

204 82-273-A 100-1 TO DENY AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED IN THE SIDE YARD INSTEAD OF THE REQUIRED REAR YARD.

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 400.1.1 to DENY AN ACCESSORY STRUCTURE (GARAGE) to be located in the side yard instead of the required rear yard.

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

The topography of the area behind the rear line of the house drops off sharply down to a flood plain which contains a stream. The proposed site of the garage is set back approximately 11 feet from the front line of the house and will require a minimum amount of fill dirt to the rear of the garage. However, in order to comply with the present Zoning Law of Baltimore County, it would require the addition of many tons of fill dirt at considerable expense to build up and level off a site in line with the rear of the house to make it Property is to be posted and advertised as prescribed by Zoning Regulations.

1, 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: Legal Owner(s):
(Type or Print Name) Edward T. Tayloe
Signature Edward T. Tayloe
Dorothy M. Tayloe
(Type or Print Name)
Signature Dorothy M. Tayloe
Address 14800 Hanover Pike 429-5016
City and State Upperco, Maryland 21155
Name, address and phone number of legal owner, and first owner to be contacted
Edward T. Tayloe
14800 Hanover Pike
City and State Upperco, MD 21155 Office 597-1030 Home 429-5016
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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 17th day of June, 1982, at 9:30 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Hanover Pike, 1 mile S of : OF BALTIMORE COUNTY
Emory Rd., 4th District
EDWARD T. TAYLOE, et ux, : Case No. 82-273-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 John W. Hession, III
Deputy People's Counsel 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. Edward T. Tayloe, 14800 Hanover Pike, Upperco, Maryland 21155, Petitioners.

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

DESCRIPTION

Beginning at a point on the west side of Hanover Pike (Route 30) approximately 1 mile south of Route 91 and 1 mile north of Mt. Gilead Road and known as lot #1, also known as 14800 Hanover Pike of "Twin Brooks" and recorded among the land records of Baltimore County in Plat Book 42, Folio 112.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1982

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

cc: Nicholas B. Commodari
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
Housing Administration
Industrial Development

Mr. & Mrs. Edward T. Tayloe
14800 Hanover Pike
Upperco, Maryland 21155

RE: Item No. 204
Petitioner - Edward T. Tayloe, et ux
Variance Petition

Dear Mr. & Mrs. Tayloe:

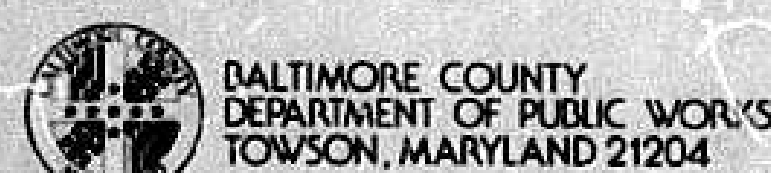
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

May 19, 1982

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

Re: Item #204 (1981-1982)
Property Owner: Edward T. & Dorothy M. Taylor
W/S Hanover Pike 1 mile N. of Mt. Gilead Rd.
Acres: 496/496 x 529.51/569.25
District: 5th

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.

Hanover Pike (MD. 30) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Public water supply and sanitary sewerage are not available to serve this property, which is utilizing private onsite facilities. This property is beyond the Baltimore County Metropolitan District and the Urban-Rural Demarcation Line. Baltimore County Water and Sewerage Plans W and S-9b, as amended, indicate "No Planned Service" in the area.

There is a 10-foot utility easement contiguous to the north and west outline of this property.

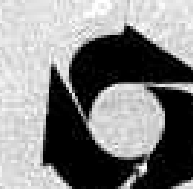
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 204 (1981-1982).

