

83-277-A PETITION FOR ZONING VARIANCE 83-277-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 1A 04.3.B.3 (103.3 & 1A00.3.B.3) to allow 40 foot setbacks/sideyard/ 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 Rd. 764-7091
 Address
 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., Baltimore Md. 21209
 Address
 Phone No. 764-7091

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 14th day of June, 1983, at 2:30 o'clock P.M.

WILLIAM E. HAMMOND
 Zoning Commissioner of Baltimore County.

(over)

Mr. Simon Scher
 6303 Pimlico Road
 Baltimore, Maryland 21209

cc: Hudkins Assoc., Inc.
 200 E. Joppa Road
 Room 101, Shell Building
 Towson, Maryland 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 12th day of April, 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 VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S of Ridge Valley Dr., 128' : OF BALTIMORE COUNTY
 S of the Centerline of Hidden :
 Glen Dr., 8th District :
 LANDMARK CONSTRUCTION : Case No. 83-277-A
 CO., 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 23rd day of May, 1983, a copy of the foregoing

Order was mailed to Mr. Simon Scher, Landmark Construction Co., 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

May 6, 1983

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

Re: Item #269 (1982-1983)
 Property Owner: Landmark Construction Co., Inc.
 W/S Ridge Valley Dr. 128' S/E from centerline
 of Hidden Glen Dr.
 Acres: 160.70/150 X 361.06/306.36
 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, entered in conjunction with the development of Green Valley North - Section Three, 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 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 plat submitted for Zoning Advisory Committee review in connection with this Item #269 (1982-1983).

Very truly yours,

Robert A. Mortimer, Chief
 Bureau of Public Services

RAM:EAM:FWR:SS

6-NW Key Sheet
 56 & 57 NW 20 Pos. Sheets
 NW 15 E & F Topo
 50 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 3, 1983

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

cc: Mr. Simon Scher
 6303 Pimlico Road
 Baltimore, Maryland 21209

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

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, and 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 is scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
 Chairman
 Zoning Plans Advisory Committee

NEC:mch

Enclosures

cc: Hudkins Associates, Inc.
 200 E. Joppa Road
 Room 101, Shell Building
 Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
 Zoning Commissioner
 FROM: Norman E. Gerber, Director
 Office of Planning and Zoning
 Zoning Petition No. 83-277-A
 Landmark Construction Co., Inc.
 SUBJECT: Date: May 27, 1983

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

Norman E. Gerber
 Director of Planning and Zoning

NEG:JGH:cav

cc: Arlene January
 Shirley Hesk

May 17, 1983
 Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 269, Zoning Advisory Committee Meeting of April 12, 1983

Property Owner: Landmark Construction Co., Inc.

Location: W/S Ridge Valley Drive 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 of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation 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 tanks (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 appendages 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)

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 will/will 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 20TH day of June, 1983, that the herein Petition for Variance(s) to permit side yard setbacks of 40 feet in lieu of the required 50 feet for the expressed purpose of constructing a dwelling, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The dwelling shall be located at or within 5 feet of the minimum front yard setback line.
2. Approval of a site plan by the Department of Public Works, the Department of Health, and the Office of Planning and Zoning.

John M. Forrest
Deputy Zoning Commissioner of
Baltimore County

Zoning Item # 209
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.
- (X) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until Jan 13, 1986.
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.
- (X) No health hazards are anticipated.
- (X) Others The proposed dwelling will not interfere with the location of the septic area. It should be noted that the dwelling must be located a minimum distance of 30' from the existing well.

John J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 209, Zoning Advisory Committee Meeting of April 12, 1983
Property Owner: Landmark Construction Co., Inc.
Location: Wys Ridge Valley Drive 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, 494-3775, to obtain requirements for such installation/s before work begins.
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- () 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 Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene, for review and approval.
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- () 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)

May 17, 1983
Date

Zoning Item # 209
Page 2

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John J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

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Zoning Item # 209
Page 2

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John J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 209, Zoning Advisory Committee Meeting of April 12, 1983
Property Owner: Landmark Construction Co., Inc.
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SS 20 1082 (1)

May 17, 1983
Date

Zoning Item # 209
Page 2

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John J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 209, Zoning Advisory Committee Meeting of April 12, 1983

Property Owner: Landmark Construction Co., Inc.

