

280
PETITION FOR ZONING VARIANCE 83-28-A
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 238.2 to permit a side yard setback of 4 feet instead of the required 30 feet. PRS

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

IT IS IMPOSSIBLE, BECAUSE OF THE NARROW WIDTH OF THIS LOT, #2, TO PROPERLY LAYOUT ANY BUILDING WITHOUT THE AID OF A SIDE-YARD VARIANCE

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
City and State
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.

Legal Owner(s):
CONRAD D. SNEDEGAR
(Type or Print Name)
Signature
(Type or Print Name)
Signature
960 HAMBURG AVE 3912948
Address Phone No.
BALTO MD 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
960 HAMBURG AVE 3912948
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of May, 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 5th day of August, 1982, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Middle River Rd., 150'
S of the centerline of Clover Rd.,
15th District : OF BALTIMORE COUNTY

CONRAD D. SNEDEGAR, et al., : Case No. 83-28-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. Heslian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
474-2133

I HEREBY CERTIFY that on this 15th day of July, 1982, a copy of the foregoing

Order was mailed to Mr. Conrad D. Snedegar and Mr. Preston R. Snedegar, 960 Hamburg

Avenue, Baltimore, Maryland 21221, Petitioners.

John W. Heslian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 27, 1982

Conrad D. & Preston R. Snedegar
960 Hamburg Avenue
Baltimore, Maryland 21221

RE: Case #83-28-A

Item No. 236

Petitioner-Conrad D. Snedegar, et al

Variance Petition

Dear Gentlemen:

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.

In view of your proposal to construct a service garage building within 4' of the side property line in lieu of the required 30', this hearing is required. A similar request (Case #80-41-A) was granted for the existing building to the south.

Particular attention should be afforded to the comment of the office of Current Planning. If additional information is required, you may contact Mr. Jack Wimbley at 494-3335.

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

NEC:mch

Enclosures

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21231

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

NORMAN E. GERDER
DIRECTOR

June 20, 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 #236, Zoning Advisory Committee Meeting, May 25, 1982, are as follows:

Property Owner: Conrad D and Preston R. Snedegar
Location: W/S Middle River Road 160' N. from centerline of Clover Road
Acres: 1.191 sq. ft.
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 plan or problems with regard to development plans that may have a bearing on this petition.

Only one driveway should be provided for both sites (Bill 56-82).

Very truly yours,

John L. Wimbley
Planner III
Current Planning & Development

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

STEPHEN COLLINS
DIRECTOR

June 9, 1982

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

Item No. 236 -ZAC- 5/25/82
Property Owner: Conrad D. & Preston R. Snedegar
Location: W/S Middle River Road 160' N. from centerline of Clover Road
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 4' in lieu of the required 30'.

Acres: 1.191
District: 15th

Dear Mr. Hammond:

It is recommended that only the existing entrance to the south be used for this site, with no new entrance provided to the north, because one access point should be adequate to serve this site.

Sincerely,

C. Richard Moore
Assistant Traffic Engineer

CRM/GMT/r1)

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

June 17, 1982

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

Dear Mr. Hammond:

Comments on Item 236, Zoning Advisory Committee Meeting of May 25, 1982, are as follows:

Property Owner: Conrad D. & Preston R. Snedegar
Location: W/S Middle River Road 160' N. from centerline of Clover Rd.
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 4' in lieu of the required 30'.

Acres: 1.191
District: 15th

Metropolitan water and sewer are proposed.

Water Resources Administration Comment: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF:ru

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 7, 1982

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

Re: Item #236 (1981-1982)
Property Owner: Conrad D. & Preston R. Snedegar
W/S Middle River Rd. 160' N. from center line of Clover Rd.
Acres: 1.191 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:

The comments supplied in conjunction with the review of this property by the Zoning Advisory Committee in connection with Item 193 (1978-1979) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1981-1982).

Very truly yours,

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

RAI:EAM:FWR:ss

cc: Jack Wimbley

1-12 Key Sheet
16 NE 22 Pos. Sheet
NE 4 H Topo
90 Tax Map

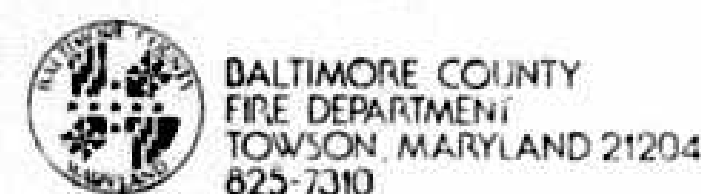
JLW:rh

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of August, 1982, that the herein Petition for Variance(s) to permit a side yard setback of 4 feet in lieu of the required 30 feet, in accordance with the site plan prepared by David W. Dallas, Jr. & Sons, revised May 5, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with all applicable portions of Sections 405 and 405A of the Baltimore County Zoning Regulations.
2. The site plan may be revised to add additional on-site parking; any such parking shall be in compliance with Section 409.2.c. of the Baltimore County Zoning Regulations.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

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



PAUL H. REINCKE
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: Conrad D. and Preston R. Snedegar

Location: W/S Middle River Road 160' N. from centerline of Clover Road

Item No.: 236 Zoning Agenda: Meeting of May 25, 1982

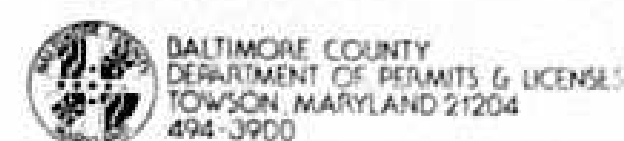
Gentlemen:

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: *George M. Morgan* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mhcm



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 # 236 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Conrad D. & Preston R. Snedegar
Location: W/S Middle River Road 160' N. from centerline of Clover Road
Existing Zoning: B.R. & D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 4' in lieu of the required 30'.

