

PETITION FOR ZONING VARIANCE 43-263-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 250.2 to permit a sideyard setback of 5 feet in lieu of the minimum required setback of 30 feet and sum of sideyard setback of 27.5 feet in lieu of the minimum required 80 feet, and Section 250.3 to permit a minimum rearward setback of 4 feet in lieu of the minimum required 40 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The variances requested above are for existing buildings, which were built in violation of the Zoning Regulations by a previous owner, and have stood for many years.

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:
N/A
(Type or Print Name)
Signature
Address
City and State
Accepted for Petitioner:
c/o American Automatic Sprinkler Systems
10435 Reisterstown Road 363-3955
Address Phone No.
Owings Mills, MD 21117
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
R & S Associates
Name
70 D Painters Mill Road, Owings Mills, MD 21117 363-6830
Address Phone No.
Attorney's Telephone No.:

Legal Owner(s):
Allen R. Bolyard
(Type or Print Name)
Signature
Audrey L. Bolyard
(Type or Print Name)
Signature

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of April, 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 26th day of May, 1983, at 10:15 o'clock A.M.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 7, 1983

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

Re: Item #160 (1982-1983)
Property Owner: Allen R. & Audrey L. Bolyard
350' N. of Reisterstown Rd. 1500' W. of Rosewood Lane
Acres: 2.2649 District: 4th

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.

Highways:

Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Sediment Control:

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.

Storm Drains:

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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.

Re: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
Beginning 350' N of Reisterstown Rd., 1,500' W of Rosewood Ln., 4th District : OF BALTIMORE COUNTY

ALLIED: R. BOLDYARD, et ux, : Case No. 83-263-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

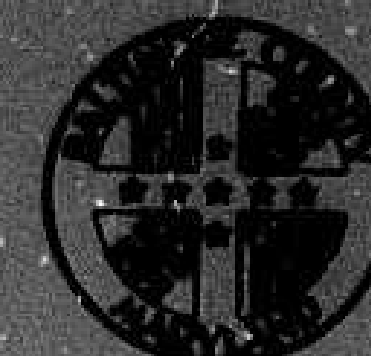
Peter Max Zimmerman
Deputy People's Counsel

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 May, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Allen R. Bolyard, c/o American Automatic Sprinkler Systems, 10435 Reisterstown Road, Owings Mills, MD 21117, Petitioners, and R & S Associates, 70-D Painters Mill Road, Owings Mills, MD 21117, Representative.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 12, 1983

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

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Police Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Allen R. Bolyard
10435 Reisterstown Road
Owings Mills, Maryland 21117

RE: Item No. 160 - Case No. 83-263-A
Petitioner - Allen R. Bolyard, et ux
Variance Petition

Dear Mr. & Mrs. Bolyard:

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, Inc.

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

cc: R & S Assoc.
700 Painters Mill Road
Owings Mills, Md. 21117



Maryland Department of Transportation
State Highway Administration

Levell K. Bridwell
Secretary
M. S. Calhoun
Administrator

March 4, 1983

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting of 3-1-83
Item: #160
Property Owner: Allen R. & Audrey L. Bolyard
Location: 350' north of Reisterstown Rd. (Route 140) 1500' W. of Rosewood Lane
Existing Zoning: MUP-IM
Proposed Zoning: Variance to permit a front setback of 5' in lieu of the required 40', to permit side yards of 4', 6' & 8' in lieu of the required 30'.
Acres: 2.2649
District: 4th

Dear Mr. Hammond:

On review of the site plan of January 15, 1983, the State Highway Administration finds the plan generally acceptable.

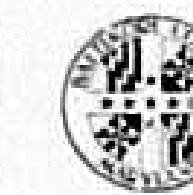
Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:vrd

cc: Mr. J. Ogilvie

By: George Wittman



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

STEPHEN E. COLLINS
DIRECTOR

April 12, 1983

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

Item No. 160 -ZAC- Meeting of March 1, 1983
Property Owner: Allen R. & Audrey L. Bolyard
Location: 350' N. of Reisterstown Rd. 1500' W. of Rosewood Lane
Existing Zoning: MUP-IM
Proposed Zoning: Variance to permit a front setback of 5' in lieu of the required 40', to permit side yards of 4', 6' & 8' in lieu of the required 30'.

Acres: 2.2649
District: 4th

Dear Mr. Hammond:

This site has its access from a very dangerous section of Reisterstown Road and any change that would increase the traffic from this site can only add to the problem.

