

82-264-A 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 1 B02, 2. E. (211.3) TO PERMIT A SIDEYARD SETBACK OF FEET INSTEAD OF THE REQUIRED 8 FEET AND A SUM OF 16 FEET FROM BOTH SIDE RDS INSTEAD OF THE REQUIRED 20 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. PRESENT KITCHEN AND DINING ROOMS TOO SMALL FOR NEEDS OF OUR FAMILY.
2. PRESENT OUTSIDE BASEMENT ENTRANCE STAIRWELL SITUATED BEHIND PRESENT KITCHEN MAKES EXPANSION TO REAR OF HOUSE PRACTICAL DIFFICULTY.
3. EXPANSION IN ANY OTHER DIRECTION WOULD DETRACT FROM DESIGN OF THE HOUSE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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.

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

Contract Purchaser: Oliver B. Dearden (Type or Print Name)
Signature: [Signature]
Address: 3810 Byxbee Road, Randallstown, Maryland 21133
City and State: [Blank]
Normal Petitioner: [Blank]
Address: [Blank]
City and State: [Blank]
Attorney's Telephone No.: [Blank]

Legal Owner(s): Oliver B. Dearden (Type or Print Name)
Signature: [Signature]
Jean J. Dearden (Type or Print Name)
Signature: [Signature]
Address: 3810 Byxbee Road (301) 655-0483
Address: Randallstown, Maryland
City and State: [Blank]
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Jean J. Dearden, 3810 Byxbee Road, Randallstown, Md. (301) 655-0483
Address: [Blank]
City and State: [Blank]
Phone No.: [Blank]

ORDERED BY The Zoning Commissioner of Baltimore County, this 23rd 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 10th day of June 1982 at 9:30 o'clock A.M.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman
Nicholas B. Commodari

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. Oliver B. Dearden
3810 Byxbee Road
Randallstown, Maryland 21133

May 28, 1982

Item No. 189

Petitioner - Oliver B. Dearden, et al.
Variance Petition

Dear Mr. & Mrs. Dearden:

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 suggested, but to advise 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 in active 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,

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

ENCLOSURE

cc: T. M. Hoffman & Assoc., Inc.
5502 Stonington Avenue
Baltimore, Maryland 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 14, 1982

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

Re: Item #189 (1981-1982)

Property Owner: Oliver B. & Jean J. Dearden
W/S Byxbee Rd. 192.27' S. from centerline of
Cassandra Rd.
Acres: 63.80/75.75 x 105.45/110.90
District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to this 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 exist per Public Works Agreement 26211 executed in conjunction with the development of "Randall Ridge".

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 189 (1981-1982).

Very truly yours,

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

RAM:RAM:FWR:SS

cc: Jack Wimbley
P-SW Key Sheet 30 NW 35 Pos. Sheet
NW 8 I Topo 77 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 C. Jyr
- 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 Shavers
- Item #177 - Agnes A. Stem
- Item #180 - Edward 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

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7010

PAUL H. RENCKE
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: Oliver B. and Jean J. Dearden

Location: W/S Byxbee Road 192.27' S. from centerline of Cassandra Road
Item No.: 189 Zoning Agenda: Meeting of March 23, 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 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 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 comments, at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of March 23, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Items number 181, 182, 183, 184, 186, 187, 188 and 189.

Very truly yours,

[Signature]
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/iza

cc - Mr. Jack Wimbley
Current Planning



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

NORMAN E. GERBER
DIRECTOR

May 18, 1982

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

Dear Mr. Hammond:

Comments on Item #189, Zoning Advisory Committee Meeting, March 23, 1982, are as follows:

Property Owner: Oliver B and Jean J. Dearden
Location: W/S Byxbee Road 192.27' S. from centerline of Cassandra Road
Acres: 63.80/75.75 X 105.45/110.90
District: 2nd

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

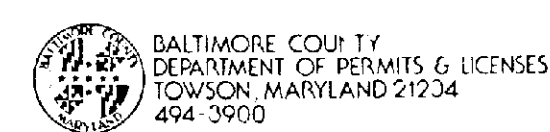
[Signature]
John L. Wimbley
Planner III
Current Planning and Development

