PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Bultimore County and which is learnibed in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1802.3.8 (211.3) to permit a side yard setbeak of 23 feet instead of the required 25 feet, and a distance of 48' from the centerline of the

street in lieu of the required 50' and Section 400. I to permit 2 accessory structures to be located outside of the rear third of the lot farthest removed from any street of the Zening Regulations of Baltimore County, to the Zening Law of Baltimore County; for the following research: (indicate hardship or practical difficulty)

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

See atta hed Addendum to Petition for Zoming 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.

ORDERED By The Zoning Commissioner of Baltimere County, this 29th day

June 1982, that the subject matter of this petition be advertised, as

County, on the ______ day of ____ August

...A.M.

RECEIVED

zuc. Aug. 24/198 oct 9:30 ans.

cc: Hessen

RE: PETITION FOR VARIANCES
SW corner of Wilmont & Ransome
Drives, 2nd District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

ALBERT W. BECK, Petitioner : Case No. 83-42-A

ORDER TO ENTER APPEARANCE

1111111

Mr. Commissioners

Pursuant to the authority contained in Section 524, I of the 3altimore 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 Paople's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204

I HEREBY CERTIFY that on this 2nd day of August, 1982, a copy of the foregoing Order was mailed to Albert W. Beck, 6505 Phaedra Drive, Sykesville, MD 21784, Petitioner.

John W. Hessian, III



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY SETICE BLDG. 111 N. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commoderi , Chairman

MEMBERS

Bureau of
Engineering

Department of
Traffic Engineering

State Foods Commission
Bureau of
Fire Prevention
Hoelth Department
Project Planning
Suilding Department

Board of Education

Foning Administration

Industrial

Development

Mr. Albert V. Beck, et al 6605 Phaedra Drive

Sykesville, Karyland 21784

August 18, 1982

NE: Came #83-42-A (Item No. 265)
Petitioner-Albert W. Beck, et al
Variance Petition

Dear Mr. Beck:

The Zoning Plans Advisory Counittee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the soning action requested, but to assure that all parties are made sware 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 Counissioner with recommendations as to the suitability of the requested soning.

in view of your proposal to legalise the side setback of the existing dwelling and the location of the existing sheds, this hearing is required.

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.

14 / 1

MICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Enclosures

MBCsmch

cc: Wilson T. Ballard Co. 17 Geymns Mill Ct. Owings Mills, Maryland 21117

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON MARYLAND 21/204

July 23, 1982

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

Re: Item #265 (1981-1982)
Property Owner: Albert Beck
S/W corner Wilmont & Ransome Drive
Acres: 0.2729 District: 2nd

Dear Mr. Hammond

HARRY I PISTEL P E

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.

The Petitioner is cautioned that no encroschment by construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility essements.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 265 (1981-1982).

Pery truly yours,

RAM: EAM: PWR: 65

L-ME Key Sneet 12 MW 22 Pos. Sheet NW 3 . Topo 88 Tax Map 1.0

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

NORMAN E. GERBER DIRECTOR

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item # 265, Zoning Advisory Committee Meeting, June 29, 1982 are as follows:

Property Owner: Albert Beck Location: SW/corner Wilmont and Ransome Drive Acres: 0.2729 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

John L. Wimbley
Planner III
Current Planning & Development

William E. Hammond, Zoning Commissioner
TO. Office of Planning and Zoning.

FROM Ian J. Forrest

NOM.....

SURJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the following soning variance items, and has no specific comments regarding same:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Item 265 - Albert Beck

Item # 266 - David I. & Cronie Rosen

Ites # 267 - York Associates

Item # 270 - Arlington Baptist Church, Inc.

Item # 272 - Fred Joseph Engesser

Item # 18 - Ervin J. & Joan W. Cerveny

An J. Forrest, Director
BURRAU OF ENVIRONMENTAL SERVICES

Date __ August 10_ 1982

LJP/fth

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duhel, Superintendent

Data: June 28, 1982

Towson, Maryland - 21204

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

Z.A.C. Meeting of: June 29, 1982

RE: Item No: 265 266, 267, 268, 270, 271 and 272 Property Location.

