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 1802.3B. (208.3) to nermit a side yard setback

of 4' in lieu of the required 10' and for a sum of side yard satback of 20' in lieu of the required 25'.

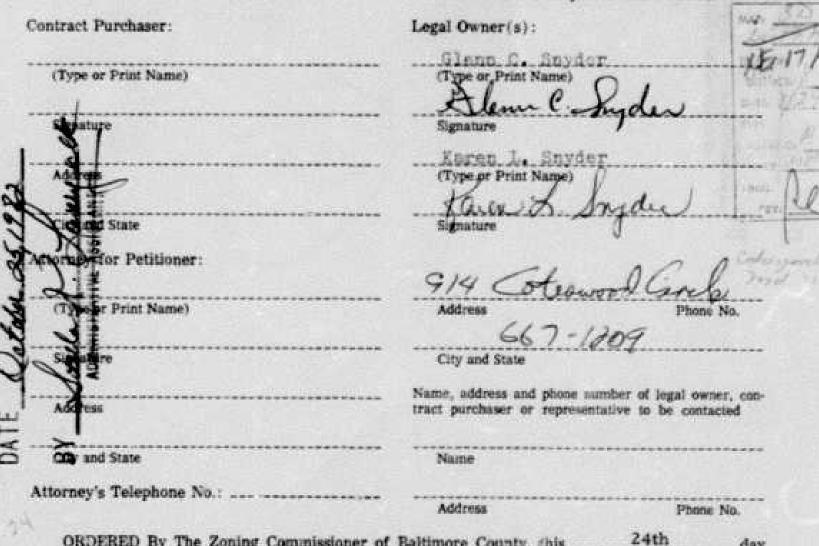
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The addition is a garage with a room above. Therefore, it must for practical purposes be placed at the top of the driveway.

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.



ORDERED By The Zoning Commissioner of Baltimore County, this _____

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 day of October A. M.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

52 Tax Map

HARRY J. PISTEL P. E.

FOR

September 1, "882

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

Re: Item #31 (1982-1983) Property Owner: Glenn C. & Karen L. Snyder N/WS Coteswood Circle 497' S/W of Lancewood Rd. Acres: 62.61/103.48 X 122.93/144.07 District: 8th

U-SW Key Sheet

NL 17 A Topo

67 NE 2 Pos. Sheet

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 and are as secured by Public Works Agreement 86905, executed in conjunction with the development of "Springdale", of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

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

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 31 (1982-1983).

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: SB

cc: Jack Wimbley

RE: PETITION FOR VARIANCES NW/S of Coteswood Circle, 497' SW of Lancewood Rd., 8th District BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GLENN C. SNYDER, et ux, Petitioners

1111111

: Case No. 83-95-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I 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. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 21st day of September, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Glenn C. Snyder,914 Cates wood Circle, Cockeysville, Maryland 21030, Petitioners.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date September 10, 1982

FROM Ian J. Forrest SUBJECT Zoning Variance Items

The Baltin - County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item # 3 - Marriott Corporation

Item #24 - Andrew & Maria Styka

Item #25 - Samuel J. Salvo

Item #27 - Virginia L. Baker, et al

Item #28 - Villa Maria, Incorp.

Item #29 - Wade J. & Joan B. Webster

Item #30 - Stanley Lawr, Posner

Glenn C. & Karen L. Snyder

Item #32 - Clay Stanbaugh

Item #33 - The White Marsh Joint Wenture

Item #34 - Preston G. & Ann D. Shelton

Item #36 - Gary D. & Leslie P. Plotnick Item #43 - Jay I. & Ellen Morstein

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Proposed Bonings Variance to permit a side yard setback of h' in lieu of the

X A. All structure shall comform to the Haltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handleagued and Agadi

X B. A building/and other miscellameous permits shall be required before beginning

Besidential: Three sets of construction drawings are required to file a parmit
application. Architect/Engineer seal is/is not required.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. an exterior well erected within 6'0 of an adjacent lot line shall be of one hour fire recistive construction, no openings permitted within 3'-0 of lot lines. A firewall is required if construction is on the lot line, See Table 101, line 2, Section 1107 and Table 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

H. Before this office can comment on the above structure, please have the owner, thro 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 h ight/area requirements of Table 505 and the required construction classification of Table 501.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Lowing and are not intended to

If desired, additional information may be obtained by visiting Room #122 (Fluos Review) at 111 West Chesapeaks Lvc., 21204

Marks 8. Sumbon

Charles E. Burnham, Chief Flans Raview

F. Requested variance conflicts with the Baltimore County Building Code,

be construed as the full extent of any permit

required 10' and for a sum of side yard setbacks of 20' in

lieu of the required 25'.