JLW/rh

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 be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of June, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 4 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 16 feet in lieu of the required 20 feet, for the expressed purpose of constructing an addition, in accordance with the site plan prepared by T.M. Hoffman & Assoc., Inc., revised April 7, 1982, and filed herein, is hereby 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. Hammond
Deputy Zoning Commissioner of
Baltimore County



TED ZALESKI JR.
DIRECTOR
William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 189 Zoning Advisory Committee Meeting are as follows:

Property Owner: Oliver and Jean Dearden
Location: 3810 Byxbee Road 192.27' S. from centerline of Cassandra Road.
D.R. 5.5
Variance to permit a side yard setback of 4' in lieu of the required 8' and a sum of 16' from both side yards in lieu of the required 20'.
63.80/75.75 X 105.45/110.00
2nd

Address:
District:

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 ~~which is Maryland Code for the unincorporated areas 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.

NOTE: 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 lines. A firewall is required if construction is on the lot line. See Table 401, Line 2, Section 1107 and Table 1105.

F. Requested variance conflicts with the Baltimore County Building Code, Section 1105.

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 is proposed can comply with the height/area requirements of Table 202 and the required construction classification of Table 401.

I. Comments

NOT: 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 #12 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CBH:rrj

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-264-A
Oliver B. Dearden, et ux

Date: May 21, 1982

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

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCES

2nd Election District

ZONING: Petition for Variances

LOCATION: West Side Byxbee Road, 192 feet South of centerline of Cassandra Road

DATE & TIME: Thursday, June 10, 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 side yard setback of 4' instead of the required 8' and a sum of 16' for both side yards instead of the required 20'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.B. (211.3) - minimum side yard and sum of side yard setbacks in a D.R. 5.5 zone

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

Being the property of Oliver B. Dearden, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, June 10, 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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: March 30, 1982

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

Z.A.C. Meeting of: March 23, 1982

RE: Item No: 181, 182, 183, 184, 185, 186, 197, 188, 189
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

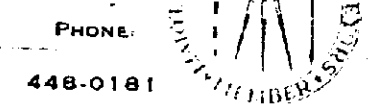
District:
No. Acres:

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

NNP/bp



T. M. HOFFMAN and ASSOCIATES, INC.
Inner City and Suburban Land Surveyors and Planners
3502 STONINGTON AVENUE • BALTIMORE, MARYLAND 21207

DESCRIPTION OF PROPERTY AFFECTED
BY REQUEST FOR ZONING VARIANCE
REVISED 4/7/82
LOT NUMBER
20
JMK.

BEGINNING FOR THE SAME ON THE WEST SIDE OF BYXEBE ROAD AT THE DISTANCE SOUTH OF 192.27 FEET FROM THE CENTER LINE OF CASSANDRA ROAD, BEING LOT 20 BLOCK N SECTION 4 OF RANDALL RIDGE RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK R.R.G. 29 FOLIO 85. ALSO KNOWN AS NO. 3810 BYXEBE ROAD,



Thomas M. Hoffman
T.M.H.

APR 21 1982

RECEIVED

Received from
ITEM #189
3/15

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S of Byxbee Rd., 192' S of centerline of Cassandra Rd., 2nd District : OF BALTIMORE COUNTY

OLIVER B. DEARDEN, et ux, : Case No. 82-264-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

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 18th day of May, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Oliver B. Dearden, 3810 Byxbee Road, Randallstown, Maryland 21133, Petitioners.

