

August 29, 1980

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

Dear Mr. Hammond:

Comments on Item #32 Zoning Advisory Committee Meeting, August 12, 1980 are as follows:

Property Owner: David & Marilyn Carp
Location: SE/S Pheasant Cross Drive 145' S. of Sugarcone Road
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a side yard setback of 3.5' instead of the required 15'.

Acres: 88.65/99.66 X 185.27/110.64
District: 3rd

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X B. A building/_____ permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.

X I. Comments: Applicant should check with Plans Review when filing to determine total requirements.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdum
Charles E. Burdum, Chief
Plans Review

CEB/rj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 12, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 12, 1980

RE: Item No: 31, 32, 33, 34, 35,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petronich
Nick Petronich, Assistant
Department of Planning

WNE/bp

LAW OFFICES

Alan P. Zukerberg

343 N. CALVERT STREET
SUITE 1
BALTIMORE, MARYLAND 21202

(301) 539-5400

December 2, 1980

William E. Hammond
Zoning Commissioner
Baltimore County Office Building, Rm. 109
Towson, Maryland 21204

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Re: Petition of David L. Carp, et ux
7019 Pheasant Cross Drive
(Petition for Variance) -
southeast/south of Pheasant Cross
Drive, 145 feet south of Sugar
Cone Road, third election district
Case No: 81-70-A (item no. 32)

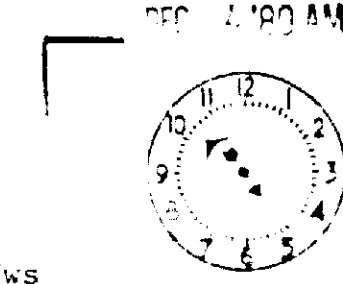
Dear Mr. Commissioner:

Please be advised that I represent Mr. & Mrs. David L. Carp with regard to the above-named Petition for Variance.

On their behalf, my clients wish to appeal the decision of the zoning commissioner and hereby give you formal notice of same.

I am enclosing my check for \$50.00 which represents the following: \$5.00 - sign fee, \$35.00 - appeal on the said variance, \$10.00 - for copy of a tape of the proceedings.

I would appreciate copies of all notifications and correspondence in this matter.



Very truly yours,

Alan P. Zukerberg
Alan P. Zukerberg

AJF/ws

cc: William E. Hammond - first class mail
Mr. David L. Carp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 6, 1980

Mr. & Mrs. David L. Carp
7019 Pheasant Cross Drive
Baltimore, Maryland 21209

RE: Petition for Variance
SE/S of Pheasant Cross Drive, 145'
S of Sugarcone Road - 3rd Election
District
David L. Carp, et ux - Petitioners
NO. 81-70-A (Item No. 32)

Dear Mr. & Mrs. Carp:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

5/22/81 - Following were notified of scheduled hearing set for THURS., JULY 30, '81, at 10 a.m.:

Mr. and Mrs. D. Carp
Alan Zukerberg, Esq.
J. Hessian
J. E. Jyer
Wm. Hammond

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204
August 18, 1981

Alan P. Zukerberg, Esquire
Suite 1 - 343 N. Calvert St.
Baltimore, Md. 21202

Re: Case No. 81-70-A
David L. Carp

Dear Mr. Zukerberg:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. and Mrs. David L. Carp
John W. Hessian, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Gerber
Mr. J. G. Hoswell

LAW OFFICES
Alan P. Zukerberg
343 N. CALVERT STREET
SUITE 1
BALTIMORE, MARYLAND 21202
(301) 539-6333

December 2, 1980

William E. Hammond
Zoning Commissioner
Baltimore County Office Building, Rm. 109
Towson, Maryland 21204

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Re: Petition of David L. Carp, et ux
7019 Pheasant Cross Drive
(Petition for Variance) -
southeast/south of Pheasant Cross
Drive, 145 feet south of Sugar
Cone Road, third election district
Case No: 81-70-A (item no. 32)

Dear Mr. Commissioner:

Please be advised that I represent Mr. & Mrs. David L. Carp with regard to the above-named Petition for Variance.

