PETITION FOR ZO	NING V RIANCE \$3-283-A	n R. Shor law Sections
The undersigned, legal owner(s) of the proper described in the description and plat attached here	erty situate in Baltimore County and which is to and made a part hereof, hereby petition for a	Shores etion Rd.
Variance from Section 400.1 to permit an exis		11 年11年後衛衛車
	ofrequired_resr_yard	83
		83-283-, 601. 7" NE 15
of the Zoning Regulations of Beltimore County, to following reasons: (indicate hardship or practical	the Zoning Law of Baltimore County; for the difficulty)	E of
Demotition of the pavilion would and dreams of the property would	be extremely expensive and hopes be destroyed.	
		23.
		20
Property is to be posted and advertised as		213
I, or we, agree to pay expenses of above Var- petition, and further agree to and are to be boun Balumore County adopted pursuant to the Zoning	iance advertising, posting, etc., upon filing of this d by the zoning regulations and restrictions of 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:	Legal Owner(s):	
(Type or Print Name)	(Type or Print Name)	
Signature	Signature Co Chorse MICTION DISTRICT.	
Address	(Type or Print Name) D:TG Z/Z	*
State	Signature PNA: 124	
ACTOR Petitioner:	3921 New Section Road 574-0466 Address Phone No.	
	Baltimore, Maryland 21220 City and State	
H VQT	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted	
and State	Name	
Attorney's Telephone No.:	Address Phone No.	
ORDERED By The Zoning Commissioner o	f Baltimore County, this 5th day	
out Baltimore County, that property be ported.  Commissioner of Baltimore County in Room	he subject matter of this petition be advertised, as ty, in two newspapers of general circulation through- and that the public hearing be had before the Zoning 106, County Office Building in Towson, Baltimore	
County, on the 21st day of	June 1983 at 9:30 o'clock	
_A M,	1. (4)	
72040 June 21,1983	Marie La Character	1
9130A.M.	Zoning Commissioner of Baltimore County.	
	(over)	
		New York
Complete the second sec		

FOR

RECEIVED

ORDER

PETITION FOR ZONING VARIANCE 83-283-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 \_AGQ.1\_to\_permit\_an\_existing\_accessory\_structure\_to\_be\_\_\_\_\_ located in the front yard in lieu of \_\_\_ required rear yard.\_\_\_\_\_ 

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

Demolition of the pavilion would be extremely expensive and hopes and dreams of the property would be destroyed.

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:	Legal Owner(s):	
Park Car Village		IMAN 5%
	Steyen R. Sbores	
(Type or Print Name)	(Type or Print Name)	0
	14 11 11	ELECTION
	CHURACL CA	Wither.
Signature	Signature	10 m 4/
		Trre
Address	(Type or Print Name)	ELAMOIG.
Account to the second of the s		1 m 41
City and City	Signsture	THEAL
City and State	office and	BY.
Attorney for Petitioner:		
	3921 New Section Road	574-0466
		THE RESERVE OF STREET
(Type or Print Name)	Address	Phone No.
	n 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	
	Baltimore, Maryland 21220	
Signature	City and State	
	Name, address and phone number of le	gal owner, con-
Address	tract purchaser or representative to b	e contacted
	A TANAH MANAGARAN MA	
City and State	Name	
Attorney's Telephone No.:		
Attoring a temphone tron account and	Address	Phone No.
ORDERED By The Zoning Commissioner of	Raltimora County this 5th	day
ORDERED by the sound commissioner of	Daitinote County, sais	
of April 1983 that the	e subject matter of this petition be	admentional as
A second because a second second black the		
required by the Zoning Law of Baltimore County	, in two newspapers of general circuit	ation inrough-
out Baltimore County, that property be posted, ar	nd that the public hearing be had bero	re the Zoning
Commissioner of Baltimore County in Room 10	06, County Office Building in Tows	on, Baltimore
21.4	7	0.20
County, on the day of	1993., at .	Arsh o,clock
.AM.	1 (	
	1.	
	11 - 77-4	

PETITION FOR ZONING VARIANCE 83-283-A

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 400.1 to permit an existing accessory structure to be \_\_\_\_\_located in the front yard in lieu of \_\_\_\_ required rear yard.\_\_\_\_\_ 

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Demolition of the pavilion would be extremely expensive and hopes and dreams of the property would be destroyed.

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 co 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:		Legal Owner(s):	
		Steven B. Shore	· 1 mm 5%
(Type or Print Name)		(Type of Print Name)	
		Muyse 1.	3. Comes LUCTION
Signature		Signature	Gistner.
			10.14 Q
Address		(Type or Print Name)	
Address		(Type of Print Name)	HRADITIC.
			ty de
City and State		Signature	THEAL /
Attorney for Petitioner:			1 N./*
		2021 8	- Road 574 0466
(Type or Print Name)		Address	n Road 574-0466 Phone No.
crypt or a run runner			
		Baltimore, Mary	1 and 71220
Signature		City and State	
			e number of legal owner, con-
Address	manufacture (mile)	tract purchases or repre	esentative to be contacted
City and State		Name	
Attorney's Telephone N			
Attorney's relephone N	U	Address	Phone No.
			Eas
ORDERED By The	Zoning Commiss	sioner of Baltimore County, this	day
of April	1983	, that the subject matter of this	petition be advertised, as
	Law of Baltimer	e County, in two newspapers of g	eneral circulation through-
		posted, and that the public hearin	
	nore County in	Room 106, County Gince Build	mg m rowson, Danimore
County, on the			agg in Towson, Bantillore

Zoning Commissioner of Ealtimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER S/S of New Section Rd., 601.7' NE of Seneca Rd., OF BALTIMORE COUNTY 15th District

STEVEN R. SHORES, Petitioner

Case No. 83-283-A

111111

#### 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. Hessian, I'll People's Counsel for Baltimore County Rm. 223, Court House Towson , Maryland 21204

I HEREBY CERTIFY that on this 10th day of June, 1983, a copy of the foregoing Order was mailed to Mr. Steven R. Shores, 3921 New Section Road, Baltimore, MD 21220, Petitioner.

494-2188

John W. Hessian, III

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

William E. Hammond TO Zoning Commissioner Norman E. Gerber, Directo. FROM Office of Planning and Zoning
Zoning Petition No. 83-283-A

Date May 31, 1983

SUBJECT\_ Steven R. Shores

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

Director of Planning and Zoning

NEGJGH:slc

cc: Arlene January Shirley Hess

Mr. Steven R. Showed 1921 New Section Read haltimore, Many Lond 21220

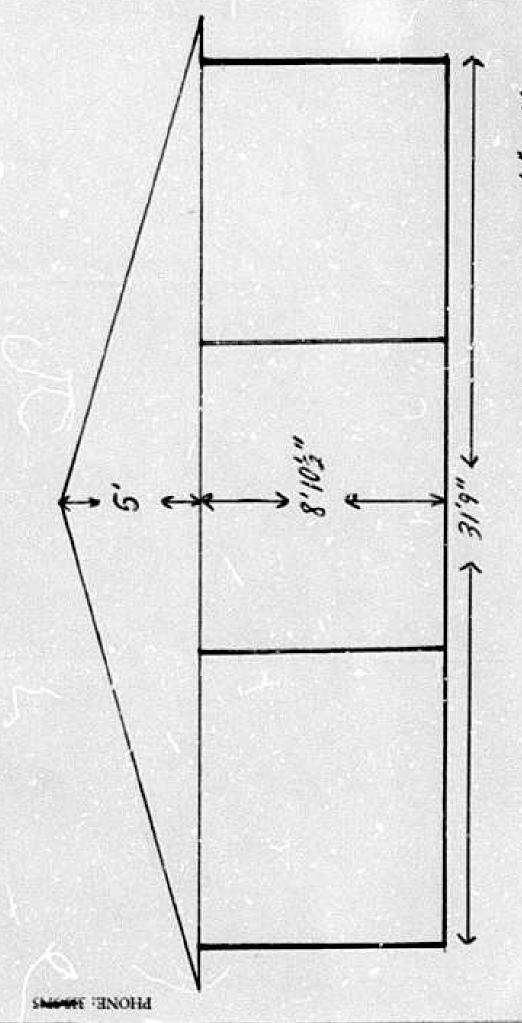
BALTIMORE JUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received and accepted for filing this

WILLIAM E. HAMMOND Zoning Commissioner

Reviewed by: Sicholas B. Commodari Chairman, Zoning Plans



BALTIMORE COUNTY

ZOMING PLANS

ADVISORY COMMITTEE

COMMENTS

Petitioner Sterm L. Come Petitioner's Attorney

Advisory Committee

day of June , 19 83 , that the herein Petition for Variance(s) to permit an existing accessory structure, a 30' x 32' open pavilion, to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hareby GRANTED, from and after the date of this order, subject, however, to the following

restrictions: The open pavilion shall not be enclosed by walls, glass, screening, etc.

