

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 11.0.2.2.4. (Sect. 11.0.4.) to permit a minimum rear yard depth of 13' in lieu of the required 15' and a minimum average depth of 16' in lieu of the required 20'.

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

This house has one floor consisting of three rooms. I am desperately in need of an additional room for storage.

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.

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of March 1982, 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 27th day of May 1982, at 9:30 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

May 14, 1982

CHIEF OF BUREAU
111 W. Greenmeadow Ave.
Towson, Maryland 21204

Chairman
Nicholas P. Commodari

MEMBER

Department of

Traffic Engineering

State Route Commission

Bureau of

Fire Prevention

Health Department

Project Planning

Public Works

Department of

Public Works

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Ms. Agnes A. Stem
43 Greenmeadow Drive
Timonium, Md. 21093

RE: Item No. 177
Petitioner - Agnes A. Stem
Variance Petition

Dear Ms. Stem:

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 members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NEC:bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 27, 1982

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

Re: Item #177 (1981-1982)
Property Owner: Agnes A. Stem
S/E corner Greenmeadow Dr. and Edgemoor Rd.
Acres: 120/100 x 130/90 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.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

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 177 (1981-1982).

Very truly yours,

Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Works

FAM:EAM:FWR:ss

S-NE Key Sheet
54 NW 2 Pos. Sheet
NW 14 A Topo
60 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: March 26, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #155 - James & Deborah M. Anderson, Jr.
- Item #160 - Samuel L. Gastrock
- Item #162 - Raymond J. & Arlene M. Cannoles
- Item #163 - Matthews & Matthews, Inc.
- Item #164 - Clarence A. & Maggie G. Cox
- Item #166 - Lawrence R. & Sharon A. King
- Item #167 - Carl D. & Dorothy C. McKinney, Sr.
- Item #168 - Frances M. Franz
- Item #170 - Erwin V. & Frieda Heinrich
- Item #175 - John Shaver
- Item #177 - Agnes A. Stem
- Item #180 - Howard M. Grossfeld, et al.
- Item #181 - Charles & Loretta Cain, Jr.
- Item #182 - Curtis M. & Betty Johnson
- Item #187 - Donald L. & Beverlee J. Weston, Jr.
- Item #189 - Oliver B. & Jean J. Dearden

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

IJP/eth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RICHIE
CHIEF

April 26, 1982

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: Agnes A. Stem

Location: SE/Cor. Greenmeadow Drive and Edgemoor Road

Item No.: 177 Zoning Agenda: Meeting of March 16, 1982

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 operation.

(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 comment at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mbl/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hammond
c/o Nick Commodari
FROM: C. R. Durham
SUBJECT: Zoning Advisory Meeting
March 16, 1982

- Item #173 See comments.
- Item #174 See comments.
- Item #175 Standard comments.
- Item #176 Standard comments.
- Item #177 Standard comments.
- Item #178 See comments.
- Item #179 Standard comments.
- Item #180 Standard comments.

Pursuant to the advertisement, posting of property, and public hearing on the Petition, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of May, 1982, that the herein Petition for Variance(s) to permit a minimum rear yard depth of 13 feet in lieu of the required 15 feet and a minimum average depth of 16 1/2 feet in lieu of the required 20 feet, in accordance with the site plan filed herein, 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.

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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE corner of Greenmeadow Dr. &
Edgemoor Rd., 8th District : OF BALTIMORE COUNTY
AGNES A. STEM, Petitioner : Case No. 92-252-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 29th day of April, 1982, a copy of the foregoing Order was mailed to Agnes A. Stem, 43 Greenmeadow Drive, Timonium, Maryland 21093, Petitioner.