On their behalf, my clients wish to appeal the decision of the zoning commissioner and hereby give you formal notice of same.

I am enclosing my check for \$50.00 which represents the following: \$5.00 - sign fee, \$35.00 - appeal on the said variance, \$10.00 - for copy of a tape of the proceedings.

I would appreciate copies of all notifications and correspondence in this matter.

DEC 4 1980 AM

Very truly yours,

Alan P. Zukerberg

AP2/ws

cc: William E. Hammond - First class mail
Mr. & Mrs. David L. Carp

PETITION FOR VARIANCE

3rd District

ZONING: Petition for Variance for side yard setback
LOCATION: Southeast side of Pheasant Cross Drive, 145 feet South of Sugarcone Road
DATE & TIME: Tuesday, October 14, 1980 at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake 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:

Petition for Variance to permit a side yard setback of 35 feet instead of the required 15 feet.

The Zoning Regulation to be excepted as follows:

Section 1802.3.B.1 (205.3) - side yard setback

All that parcel of land in the Third District of Baltimore County

ZONING DESCRIPTION

Beginning on the SE side of Pheasant Cross Drive at a distance of 145 ft. South of the South side of Sugarcone Rd. Being lot #4, Block I, Section 1, Plat 2 of Greengate-O.T.C. 32-48. Also being known as 7019 Pheasant Cross Drive, in the third election district, Baltimore County, Maryland.

September 30, 1980

Mr. & Mrs. David L. Carp
7019 Pheasant Cross Drive
Baltimore, Maryland 21209

RE: Petition for Variance
SE/S Pheasant Cross Dr., 145' S
of Sugarcone Road
Case No. 81-70-A

Dear Mr. & Mrs. Carp:

This is to advise you that \$38.55 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

Mr. & Mrs. David L. Carp
7019 Pheasant Cross Drive
Baltimore, Maryland 21209

NOTICE OF HEARING

RE: Petition for Variance - SE/S of Pheasant Cross Drive, 145' S of Sugarcone Rd. - Case No. 81-70-A

TIME: 9:30 a.m.

DATE: Tuesday
October 14, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

ZONING COMMISSIONER OF
BALTIMORE COUNTY

Being the property of David L. Carp, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, October 14, 1980 at 9:30 a.m.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner

FROM: Norman E. Serber, Director
Planning and Zoning

SUBJECT: Petitioner No. 81-70-A Item 22

Date: September 26, 1980

Petition for Variance for side yard setback
Southeast side of Pheasant Cross Drive, 145 feet South of
Sugarcone Road
Petitioner: David L. Carp, et ux

Third District

HEARING: Tuesday, October 14, 1980 (9:30 A.M.)

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

Norman E. Serber, Director
Norman E. Serber, Director
Planning and Zoning

N28:JGH:ab

Mr. & Mrs. David Carp
7019 Pheasant Cross Drive
Baltimore, Maryland 21207

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 12th day
of August, 1980.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner David Carp, et ux

Petitioner's Attorney

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

81-70-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: Jan 13-81

Posted for: *Petition for zoning variance - David & Marilyn Carp*

Petitioner: *David & Marilyn Carp*

Location of property: *SE side Pheasant Cross Dr. 145' S of Sugarcone Rd.*

Location of Signs: *Front of 7019 Pheasant Cross Dr.*

Remarks:

Posted by: *Stephen J. Smith* Date of return: *Jan 23-81*

Number of Signs: _____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Our Petition has been received this 1 day of August, 1980.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

Item # 32

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner David Carp

Submitted by *Frank Singer* 944-8462

Petitioner's Attorney

Reviewed by *UCM*

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

81-70-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: Sept. 27, 1980

Posted for: *PETITION FOR VARIANCE*

Petitioner: *DAVID L. CARP ET UX*

Location of property: *SE/S OF PHEASANT CROSS DR., 145' S OF SUGARCON RD.*

Location of Signs: *FRONT OF 7019 PHEASANT CROSS DR.*

Remarks: *Thomas X. Roland*

Posted by: *Signature* Date of return: *OCT. 3, 1980*

Number of Signs: *ONE*

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: <i>UCM</i>	Revised Plans: _____									
Previous case: _____	Change in outline or description: Yes _____ No _____									
	Map # <i>2C</i>									

Item # 32 Corp

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., before the
of one time before the 14th
day of October, 1980, the last publication
appearing on the 25th day of September
1980.