> 2. Approval of the aforementioned site plan by the Department Of Public Works and the Office of Planning and Zoning.

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 want hat result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested 5785 will not adversely affect the health, safety and general welfare of the community, the variance(s) should / ENGLE NEW pe granted.

Therefore, IT is ORDERED by the Loning Commissioner of Baltimore County, this -\_\_\_\_\_, 19 83 , that the herein Petition for Variance(s) to permit an existing accessory structure, a 30' x 32' open pavilion, to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The open pavilion shall not be enclosed by walls, glass, screening, etc.
- 2. Approval of the aforementioned site plan by the Department Of Public Works and the Office of Planning and Zoning.

Baltimore County/

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

PAUL H. REINCKE CHIEF

FOR

CEIVED

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

Attention: Nick Commodari, Chairman Roning Plans Advisory Committee

RE: Property Owner: Steven R. Shores

Location: S/S New Section Road 501.7' N/E of Seneca Road

Item No.: 205

Zoning Agenda: Meeting of April 5, 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 Standarls as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle weed and 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.
- (y) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: P.K. August Kolly 7 858 8800 24 Planning Gloup Special Inspection Division

Fire Prevention Bureau

Hurge 11 11 lingomos

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1983

Mr. Steven R. Shores

3921 New Section Road

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120-

Nicholas B. Cosmodari Chairman

MEMBERS Bureau of Engineering Traffic Engineering State Boads Commissi-Bureau of

Fire Prevention health Department Project Planning Building Department Board of Education Loning Administration Industrial

Baltimore, Maryland 21220 RE: Case #83-283-A (Item No. 205)

Petitioner - Steven R. Shores Variance Petition

Dear Mr. Shores:

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.

In view of your proposal to egalize the location of the existing pavilion, located in the front yard, this variance is required.

As you are sware this property has been the subject of three previous zoning hearings (Case #72-246-A, #74-24-A and #82-44-A). The first hearing granted variances to convert this structure to a dwelling, while the remaining two hearings denied requests to allow this structure to remain as an accessory building in the front yard.

At the time of field inspection, the walls of this structure were removed, and it was your feeling that this would make a difference in your request.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your putition. 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.

Chairman

Very truly yours, NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee NBC:mch

Enclosures

appearing that strict compliance with the Baltimore County Zoning Regulations would/#6574 768 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 Should be the granted. Therefore, IT IS ORDERED by the Loning Commissioner of Baltimore County, this .

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it

\_\_\_\_\_, 19\_\_\_\_\_, that the herein Petition for Veriance(s) to permit an existing accessory structure, a 30' x 32' open pavilion, to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions

> 1. The open pavilion shall not be enclosed by walls, glass, screening, etc.

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS

May 6, 1983

Re: Item #205 (1982-1983)

District: 15th

The following comments are furnished in regard to the plat submitted to this

The comments supplied in conjunction with the Zoning Advisory Committee review

office for review by the Loning Advisory Committee in connection with the subject

of this property in connection with Items 117 (1971-1972), 245 (1972-1973) and

respectively, "Existing Service" and 'No Planned Service" in the area.

Advisory Committee review in connection with this Item 205 (1982-1983).

This property is within the Baltimore County Metropolitan District and

beyond the Comprehensive Metropolitan Facilities Planning Area. Baltimore County

Water Supply and Sewerage Plan W and S-23B, as amended through January 1982, indicate

This office has no further comment in regard to the plan submitted for Zoning

MOBERT A. MORTON, P.E., Chiel

Bureau of Public Services

236 (1980-1981) are referred to for your consideration.

Property Owner: Steven R. Shores

Acres: 98.5/125 X 406/316.24

Probest a Western Kruck

S/S New Section Rd. 601.7' N/E of Seneca Rd.

TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.

Mr. William E. Hammond

County Office Building

Towson, Maryland 21204

Zc 'ng Commissioner

Dear Mr. Hammond:

General:

RAM: EAM: FWR: 55

2-SW Key Sheet

NE 2 L Topc

91 Tax Map

7 & 8 NE 46 & 47 Pos. Sheets

DIRECTOR

2. Approval of the aforementioned atte plan by the Department Of Public Works and the Office of Planning and Zoning.

BALTIMORE COUNTY
DEPARTMENT CF TRAFFIC ENGINEERING
TOWSON, MARYLAND 2:204

June 23, 1983

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

> Item No. 198, 200, 201 202, 203, and 205 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 198, 200, 201, 202, 203, and (205,

MSF/ccm

July 13, 1901

Mr. William E. Harmond Zoning Comissioner County Office Building Towson, Maryland 21204

> Re: Item #236 (1980-1981) Property Owner: James A. & Patricia A. Baker S/SS New Section Road 60..7' N/E of S. Seneca Md. Acres: 98.5/124.5 x 406.0/316.24 District: 15th

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.

The comments which were supplied in connection with the Zoning Advisory Committee review for Item 117 (1971-1972) and 245 (1972-1973) are referred to for your consideration.

This office has no further commant in regard to the plan submitted for Ecolog Advisory Committee review in connection with this Item 236 (1980-1981).

Very truly yours,

(SIGNED) EDWARD A. MCDONQUGH ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAM: EAK: PWR: 99

ocs Jack Wimbley

3-SN Key Sheet 7 & 8 WE 46 & 47 Pos. Sheets ME 2 L Topo 91 Tax Map

Attachments

July 16, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Ruilding Towson, Maryland 21204

Bureau of Engineering

ELLSWOATH N. DIVER. P. E. CHIEF

Re: Item #2h5 (1972-1973)
Property Owner: William T. Tomlinson
New Section Road, 505' NF of Seneca Road
Present Zoning: E.D.P.
Proposed Zoning: Variance from Section 400.1 to permit au accessory building in the front yard (waterfront) instead of the required rear yard
District: 15th No. Acres: 0.80 acre

Dear Mr. Dikenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Constitue in connection with the subject item.

## General:

The comments supplied for this property in connection with Iten #11? (1971 - 1972) remain valid and applicable to this Item #245 (1972 - 1973). Those commonts are referred to for your consideration.

Very truly yours,

ELISWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END:EAM: FAR: 68

Z-SW Key Sheet 8 NE 46 & 47 Pos. Sheets NS 2 I Topo 91 Tax Map

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric Minenna Date February 3, 1972

SUBJECT Item #117 (1971-1972)
Property Gwner: William T. Tomlinson
S/S New Section Road, 505' F. of Seneca Road
Propert Zoning: R-D.P.

Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400,3B (3) - front and side yards

District: 15th

FROM Bllsworth N. Diver, P.E.

The following communts are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Constitute in connection with the subject item.

Highwayer

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way and widening of varying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening as shown in red on the attached plan.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Dopartment of Traffic Ingineering, and shall be constructed in accordance with Beltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sediment pollution problem, desaging 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:

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.