Location: W/S Ridge Valley Drive District 8

Water Supply Private Sewage Disposal Private

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SS 20 1082 (1)

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 20, 1983

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

RE: Petition for Variance
W/S of Ridge Valley Dr., 128'
S of the center line of Hidden
Glen Dr. - 8th Election District
Landmark Construction Co., Inc.
Petitioner
NO. 83-277-A (Item No. 209)

Dear Mr. Scher:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Zoning Item # 209
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 Sept. 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.
- (X) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
(X) shall be valid until Jan. 13, 1986.
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.
- (X) No health hazards are anticipated.
- (X) Others The proposed dwelling will not interfere with the location of the septic area. It should be noted that the dwelling must be located a minimum distance of 30' from the existing well.

Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

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 Company, Inc.

Location: W/S Ridge Valley Drive 128' S/E from centerline of Hidden Glen Road

Item No.: 209 Zoning Agenda: Meeting of April 12, 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 collected 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 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.

REVIEWER: George M. McDonnell Approved: _____
Special Inspection Division Fire Prevention Bureau

/mb

6/14
83-277-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nicholas Commodari
Zoning Plans Section Date: April 13, 1983

FROM: Building Plans Review
Zoning Advisory Committee

SUBJECT: Meeting of April 12, 1983

Item #206	No Comments
Item #207	See Comments
Item #208	See Comments
Item #209	No Comments
Item #210	No Comments (No Plans)
Item #211	Standard Comments
Item #212	Standard Comments

Charles E. Burnham

Charles E. Burnham
Plans Review Chief

djl

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 11, 1983

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

Z.A.C. Meeting of: April 12, 1983

RE: Item No: 206, 207, 208, 209, 210, 211, 212
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,

Mr. Nick Petrovich, Assistant
Department of Planning,

WNP/bp

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SNELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-9060

March 30, 1983

REL AIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: West side of Ridge Valley Drive, 128 ft. South of the centerline of Hidden Glen Drive

DATE & TIME: Tuesday, June 14, 1983 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 Variance to allow 40 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 & 1A00.3.B.3) - side yard setbacks in R.C. 5 (R.D.P.) zone

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

PLAT TO ACCOMPANY APPLICATION FOR VARIANCE NO. 11912
RIDGE VALLEY DRIVE:

Beginning for the same at a point on the west side of Ridge Valley Drive 50 feet wide said point being distant 28 feet $\pm$ from the centerline of Hidden Glen Drive measured along the western right of way line of Ridge Valley Drive and being all of lot No. 8 Plat of Green Valley North as recorded among the Land Records of Baltimore County in P.B. E.H.K.Jr. 40 folio.60.



Malcolm E. Hudkins
Registered Surveyor #5095

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

Hearing Date: Tuesday, June 14, 1983 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, Director
TO: Office of Planning & Zoning Date: June 17, 1983
James E. Dyer
FROM: Zoning Supervisor
SUBJECT: Inter-Program Budget Appropriations
Transfer: People's Counsel Office

The recent decision to take monies from this office's budget to supplement another division has further depleted the low moral in this division.

As you are aware, this office has unsuccessfully but repeatedly attempted to obtain funding, over the past several years, for an additional person to help with the phones and the public who utilize our services. In the absence of any help, we can no longer totally keep up with the demand for these services.

As per our recent discussions, I feel that it is imperative that we get together and discuss the possibility of eliminating some of our present workload. During the past year, we have already eliminated the service of providing the zoning classification of properties via the telephone. At the present time, anyone who desires to ascertain zoning classifications of their property must come into the zoning office and review the zoning maps in person.

