PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, C.B. Pittinger, Sr. & Or. 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 1A03.4B.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 alimo. County adopted pursuant to the Zoning Law For Baltimore County. Contract purchaser 320 Cockeys Mill Road __Reisterstown, Maryland 21136 Protestant's Attorney Petitioner's Attorney

of October , 19280, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out 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 197x80 at 9:45 o'clock __A___**M**.

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

STORM STORM

RAM: EAM: FWR: SS

RECEIVED

cc: J. Trenner J. Somers

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

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

Bureau of

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Traffic Engineering

Mr. Charles B. Pittinger Chairman

320 Cockeys Mill Road Reisterstown, Maryland 21136

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

Dear Mr. Pittinger:

State Roads Commission 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 commerts 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.

> > Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E.

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 revertible easements for slopes will be required in connection with any grading or building permit application.

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.

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

NORMAN E. GERBER DIRECTOR

Ç.

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 and Jr. Location: N/side 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.

John L. Wimbley 184

Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE CHIEF

Mr. William Hammond Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21234

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner: C. B. Fittingen. Dr. A dr. Location: 11/3 Choleye Hill Rond 7700' Ment of Mediateratous Assistance

Item No.:

Zoning Agenda: Leeting of October 7, 4900

Coversion 5, 4500

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,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.

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

REVIEWER: (2) | Noted and LCOGE MILEGENIAL Approved:

PLANNING GROUP Approved:

FIRE PREVENTION BUREAU SPECIAL INSPECTION DIVISION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nick Commodari October 21, 1983 Charles E. Burnham

Zoning Advisory Committee Meeting October 7, 1980

> ITEM NO. 59 See Comment See Comment See Comment ITEM NO. 62 See Comment ITEM NO. 63 See Comment

ITEM NO. 64 See Comment VITEM NO. 65 Standard Comment

> Charles E. Burnham Plans Review Supervisor

CEB:rrj

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.

BAL MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner Norman E. Gerber, Director November 20, 1980

Office of Planning and Zoning

Petition No. 81-115-A Item 65

Petition for Variances for side and front yard setbacks North side of Cockeys Mill Road, 3700 feet West of Reisterstown Road Petitioner- Charles B. Pittinger, Sr. and Jr.,

Fourth District

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

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

Office of Planning and Zoning

NEG:JGH:ab

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. sapeake 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, Wm. Nick Petrovich, Assistant Department of Planning

PETITION FOR VARIANCE

4th District

Petition for Variances for side and front yard setbacks ZONING:

North side of Cockeys Mill Road, 3700 feet West of LOCATION: Reisterstown Road

Thursday, December 11, 1980 at 9:45 A.M. DATE & TIME:

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 P. 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

RE: PETITION FOR VARIANCES N/S of Cockeys Mill Rd., 3700' W cf Reisterstown Rd., 4th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

CHARLES B. PITTINGER, SR. & JR.; Case No. 81-115-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 Zimmermar. Deputy People's Counsel

John W. Hessian, 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 aforegoing Order vas mailed to Charles B. Pittinger, Sr. & Jr., 320 Cockeys Mill Road, Reisterstown, Maryland 21136, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY DEPARTMENT OF HEALTH TOWSON, MARYLAND 21204 DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE G 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: .

District:

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

> Property Owner: C.B. Pittinger, Sr. & Jr. N/S Cockeys Mill Rd. 3700' W. of Reisterstown Rd.

Existing Zoning: R.C. 3

Proposed Zoning: Variances 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'.

150 X 671.8

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 minimuze future needs for post infestation chemical treatment.

Tan J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

VARIANCE DESCRIPTION

320 Cockeys Mill Roal

Located on the north side of Cockeys 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.

330 Cockeys Mill Book

___ Louated on the north side of Cockeys Will Road approximately 4070 feet. west of Reisterstown Rend and running the following courses N 85° 50'W 150' thence I 25° 00' W 671.8' thence S S5° 50'E 150' thence S 25° 00' E 671.8' to the place of legianing.

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Saryland 21204, before	oom 113, County Office Building, Towson, the hearing.
	Very truly yours,
	WILLIAM E. HAMMOND
	Zoning Commissioner
/EH:sj	
PETITION FOR VARIANCES 6th District ZONING: Petition for Variances	
For side and uont yero seruside of LOCATION: North side of Cockeys Mill Road, 3700 leet West	Office of OLLINARIA
DATE & TIME: THANKS: DATE & THANKS: DATE & THANKS: DATE & THANKS: ROOM 106, PUBLIC HEARING: ROOM 111 W.	Publishing Corp. 10750 Little Patuxent Pkwy.
Maryland. The Zoning Commissioner of Bal-	Columbia, MD 21044
Zoning Act and regulated a public hear- more County, with hold a public hear- ing:	
edite yard setback of 5 feet in lieu of the required 50 feet and front yard setback of 97 feet from the center-line of the road in lieu of the required.	
100 teet. The Zoning Regulation to be excepted as follows: Section 1 A03.48 4 - front and side	and a dispersion most of
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November 25, 1980