May 17, 1983

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 255, Zoning Advisory Committee Meeting of April 5, 1983

Property Owner: Steven R. Shores

Location: 5/5 New Section Road District 15

Water Surply Public Sewage Disposal Private

COMMENTS ARE AS POLLOWS:

( ) 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 Pollutica Control, 494-3775, to obtain require-

ments 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

( ) 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 Applical Section, Division of Engineering and Maintenance, State Department of Fealth 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 Ealtimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiune 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.

88 20 1082 (1)

Item #117 (1971-1972)
Froperty Owner: William T. Tomlinson
Page 2
February 3, 1972

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Patitioner is advised that the proper sections of the Baltimore County Building Gode must be followed whereby elevation limitations are placed on first floor levels of remidential or commercial development and other special construction features are required.

Hater

Public water supply is available to serve this property.

Samitary Sewers

Public senitary newerage is not available to serve this property which is utilizing private onsite sewerage.

( ) Any existing underground storage tanks containing gasoline, waste oil,

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

) All roads and parking areas should be surfaced with a dustless, bonding

(X) Others The proposed accessory structure will not interfere with

) In accordance with Section 13-117 of the Baltimore County Code, the water

either be removed from the property or properly backfilled.

) Soil percolation tests have been conducted.

The results are valid until

shall be valid until

Applications.

) No health hazards are anticipated.

solvents, etc., must have the contents removed by a licensed hauler and

Revised plans must be submitted prior to approval of the percolation

is not acceptable and must be retested. This must be accomplished

prior to conveyance of property or approval of Building Permit

the location of the sewage disposel

Ism J. Forrest, Director

BUREAU OF ENVIRONMENTAL SERVICES

Lesword or Diver,

Chief, Bureau of Engineering

AND PROCESS PROCESS

END: EAM: FVR: 60

Attachment

cor John A. Somers

Z-SW Key Shoet 8 NE 46 & 47 Position Sheet NE 2 L Topo 91 Tax Map

Mar Calley

vell yield test

material.

88 20 1080 (2)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: Steven R. Shores

location: 5/5 New Section Road District 15

Water Supply Public Sewage Disposal Private

( ) Prior to approval of a Building Permit for construction, renovation and/or

( ) Prior to new installation/s of fuel burning equipment, the owner should

ments for such installation/s before work begins.

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

complete plans and specifications must be submitted to the Plans Review

Section, Environmental Support Services, for final review and approval.

( ) A permit to construct from the Division of Air Pollution Control is required

( ) A permit to construct from the Division of Air Pollucion Control is required

( ) Prior to approval of a Building Permit Application for renovations to exist-

ing or construction of new health care facilities, complete plans and

( ) Prior to any new construction or substantial alteration of public swimming

( ) Prior to approval for a nursery school, owner or applicant must comply with

( ) If lubrication work and oil changes are performed at this location, the

all Baltimore County regulations. For more complete information, contact

method providing for the elimination of waste cil must be in accordance

installation of equipment for any existing or proposed food service facility.

contact the Division of Air Pollution Control, 494-3775, to obtain require-

for such items as spray paint processes, underground gasoline storage tank/s

for any charbroiler operation which has a total cooking surface area of five

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

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage

facilities or other appurtenances pertaining to health and safety; two (2)

contact the Recreational Hygiene Section, Division of Environmental Support

copies of plans and specifications must be submitted to the Baltimore County

Department of Health for review and approval. For more complete information,

(5,000 gallons or more) and any other equipment or process which exhausts

Zoning	Commissioner	
THE CONTRACT OF STREET STREET, SANS AND ADDRESS.	of Planning and	And the second s
THE RESERVE OF THE PARTY OF THE	Office Building	
Towson	, Maryland 2120	4

County Office Building
Towson, Maryland 2120h
Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Services.

SS 20 1082 (1)

Zoning Commissioner

County Office Building

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

into the atmosphere.

× 9.77

NIGHT PRI

(5) square feet or more.

Office of Planning and Zoning

原星	Property O.	mer: _	Steven R	Shore	5
	Locations	5/5	New Section	Road	District _/5
	Water Suppl	y F	vblic.	Savage Die	sposal 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.

( ) 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 removations 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 appurtonances 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 cohool, 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)

onin	g Item # _205
age .	
)	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)	others The proposed accessory structure will not interfere with
	the location of the sewage disposal
	1 1 1

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> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

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Zoning Itam # 205 Page 2

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> Ian J. Forrest, Director BURRAU OF ENVIRONMENTAL SERVICES

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983 Property Owner: Steven R. Shores Location: 5/5 New Section Road District 15

Water Supply Public Sevage 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 require-

ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required for such items as epray 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 Follution Control is required for any charbroiler operati n 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 neview and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Frior to any new construction or substantial alteration of public swimming pool, weling 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 Baltimor. 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 wasts oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Nicholas Commodari Date\_\_\_\_April 12, 1983 Zoning Department

FROM Charles E. Burnham Zoning Advisory Committee SUBJECT Meeting of April 5, 1983

> I'am #198 See Comments See Comments Item #199 See Comments Item #200 Standard Comments Item #201 See Comments Item #202 Item #203 Standard Comments Standard Commerts Item #204 (Item #205 No Comments

> > Charlo & Sumbons Charles E. Burnham

> > > Plans Review Chief

( ) 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 ( ) 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 ( ) All roads and parking areas should be surfaced with a dustless, bonding material. ( ) No health hazards are anticipated. (X) Others The proposed accessory structure will not interfere with

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

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Zoning Item # 205

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Services.

Zonius Commissioner

County Office Puilding

Towson, Maryland 21204

COMMENTS ARE AS FOLLOWS:

into the atmosphere.

(5) equare feet or more.

Office of Planning and Zoning

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BALTIMOBE COUNTY DEPARTMENT OF HEALTH

Zoping Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Location: 5/5 New Section Boad District 15

Water Supply Public Sewage Disposal Police to

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and Approval Section, Division of Engineering and Maintenance, State Department

Property Owner: Struck R Shores

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( ) If lubrica ion 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.

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BALTIMORE COUNTY PUBLIC 5CHOOLS

Robert Y. Dobel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

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

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, 203, 204 205 Property Owner: Location: Present Zoning: Proposed Zoning:

District: No. Acres:

Dear Mr. Hammond:

WNP/bp

All of the above have no adverse effect on student population.

Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours

ZONING DESCRIPTION

Located on the south side of New Section Road, approximately 601.7' northeast of Seneca Road and being lots 334 and 335, as shown on second addition to Plat #2, Bowley's Quarters; which is recorded in land records of Baltimore County in Book 10 Page 64. Also known as 3921 New Section Road.

## PETLION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE HONING COMMISSIONER OF BALTIMORE COUNTY:

to we. Million 7. Tabliance held every of the property stants in Bellione County and which is described in the description and plot attached barets and made a jost bared. hereby puttien for a Variance from Section. ACO.1. to payed an acceptance building in the front yard (unterfront) Lastond of the required room yard.

of the Zoning Requestions of Multimore County, to the Soning Law of Bullimore County; for the following resume (Sodicate hardstep or practical difficulty)

See attacket description

IVED FOR SH

UNDER BECT



Contract purchase

Contract purc

197 J., that the subject matter of this politics be advertised, as reparts by the Seeing Low of Settimore County, in this newspapers of general circumstant throughout Sufficient County that property in pushed, and the the public nearing to lad before the Enring Sensinghour of Sufficient County in Science 104, County Office Suiting in Towners, Sufficient

Loui le forme Court 7/11/2

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SCHOOL DESCRIPTION OF 14 3 MMS. 374 JAB 335 SCHOOL WESTION TO PLAY NO. 2 NORMAL QUANTIES SILVATED IN 1976 NORMAL DESCRIPTION

Segmenter for the same on the southeast stde of New Section Real, at the Atlanton of No. 15 feet, nemared nothing-large

30 feet wide, at the distance of \$55.55 feet, nearest northeaduring along the northeast side of South Sames feet, he feet wide, and from ing on the northeast side of math New Southeast had be matheast with the northeast side of math New Southeast had believe with an average depth of 309.86 feet.

