

35-248-7
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 1 A04.3.B.3 (103.3 & 1 A00.3.B.3) to allow 40 foot

side yard instead of the required 50 foot

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 dwelling larger than allowable with the required 50 foot

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
Simon Scher - Owner
(Type or Print Name)
Signature
6303 Pimlico Road 764-7091
Address Phone No.
Baltimore Md. 21209
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Landmark Construction Co., Inc.
Name
6303 Pimlico Rd, Balto. Md. 21209-764-7091
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of March 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 3rd day of May 1983, at 10:00 o'clock A.M.

WILLIAM E. HAMMOND
Zoning Commissioner of Baltimore County.

Mr. Simon Scher
Landmark Construction Co., Inc.
6303 Pimlico Road
Baltimore, Md. 21209
Hudkins Associates, Inc.
200 East Joppa Road
Towson, Md. 21204

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 15th day of March 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Landmark Construction Co., Inc.
Petitioner's Attorney

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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Shadow Ct., 714.88'
N from H- Centerline of Ridge Valley Dr., 8th District : OF BALTIMORE COUNTY

LANDMARK CONSTRUCTION CO. Case No. 83-248-A
INC., Petitioner

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 13th day of April, 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

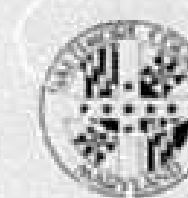
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 15, 1983

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

Re: Item #171 (1982-1983)
Property Owner: Landmark Construction Co., Inc.
E/S Shadow Court 714.88' N. from centerline
of Ridge Valley Drive
Acres: 54,886 sq. ft. 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 are not directly involved and are as secured by Public Works Agreement 87604, executed in conjunction with the development of Green Valley North - Section Three.

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 171 (1982-1983).

Very truly yours,

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

RAM:EMH:PMR:ss

cc: R. Covahey

S-W Key Sheet
56 NW 19 & 20 Pos. Sheets
NW 14 E Top
50 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-248-A
SUBJECT: Landmark Construction Co., Inc.
Date: April 13, 1983

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1983

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

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
No. 100 Department
Board of Education
Zoning Administration
Industrial Development

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

RE: Item No. 171 - Case No. 83-248-A
Petitioner - Landmark Const. Co., Inc.
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.

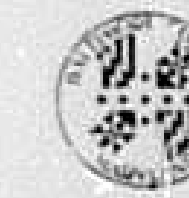
Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

April 11, 1983

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: Landmark Construction Co., Inc.

Location: E/S Shadow Court 714.88' N. from centerline of Ridge Valley Drive

Item No.: 171

Zoning Agenda: Meeting of March 15, 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's 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division
Fire Prevention Bureau

JS/mb/cm

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 be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of May 1983, that the Petition for Variance(s) to permit side yard setbacks of 90 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling on Lot 20, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3353

TED ZALESKI JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

March 21, 1983

Dear Mr. Hammond

Comments on Item # 171 Zoning Advisory Committee Meeting March 15, 1983
are as follows:

Property Owner: Landmark Construction Co., Inc.
Location: E/S Shadow Ct. 714.88' N. from centerline of Ridge Valley Drive
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side yard setback of 40' in lieu of the required 50'

Acres: 54,885 sq. ft.
District: 8th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings are required to file a permit 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.
- E. An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 1-1, Line 2, Section 1107 and Table 1107.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- 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 a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru 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 height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM CL-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dufel, Superintendent

Towson, Maryland - 21204

Date: March 15, 1983

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

Z.A.C. Meeting of: March 15, 1983

RE: Item No: 169, 170, 171, 172, 173, 174, 175, 176
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

WNP/bp

PETITION FOR VARIANCES

8th Election District

ZONING:

Petition for Variances

LOCATION:

East side of Shadow Court, 714.88 ft. North from the centerline of Ridge Valley Drive

DATE & TIME:

Tuesday, May 3, 1983 at 10:00 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

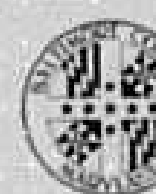
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to allow 40 ft. side yards instead of the required 50 ft.

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 (103.3 & 1A00.3.B.3) - side yard setbacks in an R.C. 5 (R.D.P.) zone

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 10, 1983

Mr. Simon Scher
Landmark Construction Company, Inc.
6303 Pimlico Road
Baltimore, Maryland 21209

RE: Petition for Variances
E/S of Shadow Court, 714.88' N of the centerline of Ridge Valley Drive - 8th Election District
Landmark Construction Company, Inc. - Petitioner
NO. 83-248-A (Item No. 171)

Dear Mr. Scher:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/sr

Attachments

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

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

Hearing Date: Tuesday, May 3, 1983 at 10:00 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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 17, 1983

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering/29
State Road's Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Simon Scher
Landmark Construction Co., Inc.
6303 Pimlico Road
Baltimore, Md. 21209

RE: Item No. 171- Case No. 83-248-A
Petitioner - Landmark Const. Co., Inc.
Variance Petition

Dear Mr. Scher:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

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

NBC:bsc

Enclosure

Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Bldg.
Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 171, Zoning Advisory Committee Meeting of March 15, 1983

Property Owner: Landmark Construction Co., Inc.

