

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 1B02.3.C.1. To permit lot widths of 50 feet instead of the required 55 feet for lots #251 and #252 and side yard setbacks of 7 ft. on each side for both lots instead of required 10 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. Request variance to be able to build 36 foot house on each lot.
2. Other lots in area are developed in like manner
3. Water and sewage are available at location.
4. Other reasons to be discussed at hearing.

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 _____
(Type or Print Name)

Address _____
City and State _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name _____
Address _____
Phone No. _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of June, 1982, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 2, 1982

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

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Charles H. Michael
Route 651
Waterview, Virginia 23160

RE: Item No. 209
Petitioner - Charles H. Michael, et ux
Variance Petition

Dear Mr. & Mrs. Michael:

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. Connors, Jr.
NICHOLAS B. CONNORS, JR.
Chairman
Zoning Plans Advisory Committee

NEC:brc

Enclosures

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SW/S of Chesapeake Rd., 315'
NW of centerline of Patapsco Rd.,
15th District : OF BALTIMORE COUNTY

CHARLES H. MICHAEL, et ux, : Case No. 82-269-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 27th day of May, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles H. Michael, Route 651, Waterview, VA 23180, Petitioners.

John W. Hession, III



HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

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

Re: Item #209 (198-1982)
Property Owner: Charles H. & Ora P. Michael
S/MS Chesapeake Rd. 315' W. of centerline from
Patapsco Rd.
Acres: 100 x 200 District: 15th

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:

This property is situated on the southwesterly side of Chesapeake Road, 315 feet northwest of the centerline of Patapsco Road, not as indicated on the submitted plan or agenda.

Highways:

Chesapeake Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item #209 (1981-1982)
Property Owner: Charles P. & Ora P. Michael
Page 2
May 19, 1982

Water and Sanitary Sewer:

There is an 8-inch public water main and 8-inch public sanitary sewerage in Chesapeake Road.

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:PWR:SS

cc: Jack Wimbley

MM-SE Key Sheet
28 NE 51 P.S. Sheet
NE 7 M Topo
84 Tax Map

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

RE: 2AC Comments for 4/20/82 Meeting

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 203 through 206 and Items 208 and 209.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMT/r1j

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. 82-269-A
Charles H. Michael, et ux

Date: June 9, 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



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

STEPHEN E. COLLINS
DIRECTOR

May 20, 1982

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

RE: 2AC Comments for 4/20/82 Meeting

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 203 through 206 and Items 208 and 209.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GMT/r1j

4/15
Michael
82-269-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 22, 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 # 184 - Dorothy M. Markel
- Item # 185 - Margaret E. Hickoy
- Item # 188 - Robert J. Romadka, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Hodges
- Item # 195 - William E. & Jeannette M. Tunney
- Item # 197 - Leonard Gordon
- Item # 199 - Charles & Mary L. Gebhard
- Item # 200 - Raymond A. & Linda M. DuVall
- Item # 202 - William T. & Irene F. McKeever
- Item # 203 - Sheldon S. & Proya H. Satsky
- Item # 207 - James J. Ward, III
- Item # 209 - Charles H. & Ora P. Michael
- Item # 213 - Frank A. & Rosemarie Luca
- Item # 218 - Leonard & JoAnne Yaker
- Item # 220 - Joseph Christopher Glomoro
- Item # 221 - H M H Company
- Item # 222 - Belair Beltway Partnership

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

JWF/rth

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 21, 1982

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

Z.A.C. Meeting of: April 20, 1982

RE: Item No: 202, 203, 204, 205, 206, 207, 208, 209
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,

M. Nick Petrovich, Assistant
Department of Planning

WNP/bp

June 23, 1982

Mr. & Mrs. Charles H. Michael
Route 631
Waterview, Virginia 23180

RE: Petition for Variances
SW/S of Chesapeake Road, 315' NW
of the centerline of Patapsco Road -
15th Election District
Charles H. Michael, et ux -
Petitioners
NO. 82-269-A (Item No. 209)

Dear Mr. & Mrs. Michael:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERDER
DIRECTOR

June 8, 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 #209, Zoning Advisory Committee Meeting, April 20, 1982, are as follows:

Property Owner: Charles H. & Ora P. Michael
Location: NW/S Chesapeake Road 315' N. of centerline from Patapsco Road
Acres: 100 X 200
District: 15th

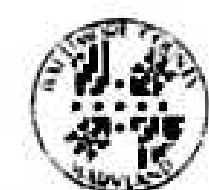
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

June 14, 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: Charles H. and Ora P. Michael

Location: NW/S Chesapeake Road 315' N. of centerline from Patapsco Road

Item No.: 209 Zoning Agenda: Meeting of April 20, 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 comments, at this time.