DALTIMORE COUNTY
DEPARTMENT OF PERMITS 6 LICENSES
TOWSON MARYLAND 21204

Office of Planning and Ioning County Office Building Towers, Maryland

Mr. Villiam E. Harmond, Zoning Commissioner

Comments on Item # 31 Zoning Advisory Committee Meeting

Property Owners Glenn C. & Karen L. Snyder Locations NV/S Coteswood Circle 497' B/W Existing Edited D.R. 3.2

Acres: 62.61/103.48x122.93/144.07

The items checked below are applicables

and other applicable Codes.

a professional seal.

DIRECTOR

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1982

COUNTY OFFICE BLDG. III W. Chesaneake Ave. Toware, Maryland 21204

> Nicholas B. Coemodar. Chastman

MEMBERS. marcon of Engineering

Separtment of Traffic Engineering State Fonds Commission Northwest Of Fire Frementien. Bealth Separtment Project Planning

Boxlding Department Board of Education Sening Administration Industria: Development

Mr. & Mrs Glenn C. Snyder 914 Cotemwood Circle Cockeysville, Maryland 21131 RE: Came #83-95-A (Item No. 31) Petitioner - Glenn C. Snyder, et ux

Dear Mr. & Mrs. Snyder:

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 moning 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.

Variance Petition

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 reveived, I will forward them to you. Otherwise, are 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,

Zoning Plans Advisory Committee

MEC:mol. Enclosures

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

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

Proposed Zoning:

Z.A.C. Meeting of: August 24, 1982

RE: Item No: 29, 30, 31, 32, 33, 34, 35, 36, 37 Property Owner: Location: Present Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Wm. Nick Petrovich, Assistant

WNP/bp

Very truly yours, Department of Planning

Therefore, IT IS ORDERED by the Zorling Commissioner of Baltimore County, this 25 Lh day of October , 19 82 , that the herein Petition for Variance(s) to permit a side yard setback of 4 feet in lieu of the required 10 feet and a sum of side yard setbacks of 20 feet in lieu of the required 25 feet, for the expressed purpose of constructing a 20' x 25.7' two-car garage with a room and bath located above, 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 plan by the Department of Public Works and the Office of Planning and Zoning.

ORDER RECEIVED FOR FILING

SPRINGDALE COMMUNITY ASSOCIATION P. O. BOX 194 COCKEYSVILLE, MARYLAND 21030

October 7, 1982

Mr. & Mrs. Glenn Snyder 914 Coteswood Circle Cockeysville, Md. 21030 Dear Mr. & Mrs. Snyder:

Please be advised that the Springdale Community Association, The Architectual control of the Protective Covenants imposed on the Springdale Subdivision: has approved your request for a two story addition to your residence, 914 Coteswood Circle.

The Association has also granted a variance of the side yard set-back requirement for the above project.

Please keep in mind that all materials used for this addition should conform in color and size to the existing dwelling.

> P. F. Heckner Chairman

Covenants & Restrictions Committee

Begin on the North est side of Coteswood Circle 497 feet Southwest of Lancewood Road and known as Lot 28 Block "P" as shown on the Plat "Springdale" Plat Thirteen Section IV which is recorded in the land records of Baltimore County in library O.T.G. #33 Folio #82, also known as 914 Coteswood Circle.

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

Begin on the Northwest side of Coteswood Circle 497 feet

Southwest of Iancewood Road and known as Lot 28 Block "P" as

shown on the Plat "Springdale" Plat Thirteen Section IV which

is recorded in the land records of Baltimore County in library

O.T.G. #33 Polio #82, also known as 914 Coteswood Circle.

