

8-115-A
65

**PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C.B. Pittinger, Sr. & Jr., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.1B.4 to permit a sideyard setback of 5' in lieu of the required 50' and front setback of 97' from the centerline of the road in lieu of the required 100'.

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

To permit a side yard setback varying from 5'-10" to 22'-6" in lieu of the required 50 feet; to convert an existing carport erected by prior permit to a garage.

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.

Contract purchaser

Legal Owner

Address 320 Cockeys Mill Road

Reisterstown, Maryland 21136

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day

of October, 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 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1980 at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 1, 1980

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

000
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. Charles B. Pittinger
320 Cockeys Mill Road
Reisterstown, Maryland 21136

RE: Item No. 65
Petitioner - C. B. Pittinger, et al
Variance Petition

Dear Mr. Pittinger:

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,

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

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

October 31, 1980

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

Re: Item #65 (1980-1981)
Property Owner: C. B. Pittinger, Sr. & Jr.
N/S Cockeys Mill Rd. 3700' W. of Reisterstown Rd.
Acres: 150 x 671.8 District: 4th

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:

Cockeys Mill Road, an existing public road, is proposed to be improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

Highway right-of-way widening, including reversible easements for slopes will be required in connection with any grading or building permit application.

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.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property. The location of the private onsite water supply and sewage disposal facilities are not indicated on the submitted plan.

Item #65 (1980-1981)
Property Owner: C. B. Pittinger, Sr. & Jr.
Page 2
October 31, 1980

Water and Sanitary Sewer:

This property is beyond the Baltimore County Metropolitan District and within the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-15A, as amended, respectively indicate this property within an area of Existing Service and No Planned Service.

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Trenner
J. Somers

X-SE Key Sheet
61 NW 43 & 44 Pos. Sheets
NW 16 K Topo
18 Tax Map



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

NORMAN E. GERBER
DIRECTOR

November 19, 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 #65, Zoning Advisory Committee Meeting, October 7, 1980, are as follows:

Property Owner: C. B. Pittinger, Sr. & Jr.
Location: N/S Cockeys Mill Road 3700' W. of Reisterstown Road
Acres: 150 X 671.8
District: 4th

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
Planner III
Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

November 5, 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: C. B. Pittinger, Sr. & Jr.

Location: N/S Cockeys Mill Road 3700' West of Reisterstown Rd.

Item No.: 65 Zoning Agenda: Meeting of October 7, 1980

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.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
PLANNING GROUP FIRE PREVENTION BUREAU
SPECIAL INSPECTION DIVISION

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: October 21, 1980
Charles E. Burnham
FROM: Zoning Advisory Committee
Meeting October 7, 1980
SUBJECT:

ITEM NO. 59 See Comment
ITEM NO. 60 See Comment
ITEM NO. 61 See Comment
ITEM NO. 62 See Comment
ITEM NO. 63 See Comment
ITEM NO. 64 See Comment
✓ ITEM NO. 65 Standard Comment

[Signature]
Charles E. Burnham
Plans Review Supervisor

CEB:rrj

ORDER RECEIVED FOR FILING

DATE December 14, 1980
BY John P. Kelly

Pursuant to the advertisement, posting of property, and a 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(s) 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 14th day of December, 1980, that the herein Petition for Variance(s) to permit a side yard setback of 5 feet in lieu of the required 50 feet and a front setback of 97 feet from the centerline of the road in lieu of the required 100 feet, for the expressed purpose of constructing an addition to the existing dwelling and converting an existing carport to a garage, in accordance with the site plan revised

October 27, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: October 2, 1980

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

Z.A.C. Meeting of: October 7, 1980

RE: Item No: 59, 60, 61, 62, 63, 64, 65
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 Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Cockey's Mill Rd., 3700'
W of Reisterstown Rd., 4th District : OF BALTIMORE COUNTY

CHARLES B. PITTINGER, SR. & JR. : Case No. 81-115-A
Petitioners

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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 28th day of November, 1980, a copy of the foregoing Order was mailed to Charles B. Pittinger, Sr. & Jr., 320 Cockey's Mill Road, Reisterstown, Maryland 21136, Petitioners.

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



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

November 25, 1980

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

Dear Mr. Hammond:

Comments on Item #65, Zoning Advisory Committee Meeting of October 7, 1980, are as follows:

Property Owner: C.B. Pittinger, Sr. & Jr.
Location: N/S Cockey's Mill Rd. 3700' W. of Reisterstown Rd.
Existing Zoning: R.C. 3
Proposed Zoning: Variance to permit a sideyard setback of 5' in lieu of the required 50' and front setback of 97' from the centerline of the road in lieu of the required 100'.
Acres: 150 X 671.8
District: 4th

House addition is too close to water well, 40 foot setback from well to house is required. If well is sampled before construction for chlordane and owner agrees to building materials to stop termite infestation, building permit will be granted.

Water well is located in existing house. Termite resistive construction techniques should be utilized in construction of proposed addition to minimize future needs for post infestation chemical treatment.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

12/11
81-115A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 81-115-A Item 65
SUBJECT: Petition for Variances for side and front yard setbacks
North side of Cockey's Mill Road, 3700 feet West of Reisterstown Road
Petitioner- Charles B. Pittinger, Sr. and Jr.,

Date: November 20, 1980

Fourth District

HEARING: Thursday, December 11, 1980 (9:45 A.M.)

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

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

4th District

ZONING: Petition for Variances for side and front yard setbacks
LOCATION: North side of Cockey's Mill Road, 3700 feet West of Reisterstown Road
DATE & TIME: Thursday, December 11, 1980 at 9:45 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 Variances to permit a side yard setback of 5 feet in lieu of the required 50 feet and front yard setback of 97 feet from the centerline of the road in lieu of the required 100 feet

The Zoning Regulation to be excepted as follows:

Section 1A03.4B.4 - front and side yard setbacks

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

Being the property of Charles B. Pittinger, Sr. and Jr., as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, December 11, 1980 at 9:45 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

VARIANCE DESCRIPTION

320 Cockey's Mill Road

Located on the north side of Cockey's Mill Road approximately 3700 feet west of Reisterstown Road and running the following courses N 85° 50'W 150' thence N 25° 00' W 671.8' thence S 85° 50'E 150' thence S 25° 00' E 671.8' to the place of beginning.

Red

VARIANCE DESCRIPTION

320 Cockey's Mill Road

Located on the north side of Cockey's Mill Road approximately 3700 feet west of Reisterstown Road and running the following courses N 85° 50'W 150' thence N 25° 00' W 671.8' thence S 85° 50'E 150' thence S 25° 00' E 671.8' to the place of beginning.



OFFICE COPY
Page 245

