

PETITION FOR ZONING VARIANCE 83-209-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 1A04.3.B.3 (103.3) & 1A00.3.B.3 to allow 42 foot sideyard setbacks instead of the required 50 feet

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

Owner wishes to construct a 66 foot long dwelling, rather than the allowable 50 feet

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.:

Legal Owner(s):
 Landmark Construction Co., Inc.
 (Type or Print Name)
 Signature
 Address
 City and State
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Landmark Construction Co., Inc.
 6303 Pimlico Rd.
 Baltimore, Md. 21209
 Address
 City and State
 Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of January 1983, 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 17th day of March 1983 at 9:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

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Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER
 SW/S of Ridge Valley Dr., 212.56' NW of the centerline of Falling Brook Cr., 8th District OF BALTIMORE COUNTY

LANDMARK CONSTRUCTION CO., INC., Petitioner Case No. 83-209-A

11111111

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 Zimmernan
 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 18th day of February, 1983, a copy of the foregoing Order was mailed to Mr. Simon Scher, Landmark Construction Co., Inc., 6303 Pimlico Road, Baltimore, MD 21209, Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 1, 1983

COUNTY OFFICE BUILDING
 111 E. Greenleaf Ave.
 Towson, Maryland 21204

Nicholas B. Commodari
 Chairman

MEMBERS
 William E. Hammond
 Department of Traffic Engineering
 Planning Commission
 Bureau of Planning
 Planning Department
 Planning Department
 Planning Department
 Planning Department
 Planning Department
 Planning Department

Mr. Simon Scher
 Landmark Construction Co., Inc.
 6303 Pimlico Avenue
 Baltimore, Maryland 21209

RE: Item No. 126 - Case No. 83-209-A
 Petitioner: Landmark Construction Co.
 Variance Petition

Dear Mr. Scher

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:bcc

Enclosures

cc: Hudkins Associates, Inc.
 200 East Joppa Road
 Room 101
 Towson, Md. 21204

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

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

February 1, 1983

Re: Item #126 (1982-1983)
 Property Owner: Landmark Construction Co., Inc.
 S/W of Ridge Valley Dr. 212.56' N/W from centerline of Falling Brook Cr.
 Acres: 150.22/150.00 X 301.86/306.36
 District: 8th

Dear Mr. Hammond:

The following comments are furnished in regard to the plan 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 87604 executed in conjunction with the development of Green Valley North, 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 126 (1982-1983).

Very truly yours,

Robert M. Morton, F.E., Chief
 Bureau of Public Services

RAM:EM:TW:SS

S-W Key Sheet 56 & 57 M: 20 Pos. Sheet
 M: 14 & 15 E Pos. Sheets 50 Tax Map

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

Stephen E. Collins
 Director

January 25, 1983

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

ZAC - January 4, 1983
 Item Nos. 126, 127, 128, 129, 130, and 131.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 126, 127, 128, 129, 130, and 131.

Michael S. Flanagan
 Traffic Engineer Associate II

MSF/cen

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 March, 1983, that the ~~same~~ Petition for Variance(s) to permit side yard setbacks of 42 feet in lieu of the required 30 feet, in accordance with the site plan prepared by Hudkins Associates, Inc., dated December 6, 1982, 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

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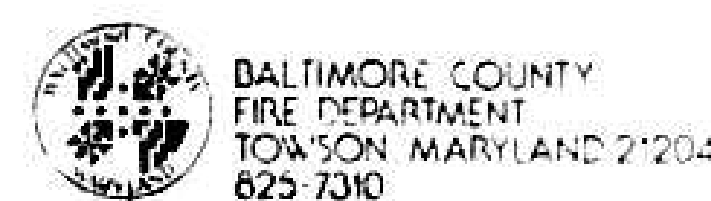
ORDER RECEIVED FOR FILING

DATE March 15, 1983
BY John P. Lang

Zoning Item # 126
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (X) Soil percolation tests have been conducted.
 - (X) The results are valid until Aug. 13, 1983.
 - () Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - () shall be valid until _____.
 - () is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others 1) If a building permit application is not filed by Aug. 13, 1983; additional soil tests will be required.
2) Prior to approval of a building permit, a well must be drilled meeting all requirements of the Baltimore County Dept. of Health.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES



PAUL H. RERCKE
CHIEF

January 21, 1983

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

Attention: Nick Cox, Chair
Zoning Plans Advisory Committee

RE: Property Owner: Landmark Construction Company, Inc.