L. Leach Strickland
THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 19.75

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

19

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE PHEASANT CROSS DRIVE
was inserted in the following:

- ☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 26th day of SEPTEMBER 1980, that is to say,
the same was inserted in the issues of

9/25/80

COLUMBIA PUBLISHING CORP.
By *Nancy Newlove*

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

No. 093570

DATE December 8, 1980 ACCOUNT 01-662

AMOUNT \$40.00

RECEIVED Alan P. Zukerberg, Esquire

FOR Filing Fee for Appeal of Case #81-70-A

202-301-8 400000

VALIDATION OR SIGNATURE OF CASHIER

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

No. 091737

DATE September 15, 1980 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Marilyn Carp

FOR Filing Fee for Case No. 81-70-A

5.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 091730

DATE October 8, 1980 ACCOUNT 01-662

AMOUNT \$38.55

RECEIVED Marilyn Carp

FOR Adv. & Posting for Case No. 81-70-A

5.00

VALIDATION OR SIGNATURE OF CASHIER

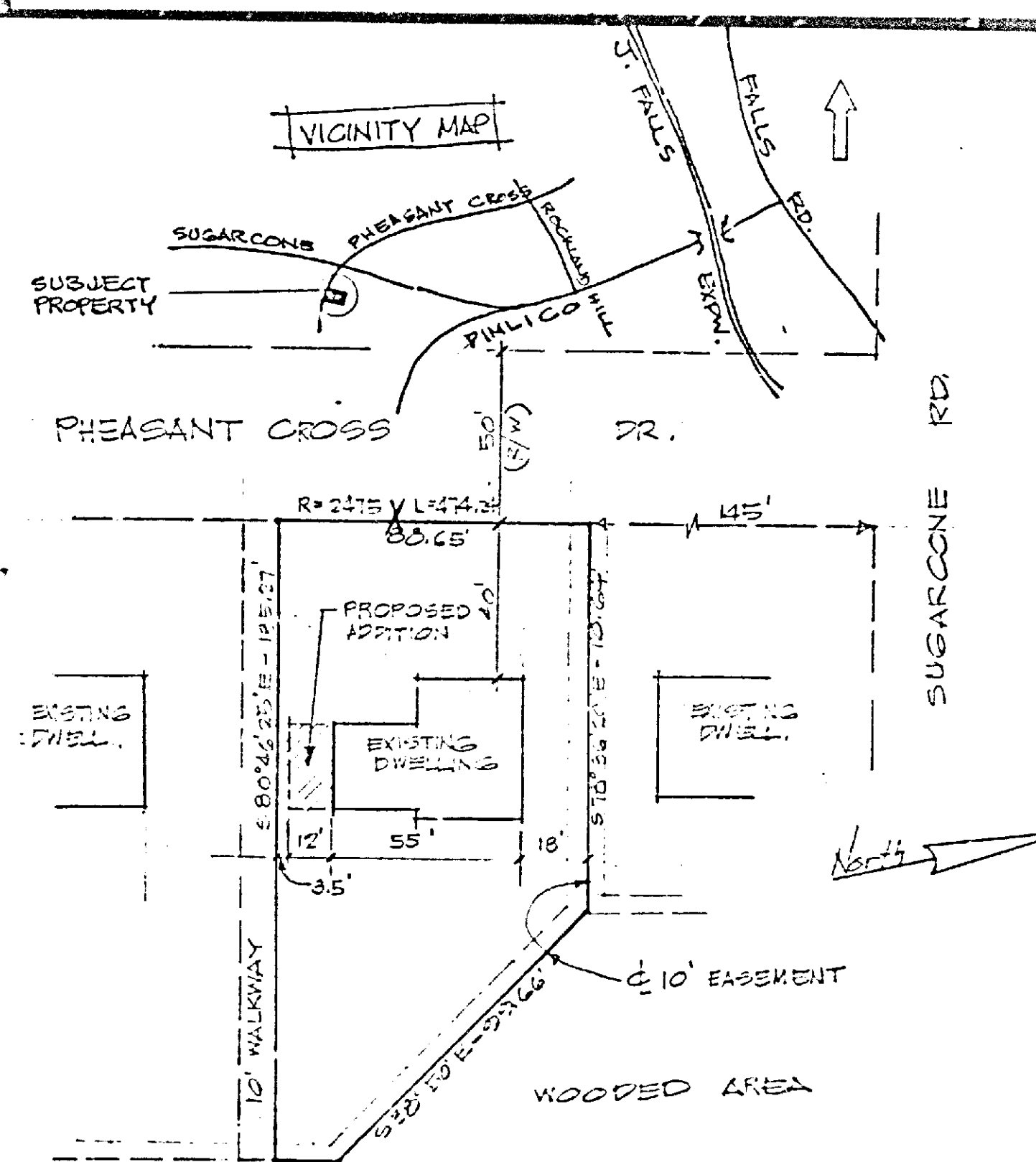
81-70-A
(Item 32)