Seing brown as Lote ave. 330 and 335 an observe on the plat sixing.
"ERCORD ADDITION TO PLAT NO. 2, SCHIETS CLATHERS", Propried and, the Land
Becords of Saltimore County, Maryland in Plat Sonk to, 15 February, containing
0.80 more of land, more or loss.



RE: PETITICAL FOR VARIANCE from Spotlan 400, 1 of the Baltimeri County Zonkig Regulations SE, 5 of Here Section Roof, 305, 55' NC of South Enmon Breed 15th District William T. Tomlinson, Patitioner

DEFORM COUNTY BOYES OF APPRAIS

OF WALTIMORE COUNTY No. 74-24-A

OPINION

This case comes isotare the Soord out on appeal by the ParlYioner from an Order of the Zaning Commissioner, dated November 5, 1973, danying a requested variance to permit on occasiony building in the front years instead of the required near yard.

The property that is the subject of this appeal is located on the southwest size of New Section Road, 505.55 feet northwest of South Seneca Road, in the Fifteenth Election.

District of Baltimore County.

Mr. William Tamilirans, owner of the subject property, testified that he began construction of the subject building senetime during the early part of the pear 1971, and that he intended to use it as a smalling. Mr., Tamilians also testified that he organish construction without applying he and obtaining a building permit. The record indicates that this was called to the County's attention on April 6, 1971, by the Sawley's Counters improvement Association. After investigation by the Buildings Engineer's Office of Faltimore County, Mr. Tamilians was needfied by that office on April 7, 1971, to hold immediately any further construction. Mr., Tamilians was cited for a violation, and was subsequently fined the sum of \$600 by the District Court of Maryland. The record who indicates that on October 26, 1971, a complaint was filled with the Department of Familia and Licenses relative to electrical work by the performed in the subject building, even though a stag order had been issued.

This partition was the subject of an earlier variance partition for a dwelling (Case No. 72-346-A), which resulted in the granting by the Zoning Commissioner or. April 25, 1972, of two side yard setbacks for the subject building for use 's a dwelling. A 1-ner site visit by the Suildings Engineer's representative indicated that Mr. Tandinoon had apparently not intended to follow through with his piece to Suild a dwelling as there

RE: PETITION POR VARIANCE IN THE from Section 400.1 of the Anitimete County CIRCUIT COURT **Moning Regulations** 58/S of New Section Road, 505.55" FOR ME of bouth Semeca Road 15th District MALTINGRE COUNTY William T. Poslinson AT LAW Petitioner-Appellant Misc. Docket No. . . Zoning File .to. 74-14-A . Falle No. File No. 5321

#### PETITION IN SUPPORT OF APPRAL

. . . . . . . . . . .

The Petition of William T. Tomlinson, by 1 is autorney, A. Sordon Soone, 'r., respectfully sepresents unto Your Honor:

- 1. That the above named Potitioner and Appollant filed a Petition for a Zoni-y Natiance SE/S of New Section Euch, 505,55\*
  ME of South Senet: Hrud, 15th District.
- 2. That the County Board of Appeals by Opinion dated May 14, 1974 demied the said Petition for the reasons set forth in the foresaid equation,
- 3. That your Petitioners aver that the rition of the County Board of Appeals of Baltimore Covicy is erroneous, arbitrary, capticions, illegal and constituted an abuse of its administrative discretion for the following reason:
  - A. That the decision was improper and analyst the weight of evidence presented by the petitioners.
  - b. And for other good and sufficient reasons to be assigned at the time of the hearing on this Appeal.

MMRKEFCHE, your Petitioners pray that this Honorable Crurt reverse the action and decision of the County Board of Appeals dated hay 14, 1974 and enter an Order granting the petition for William T. Tomlineen - #74-34-7

had been no attempt to provide necessary arrange or water haskups, which we usualizely for a dwelling structure. This matter was brought to Mr. Tamiliann's direction, and is was waited that he could be handed for another violation citation. This apparently triggered Mr. Tamiliann into requesting another variance to permit this building to remain as an occasiony building in the rear of his property which, as stated previously, link been denied by the Zoning Commissioner.

2.

In the mind of this Sourd, the evidence and testimony prevented is valid of proof of practices difficulty and/or researceable hardship. All of the evidence that might tend to prove any such difficulty and/or hardship is the result of overt actions by the Petitipuse contrary to existing regulations. While not within the diffice or responsibiliities of this Sourd, by way of extraneous comment, the Sourd feels that a solution to the Petitionar's dilemma might lie in a return to his original thinking that was apparently expressed by him to the Zoning Commissioner in Core No., 72-246-A.

After seviewing the evidence and testimony presented in this same, it is the judges, or of this board that under faction 307 at the Zoning Regulations, the Potitioner is failed to prove practical difficulty and/or successorable handship, and should be made to comply with Section 400, I of the Regulations sovering Accessory Sulfdings in Residence Zones. In Sect, had Mr. Tondition adhered to Sulfimore County Codes and Regulations after being made owner that slay do exist by Judge Waldes 5 in District Court and by the Zoning Commissioner, he would not be before this Board. The Board harder concludes that because there is already 5 dwelling and two occasiony inclidings on his property, and that because there is already 5 dwelling and two occasiony inclidings on his property, and that Mr. Toodinase has, in our spinion, created by him. If any bandship or difficulty that exists, the position for variance shall be denied and the Order of the Zoning Commissioner, desert November 5, 1977, shall be affirmed.

soning mariance SE'S of New Section Smad, 500.55" NE of South Senoca Smad 19th District, Saltimore County and grant such ether relief as the nature of this case may require.

> A. Cordon Boone, Jr. 11 w. Pennsylvenia Avenue Townen, Maryland 21204 825-5606 Attorney for Appellants

William I. Tondings - #74-34-A

OFFEE

For the recent set forth in the observing Opinion, it is this 14th any of May, 1974, by the County Secret of Appends, OZDERED that the revience patitioner for, be and the same is handy DENED.

Any aspect from this decision must be in accordancy with Chapter 1100, subtitle 8 of Maryland Subs of Procedure.

COUNTY BOARD OF APPEALS OF SALTIMORE COUNTY

Control (S)

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THEREST CRETIFY, that a copy of the aforegoing Potition was serve, on the servicey or the Lewesty source of appeals for multimore county, county Ottlice maliants, imment, Notycean Aldrew Late way or June, 1974.

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appears for markemore county, an hereby acknowledge rocett's of a copy of the sloregoing Petition for one on behalf of the County Smark of Appeals for Smitisore County.

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Secretary
County Brand of Appen
for Ballimore County

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"that it was erbitrery, unreasonable or caprictous. Fartman v. Montgomery County Courti, suprar Agmentane, Inc. V. Lucas. supray Epsley v Hospital for Corsupt ves. supray Mayor & City Council of Balto, v. Sapern, 236 Md. 291, 186 A.2d 884 (1962)."

The questions before the Court at this time are: (1) was there ample tegally sufficient evidence to make the issue before the Board "fairly debatable," and ir por (2) has the Appellant show, that the Board's determination was arhitrary, unreasonable or capticious.

This Court realizes that it has no authority to autotitute its judgment for that of the roning authority but is limited to the above dete minitions

A review of the transcript reveals to this Court that the evidence presented before the board was sufficient to make the issue "fairly debatable." The Petitione; having filed this appeal has the burden ... proving to this Court that the Board's action was arbitrary, carricious or unreasonable. It is this Court's opinion that the Petitioner has failed to establish that the sound abused the discretion vested in it by law.

For the above reasons, the opinion of the County Board of Appeals of Bultimore County is hereby AY(1997) this day of September, 1974, and the Fetitioner's appeal te hereby purity.