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

JK/mb/cm

May 18, 1982

Mr. & Mrs. Charles P. Michael
Route 651
Waterview, Virginia 23180

NOTICE OF HEARING

Re: Petition for Variances
SW/S Chesapeake Rd., 315' NW of centerline of Patapsco Rd.
Charles H. Michael, et ux - Petitioners
Case #82-269-A

TIME: 9:45 A.M.

DATE: Tuesday, June 15, 1982

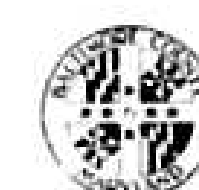
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

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

No. 105791

DATE: 6-9-82 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 11, 1982

Mr. & Mrs. Charles H. Michael
Route 651
Waterview, Virginia 23180

Re: Petition for Variances
SW/S Chesapeake Rd., 315' NW of
centerline of Patapsco Rd.
Charles H. Michael, et ux - Petitioners
Case #82-269-A Item #209

Dear Mr. & Mrs. Michael:

This is to advise you that \$50.71 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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107683
DATE: 6/22/82 ACCOUNT: 01-662
AMOUNT: \$50.71
RECEIVED FROM: Charles H. Michael
FOR: Advertising & Posting Case #82-269-A
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: Southwest Side of Chesapeake Road, 315 feet Northwest of the centerline of Patapsco Road
DATE & TIME: Tuesday, June 15, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit lot width of 50' instead of the required 55' for Lots #251, #252 and side yard setbacks of 7' on each side for both lots instead of the required 10'

The Zoning Regulation to be excepted is follows:
Section 1B02.3.C.1 - minimum lot widths and side yard setbacks in a D.R. 5.5 zone
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Charles H. Michael, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 15, 1982 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