John W. Hessian, III
John W. Hessian, III

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 15, 1982

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

Z.A.C. Meeting of: March 16, 1982

RE: Item No: 173, 174, 175, 176, 177, 178, 179, 180
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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 82-252-A
SUBJECT: Agnes A. Stem

Date: May 13, 1982

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

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

NEG:JCH:slc

cc: Arlene January
Shirley Hess



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 28, 1982

Ms. Agnes A. Stem
43 Greenmeadow Drive
Timonium, Maryland 21093

RE: Petition for Variances
SE/corner of Greenmeadow Dr. & Edgemoor
Rd. - 8th Election District
Agnes A. Stem - Petitioner
NO. 82-252-A (Item No. 177)

Dear Ms. Stem:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

April 26, 1982

Ms. Agnes A. Stem
43 Greenmeadow Drive
Timonium, Maryland 21093

NOTICE OF HEARING

RE: Petition for Variances
SE/corner of Greenmeadow Dr. & Edgemoor Rd.
Agnes A. Stem - Petitioner
Case 92-252-A

TIME: 9:30 A.M.

DATE: Thursday, May 27, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances

LOCATION: Southeast Corner of Greenmeadow Drive & Edgemoor Road

Block 1, Lot 1, Plat 2, part of Section 2 of Haverford

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission 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 minimum rear yard depth of 13' in lieu of the required 15' and a minimum average depth of 16 1/2' in lieu of the required 20'

The Zoning Regulations to be excepted as follows:
Section 1902.3.B. (Section III C.4.) - minimum rear yard depth in D.R. 5.5 zone

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

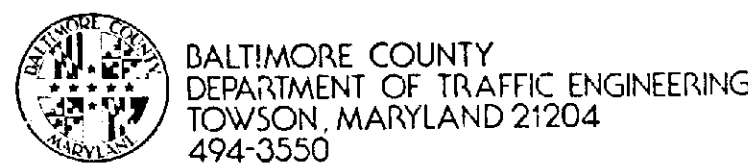
Section Description

Beginning at a point on the southeast corner of Greenmeadow Drive and Edgemoor Rd. and known as Lot 1, Block F, Plat 2, part of Section 2 of Haverford and recorded among the land records of Baltimore County in Plat Book 19 Folio 147. Also known as L Greenmeadow Drive.

Being the property of Agnes A. Stem, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, May 27, 1982 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



STEPHEN E. COLLINS
DIRECTOR

April 22, 1982

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

Re: ZAC Meeting of February 23, 1982

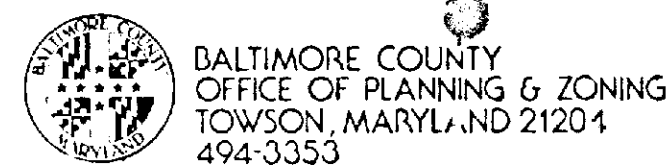
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments
for items number 148, 150, 151, 152 and 153.

Sincerely,

Michael S. Flanigan
Engineering Associate II

MSF/r1j



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 20, 1982

Ms. Agnes A. Stem
43 Greenmeadow Drive
Timonium, Maryland 21093

Re: Petition for Variances
SE/Corner of Greenmeadow Drive
and Edgemore Road
Agnes A. Stem - Petitioner
Case #82-252-A Item #177

Dear Ms. Stem:

This is to advise you that \$46.02 is due for advertising and posting
of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/taj



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3 Date of Posting: 5/19/82
Posted for: 1st Edition for Greenmeadow
Petitioner: Agnes A. Stem
Location of property: SE/Corner of Greenmeadow Dr &
Edgemore Rd
Location of Signs: facing intersection of Greenmeadow
and Edgemore
Remarks: None
Posted by: William E. Hammond Date of return: 6/19/82
Signature

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: uen			Revised Plans:		Change in outline or description	Yes				
Previous case:			Map #	3-D		No				

Item # 177

Ms. Agnes A. Stem
43 Greenmeadow Drive
Timonium, Md. 21093

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 16th day
of March, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Agnes A. Stem

Petitioner's Attorney Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 2 day of March, 1982.