3rd District

SE/S Pheasant Cross Dr., 145'
S of Sugarcone Road

David L. Carp, et ux

1 SIGN



PETITION FOR ZONING VARIANCE
FOR: DAVID & MARILYN CARP
7019 Pheasant Cross Dr. 21229
LOT 4, BLK. I, Sec. 1, PLAT 2
GREENGATE CT. # 33-46
2nd ELEC. DISTRICT, 2ND ED. 2
PUBLIC UTILITIES EXISTING IN THE STREET
SCALE: 2 1/4" = 40'

IN THE CIRCUIT COURT

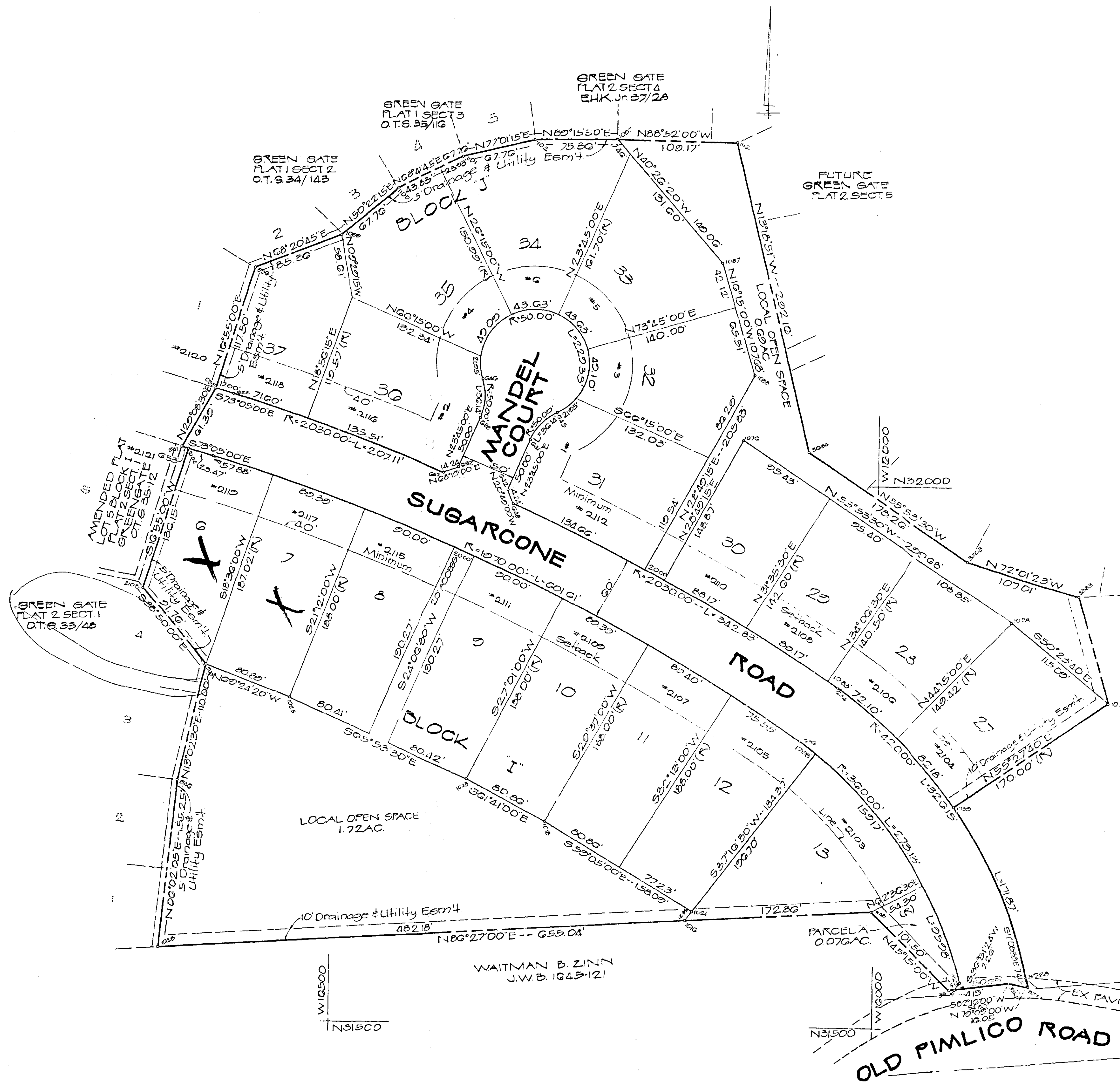
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS

Defendant

CERTIFICATE OF PUBLICATION OF



COORDINATES					
NO.	NORTH	WEST	NO.	NORTH	WEST
248	31566.35	12658.03	248	31600.25	12601.25
249	31720.78	12638.71	1016	31500.24	1273.78
249	31827.21	12613.80	1021	31600.05	1266.31
242	31905.57	12670.38	203	31600.42	12671.43
241	32031.58	12638.00	204	32029.56	12631.61
255	32085.20	12608.17	236	31763.22	12600.22
256	32197.62	12573.97	237	32022.85	12600.30
1020	32222.12	12494.64	222	32080.25	12501.20
1100	32272.33	12442.45	247	32000.00	1257.17
1101	32302.36	12381.71	237	32015.26	12388.93
1102	32317.56	12315.60	238	32021.02	12363.80
1027	32318.55	12240.33	240	32020.33	12361.92
1112	32316.30	12131.19	243	32000.12	12293.27
2684	32032.08	12063.91	241	32010.88	12310.06
2703	31932.13	12012.31	242	31995.12	12338.17
3388	31802.10	11814.53	245	31981.80	12333.11
1079	31811.81	11756.67	234	31812.72	12035.31
1050	31704.43	11926.70	1087	32205.10	12143.65
2628	31547.11	11800.52	1085	3210.77	1213.53
			1076	32042.23	1213.47
2632	31541.86	11920.60	1078	31874.18	11873.34
2777	31530.01	11859.10	1018	31887.78	11801.24
2778	31536.05	11825.05	1023	31725.63	11873.12
354	31542.80	11874.66	1025	31720.40	11838.18
351	31535.40	11820.17			