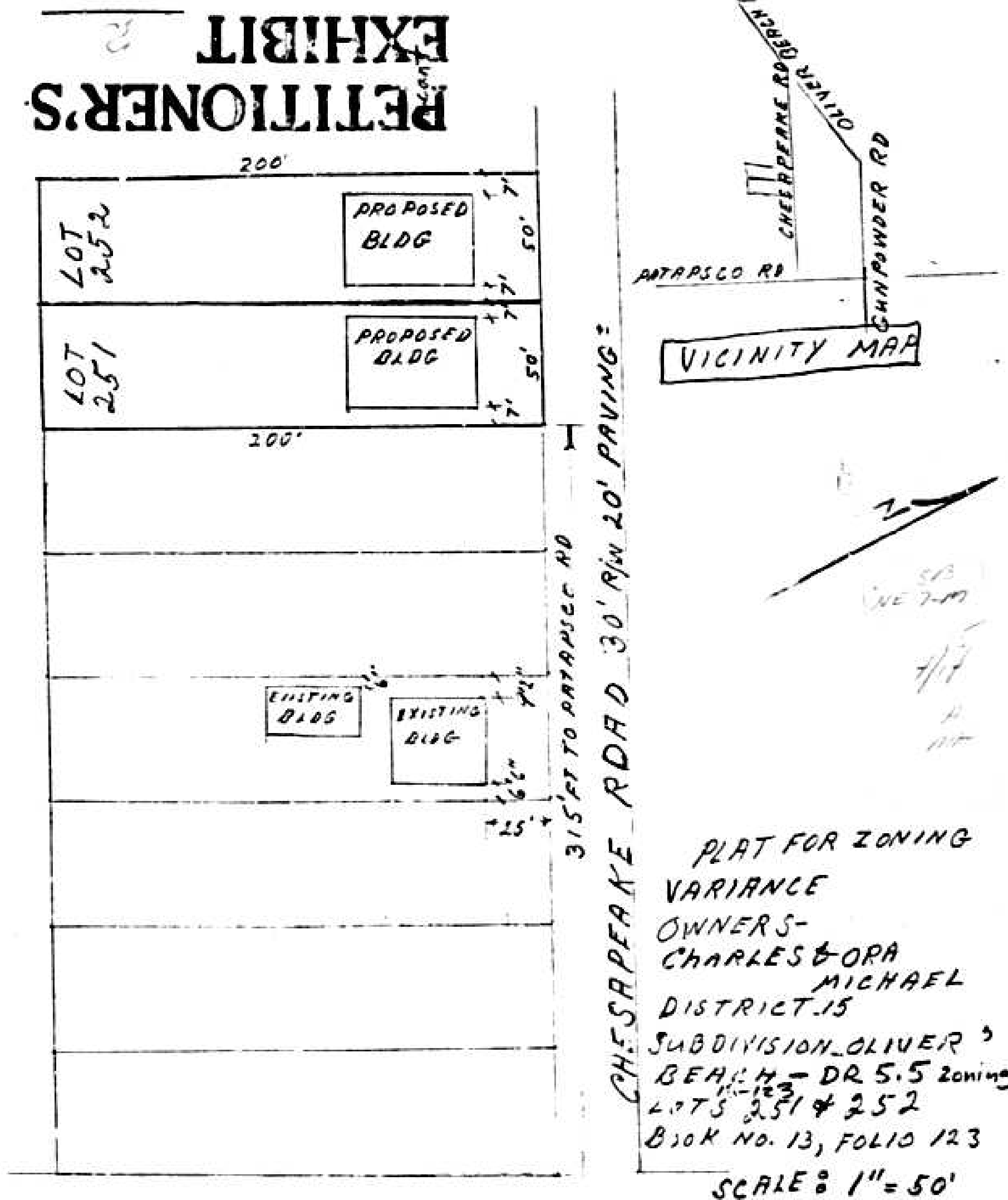
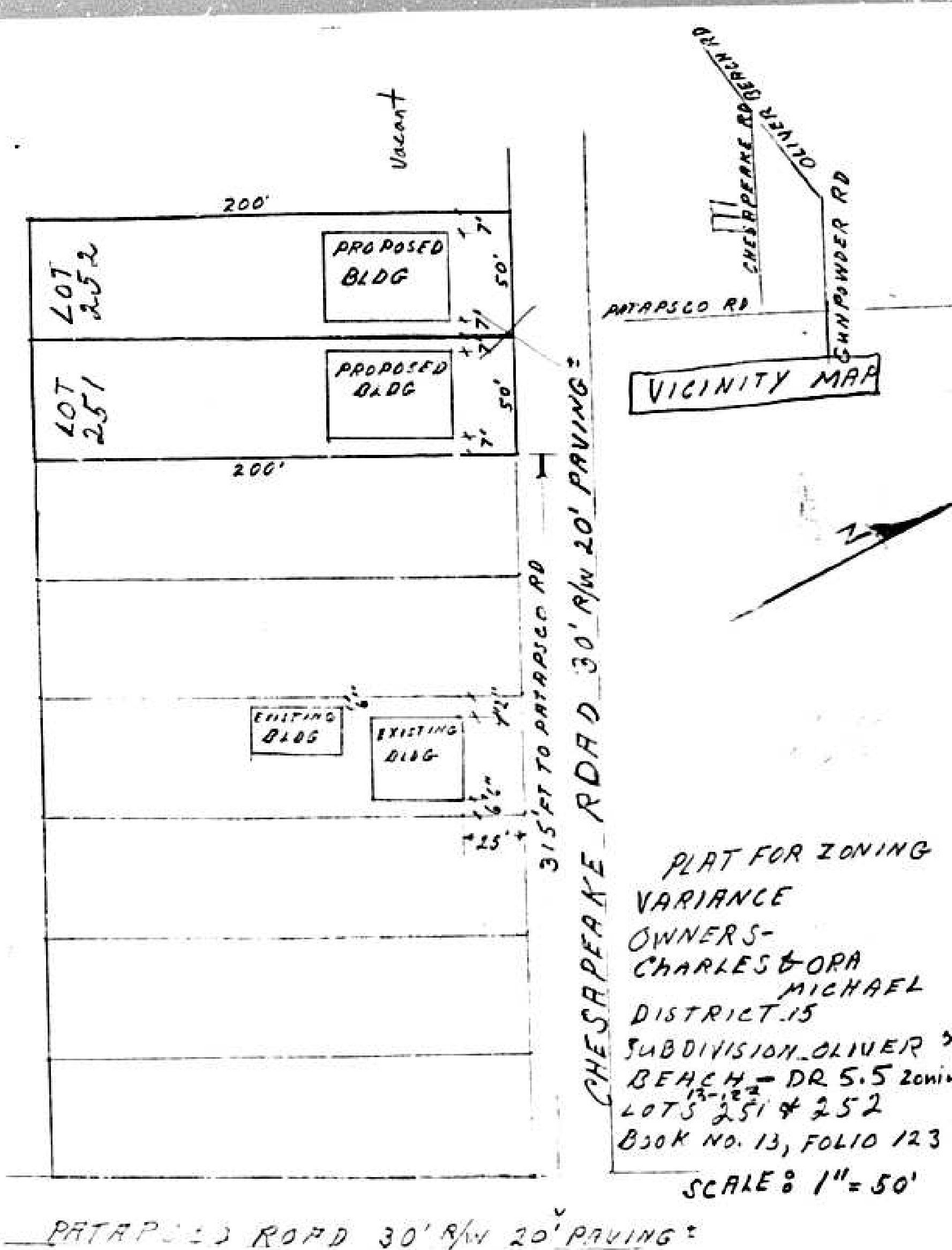
DESCRIPTION