Location: SW/S Ridge Valley Drive 212.56' NW from centerline of Falling Brook Court

Item No.: 126 Zoning Agenda Meeting of January 4, 1983

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 BY George M. Hammond Noted and Approved: George M. Hammond
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mh/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari, Zoning Dept. Date: January 7, 1983

FROM: Ted Burdick, Building Plans Review 098

SUBJECT: Zoning Advisory Committee Meeting
January 4, 1983

Item #	Std. Comments
Item # 126	Std. Comments
Item # 127	Std. Comments
Item # 128	See Comments
Item # 129	See Comments
Item # 130	Std. Comments
Item # 131	Std. Comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: January 4, 1983

RE: Item No: (126) 127, 128, 129, 130, 131
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

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber
Director of Planning and Zoning
SUBJECT: Zoning Petition No. 83-209-A
Landmark Construction Co., Inc.

Date: March 11, 1983

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

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

NEG:JGH:dme

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: Southwest side of Ridge Valley Drive, 212.56 ft. Northwest of the centerline of Falling Brook Court
DATE & TIME: Thursday, March 17, 1983 at 9:00 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 allow 42 ft. side yard setbacks instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A04.3.B.3 (103.3) and Section 1A00.3.B.3 - minimum side yard setbacks in a R.C. 5 (R.D.P.) zone

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

Being the property of Landmark Construction Co., Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, March 17, 1983 at 9:00 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

Landmark Construction Co., Inc.
6303 Pimlico Road
Baltimore, Maryland 21209

February 14, 1983

NOTICE OF HEARING

Re: Petition for Variance
SW/4 of Ridge Valley Dr., 212.56' NW
of the centerline of Falling Brook Ct.
Landmark Construction Co., Inc. - Petitioner
Case No. 83-209-A

TIME: 9:00 A.M.

DATE: Thursday, March 17, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 112356

DATE: 12-17-82
AMOUNT: 36.87
RECEIVED FROM: Landmark Construction Co., Inc.
FOR: Advertising & Posting Case 83-209-A
8 001400000055010 0130A
VALIDATION OR SIGNATURE OF CASHIER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 11, 1983

Landmark Construction Co., Inc.
c/o Simon Scher
6303 Pimlico Road
Baltimore, Maryland 21209

Re: Petition for Variance
SW/4 of Ridge Valley Dr., 212.56'
NW of the c/l of Falling Brook Ct.
Landmark Construction Co., Inc. - Petitioner
Case No. 83-209-A

Dear Mr:

This is to advise you that \$66.87 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
Commissioner

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

No. 115055

DATE: 3/12/83
ACCOUNT: R-11615-000
AMOUNT: \$66.87
RECEIVED FROM: Landmark Construction Co., Inc.
FOR: Advertising & Posting Case 83-209-A
8 001400000055010 0130A
VALIDATION OR SIGNATURE OF CASHIER

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-0060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.

Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 628-9050

December 9, 1982

DELAIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 938-0888

PETITION FOR VARIANCE

8th Election District

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BY ORDER OF
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ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber
Director of Planning and Zoning
SUBJECT: Zoning Petition No. 83-209-A
Landmark Construction Co., Inc.

