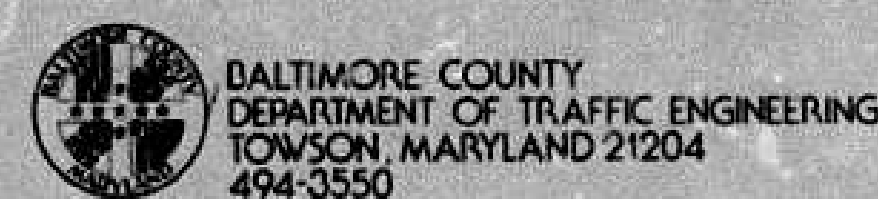


Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, a variance(s) should ~~be granted~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} ~~Zoning~~ Commissioner of Baltimore County, this 24th day of August, 1982, that the herein 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 in 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.

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



STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of June 29, 1982

Dear Mr. Hammond:

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

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/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. 83-42-A
Albert W. Beck

Date: August 10, 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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 1982

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

Attention: Mich. 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

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.

() 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.

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

REVIEWED: *John W. Hess* 8/10/82
Planning Group
Special Inspection Division

Noted and Approved: *James M. McCormick*
Fire Prevention Bureau

JK/mh/cm 8/24 83-42-A

Legal Description

Being known as the southwest corner of Wilmont and Ransome Drive, as recorded in the Land Records of Baltimore County as Part 2 of Plat 3, Hilltop Estates in Plat Book C.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

ZONING: Petition for Variances

LOCATION: Southwest corner of Wilmont and Ransome Drives

DATE & TIME: Tuesday, August 24, 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 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 (411.3) - minimum side yard setback and distance from centerline of street in a D.R. 5.5 zone
Section 40U.1 - location of accessory structures

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

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

Hearing Date: Tuesday, August 24, 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

ADDENDUM

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 created any nuisance 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 nuisance or detriment to the general welfare of the community in that time. To require the relocation of both 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.



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

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 on the above captioned matter in accordance with the attached.

Very truly yours,

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

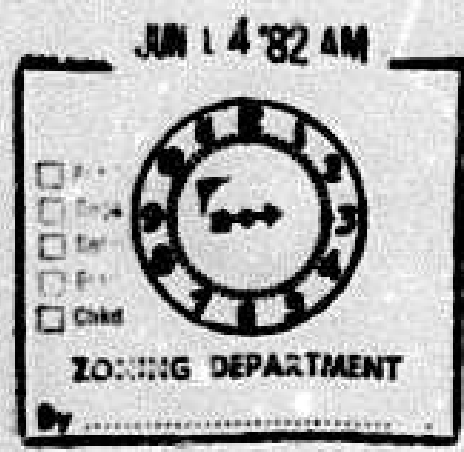
JMHJ/mc

Attachments

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

12-1037
Mr. William E. Hammond -
I would appreciate an early hearing date on this property. I have lived here for over 20 years and having a variance in the property. I have a pending sale now and will not be able to sell property without this approval. The house and shed have been existing and have caused no problem to the neighborhood.

Always for your convenience
Albert W. Beck
6605 Phaedra Ct
Elkton Bury 21784
Md
549-1164



RE: 6704 RANSOME DRIVE
21207

13-41-A
CERTIFICATE OF PUBLICATION
TOWSON, MD., August 5, 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., one time successive weeks before the 24th day of August, 1982, the publication appearing on the 5th day of September, 1982.
THE JEFFERSONIAN
L. Frank Smith
Manager.
Cost of Advertisement, \$

Mr. Albert W. Beck, et al
6605 Phaedra Drive
Elkton, Maryland 21784
6605 Phaedra Ct
27 Queen Elizabeth Street
Elkton, Maryland 21784
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 24th day of August, 1982.
WILLIAM E. HAMMOND
Zoning Commissioner
Petitioner: Albert W. Beck, et al
Petitioner's Attorney: Nicholas E. Commodari
Reviewed by: Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