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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 25, 1982

Mr. & Mrs. Oliver B. Dearden
3810 Byxbee Road
Randallstown, Maryland 21133

Re: Petition for Variances
W/S Byxbee Rd., 192' S of centerline of Cassandra Rd.
Oliver B. Dearden, et ux - Petitioners
Case #82-264-A Item #189

Dear Mr. & Mrs. Dearden:

This is to advise you that \$56.25 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
WILLIAM E. HAMMOND
Commissioner

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

No. 107560

DATE 6/2/82 ACCOUNT 01-662

AMOUNT \$56.25

RECEIVED FROM Mrs. Jean Dearden
FOR Advertising & Posting Case 882-264-A

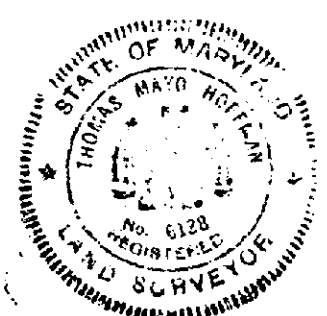
C 036*****562510 8024A

VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION OF PROPERTY AFFECTED
BY REQUEST FOR ZONING VARIANCE

BEGINNING FOR THE SAME ON THE WEST SIDE OF BYXBE ROAD AT THE DISTANCE
OF 192.27 FEET FROM THE CENTER LINE OF CASSANDRA ROAD, BEING LOT 21 BLOCK
N SECTION 4 OF RANDALL RIDGE RECORDED AMONG THE LAND RECORDS OF BALTIMORE
COUNTY IN PLAT BOOK R.R.G. 29 FOLIO 85. ALSO KNOWN AS NO. 3810 BYXBE ROAD.

Thomas M. Hoffman
15/8/82



old description

Mr. & Mrs. Oliver B. Dearden
3810 Byxbee Road
Randallstown, Maryland 21133

cc: T.M. Hoffman & Assoc., Inc.
3502 Stonington Ave.
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 23rd day
of March, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Oliver B. Dearden, et ux

Petitioner's Attorney

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

82-264-A

District 2nd Date of Posting May 21-82
Posted for: Variance
Petitioner: Oliver B. Dearden et ux
Location of property: W/S Byxbee Rd. 192' S of Centerline
of Cassandra Rd.
Location of Signs: West side of Byxbee Road in front of
3810 Byxbee Road
Remarks:
Posted by: *A. J. Smith*
Signature Date of return: May 28-82
Number of Signs: 1

PETITION FOR VARIANCES
2nd Election District
ZONING: Petition for Variance
LOCATION: West Side Byxbee Road 192
feet South of centerline of Cassandra Road
DATE & TIME: Thursday, June 10, 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
is, by authority of the Zoning Act and Regulations
of Baltimore County, will hold a public
hearing
Petition for Variance to permit a side yard
of 18' instead of the required 8' and a
sum of 18' for both side yards instead of the
required 20'.
The Zoning Regulation to be expected as
follows:
Section 1902.3 B (2113)-minimum side yard
and sum of side yards setbacks in a U.N. 5.5
zone.
All that parcel of land in the Second District
of Baltimore County
Beginning for the same: the west side of
Byxbee Road at the distance of 192.27 feet
south of the centerline of Cassandra Road,
being Lot 20 Block N Section 4 of Randall
Ridge recorded among the land records of
Baltimore County in Plat Book R.R.G. 29
Folio 85. Also known as No. 3810 Byxbee Road.
Being the property of Oliver B. Dearden, et ux,
as shown on plat plan filed with the Zoning
Department.
Hearing Date: Thursday, June 10, 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

CERTIFICATE OF PUBLICATION
33175

Pikesville, Md., May 19, 1982

NOTIFY, that the annexed advertisement
in the NORTHWEST STAR, a weekly
published in Pikesville, Baltimore
on before the 10th day of
May 1982
location appearing on the
day of May, 1982
location appearing on the
day of May, 1982
location appearing on the
day of May, 1982

THE NORTHWEST STAR

William E. Hammond
Manager

Cost of Advertisement \$32.00

Mr. & Mrs. Oliver B. Dearden
3810 Byxbee Road
Randallstown, Maryland 21133

May 11, 1982

NOTICE OF HEARING

Re: Petition for Variances
W/S Byxbee Rd., 192' S of centerline of Cassandra Rd.
Oliver B. Dearden, et ux - Petitioners
Case #82-264-A

TIME: 9:30 A.M.

