

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 180E.3.B.(211.3&4) to permit a rear yard of 27 feet in lieu of the required 30 feet, to permit a side yard setback of 7' in lieu of the required 8' and a sum of side yard setbacks of 19' in lieu of the required 20' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Foundation already existing
 impractical to build smaller addition on only part of existing foundation

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 _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____
 Phone No. _____

Legal Owner(s):
 Michael J. Richardson
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 same as above
 Name _____
 Address _____
 Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July, 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 16th day of September, 1982, at 9:30 o'clock A. M.

(over)



HARRY J. PISTEL, P.E.
 DIRECTOR
 August 10, 1982

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

Re: Item #7 (1982-1983)
 Property Owner: Michael J. & Ann L. Richardson
 W/S Stonegate Ct. 145' N/E of Wickersham Way
 Acres: 61/171.59 x 142.60/59.44
 District: 8th

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 exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item # (1982-1983).

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

RAM:RAM:PMR:as
 V-SE Key Sheet
 63 NW 4 Pos. Sheet
 NW 16 A Topo
 70 Tax Map

RE: PETITION FOR VARIANCES
 W/S of Stonegate Ct., 145'
 NW of Wickersham Way
 8th District
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 MICHAEL J. RICHARDSON,
 et ux, Petitioners : Case No. 83-75-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

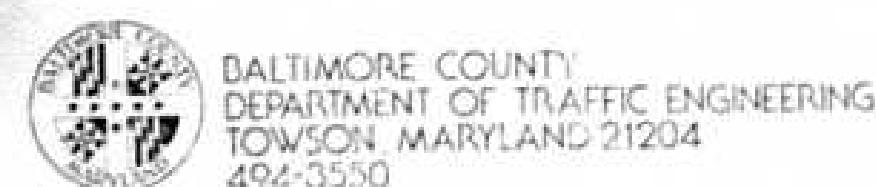
Pursuant to the authority contained in Section 524.1 of the Baltimore County

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 25th day of August, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael J. Richardson, 6 Stonegate Court, Cockeysville, Maryland 21070, Petitioners.

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



STEPHEN C. COLLINS
 DIRECTOR

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

Re: ZAC Meeting of July 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 1, 2, 3, 5, 6, 7, 9, 10, 11 and 12.

Very truly yours,

Michael S. Planigan
 Engineering Associate II

MSF/rld

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 3, 1982

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

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
 Zoning Administration
 Industrial Development

Mr. & Mrs. Michael J. Richardson
 6 Stonegate Court
 Cockeysville, Maryland 21030

RE: Item No. 7 - Case No. 83-75-A
 Petitioner - Michael J. Richardson, et ux
 Variance Petition

Dear Mr. & Mrs. Richardson:

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
 Chairman
 Zoning Plans Advisory Committee

NBC:bao
 Enclosures

BALTIMORE COUNTY, MARYLAND

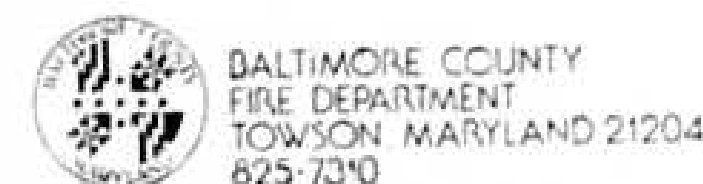
INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning Date: July 27, 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 #237 - Raymond J. & Esther M. Krul
- Item #249 - Joao & Marie Henriques
- Item #252 - Konstantinos Diakoulas, et al
- Item #257 - C & H Mechanical Corp.
- Item #258 - Pulaski Realty Assoc.
- Item #260 - Philip Macht, et al
- Item #261 - Jack H. Pechter
- Item #262 - Gus J. Teottles, et al
- Item #263 - Sarandos A. Macris
- Item #1 - John W. & Margaret E. Harrison, Jr.
- Item #5 - Merritt Blvd. Limited Partnership
- Item #6 - Francis R. & Lillian S. Helldorfer
- Item #7 - Michael J. & Ann L. Richardson
- Item #8 - Campday Partnership
- Item #9 - St. Mary's Seminary & University
- Item #10 - James P. & Janet E. Barnes
- Item #11 - James P. Ridgely
- Item #13 - Charles R. & Mary M. Harig
- Item #15 - George S. & Josie M. McKerrill

Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES



PAUL H. REINCKE
 CHIEF

September 1, 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: Michael J. and Ann L. Richardson

Location: W/S Stonegate Court 145' N/E of Wickersham Way

Item No.: 7 Zoning Agenda: Meeting of July 6, 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: Ian J. Forrest, 9/12/82 Noted and Approved: Fire Prevention Bureau
 Planning Group
 Special Inspection Division

NW/ad/cen

1JF/rth

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 ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~would~~ not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 23rd day of September, 19 82, that the herein Petition for Variance(s) to permit a rear yard setback of 27 feet in lieu of the required 30 feet, a side yard setback of 7 feet in lieu of the required 8 feet, and a sum of side yard setbacks of 19 feet in lieu of the required 20 feet, 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 said site plan by the Department of Public Works and the Office of Planning and Zoning.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 9, 1982

FROM: Charles E. Burnham

SUBJECT: Zoning Advisory Committee Meeting of July 6, 1982

ITEM NO. 1	See comments (Reschedule)
ITEM NO. 2	See Comments
ITEM NO. 3	See Comments
ITEM NO. 4	Withdrawn
ITEM NO. 5	See Comments
ITEM NO. 6	See Comments
ITEM NO. 7	Standard comments
ITEM NO. 8	See Comments
ITEM NO. 9	See Comments
ITEM NO. 10	Standard Comments
ITEM NO. 11	See Comments
ITEM NO. 12	Standard Comments

Charles E. Burnham
Charles E. Burnham
Chief Plans Review

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1982

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

Z.A.C. Meeting of: July 6, 1982

RE: Item No: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12
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

KNP/bp

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 83-75-A
Building Permit Application
No.
8th Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Michael J. Richardson
An L. Richardson

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner Date: August 31, 1982

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Petition No. 83-75-A
SUBJECT: J. Richardson, et ux

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

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

NEGJGH:lc

cc: Arlene January
Shirley Mess

PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances

LOCATION: West side of Stonegate Court, 145 ft. Northwest of Wickersham Way

DATE & TIME: Thursday, September 16, 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 rear yard setback of 27 ft. in lieu of the required 30 ft. and to permit a side yard setback of 7 ft. in lieu of the required 8 ft. and a sum of side yard setbacks of 19 ft. in lieu of the required 20 ft.

The Zoning Regulation to be excepted as follows:

Section 1B02.3.B. (211.3&4) - rear and side yard setbacks and sum of side yard setbacks

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

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

Hearing Date: Thursday, September 16, 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

Legal Description of #6 Stonegate Court

Beginning at a point on the West side of Stonegate Court approx. 115' Northwest of Wickersham Way at Lot #11, Block B, as recorded in the Land Records of Baltimore County in Plat Book 31 Folio 33, as shown on Plat entitled Ramagate. Otherwise known as 6 Stonegate Court, in the 8th Election District.

September 10, 1982

Mr. & Mrs. Michael J. Richardson
6 Stonegate Court
Cockeysville, Maryland 21093

Re: Petition for Variances
W/S of Stonegate Ct., 145' NW of
Wickersham Way
Michael J. Richardson, et ux - Petitioners
Case #83-75-A

Dear Mr. & Mrs. Richardson:

This is to advise you that \$53.92 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
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108972

DATE 9-16-82 ACCOUNT 01-662

AMOUNT \$53.92

RECEIVED FROM *Ann J. Richardson*

FOR *Advertising & Posting*

Case #83-75-A

034*****539210 6168A

VALIDATION OR SIGNATURE OF CASHIER

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: <i>WES</i>	Revised Plans:		Change in outline or description Yes ☐ No ☐							
Previous case:	Map #									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8 Date of Posting 9/29/82