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Clam C. Snyder, et ux Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans

CERTIFICATE OF PUBLICATION

TOWSON, MD., ______September, 23 ____, 19.82__

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., saveoinceack

or one time.... Market weeks before the _13th____

day of ______ October____, 19.82 __, the arm publication

appearing on the 23rd day of _____S.sptember.

Cost of Advertisement, \$

THE JEFFERSONIAN,

H. Leank Streeten

Advisory Committee

Being the property of Glenn C. Snyder, et ux, as shown on plat plan filed with

Public Hearing: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR VARIANCES

8th Election District

ZONING:

Petition for Variances

LOCATION:

Northwest side of Coteswood Circle, 497 ft. Southwest of Lancewood Road

DATE & TIME:

Wednesday, October 13, 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 4 ft. in lieu of the required 10 ft. and for a sum of side yard setbacks of 20 ft. in lieu of the required 25 ft.

The Zoning Regulation to be excepted as follows: Section 1BO2.3B. (208.3) - minimum side yard and sum of side yard setbacks in a D.R. 3.5 zone

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

the Zoning Department.

Hearing Date: Wednesday, October 13, 1982 at 9:30 A.M.

511 Coteswood Circle Cockeysville, MD 21030 October 9, 1982

Mr. William Hammond, Zoning Commissioner Mrs. Jean Jung, Deputy Zoning Commissioner Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond and Mrs. Jung:

As owners and occupants of 911 Coteswood Circle. which is directly opposite the Snyder residence, we do hereby wish to inform you that we are in favor of the granting of the variance petition requested by Mr. & Mrs. Snyder for a side yard set back of 4' and a sum of 20'.

> Yours truly. Joseph M. Nolen

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 WILLIAM E HAMMOND

ZONING COMMISSIONER

Ocother 25, 1987

Mr. & Mrs. Glenn C. Snyder 914 Coteswood Circle Cockeysville, Maryland 21030

> RR: Petition for Variances NW/S of Coteswood Circle, 497' SW of Lancewood Rd. - 8th Election District Glenn C. Snyder, et ux - Petitioners NO. 83-95-A (Item No. 31)

Dear Mr. & Mrs. Snyder:

I have this date passed my O-der in the above captioned matter in accordance with the attached.

Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

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

NORMAN E GERBER DIRECTOR

October 1, 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 # 31 , Zoning Advisory Committee Meeting, August 24, 1982 are as follows:

Property Owner: Glenn C & Karen L. Snyder Location: NW/S Coteswood Circle 497' S/W of Lancewood Road Acres: 62161/103.48 X 122.93/144.07 District: 8th

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.

Current Planning and Development

JLW:rh

PAUL H REINCKE CHIEF October 8, 1982

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

Attention: Nick Commoderi, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Glenn C. & Karen L. Snyder

Location: NW/S Coteswood Circle 497' S/W of Lancewood Road

Item No.: 31

Zoning Agenda: Meeting of August 24, 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 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.

- 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, get this time.

 Noted and Llogs M Wegand

Planning Group

Special Inspection Division

Noted and Approved:

Fin

110 12-00

August 2, 1982

Fire Prevention Bureau

Dear Springdale,

We are asking permission to make an addition to our home at 914 Coteswood Circle. The addition would consist of a two car garage with a room above (20' x 25.7').

The addition would be finished in Tempo Green aluminum siding with brown aluminum trim to match the existing house. The siding on the left side of the current house would be removed and used on the front of the addition to match identically. New matching Tempo Green would be used on the two remaining sides. The new windows would be boxed with brown aluminum siding exactly as on the existing house.

The left front corner of the addition would be 14 feet from our neighbor's property line. Four feet of our property and ten feet of the grass walkway. There is another 15 feet to their garage, a total of 29 feet would still be between the two garages. Also, the driveway would be widened at approximately the halfway point for access to the garage.

If you have further questions concerning the addition please call us at 667-1209.