DATE: Thursday, June 10, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 10, 1982

Mr. & Mrs. Oliver B. Dearden
3810 Byxbee Road
Randallstown, Maryland 21133

RE: Petition for Variances
W/S Byxbee Rd., 192' S of
the centerline of Cassandra
Rd. - 2nd Election District
Oliver B. Dearden, et ux -
Petitioners
No. 82-264-A (Item No. 189)

Dear Mr. & Mrs. Dearden:

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

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 20, 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 before the
10th day of May, 1982, the said publication
appearing on the 20th day of May,
1982.

L. Frank Strickland
THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$

PETITION FOR VARIANCES
2nd Election District
ZONING: Petition for Variance
LOCATION: West Side Byxbee
Road, 192 feet South of centerline
of Cassandra Road
DATE & TIME: Thursday, June 10,
1982 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing.
Petition for Variance to permit
a side yard setback of 18' instead of
the required 8' and a sum of 18' for
both side yards instead of the re-
quired 20'.
The Zoning Regulation to be ex-
pected as follows:
Section 1902.3 B (2113)-minimum
side yard and sum of side yard
setbacks in a D.R. 5.5 zone.
All that parcel of land in the Se-
cond District of Baltimore County
Beginning for the same: on the
west side of Byxbee Road, at the
distance of 192.27 feet south from
the centerline of Cassandra Road,
being Lot 20 Block N Section 4 of
Randall Ridge recorded among the
land records of Baltimore County in
Plat Book R.R.G. 29 Folio 85. Also
known as No. 3810 Byxbee Road.
Being the property of Oliver B.
Dearden, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Thursday, June 10,
1982 at 9:30 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md. 21204.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner,
of Baltimore County
May 21