Location: E/S Shadow Court District 8

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 434-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

SS 20 1080 (2)

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

No. 117361

DATE 5/3/83 ACCOUNT R-01-615-000

AMOUNT \$58.67

RECEIVED FROM Landmark Construction, Inc.

FOR Advertising & Posting Case #83-248-A

1261. 6 029*****586716 8038A

VALIDATION OR SIGNATURE OF CASHIER

TOWSON, MARYLAND

PETITION FOR VARIANCES
in Baltimore District

ZONING: Petition for Variances

LOCATION: East side of Shadow Court, 714.88 ft. North on the centerline of Ridge Valley Drive

DATE & TIME: Tuesday, May 3, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Petition for Variances to allow 40 ft. side yards instead of the required 50 ft.

The Zoning Regulation to be accepted are as follows:

Section 1A04.3.B.3 (103.3 & 1A00.3.B.3) - side yard setbacks in an R.C. 5 (R.P.) zone

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

Beginning for the same at a point on the east side of Shadow Court, said point being distant 714.88 feet North from the centerline of Ridge Valley Drive measured along the east right of way line of said Shadow Court and being all of lot number 20, Section 3, Green Valley North, recorded in Baltimore County Land Records as Plat Book 49 folio 93.

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

Hearing Date: Tuesday, May 3, 1983 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Per Isma Kiefer

District 8th Date of Posting April 16, 1903
 Posted for: Various
 Petitioner: Landscape Construction Co. INC.
 Location of property: E/S of Shadow Crest 714.88 N. from
the Centerline of Ridge Valley Drive
 Location of Signs: East side of Shadow Crest approx. 720' north
from the Centerline of Ridge Valley Drive
 Remarks:
 Posted by S. D. Mote Date of return: April 22, 1903
Signature
 Number of Signs: _____

Cost of Advertisement, \$_____

PETITION FOR VARIANCES
IN Zoning District

REASON: Location for Variance
LOCATION: East side of Shadow
Curt, 11438 ft. North from the
Green Valley Drive
DATE & TIME: Tuesday, May 1,
1962 at 10:00 A.M.
PLACE: Room 165,
County Offices Building, 111 W.
Chesapeake Avenue, Towson, Md.
Maryland

The Zoning Commissioners of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County will hold a public
hearing on the following:

Petition for Variance to allow a
fr. side road located 11438 ft.
North from Shadow Curt, the regu-
lation is as follows:

The Zoning Regulation to be ex-
cepted from 14A-3.3(b) & 14A-3.3
(c) and 14A-3.3(d) and 14A-3.3(e)
shall read as follows:

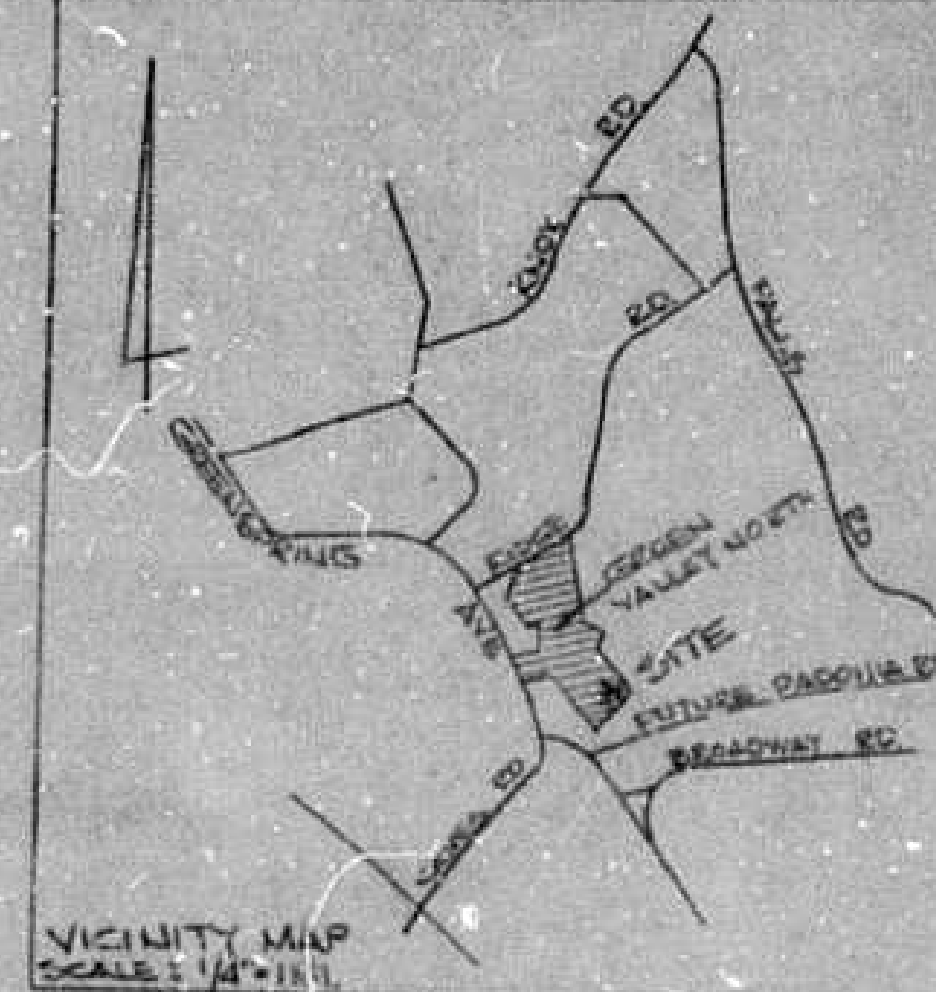
All that parcel of land in the
Highland District of Baltimore
County, containing 2.6 acres at a point
on the east side of Shadow Curt,
said point being located 11438 ft.
North from the Green Valley Drive,
said point being on the waterline of ridge
Valley Drive, measures, along the
east right of way of said ridge
Valley Drive, a bearing of lot sur-
ber 20, Section 2, Green Valley
North, more or less, and said
bearing and distance in Plat Book 49 folio
18.