Location.
Present Zoning:
Proposed Zoning:

District: No. Acres:

Dear Mr. Manmond:

Items 265, 266, 267, 268, 271 and 272 have no bearing on student population. Item 270 would only result in a loss of two or three pupils.

Wm. Nick Petrovich, Assistant Department of Planning

WNP/bp

Pursuant to the advertisement, posting of property, and public hearing on the Politica and it that strict compliance with the Baltimore County Zoning Regulations would/wante-wat result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested mills will not edversely affect the health, safety, and general welfare of the community, the variance(s) should Administrate be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore Courty, this 2 VA day of August , 19 82 , that the berein Petition for Variance(s) to permit a side yard setback of 23 feet in lieu of the required 25 feet, a distance of 48 feet from the center line of the street ir lieu of the required 50 feet, and two accessory structures to be located outside of the rear third of the lot farthest removed from any street, in accordance with the site plan prepared by The Wilson T. Ballard Co., dated May 28, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

August 25, 1962

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

RE: ZAC Meeting of June 29, 1982

The Department or Traffic Engineering has no comment for items number 265, 266, 267, 268, 270, 271 and 272.

Engineering Associate II

MSF/rlj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond TO. Zoning Commissioner Norman E. Gerber, Director PROM ... Office of Clanging and Zoning ...

SUBJECT Zoning Patition No.83-42-A
Albert W. Beck

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

NEG:JGH:slc

cc: Arlene January

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204

September 1, 1982

Mr. William Ranmond Taning Commissioner Office of Planning and Zoning Beltimore County Office Building Townen, Paryland 21204

Attention: Wick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Albert Beck

Location: SW/Cor. Wilmont and Ransome Drive

Item No. : 265

Zoning Agenda: Meeting of June 29, 1982

Centlemen:

PAUL H REINCKE

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

() 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.

to be corrected or incorporated into the final plans for the property.

() 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.

() 5. The buildings and structures existing or proposed on the site shall comply with ell 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.

(x) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group 9/2/17 Approved: Henry Micromost Special Inspection Division

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204
494-J353

WILLIAM E HAMMOND ZONING COMMISSIONER

August 24, 1982

Mr. Albert W. Beck 6605 Phaedra Drive Sykesville, Maryland 21784

> RE: Petition for Variances SW/corner of Wilmont & Ransome Drives 2nd Election District Albert W. Beck - Petitioner NO. 83-42-A (Item No. 265)

Dear Mr. Beck:

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

Deputy Zoning Commissioner

JMHJ/mc

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

Legal Description

Being known as the southwest corner of Wilsont and Ransome Drive, as recorded in the Land Records of Baltimore County as Part 2 of Plat 3, Hilltop Estates in Plat Book G.L.B. 24 Folio 29, Block L. Lot 3. Otherwise known as 6704 Ransome Drive. In the Second Election District.

PETITION FOR VARIANCES

2nd Election District

Petition for Variances

LOCATION:

ZONING:

Southwest corner of Wilmont and Ransome Drives

Tuesday, August 24, 1982 at 9:30 A. M.

DATE & TIME: PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

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

> Petition for Variances to permit a side yard setback of 23' instead of the required 25' and a distance of 48' from the centerline of the street in lieu of the required 50' and to permit 2 accessory structures to be located outside of the rear third of the lot farthest removed from any street

The Zoning Regulation to be excepted as follows: Section 1B02. 3. B (211 3) - minimum side yard setback and distance from centerline of street in a D.R. 5.5 zone

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

Section 400.1 - location of accessory structures

Being the property of Albert W. Beck, as shown on plat plan filed with the Zoning I epartment.

Hearing Date: Tuesday, August 24, 1982 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

OF BALTIMORE COUNTY

1. The existing dwelling was constructed around the year 1961 and the 23.1' side yard setback was apparently established by mistake at that time. In order to obtain a 25' side yard setback at this time it would require extensive reconstruction of the dwelling at great expense. From a practical viewpoint, the 23.1 foot setback has not preated any muisance to the neighborhood and the condition has existed for over 20 years.