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										

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

No. 105764

DATE: 3-15-82 ACCOUNT: 21 362

AMOUNT: 25

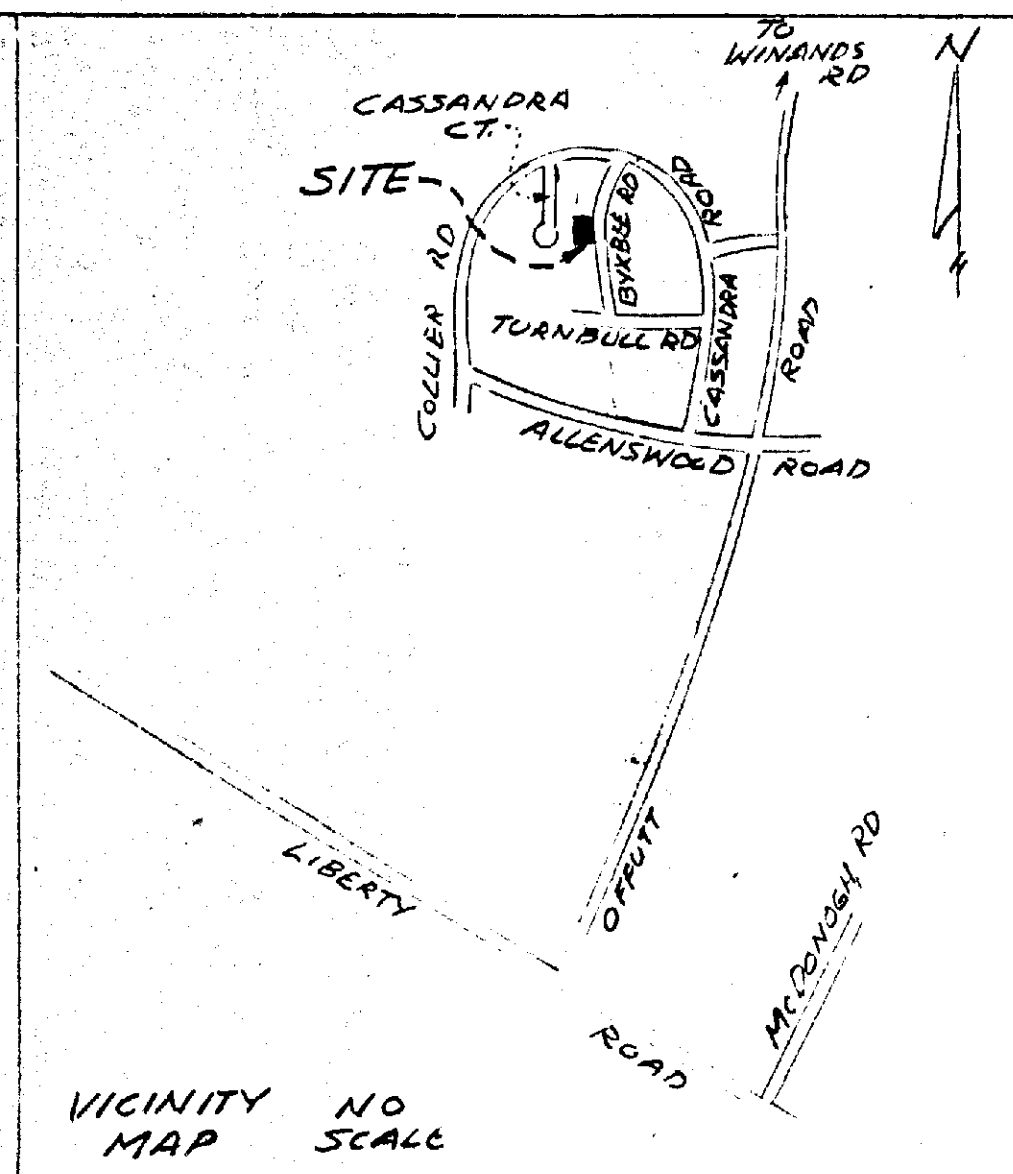
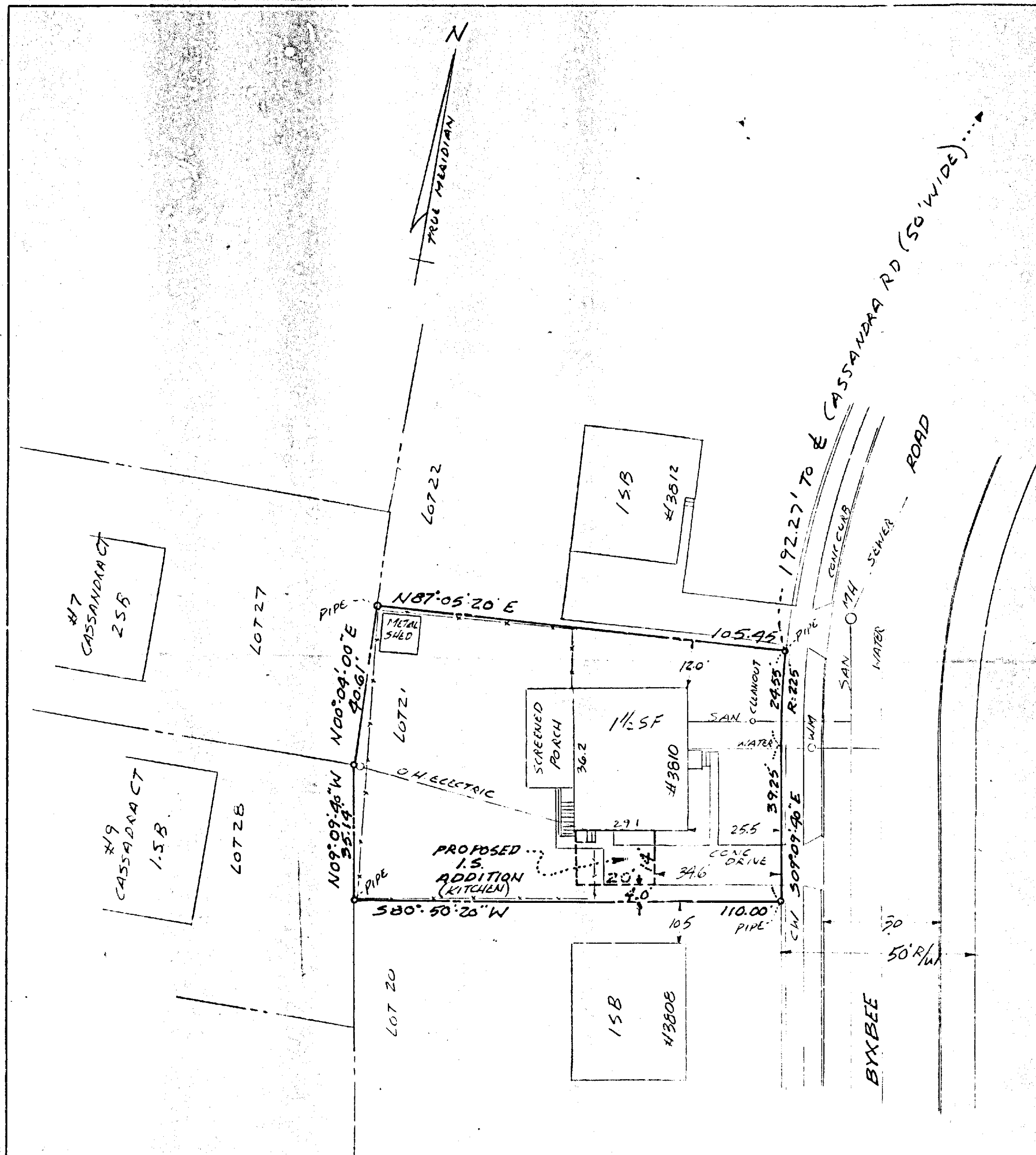
RECEIVED FROM: 111 W. Chesapeake Ave. 139