Acres: 1.191
District: 15th Elevation 70'+

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
 - X B. A building/ ~~other~~ miscellaneous 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.
 - X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
 - X E. ~~Residential~~ miscellaneous 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 4, Section 1107 and Table 1102. All openings within 15'0" of a property line shall be protected, or when within 6'0" if of type 20 or 22.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section 1102.
 - 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 401.
1. Comments

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. Burman
Charles E. Burman, Chief
Plans Review

GBB:rcj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 21, 1982

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

Z.A.C. Meeting of. May 25, 1982

RE: Item No: 230, 231, 232, 233, 234, 235, 236
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
SUBJECT: Zoning Petition No. 83-28-A
Conrad D. Snedegar, et al

Date: July 20, 1982

If granted it is requested that details of landscaping be submitted to the Division of Current Planning and Development for their review and approval.

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

NEG:JGH:alc

cc: Arlene January
Shirley Hess

Protestants

Copy to John & Sandra Breffle
519 Middle River Rd. 21220
Thomas & Anna Yeager
517 Middle River Rd 21220

Richard Ward Benson
516 Middle River Rd. Balto. Md. 21220
c/o Middle River Garage

Home address - 809 Delwood Dr
Fallston Md. 21047

Norman R. Jamison
514 Middle River Road
Balto Md. 21220



WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 18, 1982

Mr. Conrad D. Snedegar
960 Homberg Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
W/S of Middle River Rd., 160' S of the
centerline of Clover Rd. - 15th Election
District
Conrad D. Snedegar, et al - Petitioners
No. 83-28-A (Item No. 236)

Dear Mr. Snedegar:

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: Mr. John S. Breffle
519 Middle River Road
Baltimore, Maryland 21220

John W. Hersian, III, Esquire
People's Counsel

DESCRIPTION

Beginning for the same on the westernmost side of Middle River Road (60 feet wide) at a point distant 160 feet more or less measured southerly from the center line of Clover Road, thence binding on the westernmost side of said Middle River Road south 19 degrees 17 minutes 40 seconds east 63 feet, thence north 70 degrees 42 minutes 20 seconds east 54.19 feet, thence south 81 degrees 26 minutes 31 seconds west 133.14 feet to the division line between B.R. and D.R. 5-5 zoning, thence binding on said zoning line north 19 degrees 17 minutes 40 seconds west 73.28 feet, thence north 81 degrees 26 minutes 31 seconds east 186.30 feet to the place of beginning.

Known as 516 Middle River Road.

July 6, 1982

Mr. Conrad D. Snedegar
Mr. Preston R. Snedegar
960 Homberg Avenue
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variance
W/S of Middle River Rd., 160' S of c/l of Clover Rd.
Conrad D. Snedegar, et al - Petitioners
Case #83-28-A

TIME: 9:45 A.M.

DATE: Thursday, August 5, 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

July 29, 1982

Mr. Conrad D. Snedegar
Mr. Preston R. Snedegar
960 Homberg Avenue
Baltimore, Maryland 21221

Re: Petition for Variance
W/S of Middle River Rd., 160' S of the
centerline of Clover Rd.
Conrad D. Snedegar, et al - Petitioners
Case #83-28-A Item #236

Dear Sirs:

This is to advise you that \$55.68 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ai

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

No. 108933

DATE 8/5/82 ACCOUNT 01-662

AMOUNT \$55.68

RECEIVED FROM: Preston R. Snedegar
FOR: Advertising & Posting Case #83-28-A

014*****555810 8052A

VALIDATION OR SIGNATURE OF CASHIER

Conrad D. & Preston R. Snedegar
960 Homberg Avenue
Baltimore, Maryland 21221

cc: David V. Dallas, Jr. & Sons
7005 Harbor Road
Baltimore, Maryland 21221

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 25th day of May, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Conrad D. & Preston R. Snedegar

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

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. 106883

DATE 7-13-82 ACCOUNT 01-662

AMOUNT 25.00

RECEIVED FROM: Flying Saucer 236

08744 MAY 14 2500

VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: West side of Middle River Road, 160 ft. South of the centerline of Clover Road

DATE & TIME: Thursday, August 5, 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 Variance to permit a side yard setback of 4' instead of the required 30'

The Zoning Regulation to be excepted as follows:
Section 238.2 - minimum side yard setback in a B.R. zone

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

Being the property of Conrad D. Snedegar, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 5, 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

PETITION FOR VARIANCE
15th Election District

LOCATION: West side of Middle River Road, 160 ft. South of the centerline of Clover Road

DATE & TIME: Thursday, August 5, 1982 at 9:45 A.M.

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

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Being the property of Conrad D. Snedegar, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 5, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. 21204.

By Order Of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

July 15

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 15, 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 time before the 5th day of August, 1982, the first publication appearing on the 15th day of July, 1982.

THE JEFFERSONIAN,

Cost of Advertisement, \$

Petition for Variance
15th Election District

ZONING: Petition for Variance

LOCATION: West side of Middle River Road, 160 ft. South of the centerline of Clover Road

DATE & TIME: Thursday, August 5, 1982 at 9:45 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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 4' instead of the required 30'

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

Being the property of Conrad D. Snedegar, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 5, 1982 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

By Order Of
William E. Hammond
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 15, 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 15th day of July, 1982.