Posted for: *Petition for Variances*

Petitioner: *Michael J. Richardson, et ux*

Location of property: *W/S of Stonegate Ct., 145' NW of Wickersham Way*

Location of Signs: *front of property (#6 Stonegate)*

Remarks: *Sum J. Williams*

Posted by: *Sum J. Williams* Date of return: 9/30/82

Number of Signs: 1

August 18, 1982

Mr. & Mrs. Michael J. Richardson
6 Stonegate Court
Cockeysville, Maryland 21030

NOTICE OF HEARING
Re: W/S of Stonegate Ct., 145' NW of Wickersham Way
Petition for Variances
Michael J. Richardson, et ux - Petitioners
Case #83-75-A Item #7

TIME: 9:30 A.M.

DATE: Thursday, September 16, 1982

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

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 23, 1982

Mr. & Mrs. Michael J. Richardson
6 Stonegate Court
Cockeysville, Maryland 21030

RE: Petition for Variances
W/S of Stonegate Ct., 145' NW
of Wickersham Way - 8th Election
District
Michael J. Richardson, et ux -
Petitioners
NO. 83-75-A (Item No. 7)

Dear Mr. & Mrs. Richardson:

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

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 26, 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., ~~on one time~~ before the 16th day of September, 1982, the 2nd publication appearing on the 26th day of August, 1982.

THE JEFFERSONIAN
D. Frank Strick
Manager.

Cost of Advertisement, \$

Mr. & Mrs. Michael J. Richardson
6 Stonegate Court
Cockeysville, MD. 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

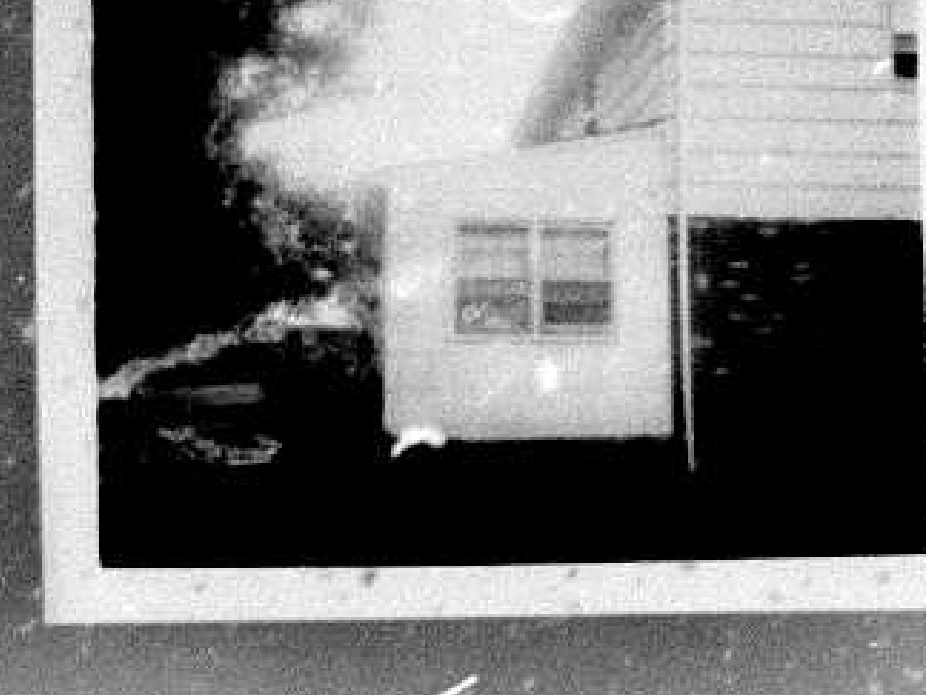
Your Petition has been received and accepted for filing this 6th day of July, 1982.