2. The two existing sheds on this lot were erected over 10 years ago and apparently have not created any muisance or detriment to the general val eve of the community in that time. To require the relocation of coth the aluminum shed on the concrete slab and the frame shed to the presently prescribed two-thirds-lot-width side street setback would require unnecessary expense and effort.

BY ORDER OF

WILLIAM E. HAMMOND ZONING COMMISSIONER

6/11/82 / tem. 265 I would append an early bearing Date on this Property. Ileve Swiel Reve for over 20 egens well knowing el con a vansice in the property. Ileve a pendey sale. now and will had be able to sell pequate without this approval. The house and shed have been executing and have calls could be prople to the weighterhood.

Albert William Concentent 6605 Phoeder Ct Eldes Dory 21784 549-1164

RE: 6704 RANSONE DRIVE 21207

DO 0 0 1

13-41-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ August_5___, 19.82 ublished in THE JEFFERSONIAN, a weckly newspaper printed nd published in Towson, Baltimore County, Md., The County one time was before the 24th___ day of _____ August ____, 19.52_, the was publication appearing on the 5th day of _____September_

> THE JEFFERSONIAN, D. Leank Siretten

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chestponks Avenue Towarn, Maryland 21204

Stiener Wheet to Rush, on a Chairman, Zoning Plans Advisory Committee

July 27, 1982

Mr. Albert W. Beck 6605 Phaedra Drive Sykesville, Maryland 21784

BOTICE OF REALING Ret Petition for Variances

SW/corner of Wilmont & Ransome Drives Albert W. Beck - Petitioner Case #83-42-A Item #265

208: 9:30 A. M.

Tuesday, August 24, 1982

STACE: BOOK 106 COUNTY OFFICE BUILDING, 111 V. CHENAPRARE AVENUE

TOECE, MARYLAND

No. 107929 BALTIMORE COUNTY, MARYLAND OFFICE OF FWANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT \$ 25.00

6 018 ***** 2500 tb 2142A

Item 265

CELTIFICATE OF PUBLICATION

Fikesville, Md., Aug. 11. 19 82 O CENTIFY, that the annexed advertisment shed in the NONTHAEST STAR, a weekly

published in Pikesville, Baltimore aryland before the 24th day of

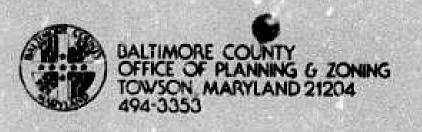
publication appearing on the _day of Aug.

publication appearing on the publication appearing on the

THE NORTHWEST STAF

Cost of Advertisement \$30.00





WILLIAM E HAMMOND ZONING COMMISSIONER

August 12, 1982

Mr. Albert W. Bock 6605 Phandra Drive Sykooville, Maryland 21784

> Re: SW/corner of Wilmost & Ressome Drives Potition for Variances Case No. 83-42-A Bem #265

Dear Mr. Becks

This is to advise you that \$56.00 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 m. 108949 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