FOR: 111 W. Chesapeake Ave. 139

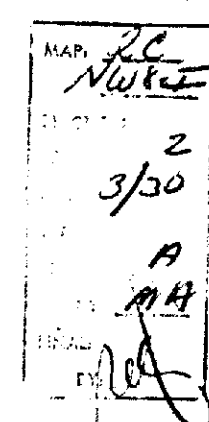
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VALIDATION OR SIGNATURE OF CASHIER



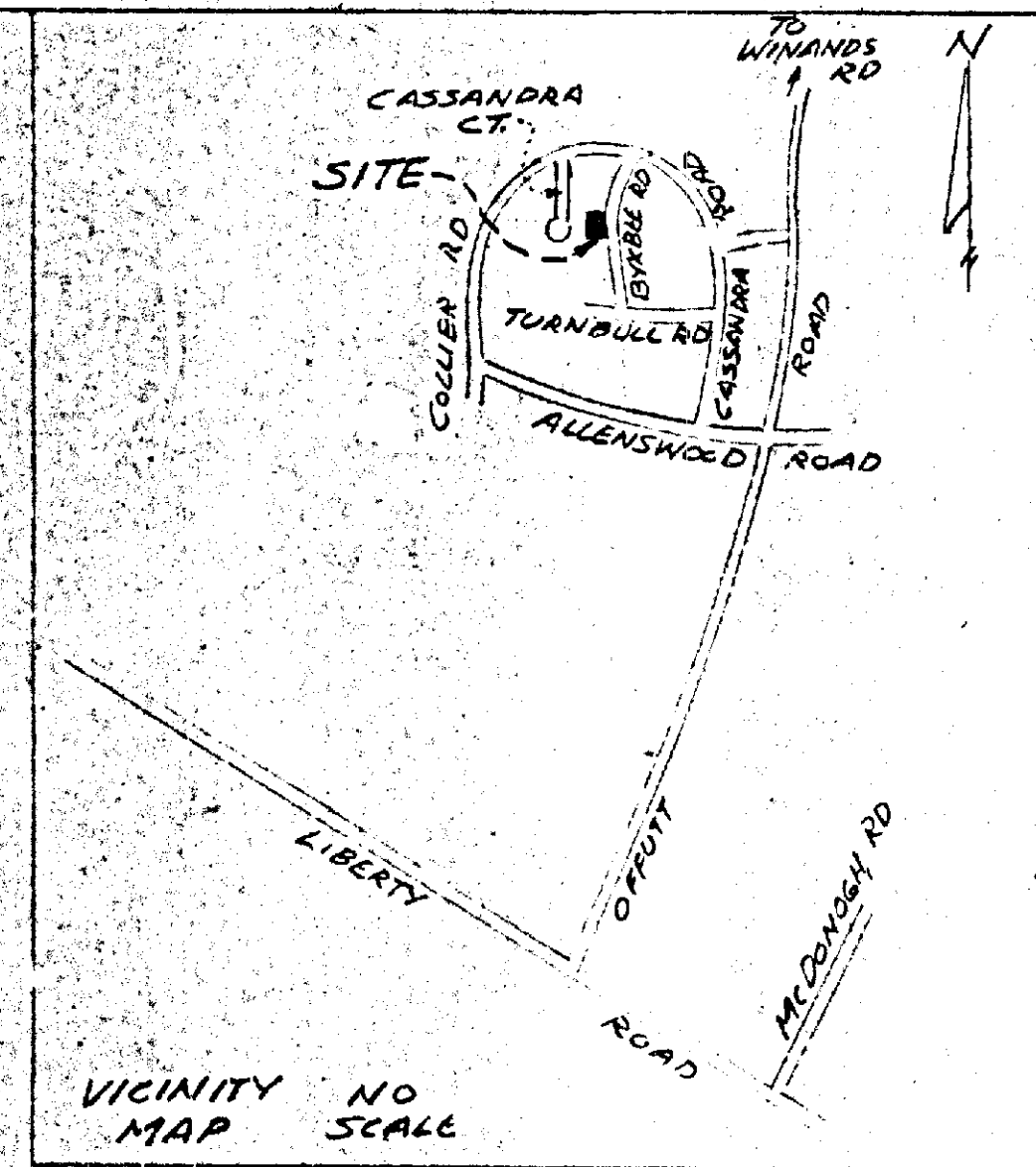
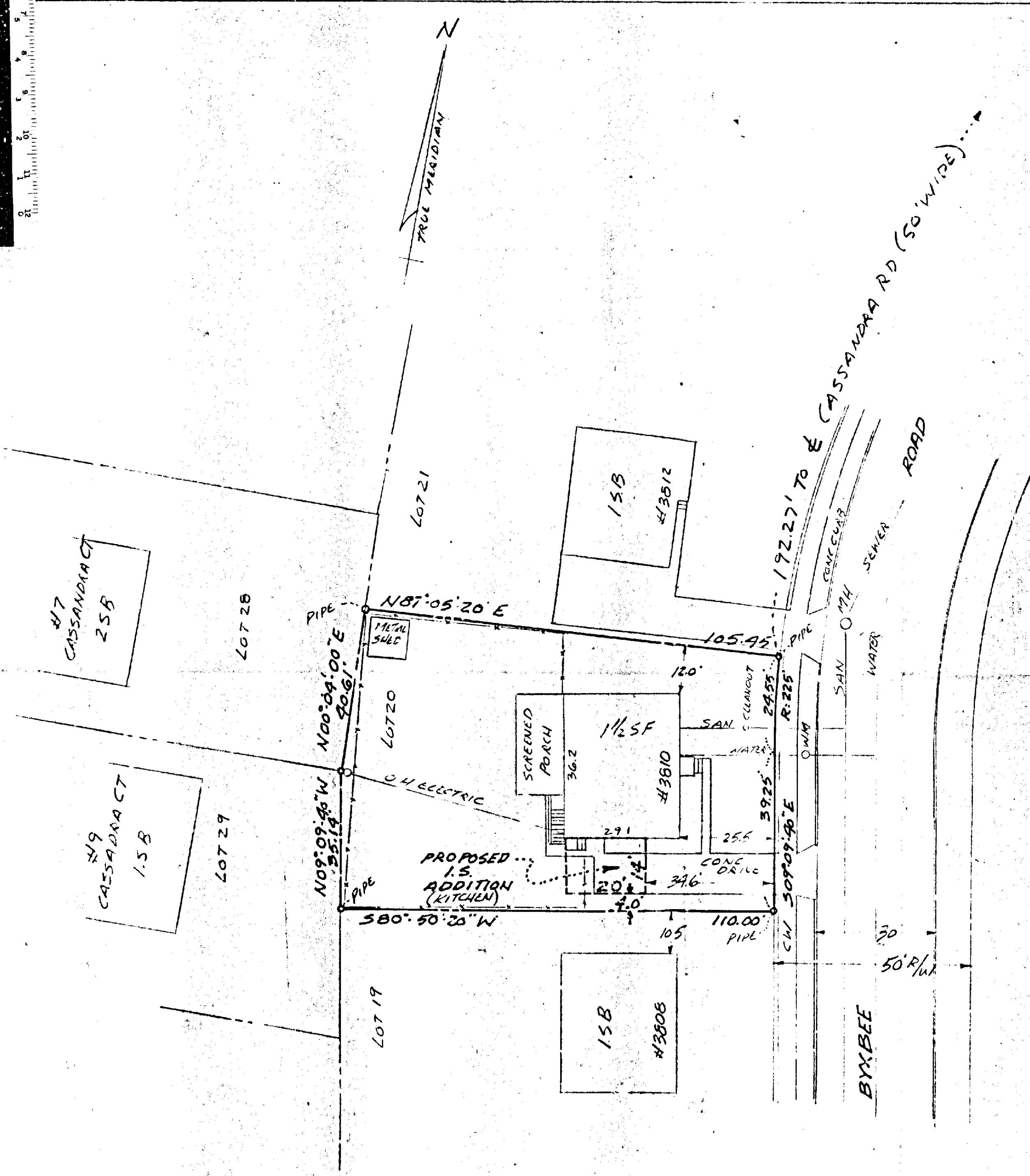