Copy the A. Gordon hoome, La. Mr. Joseph Eacher. county Sourd of Aureals Richard 5. Byrd. Assistant County Solicitor

PETITION FOR VARIANCE IN THE CIRCUIT COURT from Section 400.1 of the POR BALTIMONE COUNTY Baltimure ounty Zoning Regulations SE/S of New Section 505.55 ME of South Senece Boad 5321 MISC. CASE: 15th Distric\* DOCKET 430 POLIO

..........

WILLIAM T. TOMLINSON

Petitioner.

#### MEMOCANDIM OFTILION

This matter involves an appeal from the County Board of Appeals of Maltimore County, which by its Order dated May 14, 1974, denied to Mr. William T. Towlinson a requested variance arms Section 400.1 of the Saltimore County Zoning Regulations to permit an accessory building in the front yard instead of the required rear yard. The property involved is located on heart wide of New Section Bood 505,55 feet northeast of South Seneca Foad in the 15th flaction District of Baltimore County, also known as 650 New Section Road.

The appeal was filed with this Court on J. se 11, 1974. A hearing was held by the Court on Jugust 21, 1974 at which time counsel for Appellant presented argument. Appellant's counsel has schmitted a memorandum of fact and law which has been reviewed by the Court. Having reviewed the transcript, memorandum and the law, the Court is now in a position to wake its decision.

The petition was filled p assent to Section 307 of the Zoning Regulations which states in parts

> PER MIT Vertiennes The Anning Commissioner of Saltimore County and the County Board of Appeals upon appeal, shall have and they are hereby given the power

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"to grant cartamen from might and area requisitions, from off-street parking regulations and from sign regulations, only in Cases where strict compliance with the Zoning Pegulatures for Baltimore County would result in practical difficulty or unreasonable hardship. M. increase in residential density beyond that otherwise allowable by the Zening Regulations shall be permitted as a result of any such grant of variance from height or area regulations. Furthermory, any such variance shall be granted only if in strict harmony with the spirit and intent of said height area. off-street parking or sign regulations, and only in north names as to grant relief without substantial injury to public health, safety. and owners; welfare." (Dephasis wided.)

The Board found that the testimony presented by the Petitioner was "roid of proof of practical difficulty and/or inreasonable hardship." The Board west on to state, "All of the evidence that might tend to prove any such difficulty. and/or hardship is the result of overt actions by the Petitioner contrary to existing regulations." This finding was based principally on the testimony of Mr. William Tomlinson, tim Petitioner. The facts are as follows;

Mr. Towlinson began construction of the subjec building posetime during the early part of 1971; he introded to use it as a dwelling. He had begun construction without applying for or obtaining a building permit. Upon a complaint by the Bowleys Quarters Improvement Association on April 6, 1971, and efter an investigation by the muilding Engineer's Office of Baltimore County, Mr. Tomlinson was notified on April 7, 1971 to halt immediately any further construction. Mr. Tomlinson was cited for a violation and subsequently fibed the sum of Six Hundred (\$600.00) Culibia by the District Court of Mary land.

This property was the subject of an eaclier variance

- 2 -

Petation for Variance · Neltimore County Office of SEIS of New Section April . PLANTING & PONTING NO. 75-7-4 (ften 50.255

APPEAL TO THE COUNTY MOARD OF APPEALS

505.55' NE of South

William T. Youlinson

Seneca Rand+ 15th

District

Potitioner.

Petitionse.

Now comes the Petitioner, William t. Toolinson, by his Attorney, A. Gordon Boone, Jr. and requests an Appeal from the destation of the Zoning Commissioner of Nov. 1,101 in the above custinged case, to the county Sound of Appendix

A. Gordon Monne, Jr.

11 W. Pennsylvania Avenue Towner, Maryland 2120-Va 3-5696

District our and maple

potition for a dealling (Case No. 72-306-A) which required in the granting by the Sening Commissioner or April 25, 1972. of two side yard setbacks for the subject building for use as a dwelling. A later site wist' by the Buildings Engineer representative indicated that Mr. Tomlineon had apparently ast intended to complete his plan to spect a dwelling as there had been no attempt to provide necessary sewage or water book upo, which are mandetory for such a str cture. This matter was brought to Mr. Tomlinson's ettention, whereupon he subsequently requested another variance to permit this building to remain as an accessory brilding in the front of his property The second requested variance, having been denied by the Zoning Cramissioner and the County Board of Appeals, is now tre subject of this appeal.

The Court must look at all of the facts and treumstances of a soning appeal in light of the principles set forth is Haldenso v. Board of County Comissioners of Monard County. 253 Md. 298 (1969), where the Court, concerning the scope of review, said:

> "We have often repeated the principles here applicable: courts have no power to resone and may not substitute their judgment for that of the expertise of the soning authority. Eighman v. Montagmery County Council. 251 Md.
>
> 273, 247 A.2d 255 (1588): Bon by v. Mospital
> for County tives, 244 Mf. 197, 227 A.2d 746
> (1967): Board of County County for Prince
> Secret's County v. Fart, 247 Ms. 115, 218 A.2d
> 923 (1964). It has long been settled that the zoning authority's determination to currect if there were such legally sufficient evidence as would make the question fairly dehatable. Ark Redi-Mis Confrete cor. V. Smith. 24: 1. 1. 248 A.28 220 (1968); Rathr and City Church of Greenhelt V. No. of Courty Courts in Filence Genger's County, 247 MS. 670, 235 A.28 140 (1967) Agnesiane, Jrc. v. L.:se. 267 MA. 412, 233 A.24 757 (1967). Further, the one who attacks the determination made by the authority must show

> > - 1 -

Mariane 5, 1473

A. Orrion Bonne, Jr., Esquire 11 West Pencephysia Avenue Forros, Maryland 21204

A.E. Potters for Verigino
SE/5 of Nov Section Road, 505,51\* NE of South Fernis Head . , fry Distres NO. 74-24-A Stern No. 145-

Dear Mr. Bears

I have this date passed my Coder in the above captioned tratter. Copy of sold Order to assected.

Very truly yours.