Sincerely,

Glenn and Karen Snyder

potent

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO... Zoning Commissioner Date October 5, 1982
Norman E. Gerber, Director

PROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 83-95-A
Glenn C. Snyder, et ux

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Sentember 15, 1982

Mr. & Mrs. Glenn C. Snyder 914 Coteswood Circle Cockeysville, Maryland 21030

Re: Petition for Variance
NW/S of Coteswood Cir., 497' SW of Lancewood Rd.
Case #83-96-SPH Item #31

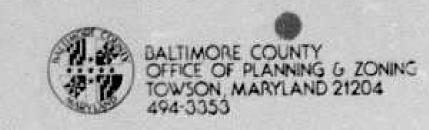
TIME: 9:30 A. M.

DATE: Wednesday, October 13, 1982

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

TOWSON, MARYLAND

ZONING COMMISSIONER OF BALLTIMORE COUNTY



WILLIAM E HAMMOND ZONING COMMISSIONER

October 8, 1982

Mr. & Mrs. Glenn C. Snyder 914 Coteswood Circle Cockeysville, Maryland 21030

> Re: Petition for Variances NW/S of Coteswood Cir., 497' SW of Lancewood Rd. Case #83-95-A Item #31

Dear Mr. & Mrs. Snyder:

This is to advise you that _______ 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