Date: March 11, 1983

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

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

NEG:JGH:dme

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 1, 1983

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Public Works
Health Department
Public Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Simon Scher
Landmark Construction Co., Inc.
6303 Pimlico Avenue
Baltimore, Maryland 21209

RE: Item No. 126 - Case No. 83-209-A
Petitioner - Landmark Construction Co.
Variance Petition

Dear Mr. Scher:

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Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101
Towson, Md. 21204

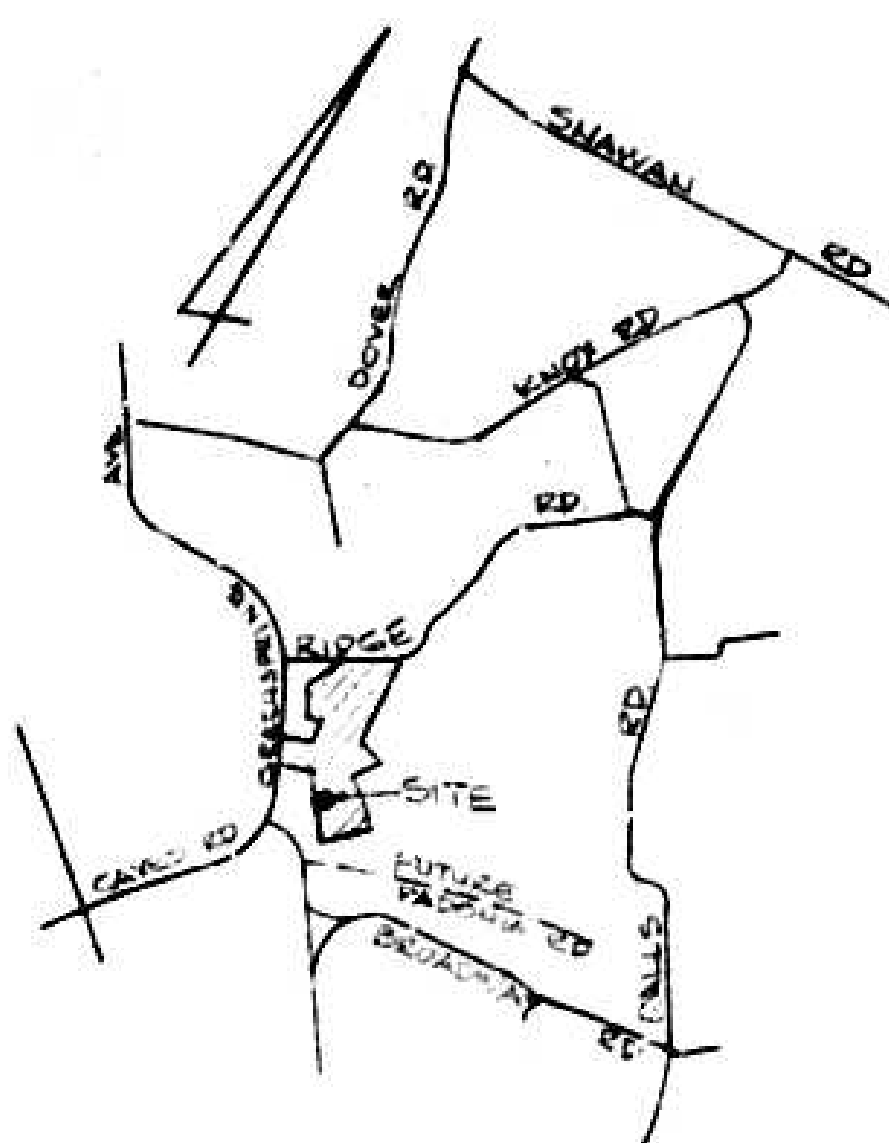
HIDDEN
GLEN DR.