Filing Fee \$ 25.00

Received: Check

Cash

Other

Receipt # 104854

Item # 177

William E. Hammond, Zoning Commissioner

Petitioner Agnes A. Stem

Submitted by: Sam

Petitioner's Attorney Reviewed by: uen

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

PETITION FOR VARIANCES 8th Election District

ZONING: Petition for Variances
LOCATION: Southeast Corner of
Greenmeadow Drive & Edgemore
Road
DATE & TIME: Thursday, May 27,
1982 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 Variances to permit a
minimum rear yard depth of 12' in
lieu of the required 15' and a minimum
average depth of 16 1/2' in lieu
of the required 20'.

The Zoning Regulations to be
accepted as follows:
Section 18-22.2 (Section 111 C.3)
-minimum rear yard depth in D.R.
6.6 none

All that parcel of land in the
Eighth District of Baltimore County
Beginning at a point on the south-
east corner of Greenmeadow Drive
and Edgemore Rd. and known as
Lot 1, Block 2, Plat 3, part of Sec-
tion 3 of Haverford and recorded
among the land records of Bal-
timore County in Plat Book 18 Folio
147. Also known as 43 Green-
meadow Drive.

Being the property of Agnes A.
Stem as shown on plat filed with
the Zoning Department.
Hearing Date: Thursday, May 27,
1982 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
May 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 6, 1982.

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
before the 27th day of May, 1982, the 2nd publication
appearing on the 6th day of May, 1982.

THE JEFFERSONIAN

B. Frank Smith
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCES

8TH Election District

ZONING: Petition for

Variances

LOCATION: Southeast

Corner of Greenmeadow

Drive & Edgemore Road

DATE & TIME: Thurs-

day, May 27, 1982 at 9:30

A.M.

PUBLIC HEARING:

Room 106, County Office

Building, 111 West Ches-

apeake Avenue, Towson,

Maryland

The Zoning Commis-

sioner of Baltimore Coun-

ty, by authority of the

Zoning Act and Regula-

tions of Baltimore County,

will hold a public hearing:

Petition for Variances to

permit a minimum rear

yard depth of 12' in lieu

of the required 15' and a

minimum average depth of

16 1/2' in lieu of the

required 20'.

The Zoning Regulations

to be accepted as follows:

Section 18-22.2 (Section

111 C.3) - minimum rear

yard depth in D.R. 6.6

none.

All that parcel of land in

the Eighth District of Bal-

timore County:

Beginning at a point on

the southeast corner of

Greenmeadow Drive and

Edgemore Rd. and known

as Lot 1, Block 2, Plat 3,

part of Section 3 of Haver-

ford and recorded among

the land records of Bal-

timore County in Plat Book

18 Folio 147. Also known

as 43 Greenmeadow Drive.

Being the property of

Agnes A. Stem, as shown

on plat plan filed with the

Zoning Department.

Hearing Date: Thurs-

day, May 27, 1982 at 9:30

A.M.

Public Hearing: Room

106, County Office Build-

ing, 111 W. Chesapeake

Avenue, Towson, Mary-

land

By Order Of

William E. Hammond

Zoning Commissioner

Of Baltimore County

The Times

Middle River, Md., 19

This is to Certify, That the annexe.

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of successive
weeks before the day of
19

Publisher.