You have recently requested that we provide you with information relative to nonconforming uses. While there is no record of all specific nonconforming uses in Baltimore County, the Zoning Office does maintain a computerized listing of all zoning hearings with the exception of violations. From these listings we can obtain print outs from the beginning of zoning in 1945 to the present indicating the date of the hearing; the type of hearing, i.e., special exception, special hearing, reclassification, variance; the proposed use; the property owner; the street location; the number of acres; whether or not the hearing was granted or denied by the Zoning Commissioner, Board of Appeals, Circuit Court, etc. This information can be obtained on the basis of Baltimore County in its entirety, by election district, or for a specific street within a given election district. With regard to said aforementioned inquiry, we have obtained a print out of all special hearings (the type of hearing that would determine a nonconforming status of a given property). However, since we do not have a use category programmed in our system for nonconforming uses, it is necessary for zoning office personnel to review each of the 907 files that were produced by the print out in order to ascertain which files represented hearings for nonconforming uses.

Norman E. Gerber
Page 2
June 17, 1983

While it was relatively simple to obtain the print out of all special hearings, it has been impossible to find time for personnel to review each of these files. As a matter of fact, unless some help is forthcoming, it would appear that the next service to be eliminated would be that of the computer listings of zoning case records.

I will look forward to discussing these matters with you at the earliest possible time.

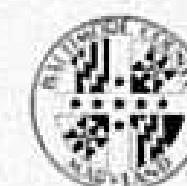
JED:nr

cc: Candice Street
Administrative Analyst

William E. Hammond
Zoning Commissioner

Jean M. H. Jung
Deputy Zoning Commissioner

Nicholas B. Commodari
Chief, Development Control Section



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1983

The Honorable Clarence D. Long
200 Post Office Building
Chesapeake and Washington Avenues
Towson, Maryland 21204

RE: Complaint from Mr. and Mrs.
Joseph P. Lelloy, Jr.
Honeybee Hives
1321 Spring Avenue -
14th Election District

Dear Congressman Long:

Reference is made to your letter of April 19, 1983 concerning the above property and use.

Please be advised that this office has received other complaints concerning bee hives and after checking into the matter we have determined that this does not constitute a zoning violation.

If you have any additional questions or if I can be of any further assistance, please do not hesitate to contact me.

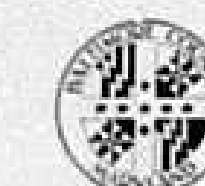
Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 17, 1983

The Honorable Gary Huddles
Councilman, Second District
County Council of Baltimore County
Court House
Towson, Maryland 21204

RE: Zoning Complaint
Alleged Car Repair Business
On Front Lawn
3106 Donna Road (D.R.5.5 Zone) -
2nd Election District

Dear Councilman Huddles:

This letter is to advise you that we have received your correspondence concerning the above and that this matter will be investigated promptly. The Zoning Inspector, Zoning Enforcement Section, will keep you informed as to his findings and the status of the complaint.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED:nr

cc: Mr. William E. Hammond
Zoning Commissioner

Mrs. Jean M. H. Jung
Deputy Zoning Commissioner

Zoning Enforcement Section

MICROFILMED

83-277-A

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

6-14-83

RE: Case No.
Building Permit Application No.
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 permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

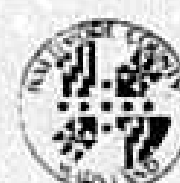
Paul K. Baker V.P.
The Mark Const. Inc.

Daniel M. Sherman

WSE:bae

OK 6/14/83

MICROFILMED



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 2, 1983

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

Re: Petition for Variance
W/S of Ridge Valley Dr., 128' S of the
c/l of Hidden Glen Drive
Landmark Construction Co., Inc. - Petitioner
Case No. 83-277-A

Dear Sir:

This is to advise you that \$56.65 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene Januvar, 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. 117643

DATE 6/14/83 AL-DUEY R-01-615-000

AMOUNT \$56.65

RECEIVED FROM Landmark Construction, Inc.
FOR Advertising & Posting Case #83-277-A

MICROFILMED
\$ 010-000-000000 0140A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

May 18, 1983

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

NOTICE OF HEARING

Re: Petition for Variance
W/S of Ridge Valley Dr., 128' S of the
c/l of Hidden Glen Drive
Landmark Construction Co., Inc. - Petitioner
Case No. 83-277-A

TIME: 9:30 A.M.