CURVE DATA						
From To	Radius	Length	L	Tangent	Chd Bearing	Distance
G22 G47	2030.00	207.11	05°50'44"	103.64	S70°00'38"E	207.02
G38 G46	50.00	36.14	4°24'34"	16.50	N03°02'43"E	35.36
G45 G42	50.00	27.25	26°25'00"	11.60	N100°15'00"W	75.00
G41 G43	50.00	36.14	4°24'34"	16.50	N44°27'17"E	35.36
G48 G34	2030.00	342.83	55°40'34"	171.62	S60°25'57"E	342.42
G34 G28	420.00	326.15	44°20'37"	171.60	N33°00'22"W	318.02
G23 G36	1970.00	601.31	17°25'50"	303.15	S64°20'05"E	520.27
G36 G32	360.00	273.13	43°28'15"	143.52	S33°51'03"E	255.23

GENERAL NOTES										
	SECT 1	SECT 2	SECT 3	SECT 4	SECT 5	SECT 6	MERCANTILE CLUB	FUTURE SECT	TOTAL	
1 GROSS AREA OF TRACT	1532	1030	2320	2821	2501	1020	1000	688	1306	
2 GROSS RESIDENTIAL AREA	1542	1030	2322	2821	2501	1020	1000	754	1314	
3 AREA IN R.W.S. STREETS	265	150	238	207	415	150		201	2035	
4 NET RESIDENTIAL AREA	381	880	2021	2614	2146	840	1000	553	14105	
5 TOTAL NO LOTS PERMITTED AT 20,000 SQ. FT.									301	
6 TOTAL OPEN SPACE SHOWN	102	124	603	831	201	241		184	7503	
7 TOTAL LOT AREA	1158	756	1521	1780	1950	699	1000	569	11542	
8 NO LOTS PERMITTED AT 10,000 SQ. FT. (CLUSTER SUBDM)									205	
9 NO OF LOTS SHOWN	28	20	31	39	53	19		9	269	
10 NO OF LOTS SHOWN LESS THAN 10,000 SQ. FT. (MIN. 10,000)									210	
11 NO OF LOTS PERMITTED LESS THAN 10,000 SQ. FT. (75%)									221	
12 GROSS RESIDENTIAL DENSITY	210	194	133	138	207	173		110	167	
13 NET RESIDENTIAL DENSITY	28	227	148	149	247	202		163	191	

MERCANTILE CLUB
(PRIVATE COUNTY CLUB)

NOTE: Existing Zoning DR-10 & DR-2
Former Zoning R-20 S.F. (10-31-68)
APPROVED FOR: Club-a-Development R-20
JONES FALLS SANITARY WATERSHED

E.H.K. JR. 38 FOLIO 129
Filed for record
Date AUG 29 1975
Test:

SECTION G
GREEN GATE

8th Election District Balt Co Md
Scale 1"=50' APRIL 20, 1975

DEVELOPER
H.M.H. CONSTRUCTION COMPANY
3612 FORDS LANE
BALTIMORE MD 21215

MCA ENGINEERING CORPORATION
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204

APPROVED:
DATE: 8/24/75
DEPUTY STATE & COUNTY HEALTH OFFICER

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
X 3224 W12403.51 N3336015
X 3825 W12335.02 N3277100