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

No. 107651

DATE 5/25/82 ACCOUNT 01-662

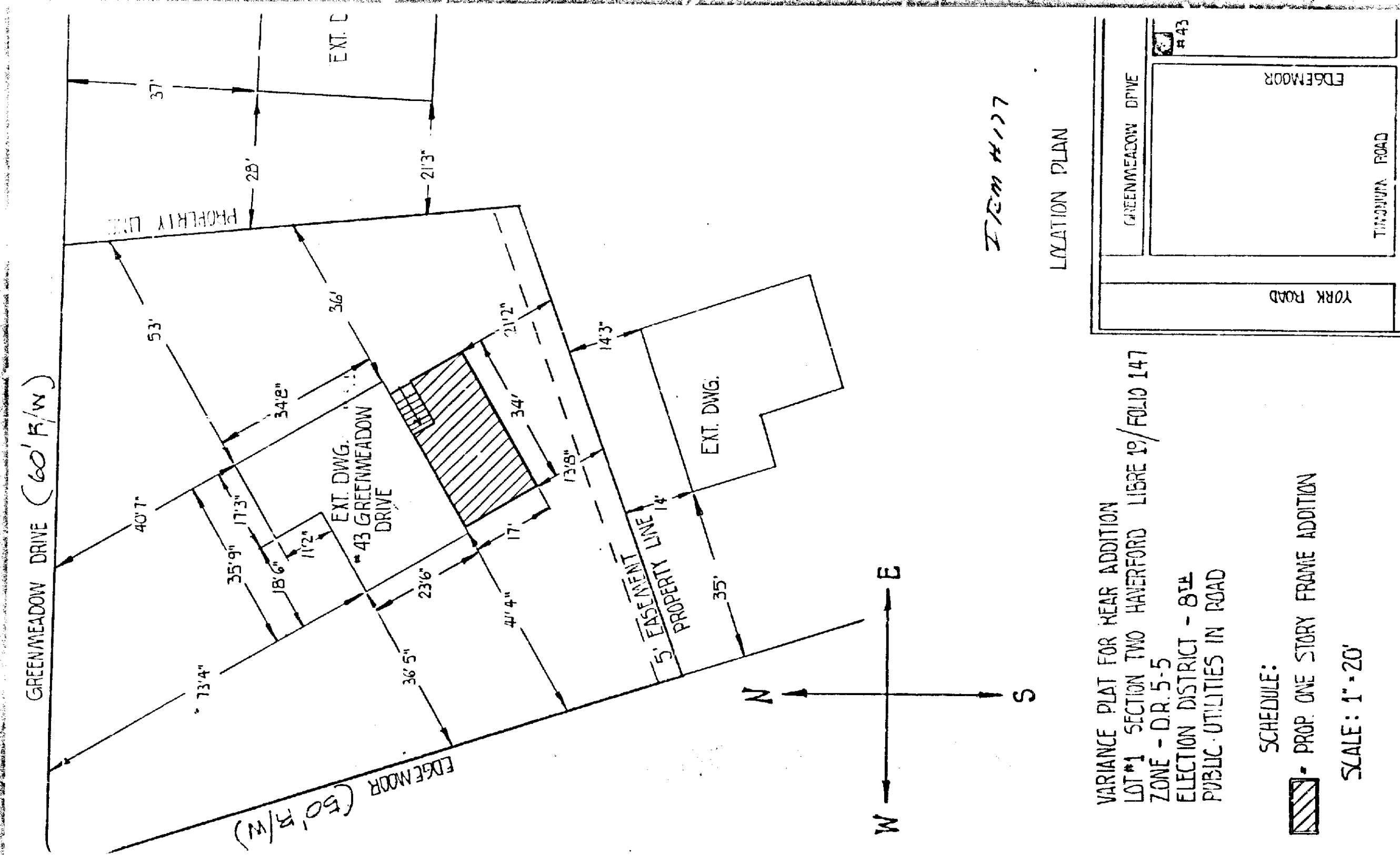
AMOUNT \$46.02

RECEIVED FROM: John J. Anthony

FOR: Advertising & Posting Case #82-252-A
(Agnes A. Stem)

6 65*****460210 2256A

VALIDATION OR SIGNATURE OF CASHIER



VARIANCE PLAT FOR REAR ADDITION
LOT 1 SECTION TWO HAVERFORD LIBRE 19/FOLIO 147
ZONE - DR 5-5
ELECTION DISTRICT - 8TH
PUBLIC UTILITIES IN ROAD

SCHEDULE:
PROP ONE STORY FRAME ADDITION
SCALE: 1" = 20'

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

No. 104854

DATE 3/2/82 ACCOUNT 01-662

AMOUNT \$ 25.00

RECEIVED FROM: Agnes Stem

FOR: Filing Fee for Variance Petition

Item # 177

207-252-A

250.00

VALIDATION OR SIGNATURE OF CASHIER