Beginning on the southwest side of Chesapeake Road at the distance of 315 feet Northwest of the centerline of Patapsco Road. Being lot No. 251 and lot No. 252, section B, as shown on the plat of Oliver Beach, which plat is recorded among the land records of Baltimore County in plat book No. 13, folio 123. In the 15th Election District.

Petition for Variance
15TH DISTRICT
LOCATION: Southwest Side of Chesapeake Road, 315 feet Northwest of the centerline of Patapsco Road.
DATE & TIME: Tuesday, June 15, 1982 at 9:45 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit lot widths of 50' instead of the required 60' for Lots 251 and 252 and side yard setbacks of 7' on each side for both lots instead of the required 10'.
The Zoning Regulation to be excepted as follows: Section 1902.2.C.1 - minimum lot widths and side yard setbacks in a D.R. 5.5 zone.
All that parcel of land in the 15th Election District of Baltimore County.

Beginning on the southwest side of Chesapeake Road at the distance of 315 feet Northwest of the centerline of Patapsco Road. Being lot No. 251 and lot No. 252, section B, as shown on the plat of Oliver Beach, which plat is recorded among the land records of Baltimore County in plat book No. 13, folio 123. In the 15th Election District.
Being the property of Charles H. Michael, et al, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 15, 1982 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

The Times
Middle River, Md., May 27, 1982
This is to Certify, That the annexed
Pitt
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 27th day of May, 1982.
Charles H. Michael Publisher.



Mr. & Mrs. Charles H. Michael
Route 651
Matoeview, Virginia 23100

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 20th day of April, 1982

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Charles H. Michael, et al
Petitioner's Attorney Nicholas B. Comodari
Reviewed by Nicholas B. Comodari
Chairman, Zoning Plans Advisory Committee