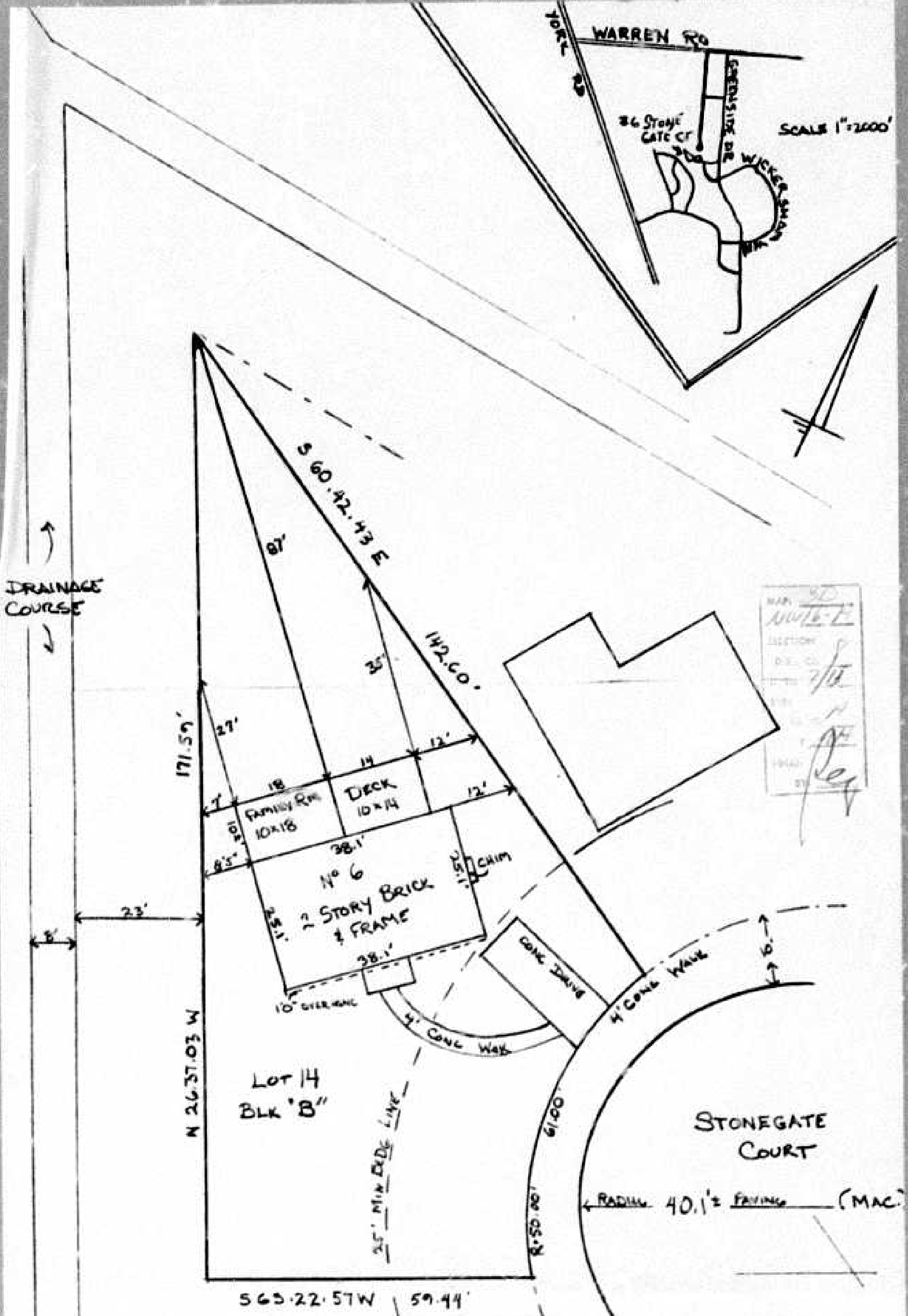
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Michael J. Richardson, et ux

Petitioner's Attorney

Reviewed by: *Nicholas E. Commodari*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee





Plat showing property known as #6 Stonegate Court, Baltimore County, Maryland. Also known as Lot 14, Block B, as shown on a Plat entitled "RAMSGATE", which Plat is recorded among the Land Records of Baltimore County in Plat Book 31 folio 33.

Item #7
 Scale 1" = 20.0'
 ELECTION DISTRICT 8
 ZONING DR 5.5