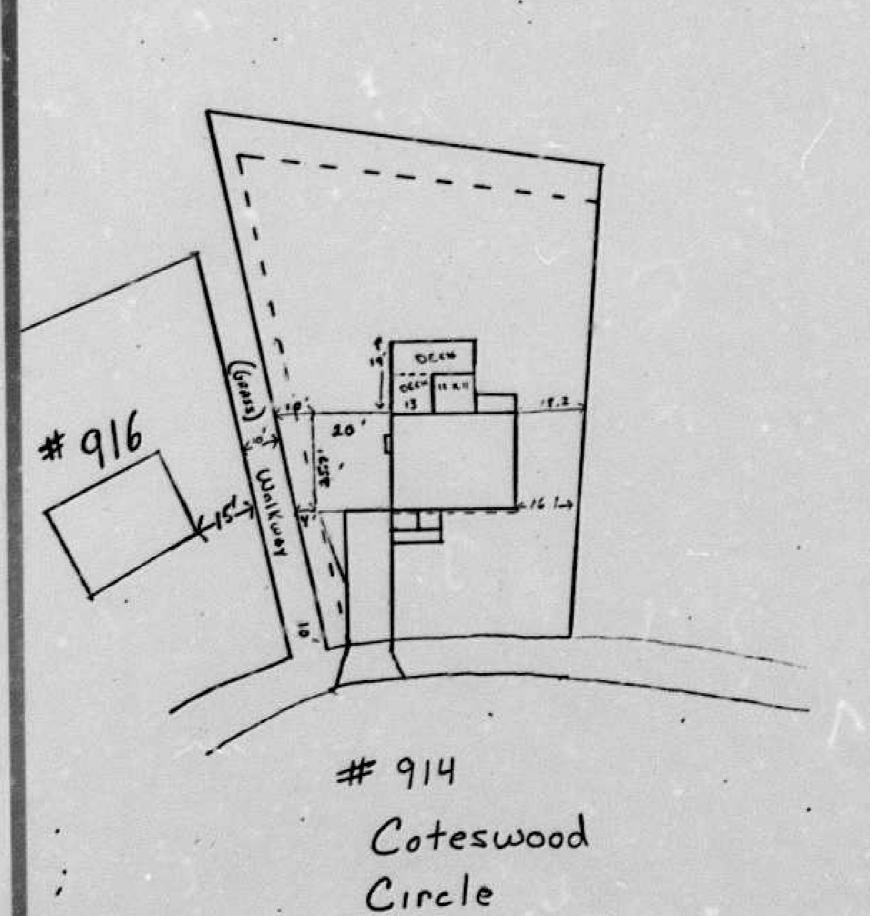
Commissioner

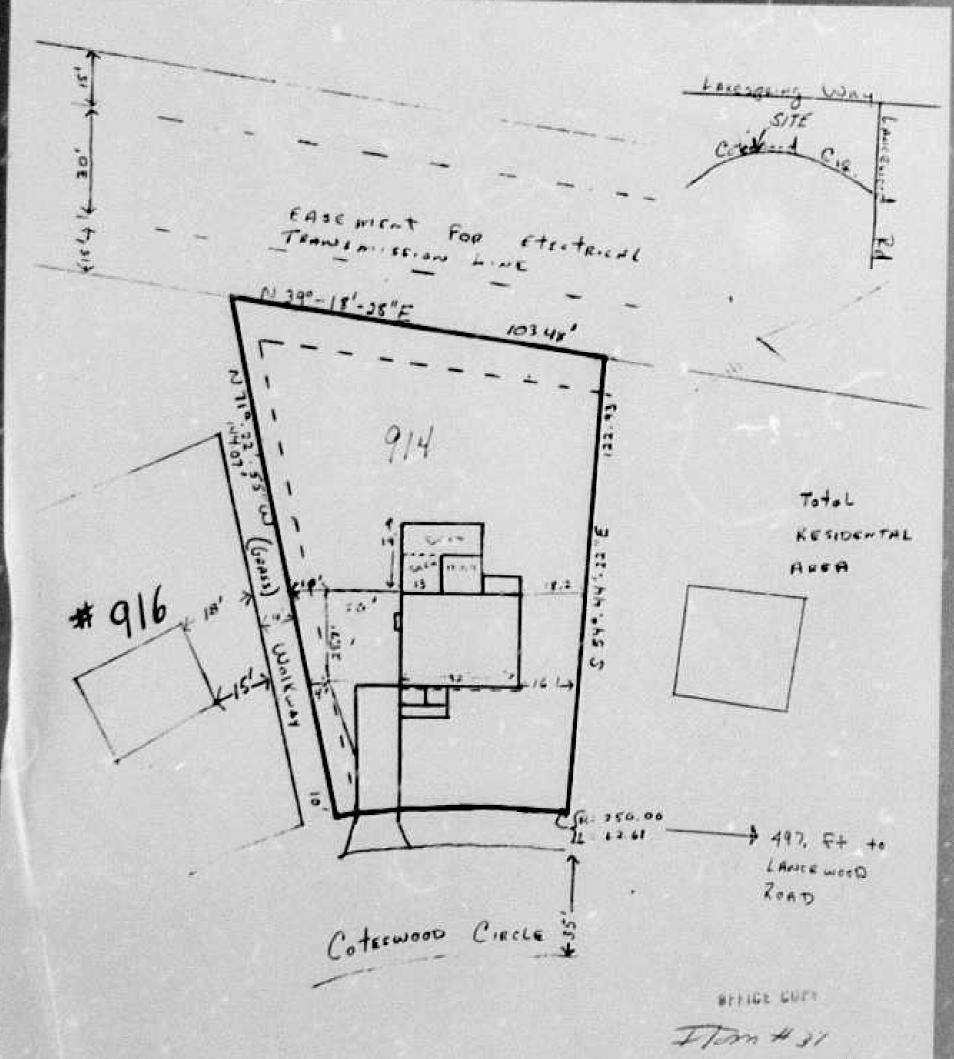
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10/13/82 ACCOUNT R-01-615-000

MISCELVED Glenn C. SnydeF
FROM Advertising & Posting Case #83-95-A
FOR Advertising & Posting Case #83-95-A

C 017*****525310 \$1384





#914 Coteswood, Circle

Zoning of percel - DR3.5

497 Ft. Sw of Lancewood

83-95-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District		Date of Posting	9/25/32
Posted for: Setition for			
Petitioner Flow 6	Gregler,	eley	
Location of property: NG 15	Leterwood.	Cendle 44	7' Sec-6
to Wennel al.			
Location of Signs Cont 6	roperts	(H 914 GZ	Exect)
Remarks:			
Posted by All Signature	Corner.	Date of return	10/1/82
Number of Signer			

FUNCTION			1	PROGRESS ginal Duplicate		Trocing		200 Sheet		
	Wall	Map	Orig	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
MORE COUNTY. MARYLAND E OF FINANCE - REVENUE DIVISION ELLANEOUS CASH RECEIPT ACCOUNT AMOUNT AMOUNT	11-6		7968			ins;	or des	cripti		Tes.No
Jen John Smally V	ETERA ETERA	į Į±	31							