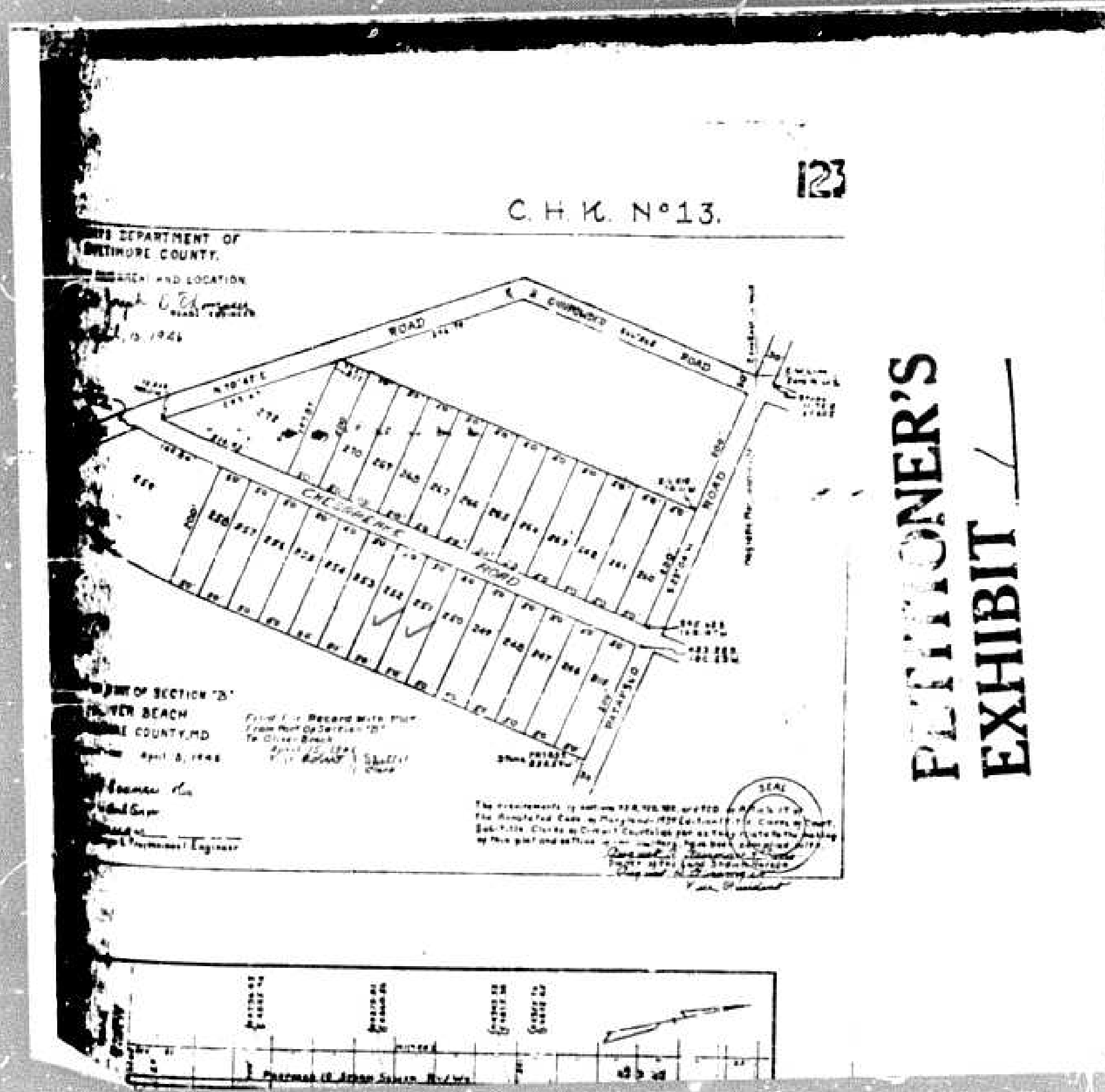
PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: Southwest Side of Chesapeake Road, 315 feet Northwest of the centerline of Patapsco Road.
DATE & TIME: Tuesday, June 15, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit lot widths of 50' instead of the required 60' for Lots 251 and 252 and side yard setbacks of 7' on each side for both lots instead of the required 10'.
The Zoning Regulation to be excepted as follows: Section 1902.2.C.1 - minimum lot widths and side yard setbacks in a D.R. 5.5 zone.
All that parcel of land in the 15th Election District of Baltimore County Beginning on the southwest side of Chesapeake Road at the distance of 315 feet Northwest of the centerline of Patapsco Road. Being lot No. 251 and lot No. 252, section B, as shown on the plat of Oliver Beach, which plat is recorded among the land records of Baltimore County in plat book No. 13, folio 123. In the 15th Election District.
Being the property of Charles H. Michael, et al, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 15, 1982 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
May 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 27, 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., once in each of one successive weeks before the 27th day of May, 1982, the first publication appearing on the 27th day of May, 1982.

THE JEFFERSONIAN
L. Leank Streeter
Manager

Cost of Advertisement: \$



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15
Posted for: Petition for Variance
Petitioner: Charles H. Michael, et al
Location of property: SW side of Chesapeake Rd. 315' NW of centerline of Patapsco Rd.
Location of Signs: front of property facing Chesapeake Rd.
Remarks:
Posted by: Mar. 2. Coleman Date of return: 6/4/82
Number of Signs: 1