DATE: Tuesday, June 14, 1983

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

TOWSON, MARYLAND

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

No. 115073

DATE 5/31/83 ACCOUNT R-01-215-011

AMOUNT 35.00

RECEIVED FROM *Landmark Construction Co., Inc.*
FOR *Advertising & Posting Case #83-277-A*

MICROFILMED
C 035-000000000 0310A

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

PETITION FOR VARIANCE
Case No. 83-277-A
LOCATION: Petition for Variance
LOCATION: West side of Ridge
Valley Drive, 128' S. of the
centerline of Hidden Glen Drive
DATE & TIME: Tuesday, June 14,
1983 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 on the following:
Petition for Variance to allow 40
ft. side yard setbacks instead of
the required 35 ft.
The Zoning Department is to be
conducted in accordance with the
Zoning Act and Regulations of Baltimore County.
All the parcel of land in the
14th District of Baltimore County.
Beginning for the same at a point
on the west side of Ridge Valley
Drive 60 feet wide and point being
at the intersection of Ridge Valley
Drive and the lot 2.5 South from the
centerline of Hidden Glen Drive
and being all of lot No. C-1 of
Green Valley Drive as recorded
among the Land Records of Baltimore County in P.B. 83-277-A
folio 40.
Being the property of Landmark
Construction Co., Inc. as shown in
the plan filed with the Zoning Department.
Hearing Date: Tuesday, June 14,
1983 at 9:30 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of the Zoning Commissioner
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 18, 1983

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 26, 1983.

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 14th day of June, 1983, the 14th publication appearing on the 26th day of May, 1983.

THE JEFFERSONIAN

L. Frank Strickland
Manager

Cost of Advertisement, \$ 14.25

MICROFILMED

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-277-A

District 8th Date of Posting 5-27-83

Posted for Variance

Petitioner: Landmark Construction Company, Inc.

Location of property: W/S of Ridge Valley Dr. 128' S of the

c/l of Hidden Glen Drive

Location of Signs: West side of Ridge Valley Drive, approx. 125'

South of the centerline of Hidden Glen Drive

Remarks:

Posted by *A.J. Smith* Date of return June 15, 1983

Number of Signs: 1

MICROFILMED

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 26, 1983

THIS IS TO CERTIFY that the annexed Req. # 147034 F. # 43366 was published for one (1) ~~successive~~ days previous to the 26th day of May, 1983, in the

- ☒ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☐ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