S. KAIC DI NENNA Joning Commissions

SED/est

ce: Mr. Joseph Kachen 150 New Section Read Columero, Maryland 11210

regulations, from off-wirest parking requis-tions and from sign regulations, goly in cases where strict commisses with the Boning hemistions for Baltimore County would result in practical difficulty or unrateonably hard-phip. Bo increase in residential density beyond that otherwise allowable by the Boning PETITION FOR VARIANCE IN THE CIRCUIT COURT from Section 400.1 of the potition for a dwelling (Case Bo. 72-545-K) which resulted Baltimore County Boning FOR BALLTIMORE COUNTY Requiations: in the granting by the Zoning Commissioner on April 25, 1972, SE/S of New Section 505.55 ME of South Senece Boad MISC. CAUE: 5321 of two side yard setbacks for the subject building for use 15th District DOCKET POLIO: 438 as a dwelling. A later site visit by the Building Engineer WILLIAM T. TOMLIMSON hegeletions chall be permitted as a result of any such grant of variance from beight or area representative indicated that Mr. Tomlineon had apparently Potitioner regulations. Perthermore, any mich variance shell be granted only if in strict harmony with the spirit and intent of said beingt. Head off-street parking or sign regulations, and smir in such manner as to grant relief vithout substantial in very to public health, saidty and general yelfers. (Dephasis added.) not Literaled to complete his play to erect a dwelling as there had been no attempt to provide necessary sovene or meter book-\*\*\*\*\*\*\*\* ups, which are mandatory for such a structure. This ageter BREESAMME OF DELETION was brought to Mr. Tomlineon's attention, whereupothe This matter involves an appeal from the County Board The Board found that the testimony presented by the subsequently requested another variance to permit this building of Appeals of Baltimore Count which by its Order dated May 14. Petitioner was "void of proof of practical difficulty and/or to re. . se an accessory building in the front of his property. 1974, denied to Mr. William T. Tomlinson a requested variance unreasonable hardship." The Board went on to state. "All The second requested variance, having been denied by the is limited to the stove determinations. from Section 400.1 of the Baltimore County Zoning Regulations of the evidence that might tend to prove any such difficulty Buning Commissioner and the County Board of Appeals, is now to permit an accessory building in the front yard instead of and/or hardship is the result of owert settions by the the subject of this appeal. the required year yard. The property involved is located on Petitioner contrary to existing regulations." This flinting The Court must look at all of the facts an excumthe southeast a'do of the Section Road 505.55 (set northeast was bused principally on the testimony of Mr. William Pomlinson, straces of a soning opposi in light of the principles set forth of South Seneca Road in the 15th Election District of Beltimore the Petitioner. The facts are as follows: in Haldsman v. Sould of County County-County- of Bowers County. County, also known as 650 New Section Road. Mr. Tomlinech began construction of the entiret 253 Md. 298 (1969), where the Court, concerning the mone of The appeal was filed with this Court on June 13, building sometime during the early part of 1871; he intended review, enids 1974. A hearing was held by the Cour. on August 21, 174 st to use it as a dwelling. He had begun occupation without in it by low. "We have often repeated the principles here which time counsel for Appellant presented argument. Appellant's applying for or obtaining a building permit. Open a complaint applicable: courts have no power to resume and may not substitute their judgment for that counsel has submitted a memorandum of fact and law which has by the Bowleys Octobers Improvement Association on April 6, of the expertise of the soning authority. Firkman v. Montocomery County Council. 351 mg.
273, 247 A. 2d 255 (1968); Boeley v. Mospital
for Consumptives, 266 md. 197, 227 A. 2d 746
(1967); Board of County Comers for Frince
Passing's County v. Fart, 242 md. 315, 218 4. 2d
923 (1966). It has long been settled that the
anning authority's determination is correct if
there were such levelly sufficient settled. been reviewed by the Court. Having reviewed the transcript. 1971, and after an investigation by the Building Engineer's memorandow and the law, the Court is now in a position to make Office of Baltimore County, Mr. Tomlinson was notified on is hereby PERIED. Its decision. April 7, 1971 to halt immediately any further construction. The petition was filed pursuant to Section 307 Mr. Tomlinson was cited for a violation and subsequently fined there were such legally sufficient evidence as would make the quantion fairly debatable. Ath of the Zoning Regulations which states in part: Redi-Ris Concrete Curp. v. Baich. 251 mt. 1.

246 A.2d 220 (1968): Burns and City Council of
Grandwalt v. Bd. of County Council at 1967):

December County. 347 Mt. 670, 234 ... 34 280 (1967): the sum of 5tx Hundred (\$600.00) Dollars by the District Court "Sec. 307 Variances of Maryland. The Zoning Commissioner of Baltimore County Copy to: and the County Board of Appeals upon appeal. This property was the subject of an earlier variance Accessions, Inc. v. Locas, 247 Mt. 612, 233 A.26 757 (1967). Purther, the one who attacks the A. Gordon Boone, Enq. shall have and they are hereby given the power Mr. Joseph Eachen County Board of Appeals determination made by the authority must show - 2 -STREET, STREET, SOUTH TO. S. Lrie Citonea. Locing Carmins incor-CONFLATAURTS C DESTRICT \_\_\_ FROM - William 2, From, Sirector - Price of Floring --DATE \_\_\_\_\_ AMPLL 8. 1971 FT12 NO. 1-11-151-15 Ifth District met on this petition at this time. LETTER II PROBES The above complaint has been received and is being investigated. If the field importion discloses a violation of the military County heliting Code, seconsary action will be taken. fin show completes has been sectived and is boing investigated. If the field importion WOF INCE I'M Claricone a vicinties of the Bultimer Comity Sporteted Code, reconsery settles will be well call was received on April 7, 1977. Compliator, the

'that it was arbitrary, unreasonable cr capricione. Elrimon V. Bostomery County Opposil, supray Armedians, Inc. V. Lucas, supray Booler V. Respital for Consumetives, supray Repor & City Council of Salto. V. Supero, 230 Md. 291, 186 A.36 886 (1962).

The questions before the Court at this time are: (1) was there ample logally sufficient evidence to make the issue before the years "fairly debatable," and if so: (2) has the Appellant shows that the Board's determination was arbitrary, varessonable or capricious.

This Court realises that it has no aetherity to substitute its judgment for that of the soming authority but

A review of the transcript reveals to this Court that the evidence presented before the Board was sufficient to make the (sepe "fairly debatable." The Petitioner having filed this appeal has the burden of proving to this Court that the Board's action was arbitrary, espricious or wassenable. It is this Court's opinion that the Patitioner has failed to setablish that the Board abused the discretion wested

For the above reasons, the opinion of the County Board of Appeals of Baltimore County is hereby AFFIRED this \_\_\_ day of September, 1974, and the Potitioner's appeal



Bichard D. Byrd, Incistant County Solleiter

## DAL MORE COUNTY, MARYLEND

INTER-CUPICE CORRESPONDENCE

Desc. July 18, 1973 MEMBET Polition #76-24-4. Southeast side of New Section Read \$25.55 feet Markhout of Senece kast. Petition for Variance for a Rear Yard. Petitioner - William T. Tomlinson

MEARING: Monday, July 30, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no



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BOWLEYS

PROPOSED ACCESSORY BULDING

1551

WHAT MINE MAKE T MAKE 30" MICH. MINO. NEW SECTION PLANS \*\*\*\*\*\*\* 20132 W 45 A - C - 2 05 30 10 91 1 --- 50555 ----- (SECHNING) 1 1 1 1 m 13 22-SENECK POSS BRAT MARK CHIEN THEE WATER End we MATTER THE 100 J. Millery, N \* R. A.L. SECTION. Lands SARAGE 3399 334 354 323 378 320 ENSTINE DISEASE CHATCH CATLOS PAGRISED ACCESSION MINISTERS Acres 13/200 METER LAW MENT HOUSE ... SEVERA CHEEK SITE PLAN Same 1994 ISTH ELECTION DISTRICT HITH PRESENCT E + 237 New Server MICH WILLAW T. TOMERSON