Very truly yours,

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

RAM:KAN:FWP:ss

cc: Jack Wimbley, Harris Shalowitz



Maryland Department of Transportation
State Highway Administration

David H. Boudet
Secretary
H. S. Culliver
Assistant

April 28, 1982

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

Att: Mr. N. Commodari

Re: ZAC Meeting of April 20, 1982
ITEM: #204
Property Owner: Edward T. & Dorothy M. Taylor
Location: W/S Hanover Pike (Route 30) 1 mile N. of Mt. Gilead Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
Acres: 496/496 X 529.51/569.25
District: 5th

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

Any additional access for the proposed garage must be by permit through the State Highway Administration, District #4 Office or the Bureau of Engineering Access Permits

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

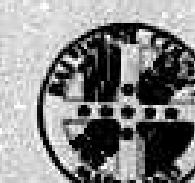
By: George Wiltman

CL:GW:maw

cc: Mr. J. Wimbley

My telephone number is (301) 659-1350

Telephone for Impaired Hearing or Speech
300-7000 Baltimore Metro - 800-661 D.C. Metro - 1-800-400-0000 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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: ZAC Comments for 4/20/82 Meeting

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 203 through 205 and Items 208 and 209.

Very truly yours,

C. Richard Morce
C. Richard Morce
Assistant Traffic Engineer

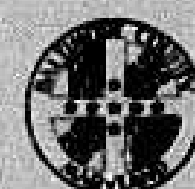
CRW/GWJ:r1j

204
6/17
82-273-A

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 ~~therefore~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 17th day of June, 1982, that the Petition for Variance(s) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, 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.

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



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

June 16, 1982

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

Dear Mr. Hammond:

Comments on Item 204, Zoning Advisory Committee Meeting of April 20, 1982, are as follows:

Property Owner: Edward T. & Dorothy M. Taylor
Location: W/S Hanover Pike 1 mile N. of Mt. Gilman Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard.
Acres: 496/496 x 529.51/569.25
District: 5th

The dwelling is served by a drilled well and septic system, both of which appear to be functioning properly. The proposed garage will not interfere with the location of the well or septic system, therefore, no health hazards are anticipated.

Very truly yours,

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

LJF:ru

ZONING ADVISORY COMMITTEE

Meeting of April 20, 1982

To: William Hammond, Zoning Commissioner
From: Charles E. Burnham, Plans Review Chief

Item #202 - See comments.
Item #203 - Std. comments.
Item #204 - Std. comments.
Item #205 - See comments.
Item #206 - See comments.
Item #207 - See comments.
Item #208 - See comments.
Item #209 - Std. comments.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. 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,

[Signature]
Mr. Nick Petrovich, Assistant
Department of Planning

WHP/tp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: June 9, 1982

SUBJECT: Zoning Petition No. 82-273-A
Edward T. Tayloe, et ux

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

[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG/JGH:lc

cc: Arlene January
Shirley Hays

May 18, 1982

Mr. & Mrs. Edward T. Tayloe
14800 Hanover Pike
Upperco, Maryland 21155

NOTICE OF HEARING

Re: Petition for Variance
W/S of Hanover Pike, 1 mile S of Emory Road
Edward T. Tayloe, et ux - Petitioners
Case #82-273-A

TIME: 9:30 A.M.

DATE: Thursday, June 17, 1982

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance
LOCATION: West Side of Hanover Pike, 1 mile South of Emory Road
DATE & TIME: Thursday, June 17, 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 Variance to permit an accessory structure (garage) to be located in the side yard instead of the required rear yard

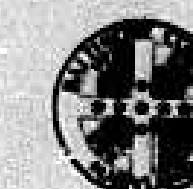
The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structure

All that parcel of land in the Fourth Election District of Baltimore County

Being the property of Edward T. Tayloe, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 17, 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
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1982

Mr. & Mrs. Edward T. Tayloe
14800 Hanover Pike
Upperco, Maryland 21155

RE: Petition for Variance
W/S of Hanover Pike, 1 mile S of Emory Rd.
4th Election District
Edward T. Tayloe, et ux - Petitioners
NO. 82-273-A (Item No. 204)

Dear Mr. & Mrs. Tayloe:

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

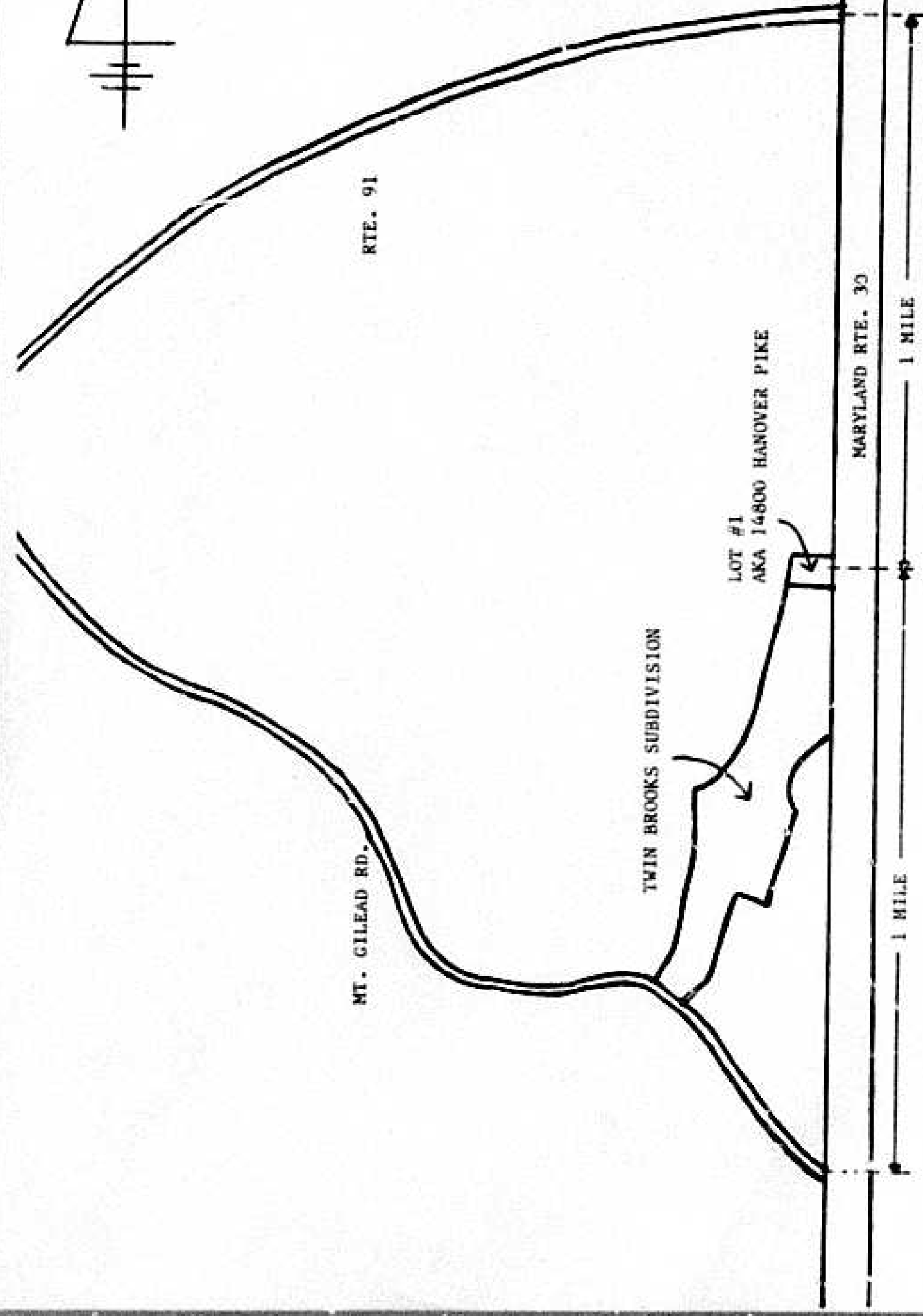
Very truly yours,

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

JMHJ/mc

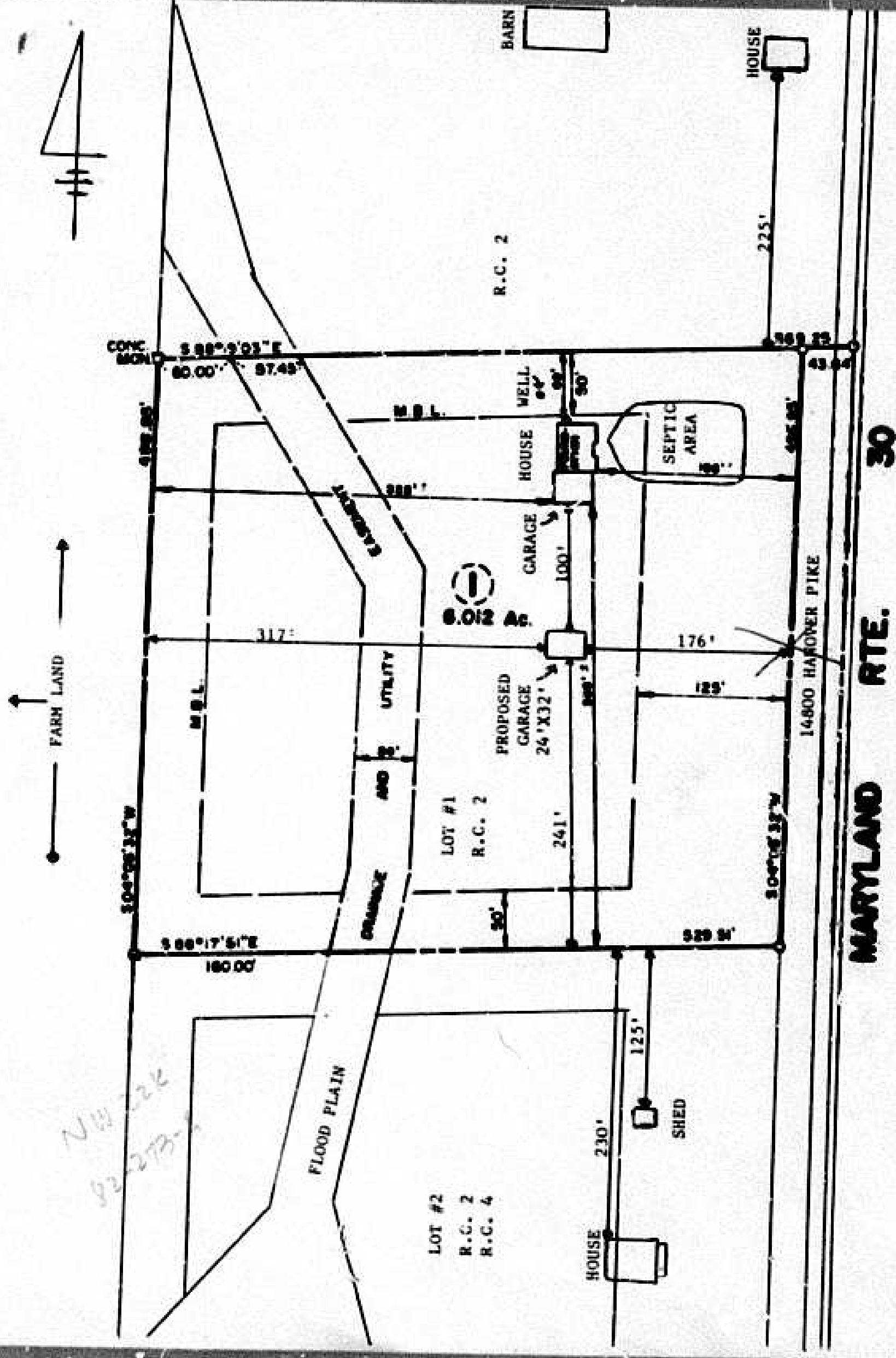
Attachments

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



BEGINNING AT A POINT ON THE WEST SIDE OF HANOVER PIKE (RTE. 30) APPROXIMATELY 1 MILE SOUTH OF RTE. 91 AND 1 MILE NORTH OF MT. GILEAD RD. AND KNOWN AS LOT #1 (AKA 14800 HANOVER PIKE) OF "TWIN BROOKS" AND RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 42, FOLIO 112

27th May



"TWIN BROOKS" SUBDIVISION
5th ELECTION DISTRICT
BALTIMORE COUNTY, MD.
PLAT BOOK 42, FOLIO 112

27th May