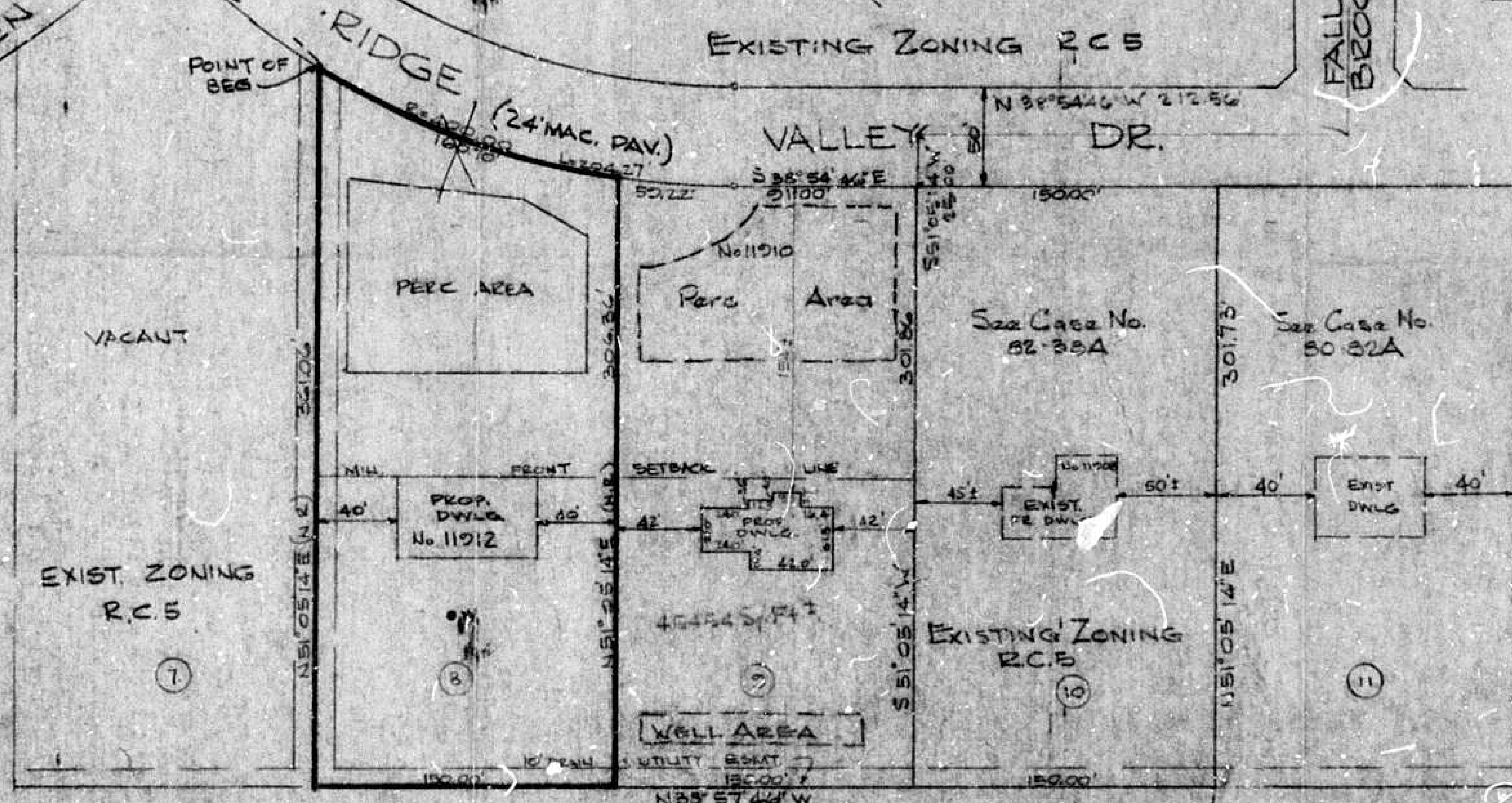
LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Pet. David L. Cooper

PETITION FOR VARIANCE 8th Election District

ZONING: Petition for Variance.
LOCATION: West side of Ridge Valley Drive, 128 ft. South of the Centerline of Hidden Glen Drive.
DATE & TIME: Tuesday, June 14, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 108, 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 40 ft. side yard setbacks instead of the required 50 ft.
The Zoning Regulation to be expected as follows:
Section 1A04.3.B.3 (103.3 & 1A00.03.B.3) - side yard setbacks in R.C.5 (R.D.P.) zone.
All that parcel c'1 land in the Eighth District of Baltimore County.
Beginning for the same at a point on the West side of Ridge Valley Drive 50 feet wide said point being distant 128 feet South from the centerline of Hidden Glen Drive measured along the western right of way line of Ridge Valley Drive and being all of lot No. 8 Plat of Green Valley North as recorded among the records in Baltimore County in P.B.E.H.K. Jr. 40 folio 60.
Being the property of Landmark Construction Co., Inc. as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 14, 1983 at 9:30 A.M.
Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

HIDDEN
GLEN DR.



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

NOTES:
PRESENT ZONING R.C.5
PREVIOUS ZONING R.D.P.
PRIVATE WATER & SEWER

EXISTING USE: VACANT
PROP. USE: SINGLE FAMILY DWLG.
SIDEYARD REQUIRED: 50'
SIDEYARD PROVIDED: 40'

MAP AD
UNH6
ELECTION
DIST. 8
BY
DATE

Form #209

PLAT TO ACCOMPANY PETITION FOR
SIDEYARD VARIANCE
No. 11912 RIDGE VALLEY DRIVE
GREEN VALLEY NORTH (P.B. 40-60)
8TH ELECTION DIST. BALTIMORE CO. MD.
SCALE: 1" = 30' MARCH 30, 1983

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

Handwritten signature: W. E. Hammond