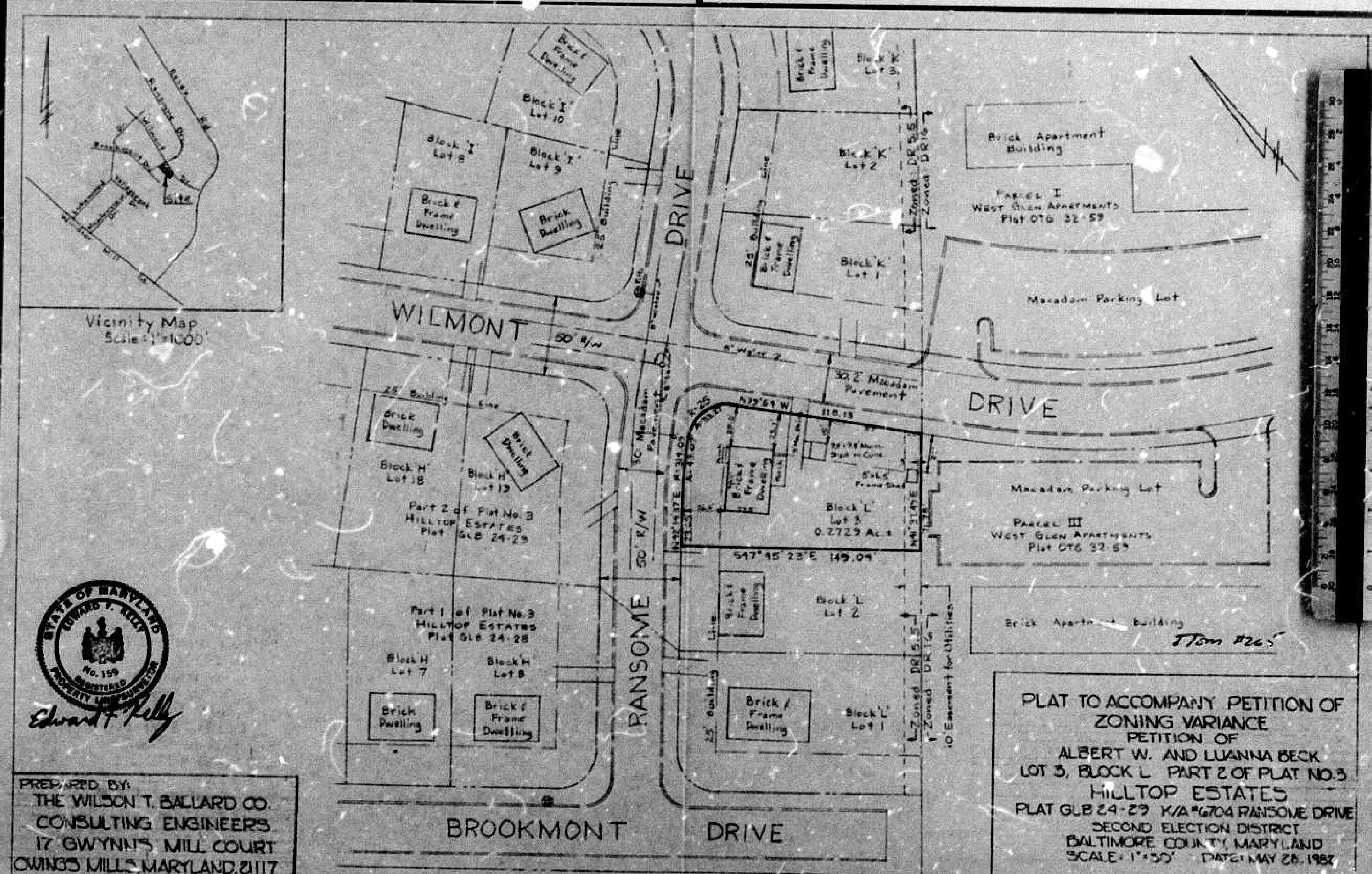
July 27, 1982
Mr. Albert W. Beck
6605 Phaedra Drive
Sykesville, Maryland 21784
NOTICE OF HEARING
Re: Petition for Variances
SW/corner of Wilmont & Ransome Drives
Albert W. Beck - Petitioner
Case #83-42-A Item #265
TIME: 9:30 A.M.
DATE: Tuesday, August 24, 1982
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107929
DATE 6/14/82 ACCOUNT 01-662
AMOUNT \$25.00
RECEIVED FROM Albert Beck
FOR Filing fee for zoning variance
Item 265
018*****255016 8142A
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION
36048
Pikesville, Md., Aug. 11, 1982
I CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 24th day of August, 1982.
publication appearing on the day of Aug., 1982
publication appearing on the day of 1982
publication appearing on the day of 1982
THE NORTHWEST STAR
P. Kelly
Manager
Cost of Advertisement \$30.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER
August 12, 1982
Mr. Albert W. Beck
6605 Phaedra Drive
Sykesville, Maryland 21784
Re: SW/corner of Wilmont & Ransome Drives
Petition for Variances
Case No. 83-42-A Item #265
Dear Mr. Beck:
This is to advise you that \$86.00 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



PETITION MAPPING PROGRESS SHEET

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										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>OT</u>										
Previous case: <u>None</u>										
Revised Plans: Change in outline or description										
Map #										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 2nd
Posted for: Variance
Petitioner: Albert W. Beck
Location of property: SW/corner of Wilmont and Ransome Drives
Location of Sign: SW/corner of Wilmont and Ransome Drives in front of 6704 Ransome Drive
Remarks:
Posted by: A. J. Datta
Number of Signs: 1
Date of Posting: August 6, 1982
Date of return: August 12, 1982