Being the property of Landmark
Construction Co., Inc. 24 acres on
said parcel filed with the Zoning Dis-
trict.

Hearing Date: Tuesday, May 1,
1962 at 10:00 A.M.
PLACE: Room 165, County
Offices Building, 111 W. Chesapeake
Avenue, Towson, Maryland

By the Order of
WILLIAM E. HAMMOND,
Zoning Commission
Baltimore County

Apr 14

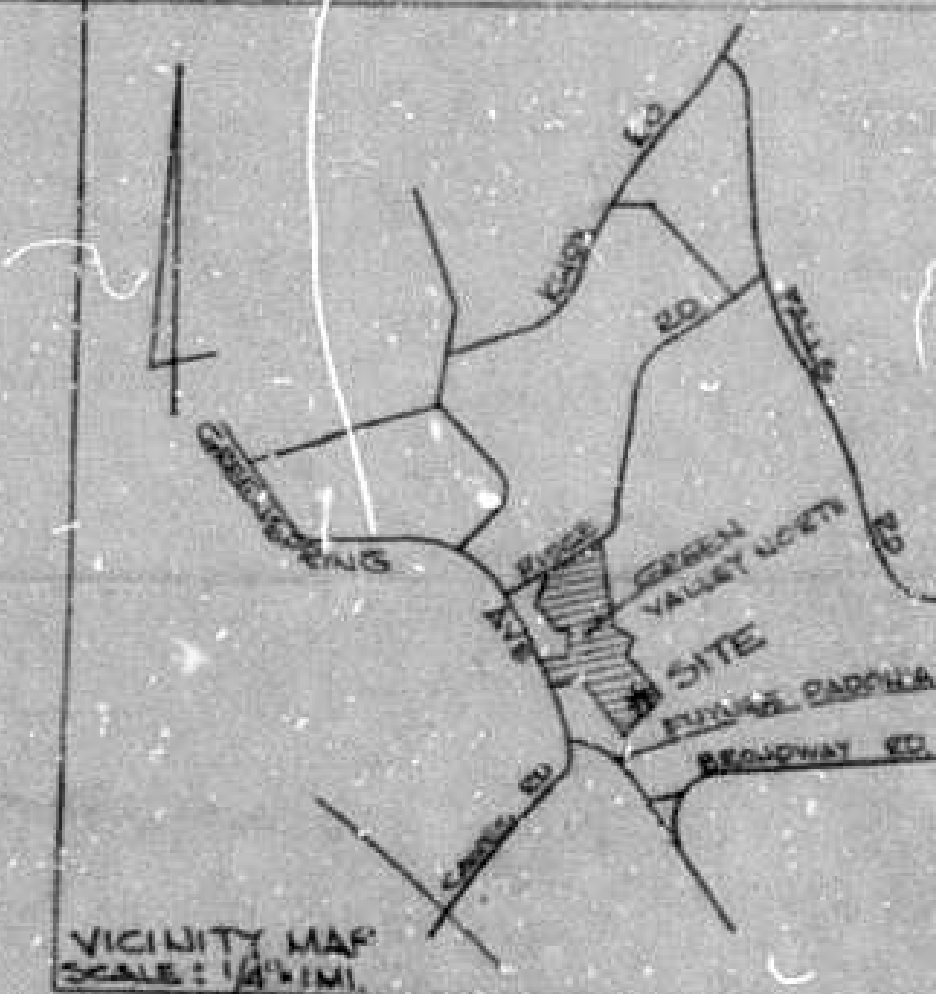


**PETITIONER'S
EXHIBIT** /

45 PAGE CONT.



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



VACANT
R.C.5

MAP. 22
22186
 ELECTION
 DISTRICT. 1
 D. TL. 3/2
 TYPE
 READING. A
 BY 113
 FINAL
 BY.

Item #17,



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