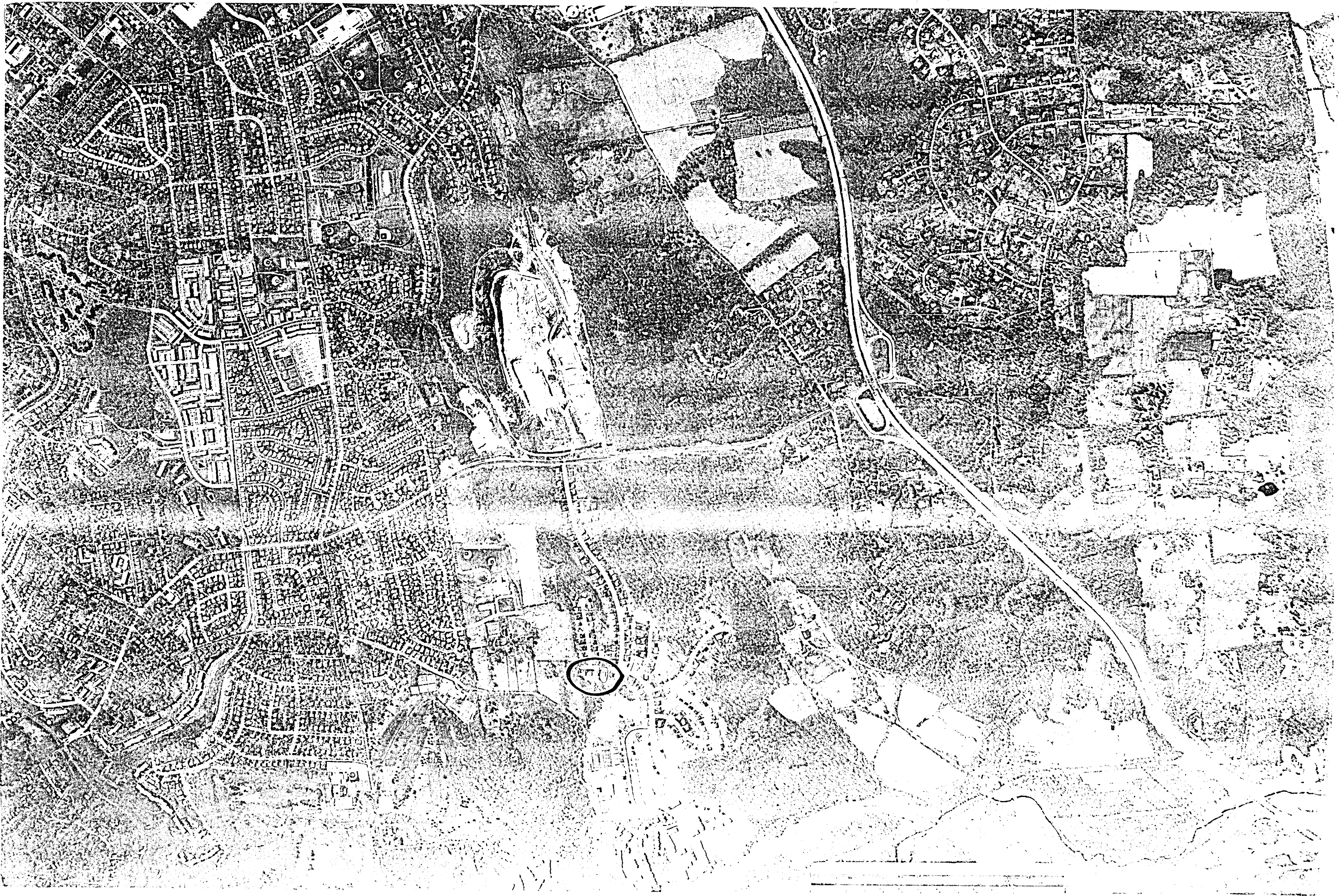
OWNERS CERTIFICATE:
The requirements of Section 3-106, Article 21 of the Annotated Code of Maryland, as far as they relate to the preparation of this plat have been complied with.
H.M.H. CONSTRUCTION CO.
OWNER
DATE