Michael S. Flahigan
Traffic Engineer Assoc. II

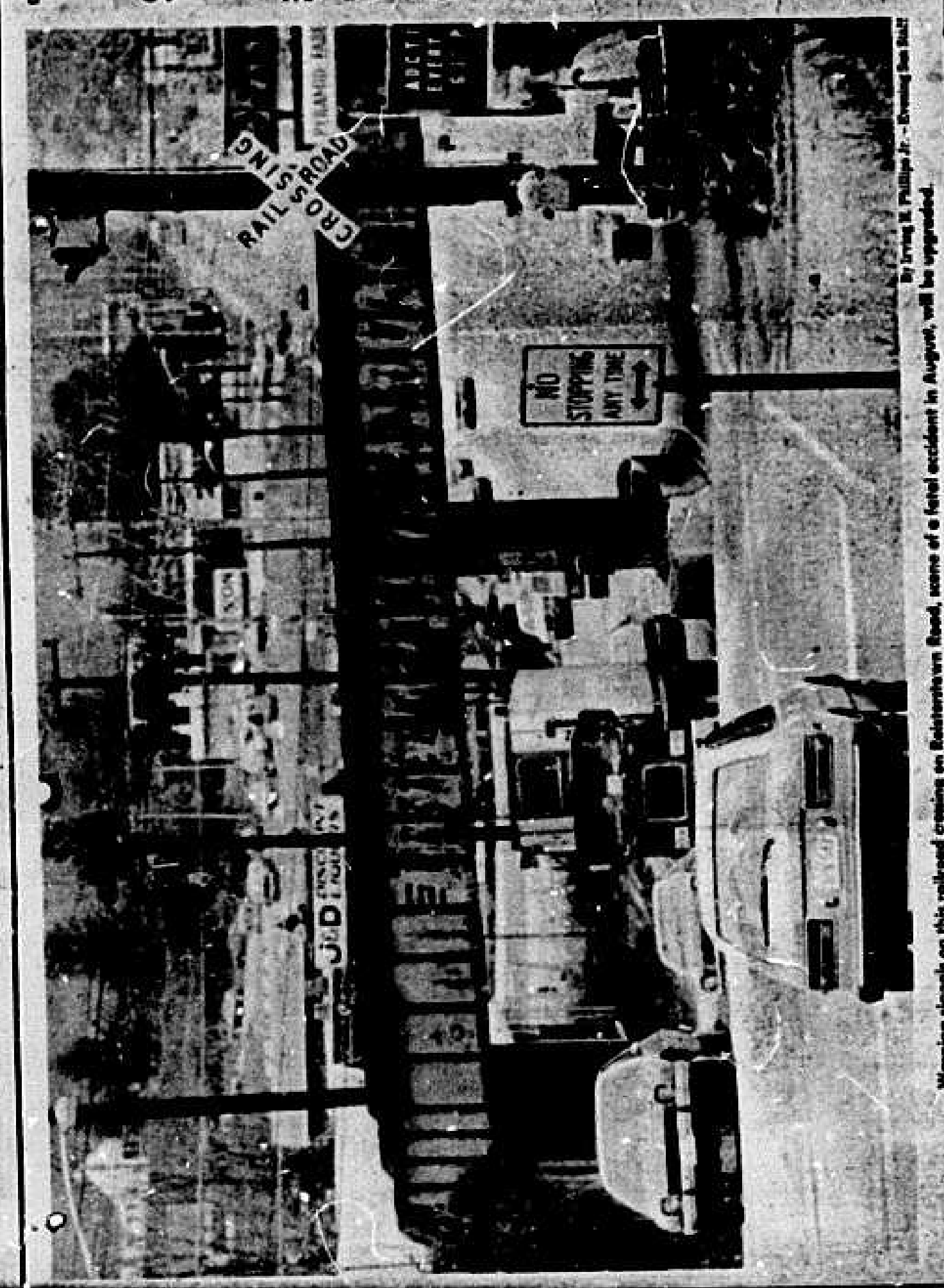
MSF/cem

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 8th day of June, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 5 feet in lieu of the minimum required setback of 30 feet, a sum of side yard setbacks of 27.5 feet in lieu of the minimum required 80 feet, and a minimum rear yard setback of 4 feet in lieu of the minimum required 40 feet for the existing buildings, in accordance with the site plan prepared by R & S Associates, revised April 18, 1983, and marked Petitioner's 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.

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

Two deaths, protests spur action on signal



By Mark Everett
From the staff
The public outcry over the deaths of two children in a car crash on Reisterstown Road in Chicago Mills last week has spurred the Baltimore County Board of Zoning Appeals to take action on a petition for a variance to allow a car to be used as a light tower on the road.

Other drivers reported the car was weaving back and forth in a loop on the road, and the driver was seen to be drinking. The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking. The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking.

At one minute after midnight, the car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking. The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking.

The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking. The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking.

The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking. The car was seen to be weaving back and forth in a loop on the road, and the driver was seen to be drinking.

APRIL 23, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 160, Zoning Advisory Committee Meeting of March 1, 1983

Property Owner: Allen R. and Audrey L. Bolyard

Location: 350' N. of Reisterstown Rd District 4

Water Supply Public 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.
- (X) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, 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 charbroiler 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 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)

Zoning Item # 160
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.
- () Soil percolation tests have been conducted.
() The results are valid until _____
() Revised plans must be submitted prior to approval of the percolation tests.
- () 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) Owners 1) metropolitan sewer is not available to serve the property.
2) The existing septic system appears to be functioning properly and there is ample room available in which to replace the septic system in the event of a failure.

John V. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

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

Date: March 2, 1983

Z.A.C. Meeting of: March 1, 1983

RE: Item No: 153, 154, 155, 156, 157, 158, 159, 160, 161

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-283-A
Allen R. Bolyard, et al

Date: May 9, 1983

This office does not support the subject request for variance.

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

NEG:JGH:rlc
cc: Arlene Janary
Shirley Hess

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 30, 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: Allen R. and Audrey L. Bolyard

Location: 350' N. of Reisterstown Road 1500' W. of Rosewood Lane

Item No.: 160 Zoning Agenda Meeting of March 1, 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 of _____ 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 as: _____
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: *George M. Kaganoff* Noted and Approved: *George M. Kaganoff*
Planning Group Fire Prevention Bureau
Special Inspection Division