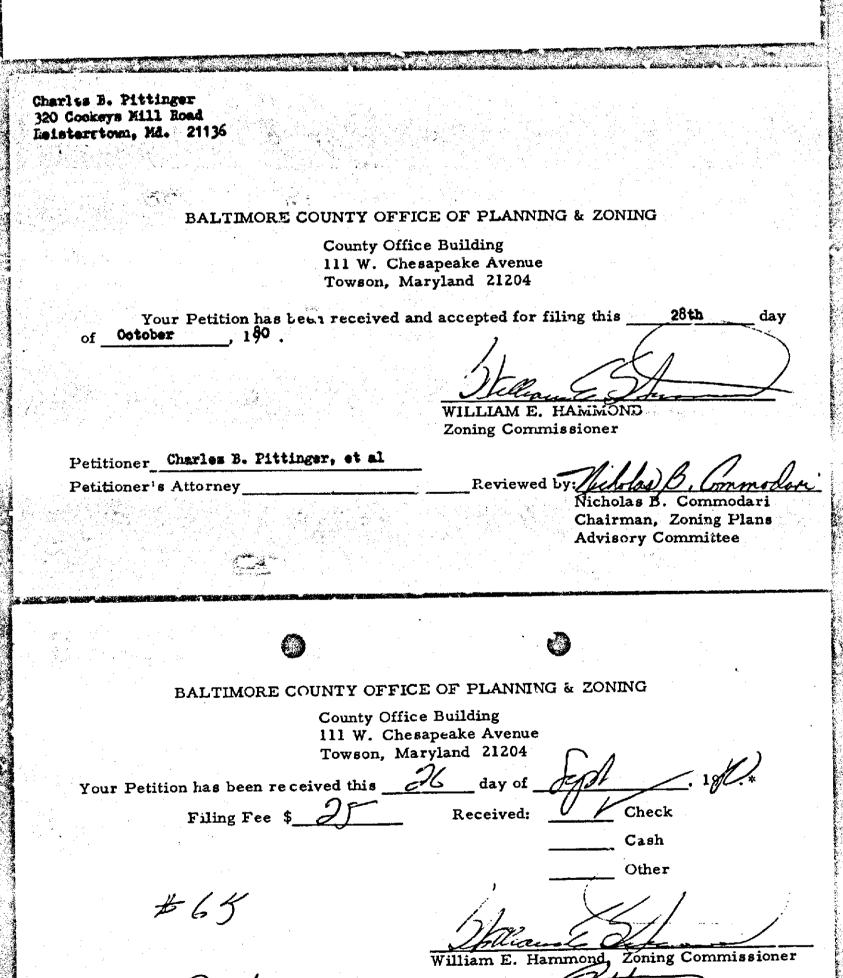
RE: Petition for Variance N/S Cockeys Mill Rd., 3700' W of Reisterstown Road Case No. 81-115-A

WILLIAM E. HAMMOND ZONING COMMISSIONER

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

Messrs. Charles B. Pittinger, Sr. & Er 320 Cockeys Mill Rc2d Reisterstown, M. Tyland 21136
RE: Petition for Variance - N/S Cockeys Mill Rd., 3700' W of Reisterstown Road - Case No. 81-115-A
TIME: 9:45 A.M.
DATE: Thursday, December 17, 1980 PLACE: ROCM 10 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND
ZONING COMMISSIONER OF BAITIMORE COUNTY

November 12, 1980



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

hearing date.

PETITION	1415		_							
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Petition for Variances for side and front yard setbacks North side of Cockeys Mill Road, 3700 feet West of Reisterstown Road

Mr. W. E. Hammond

Zoning Commissioner

SUBJECT Petition No. 81-115-A Item 65

Fourth District

NEG:JGH:ab

Norman E. Gerber, Director

Petitioner- Charles B. Pittinger, Sr. and Jr.,

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

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

Office of Planning and Zoning

BARTIMORE COUNTY, MARY AND	BALTIMORE COLLITY OFFICE OF PLANNING & YORING TOWSON, MARYLAND 2:204
INTER-OFFICE CORRESPONDENCE	TOWSON, MAPYLAND 21204 494-3353

November 20, 1980

Office of Planning and Zoning

WILLIAM E HAMMOND ZONNG COMMISSIONER

December 16, 1980

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

> RE: Petition for Variances N/S of Cockeys Mill Rd., 3700' W of Reisterstown Rd. - 4th Election District : Charles B. Pittinger, Sr., et al -Petitioners NO. 81-115-A (Item No. 65)

Dear Mr. Pittinger:

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

> Very truly yours, Deputy Zoning Commissioner

JMHJ/mc

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

PETITION FOR VARIANCES
4th DISTRICT
ZONING: Petition for Variances for
side and front yard setbacks LOCATION: North side of Cockeys
DATE & TIME: Thursday
ber 11, 1980 at 9:45 A.M. PUBLIC HEARING: Room 106.
County Office Rollains the ter
Chesapeake Avenue, Towson Maryland
-
The Zoning Commissioner of Bal- timore County, by authority of the
Coning Act and Regulations of Bal
hearing:
Petition for Variances to permt a
side yard setback of 5 feet in lieu of the required 50 feet and fron:
yard setback of 97 feet from the centerline of the road in lieu of the
reduited ION 166E
The Zonnig Regulations to be ex- cepted as follows:
Section 1A03.4B.4—front and side
All that parcel of land in all
Fourth District of Baltimore County
Located on the north side of Cook
eys Mill Road approximately 4070 feet west of Reisterstown Road and
I (UIIIII) The following commiss to
85° 50' W 150' thence N 25° 00' W 671.8' thence B 85° 50' E 150' thence
S 25° 00' E 871.8' to the place of be-
Being the property of Charles b
Pittinger, Sr. and Jr., as shown on plat plan filed with the Zoning De-
partment

TOWSON, MD.,___ November 20____, 19_80 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFELSONIAN, a weekly newspaper printed and published in Towsen, Baltimore County, Md., once in each of one time successive weeks before the ________ day of ______Eecember ----, 19-30, the first publication appearing on the ____day of ____Hovember -----¹⁹-8**0**--

CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$__