RIDGE

EXISTING ZONING

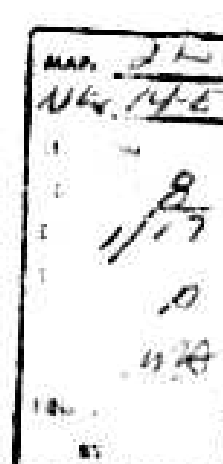
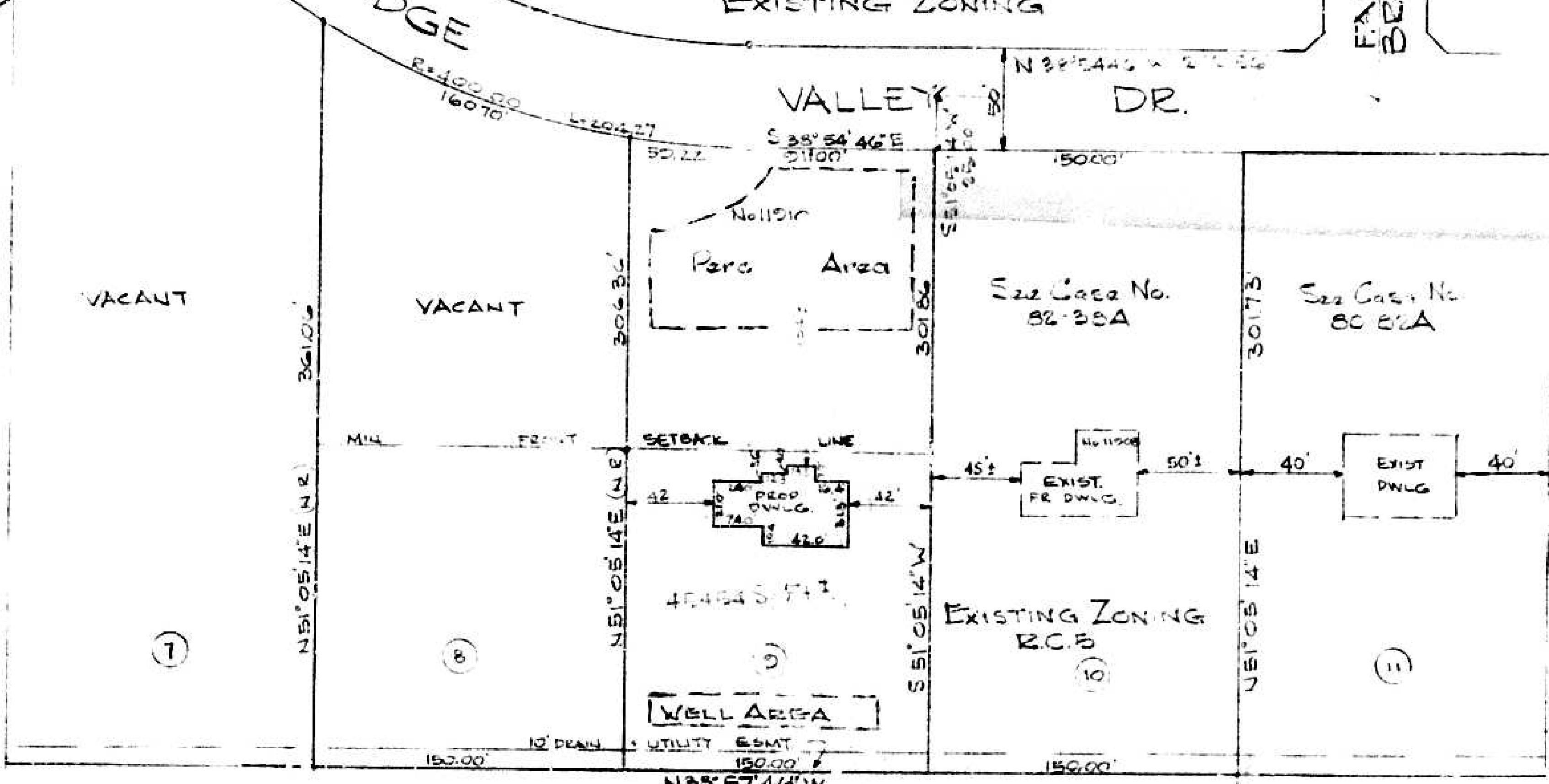
FALLING
BROOK CT

VALLEY DR.



VICINITY MAP
SCALE: 1/4"=1 MI.

