

192 82-266-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 1802.3.2 (21.3) to permit a side yard setback of 5 feet instead of the required 8 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) Family expansion
- (2) Incompatible
- (3) Addition in rear to expensive

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 penalties 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
County and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
County and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
County and State
Name, address and phone number of legal owner, correct purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April 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 held 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 10:00 o'clock A.M.

Thurs. June 10, 1982 at 10:00 a.m.
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Ridge Rd., 680'
W of Babikow Ave.,
14th District : OF BALTIMORE COUNTY

VERNON E. HODGES, et ux, : Case No. 82-266-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

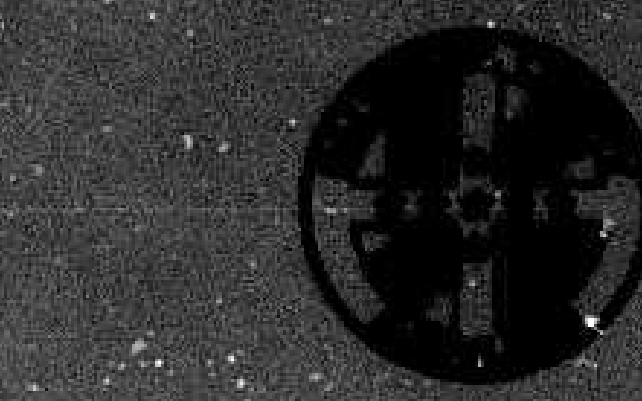
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in 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. Vernon E. Hodges, 4900 Ridge Road, Baltimore, Maryland 21237, Petitioners.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. 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

May 28, 1982

Mr. & Mrs. Vernon E. Hodges
4900 Ridge Road
Baltimore, Maryland 21237

RE: Item No. 192
Petitioner - Vernon E. Hodges, et ux
Variance Petition

Dear Mr. & Mrs. Hodges:

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.

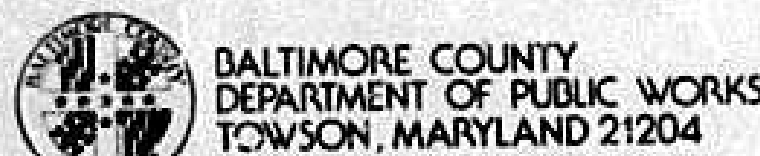
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing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

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237



HARRY J. PISTEL, P.E.
DIRECTOR

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

Re: Item #192 (1981-1982)
Property Owner: Vernon E. & Patricia A. Hodges
N/S Ridge Rd. 680' W. of Babikow Ave.
Acres: 9.375 sq. ft. District: 14th

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 145804, executed in conjunction with the development of "Ridge Manor".

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.

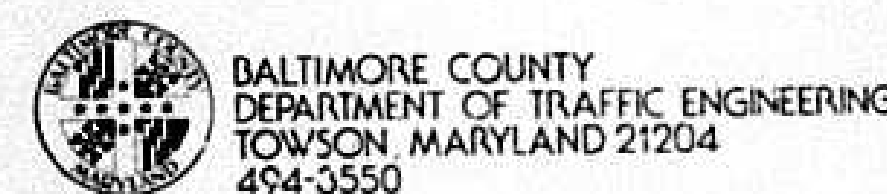
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 192 (1981-1982).

Very truly yours,

William E. Hammond, P.E., Chief
Bureau of Public Services

RAM:RAM:PKR:as

cc: Jack Wimbley
M-SW Key Sheet 23 NE 24 Pos. Sheet
NE 6 G Topo 82 Tax Map



STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of April 6, 1982

Dear Mr. Hammond:

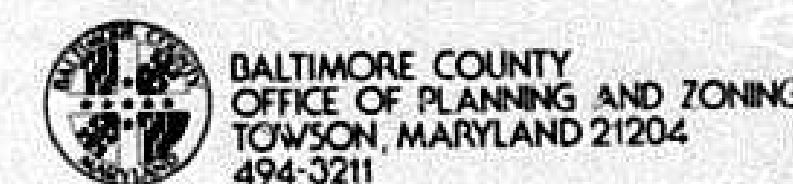
The Department of Traffic Engineering has no comments for items number 191, 192, 193, 195, 196, 197 and 198.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRA/bza

cc - Mr. Jack Wimbley
Current Planning



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 #192, Zoning Advisory Committee Meeting, April 6, 1982, are as follows:

Property Owner: Vernon E and Patricia A Hodges
Location: N/S Ridge Road 680' W of Babikow Avenue
Acres: 9.375 sq. ft.
District: 14th

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,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 23, 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 # 172 - Salvatore & Deborah A. Frascchetti
- Item # 174 - North Park Associated
- Item # 179 - Abell Communications
- Item # 181 - Dorothy M. Mackel
- Item # 185 - Margaret E. Hickey
- Item # 188 - Robert J. Romadka, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Hodges
- Item # 195 - William E. & Jeanette M. Tunney
- Item # 197 - Leonard Gordon
- Item # 199 - Charles & Mary L. Gebbard
- Item # 200 - Raymond A. & Linda M. DuVall
- Item # 202 - William T. & Irene F. McKeever
- Item # 203 - Sheldon S. & Preya H. Setisky
- Item # 207 - James J. Ward, III
- Item # 209 - Charles H. & Ora P. Michael
- Item # 213 - Frank A. & Rosemarie Lucas
- Item # 218 - Leonard & JoAnne Yaker
- Item # 220 - Joseph Christopher Glomaco
- Item # 221 - H M H Company
- Item # 222 - Belair Beltway Partnership

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth

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/would not 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/would not be granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 11th day of June, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 5 feet in lieu of the required 8 feet, for the expressed purpose of constructing an addition and an attached garage, in accordance with the site plan 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.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. KENCKE
CHIEF

April 22, 1982

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Vernon E. and Patricia A. Hodges

Location: N/S Ridge Road 680' W. of Babikow Avenue

Item No.: 192

Zoning Agenda: Meeting of April 6, 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.

REVIEWED BY: *George M. Hammond* Noted and Approved: *George M. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

JW/mj cm



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 192 Zoning Advisory Committee Meeting are as follows:

Property Owner: Vernon E. & Patricia A. Hodges
Location: N/S Ridge Road 680' W. of Babikow Avenue
Existing Zoning: R-3
Proposed Zoning: Variance to permit a side yard setback of 5' in lieu of the required 8'.

Area: 9375 sq. ft.
District: 14th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-57 (Baltimore County Code for the Unincorporated and State and other applicable Codes.
- X B. A building/_____ permit shall be required before beginning construction.
- X 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: 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 lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1007 and Table 1102.

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 505 and the required construction classification of Table 101.

X I. Comments: Garage shall be fire separated from dwelling portion of structure as required in Section 613.0 of the building code noted above.

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. Burham
Charles E. Burham, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 2, 1982

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

Z.A.C. Meeting of: April 6, 1982

RE: Item No: 190, 191, 192, 193, 194, 195, 196, 197, 198

Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

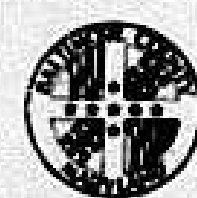
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

MNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 11, 1982

Mr. & Mrs. Vernon Eugene Hodges
4900 Ridge Road
Baltimore, Maryland 21237

RE: Petition for Variance
N/S of Ridge Rd., 680' W of
Babikow Ave. - 14th Election
District
Vernon E. Hodges, et ux -
Petitioners
NO. 82-266-A (Item No. 192)

Dear Mr. & Mrs. Hodges:

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

Very truly yours,

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

JMHJ/mc

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 82-266-A
SUBJECT: Vernon E. Hodges, 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:lc

cc: Arlene January
Shirley Hess

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1227 NEIGHBORS AVE. - BALTIMORE, MD. 21217

March 16, 1982

No. 4900 Ridge Road
14th District Baltimore County, Maryland

Beginning for the same on the north side of Ridge Road at the distance of 680 feet more or less measured along the north side of Ridge Road from the west side of Babikow Avenue, and being known and designated as Lot 8 as laid out and shown on the plat of "Ridge Manor", said plat being recorded among the land records of Baltimore County in Plat Book 26 folio 64.