GENERAL NOTES
 EXISTING ZONING DR 5.5
 PROPOSED ZONING DR 5.5 WITH VARIANCE
 TO SIDE YARD OF 42' INSTEAD OF
 REQUIRED 8.0
 AREA PARCEL 0.17 ACRE
 EXISTING COVERAGE 0.18%
 PROP TOTAL COVERAGE 0.22%



PLAT FOR VARIANCE TO ZONING
 3810 BYXBEE ROAD
 LOT 21 BLOCK 'N'
 SECT. 4
 RANDALL RIDGE (PLAT BK RRG 29 FOLIO 85)
 2ND ELECTION DISTRICT BALT. COUNTY
 SCALE 1"=20' FEB 13, 1982

old plot
 PREPARED BY
 T.M. HOFFMAN & ASSOC. INC.
 LAND SURVEYORS
 5502 STONINGTON AVE
 BALT. MD. 21207
 THOMAS M. HOFFMAN LSG 6138



GENERAL NOTES
 EXISTING ZONING DR 5.5
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 AREA PARCEL 0.17 ACRE
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 PROP TOTAL COVERAGE 0.22%

PLAT FOR VARIANCE TO ZONING
 3810 BYXBEE ROAD
 LOT 20 BLOCK 'N'
 SECT. 4
 RANDALL RIDGE (PLAT BK RRG 29 FOLIO 85)
 2ND ELECTION DISTRICT BALT. COUNTY
 SCALE 1"=20' FEB 13, 1982
 REV APRIL 7, 1982
 LOT 20 (PREVIOUSLY LOT 21)

PREPARED BY
 T.M. HOFFMAN & ASSOC. INC.
 LAND SURVEYORS
 5502 STONINGTON AVE
 BALT. MD. 21207
 THOMAS M. HOFFMAN LSG 6138
 APR 26 1982
 REVISED PLANS
 Item #119