NOTES:
PRESENT ZONING R.C.B
PREVIOUS ZONING R.D.P
PRIVATE WATER & SEWER
AREA = 104Ac ± or 45,454 Sq. Ft.



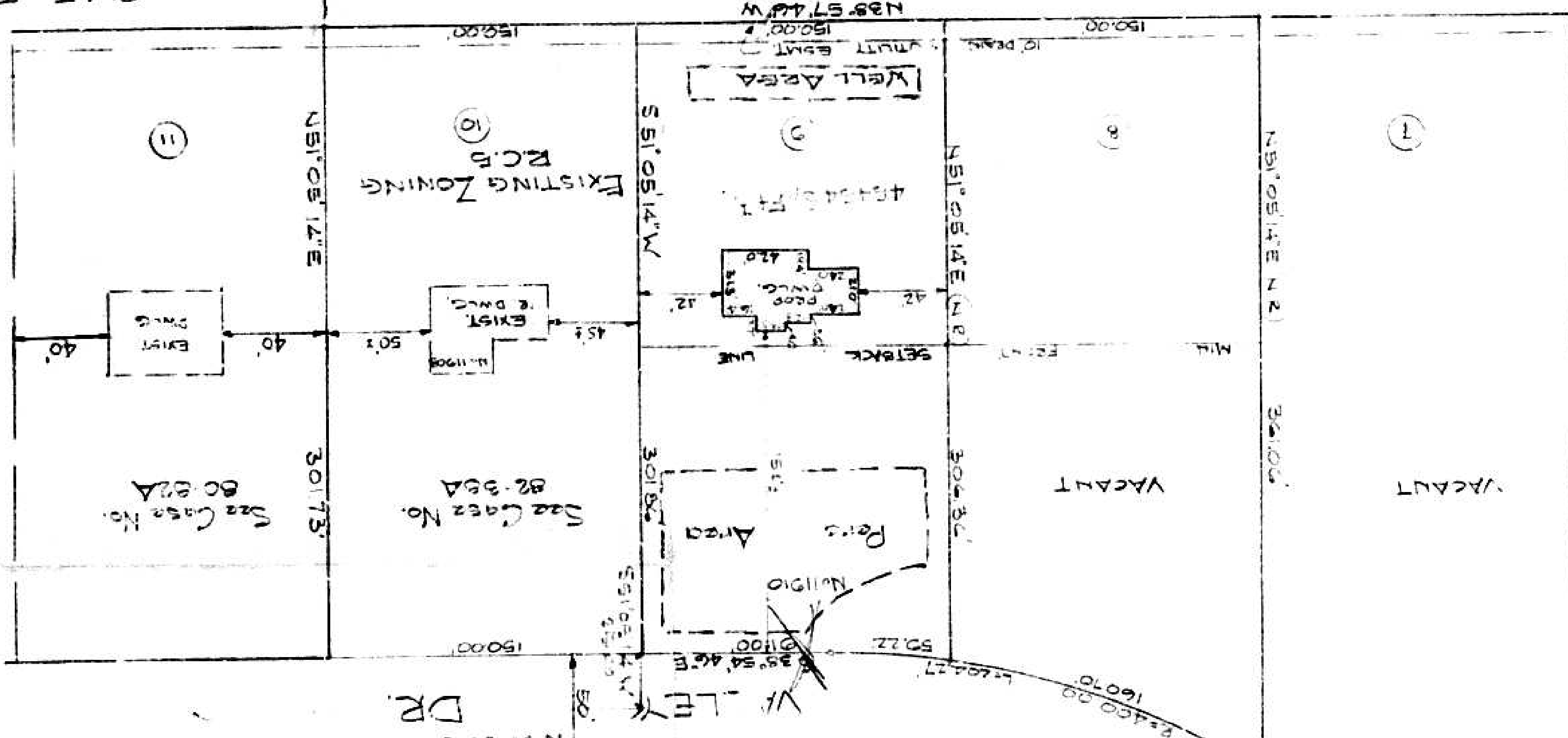
Jan 4/26

PLAT TO ACCOMPANY PETITION
FOR
SIDEYARD VARIANCE
No. 11010 RIDGE VALLEY DRIVE
GREEN VALLEY NORTH (P.B. 40-60)
5TH ELECTION DIST. BALTO. CO. MD.
SCALE: 1"=50'
DEC. 6, 1982