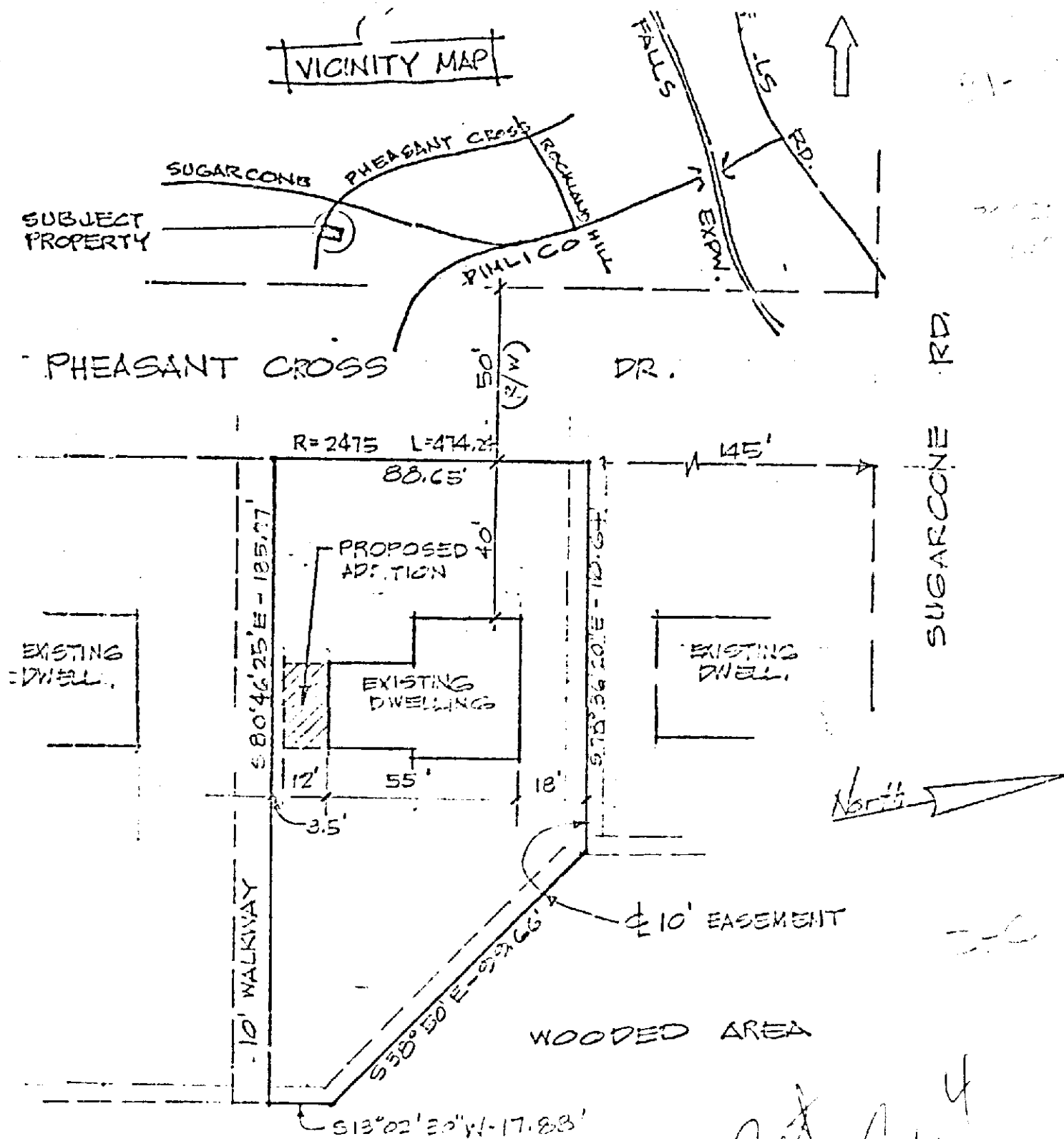
SURVEYORS CERTIFICATE:
I, Ronald Dreyer, a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 459 Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.
Ronald Dreyer
REGISTERED LAND SURVEYOR No. 3005 DATE

COMPLETED DRAWN BY: VV CHECKED BY: VV 10/22/75

APPROVED, BALTIMORE COUNTY PLANNING BOARD
DATE: 8/24/75
CHAIRMAN

DATE: 8/24/75
COUNTY ROADS ENGINEER





PETITION FOR ZONING VARIANCE
 BY: DAVID & MARILYN CARP
 7019 Pheasant Cross Dr. 21229
 LOT 4, BLK. I, Sect. 1, PLAT 2
 GREENGATE O.T. & 33-48
 3rd ELECT. DISTRICT, ZONED D.R. 2
 PUBLIC UTILITIES EXISTING IN THE STREET
 SCALE: 1"=40'