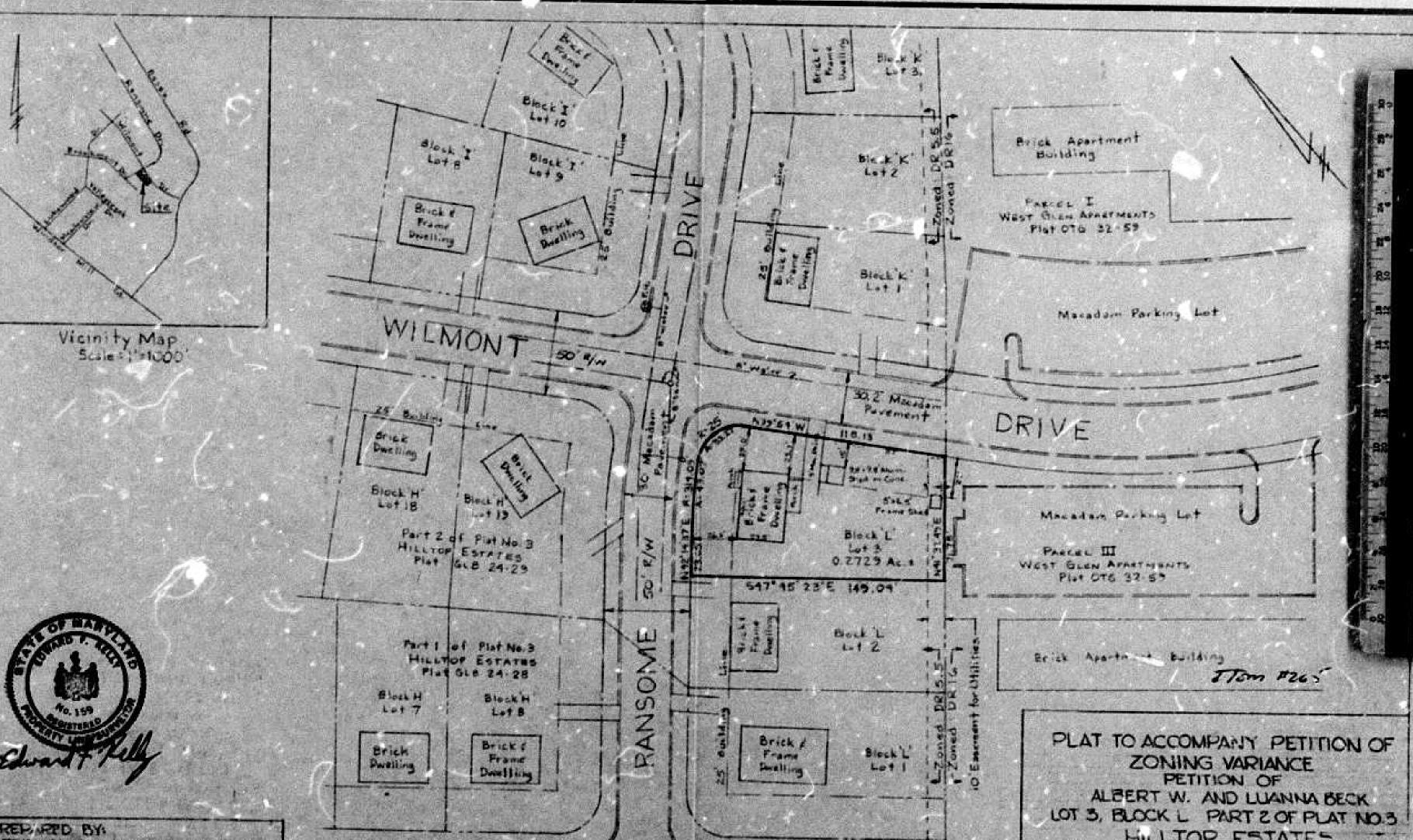
PROW Albert V. Bock

Post Advertising & Posting Case #83-42-8 510****** BEFOIL HISEA

VALIDATION OF SIGNATURE OF CASHIES

MAPPING PROGRESS SHEET FUNCTION date by date by date by date by Descriptions checked and outline plotted on map Petition number added to Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: OI Change in outline or description___Yes Previous case: None Map #

	CERTIFICATE OF POSTING	
	Terren, Storyland	
Posted for Variances		a roundequité, 1982
Politicar Robert W	Beco	
Location of preparty: SW/1	over of Wilment	2nd Cansons
in fronty 6204 Raco	or of Wilmont a	2 Romane Driver
Remarks:	3	
Posted by A. D. aral	Date of re	um August 12, 1882
Rusber of Signs: _/		



BROOKMONT



PREPARED BY THE WILDON T. BALLARD CO. CONSULTING ENGINEERS IT GWYNNS MILL COURT OWINGS MILLS MARYLAND, 2117

HILLTOP ESTATES PLAT GLE 24-29 K/A "6704 PANSONE DRIVE SECOND ELECTION DISTRICT BALTIMORE COUNTY MARYLAND SCALE: 1":30" DATE: MAY 28, 1987 DRIVE