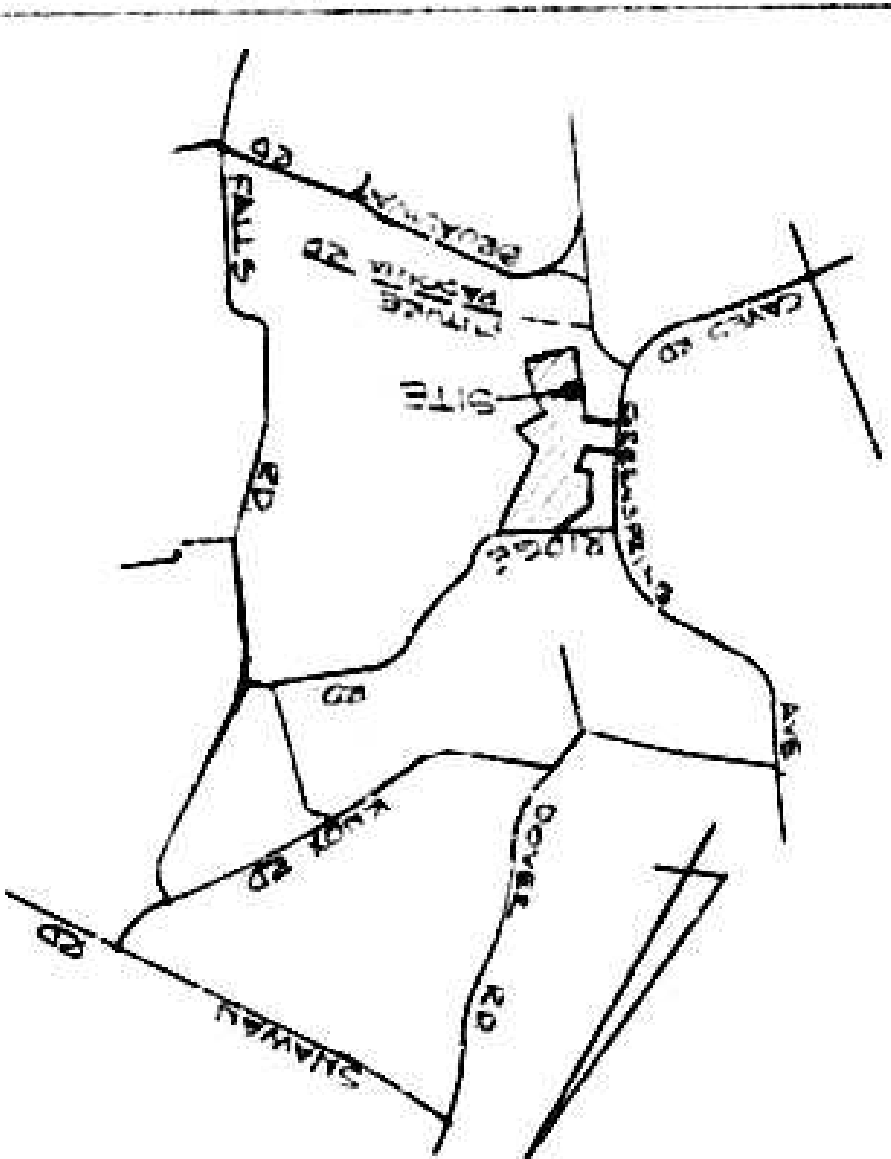
HUDKINS ASSOCIATES, INC.
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204



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FOR
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SCALE: 1"=50'
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TOWSON, MARYLAND 21204



VICINITY MAP
SCALE: 1/4"=1 MI.



FALLING
BROOK CT

EXISTING ZONING

RIDGE

HIDDEN
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