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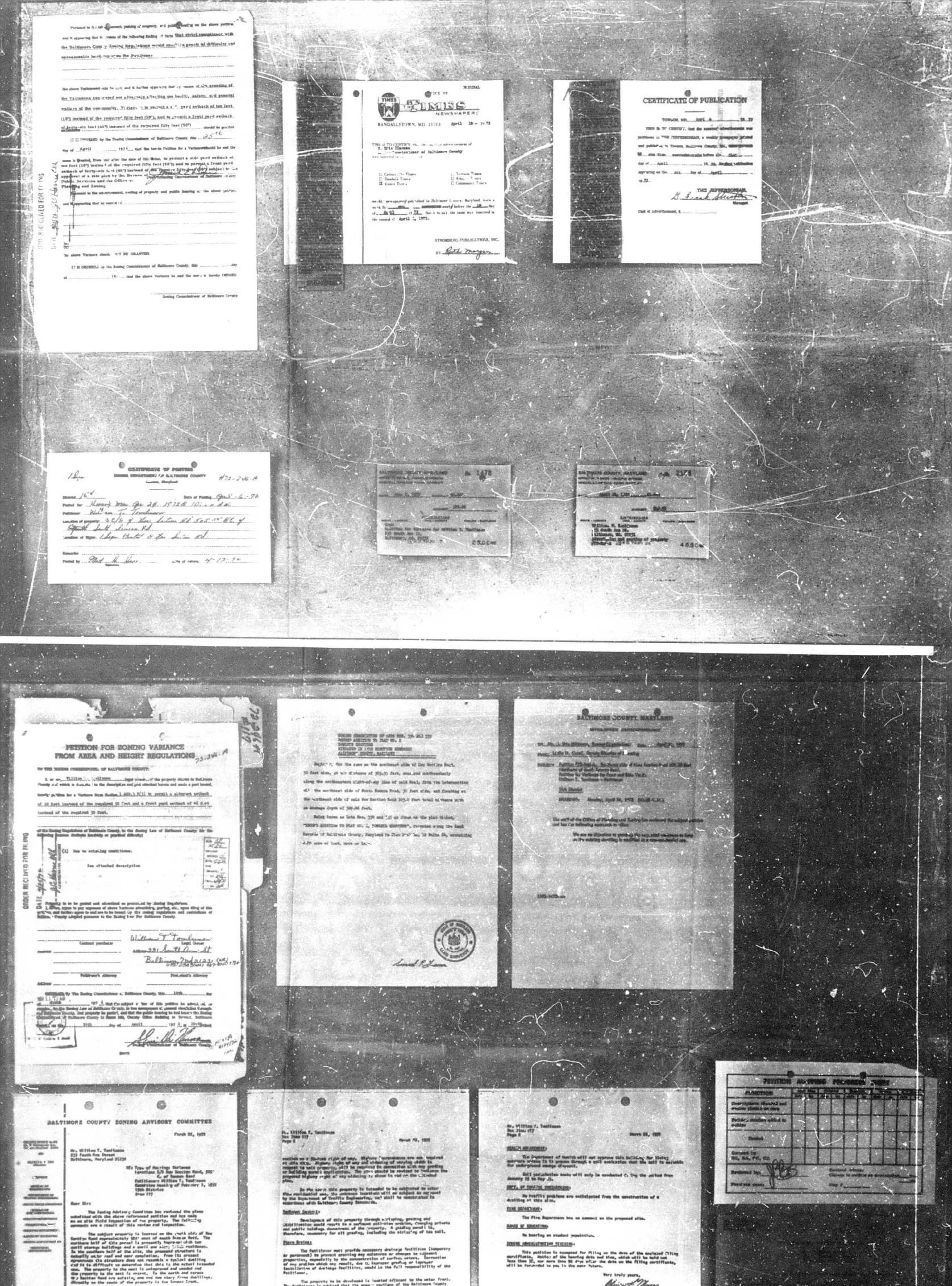
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The perporty to be developed is tourted editions to the unter front.

The Patitioner to edited that the proper sections of the Betzlener foundy
but being Code must be full-most showely alcorate a limitations are placed to

Public unter more of a contlebia to serve this preparty.

ematewetten funtures rule regulared.

which is watting private so atta somerage.

Medical

Band Stery Reserve

first floor levels of regidential or commercial development and other special

Public sandary compays is not conflicte to serve this presenty.

DESIGN OF ENGINEERING

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The full leading assessed one fundable to regard to the offen administration by the Lording Admisory Secretaries in our just on the subject time.

Supremu. 2 to the future as a 30-feet closed type rentwey cross

Now Socitor Rand, on existing public rood, it processed to be

Hery truly years,

Miniwood Mycar

Nicholas B. Commoders horses of Ecquiserring Department of Traffic Engineering State Foads Commission Bireau of Fire Prevention Besith Department Project Planning Burlding Separtment board of Giucation feminy Administration TAL STRIME Development. 10. MIDERINE PROPERTY July 13, 1981 Mr. William B. Hammond Zoning Commissioner County Office Building Townon, Maryland 21204 Re: Item #235 (1980-1981) Property Owner: James A. & Patricia A. Baker S/ES New Section Poad 601.7' N/E of S. Senoca Rd. Acres: 98.5/124.5 x 406.0/316.24 District: 15th 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. The comments which were supplied in connection with the Zoning Advisory Committee review for Item 117 (1971-1972) and 245 (1972-1973) are referred to for your consideration. This office has no further commont in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1980-1981). Very truly yours, (SIGNED) EDWARD A. MCDONQUGH ROBERT A. MORTON, P.E., Chief Bureau of Public Services

RAMIEAKI PARISS

z-sw Key Sheet

RE 2 L Topo

91 Tax Pap

Attachments

cc: Jack Winbley

7 & 8 NE 46 5 47 Pos. Sheets

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1983

COUNTY OFFICE BLDG. 111 N Chesapeate Ave.

Chairman.

MEMILTA

Mr. Steven R. Shores 3921 New Section Road Towers, Maryland 11704 | Baltimore, Maryland 21220

RE: Case #83-283-A (Item No. 205) Petitioner - Steven k. Shores Variance Petition

Dear Mr. Shores:

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.

In view of your propual to legalize the location of the existing pavilion, located in the front yard, this variance is required.

As you are aware this property has seen the subject of three previous zoning hearings (Case #72-246-A. #74-24-A and #62-44-A). The first hearing granted variances to convert this structure to a dwelling, while the remaining two hearings denied requests to allow this structure to remain as an accessory building in the front yard.

At the time of field inspection, the walls of this structure were removed, and it was your feeling that this would make a difference in your request.

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.

NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC:scn

Enclosures

Baltimore County, Maryland

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

July 15, 1973

Department Of Public Borks

Bureau of Engineering ELLSWORTH N. DIVER P. C. CHIEF

.r. 5. Eric Dillenna Zoning Commissioner County Office Duilding Towson, Maryland 21204,

> Re. Iten #245 (1972-1973) Property Owner: William T. Comlinson New Section Road, Most Mr of Seneca Road Present Zoning: F.D.F. Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard District: 15th No. Acres: 0.30 acre

Dear Mr. DiNonna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Conmittee in connection with the subject iwas.

#### General:

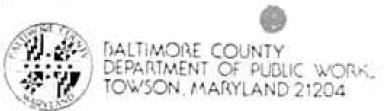
The comments supplied for this property in connection with Item #117 (1971 - 1972) remain valid and applicable to this Item #245 (1972 - 1973). Those commonts are referred to for your consideration.

Very truly yours,

SLLSWORTH N. DIVER. P.E. Chief, Bureau of Engineering

ENDIEAM: FARIES

2-SW Key Sheet 8 NE 46 & 47 Pos. Sheets NE 2 L Topo 91 Tax Map



HARRY J PISTEL P E DIRECTOR

May 6, 1983

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

> Re: Item +205 (1982-1983) Property Owner: Steven R. Shores S/S New Section Rd. s01.7' N/E of Senera Rd. Acres: 98.5/125 X 406/216.24 District: 15th

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 cornection with the subject

#### General:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Items 117 (1971-1972), 245 (1972-1973) and 236 (1980-1981) are refurred to for your consideration.

This property is within the Baltimore County Metropolitan District and beyond the Comprehensive Metropolitan Facilities Planning Area. Baltimore County Water Supply and Sowerage Plan W and S-23B, as amended through January 1982, indicate respectively, "Existing Service" and "No Planned Service" in the area.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 205 (1982-1983).

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

Date.... February 3, 1972

#### RAM: EAM: FWR: 55

Z-SW Key Sheet 7 6 0 NE 46 6 47 Pos. Sheets NE 2 L Topo 91 Tax Map

## BAIMMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

ATTN: Oliver L. Wers FROM Ellsworth N. Diver, P.E.

TO. S. Eric PiNenna

SUBJECT\_ Item £117 (1971-1972) Property Owner: William T. Tomlinson S/S New Section Hord, 505' ", of Seneca Road Present Zoning: R.D.P. Proposed Zoning: Variance from Section 1400,35 (3) - front and side yards

District: 15th No. Acres: 100' x 400'

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:

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type rozdway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way and widening of varying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening as shown in red on the attached plan.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Department of Traffic Agineering, and shall be constructed in accordance with Baltimore County Standards.

### Sediment Control:

Development of this property through stripping, grading and stabilisation oculd 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:

The Patitioner 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 Potitioner.

construction features are required.