No. 4900 Ridge Road
Containing 9375 square feet of land.

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: North Side of Ridge Road, 680 feet West of Babikow Avenue
DATE & TIME: Thursday, June 10, 1982 at 10:00 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 5' instead of the required 8'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.B (211.3) - minimum side yard setbacks in a D.R. 3.5 (R.6) zone
All that parcel of land in the Fourteenth District of Baltimore County

Being the property of Vernon E. Hodges, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 10, 1982 at 10:00 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





WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 28, 1982

Mr. & Mrs. Vernon E. Hodges
4900 Ridge Road
Baltimore, Maryland 21237

Re: Petition for Variance
N/S Ridge Rd., 680' W of Babikow Ave.
Vernon E. Hodges, et ux - Petitioners
Case #82-266-A Item #192

Dear Mr. & Mrs. Hodges:

This is to advise you that \$50.99 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:aj

May 11, 1982

Mr. & Mrs. Vernon E. Hodges
4900 Ridge Road
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variance
N/S Ridge Rd. 680' W of Babikow Avenue
Vernon E. Hodges, et ux - Petitioners
Case #82-266-A

TIME: 10:00 A.M.

DATE: Thursday, June 10, 1982

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

TOWSON, MARYLAND

Mr. & Mrs. Vernon E. Hodges
4900 Ridge Road
Baltimore, Maryland 21237

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 11th day of May, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Vernon E. Hodges, et ux

Petitioner's Attorney:

Reviewed by:

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 5/23/82
Posted for: Petition for Variance
Petitioner: Vernon E. Hodges, et ux
Location of property: N/S Ridge Rd., 680' W of Babikow Ave.
Location of Signs: front of property (4900 Ridge Rd.)
Remarks:
Posted by: Date of return: 5/29/82
Number of Signs: 1

PETITION FOR VARIANCE
14th District
LOCATION: North Side of Ridge Road, 680 feet West of Babikow Avenue
DATE & TIME: Thursday, June 10, 1982 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the following:
Petition for Variance to permit a side yard setback of 5 feet instead of the required 10 feet.
The Zoning Regulation to be amended is as follows:
Section 1902.3.B (11.2) - Minimum side yard setbacks in a D.R. 35 (R.8) zone.
All the parcel of land in the Fourteenth District of Baltimore County.
Beginning for the same on the north side of Ridge Road at the distance of 680 feet west of Babikow Avenue, and being known and designated as Lot 8 as laid out and shown on the plan of "Ridge Manor", said plan recorded among the land records of Baltimore County in Plot Book 26 of Baltimore County in Plot Book 26 of Baltimore County in Plot Book 26 of Baltimore County.
Containing 800 square feet of land.
Being the property of Vernon E. Hodges, et ux, as shown on plot plan filed with the Zoning Department.
Hearing Date: Thursday, June 10, 1982, at 10:00 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 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29, 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 May 29, 1982, one time, before the 10th day of June, 1982, the first publication appearing on the 20th day of May, 1982.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

Petition for Variance
14th District
ZONING: Petition for Variance
LOCATION: North Side of Ridge Road, 680 feet West of Babikow Avenue, Towson, Maryland
DATE & TIME: Thursday, June 10, 1982, at 10:00 A.M.

A.M. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the following:
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Hearing Date: Thursday, June 10, 1982, at 10:00 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 28.

The Times

Middle River, Md., May 20, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 20th day of May, 1982.

Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	20u 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:					
Previous case:					
Revised Plans: Change in outline or description					
Map #					

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 105766
DATE: 3/21/82 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED FROM:
FOR: Advertising & Posting Case #82-266-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107671
DATE: 6/14/82 ACCOUNT: 01-662
AMOUNT: \$50.99
RECEIVED FROM: Patricia Hodges
FOR: Advertising & Posting Case #82-266-A
VALIDATION OR SIGNATURE OF CASHIER