Storm Drains: (Cont'd) The property to be developed is located adjacent to the water front. The Potitioner is advised that the proper sections of the Rullimore County Duilding Code must be followed whereby elevation limitations are placed on first floor levelu of residential or commercial development and other special

Water:

Public water supply is available to serve this property.

Sandtary Sewers

Public samitary newerage in not available to serve this property which is utilizing private onsite severage.

ELLSWETH N. DIVER, P.S.

Chief. Bureau of Engineering

EMD: EAM: FAR: 85

Attachment

91 Tax Man

co: John A. Somers

Z-SW Key Shoet 8 NE 46 & L7 Position Sheet NE 2 L Topo

( ) 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.

The results are valid until Revised plans must be submitted prior to approval of the percolation

( ) Soil percolation tests have been conducted.

( ) 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

( ) All roads and parking creas should be surfaced with a dustless, bonding material.

( ) No health hazards are anticipated.

(X) others The proposed accessory

structure will not interfere with the location of the sewage disposal SYSTEM THE MENT OF THE PROPERTY OF THE PROPERT

BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY DEPARTMENT OF HEALTH

County Office Building Towson, Marylard 21204 Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Property Owner: Steven R. Shores Location: 5/5 New Section Read District 15 Water Supply Public Sewage Disposal Folicate

COMMENTS ARE AS FOLLOWS:

Zoning Commissioner

Office of Planning and Zoning

( ) 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 require-

ments 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 gallors 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 cure 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 mafety; 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)

HALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item # 205, Zoning Advisory Committee Meeting of

Property Owner: Struck R. Struck Location: 5/c New Section Pend District 15

Water Supply Public Sewage Disposal Print COMMENTS ARE AS FOLLOWS:

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SS 20 1082 (1)

Zoning Iten # 25.5 . ) 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 ( ) 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 ( ) All roads and parking areas should be surfaced with a dustless, bonding ( ) No health hazaris are anticipated. (X) others The proposed accessory Structure will not interfere with The location of the sewage disposal

SS 20 1080 (2)

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BUREAU OF ENVIRONMENTAL SERVICES

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SS 20 1080 (2)

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> Ian J. Formest. Director BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: \_\_Steven R. Steres Location: 5/5 New Section Road District 15 Water Supply Public Sewage Disposal Pajunto

COMMENTS ARE AS FOLLOWS: ( ) Prior to approval of a Building Permit for construction, renevation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review

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SS 20 1082 (1)

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Consittee Meeting of April = 1983

Property Owner: Standard R. Shaces

Location: 515 New Section Road District 15 Water Supply Public Sewage Disposal Police to COMMENTS ARE AS FOLLOWS:

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SS 20 1082 (1)

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

## BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

William E. Hammond TO\_Zoning\_Commissioner\_\_\_\_ Norman E. Gerber, Director FROM Office of Planning and Zoning Zoning Petition No. 83-283-A

Date\_\_\_\_/Agy 31, 1983

SUBJECT Steven R. Shores

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

NEGJGH:slc

cc: Arlene January Shirley Hess

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Sesting of April 5 1983 Property Owner: Steven P. Shoces

Location: 5/5 New Sertion Road District 15 Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

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- ( ) 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)

## PETITION FOR VARIANCE

15th Election District

ZONING:

Petition for Variance

LOCATION:

South side of New Section Road, 601.7 ft. Northeast

of Seneca Road

Tuesday, June 21, 1983 at 9:30 A.M.

PUBLIC HEARING:

DATE & TIME:

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:

> Patition for Variance to permit an existing accessory structure to be located in the front yard in lieu of required rear yard

The Zoning Regulation to be excepted as follows: Section 400.1 - location of accessory structure

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

Being the property of Steven R. Shores, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 21, 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

( ) 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 ( ) 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 Fermit ( ) All roads and parking areas should be surfaced with a dustless, bonding material. ( ) No health hazards are anticipated. (X) Others The proposed accessory

> Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

#### PETITION FOR VARIANCE

#### 15th Election District

ZONING:

Petition for Variance

LOCATION:

South side of New Section Road, 601.7 ft. Northeast

of Seneca Road

DATE & TIME:

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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Mar, land

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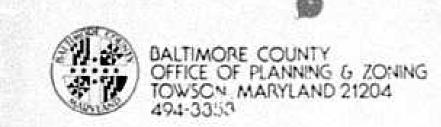
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Hearing Date: Tuesday, June 21, 1983 at 9:30 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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



WILLIAM E HAMMOND ZOWNG COMMISSIONER

June 24. 1983

Mr. Steven R. Shores 3921 New Section Road Baltimore, Maryland 21220

> RE: Petition for Variance S/S of New Section Rd., 601.7' NF of Seneca Rd. - 15th Election Steven R. Shores - Petitioner NO. 83-283-A (Item No. 205)

Dear Mr. Shores:

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

Very truly yours, \_

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Joseph Kashen 3920 New Section Road Baltimore, Maryland 2:220

> John W. Hessian, III. Esquire People's Counsel

> > ZONING DESCRIPTION

Located on the south side of New Section Road, approximately 601.7' northeast of Seneca Boad and being lots 334 and 335, as shown on second addition to Plat #2, Bowley's Quarters; which is recorded in land records of Baltimore County in Book 10 Page 64. Also known as 3921 New Section Road.

#### BOTICE OF HEARING

Re: Pelition for Variance
S/S of New Section Rd., 601.7' NE of
Seneca Road
Steven R. Shores - Petitioner
Case No. 83-283-A

TDE:_	9:30 A.M.	
PATEL,	Tuesday, June 21, 1983	
PLACE:	ROOM 106 COUNTY OFFICE BUILDING, 111 W. CH	DSAPEAKE ATERUS,

cc: Ms. Deborah Brill 3925 New Section Road

Balto., Md. 21220

TOWSON, KARYLAND

Mr. Joseph Kashen 3920 New Section Road Balto., Md. 21220

ZONTING COMMISSIONER OF
RALIFIMORE COUNTY

BALTIMORE COUNTY. ARYLAND
OFFICE OF FIN. INCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE

DATE

DATE

ACCOUNT

ACCOUNT

AMOUNT

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

WILLIAM E HAMMOND ZONING COMMISSIONER

June 9, 1983

Mr. Stevon R. Shores 1921 New Section Road Baltimore, Maryland 21220

Re: Petition for Variance
S/S of New Section Rd., 601.7' NE
of Seneca Road
Case No. 83-283-A

Very truly yours,

Dear Mr. Shores:

This is to advise you that \$46.30 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.

BALTIMORE COUNTY, MARYLAND MO. 1:7653

BALTIMORE COUNTY, MARYLAND Amissioner

Mo. 1:7653

DATE 6/21/83 ACCOUNT R-01-615-000

AMOUNT \$46.30 (cash)

RECEIVED Steven R. Shores
FOR Advertising & Posting Case #83-283-A

VALIDATION OR SIGNATURE OF CASHIER

DATE & TIME: Tueslay June 21, 1963 rt 9:30

Hearing Dete: Tuesday,
June 21, 1982 at 9:30 A.M.
Public Hearing: Room
106, County Office Building, 111 W. Checapeake
Avenue, Towson,
Maryland.

BY ORDER CY Willow E. Rooms & Zoning Commissioner Of Baltimore County

C 013\*\*\*\*\*\*\* 5215A

83-283-A

# CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towners, Maryland

15 T	Date of Posting 6.16/9.3
District 2	
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Petitioner: Attender R. Parke	T. 01 (-1-11)
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Posted by Alan 2 Heman	Date of return: 6/16/93
Signature	
Number of Signs:	

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Granted by ZC, BA, CC, CA										
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# CERTIFICATE OF PUBLICATION

Cost of Advertisement, \$ 19.25

8 x 18

EXISTING

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FIRE HYLEANT

-- 6017-

THE INTERSECTION

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83-283-4

# CERTIFICATE OF PUBLICATION

L. Frank Structur

Cost of Accertisement, \$ 19.25

