

PETITION FOR ZONING VARIANCE 84-257-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 1.802.3.B (111 C.2.) TO PERMIT A FRONT YARD SET BACK OF 17 FT. INSTEAD OF REQUIRED 26 FT.

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

1. SINCE ROOF AND FOUNDATION ARE EXISTING IT WOULD BE COST PROHIBITIVE TO PUT PORCH IN ANOTHER LOCATION.
2. WOULD HELP BLOCK STREET NOISES.
3. WOULD REDUCE HEATING BILL CREATING A WIND BREAK TO KEEP COLD AIR OUT OF HOUSE.

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 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
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
RATIO ENGINEERS, INC.
Name
200-E FENWOOD COURT
Address
GLEN BURNIE, MARYLAND 21061
Phone No. 750-1919
GLEN BURNIE, MARYLAND 21061
Phone No. 750-1919
Ordered By The Zoning Commissioner of Baltimore County, this 7th day of February, 1984, 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 3rd day of April, 1984, at 9:30 o'clock A.M.

Cell John
Zoning Commissioner of Baltimore County.

(over)

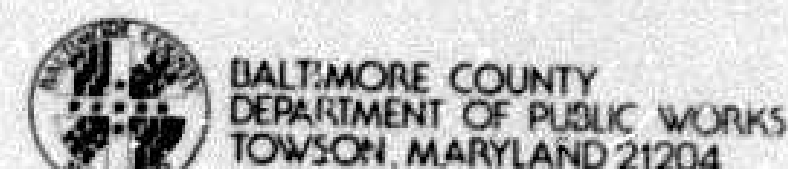
Mr. & Mrs. Richard R. Smith
7 Dogwood Road
Middle River, Maryland 21220

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 7th day of February, 1984.

Petitioner: Richard R. Smith, et ux
Petitioner's Attorney: *Cell John*
Received by: *Cell John*
Chairman, Zoning Plans Advisory Committee



HARRY J. PISTEL, P.E.
DIRECTOR

March 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #196 (1983-1984)
Property Owner: Richard R. Smith, et ux
8/S Dogwood Dr., 155' S. Wilson Point Rd.
SP X 101.4/100.49 District: 15th

Dear Mr. Jablon:

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 exist and are not directly involved.
Dogwood Drive, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

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.

There is a public 18-inch storm drain and 8-inch public sanitary sewerage within 10-foot utility easements along the northeasterly side and southeasterly (rear) lot lines, respectively, of this property.

The Petitioner is cautioned that no construction of any structure, including footings is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,
Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

PAM:KAM:FMR:88

1-SE Key Sheet
9 NE 37 Top. Sheet
NE 3 J Topo
31 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Richard R. Smith, et ux
84-257-A

Date: March 19, 1984

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

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cc: Nicholas B. Cornodari,
Chairman

Mr. & Mrs. Richard R. Smith
7 Dogwood Road
Middle River, Maryland 21220

RE: Case No. 84-257-A (Item No. 196)
Petitioner - Richard R. Smith, et ux
Variance Petition

Dear Mr. & Mrs. Smith:

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 this case. The director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

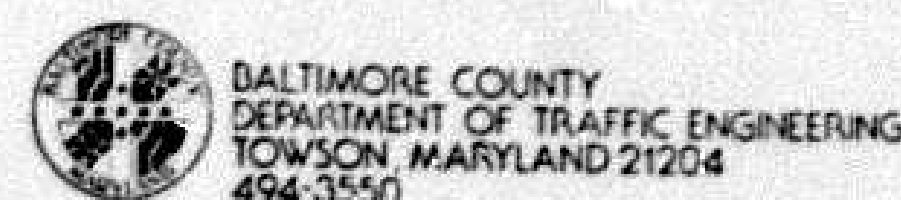
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Cornodari
NICHOLAS B. CORNODARI
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures



STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 195, 196, 197, and 201. ZAC- February 7, 1984.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

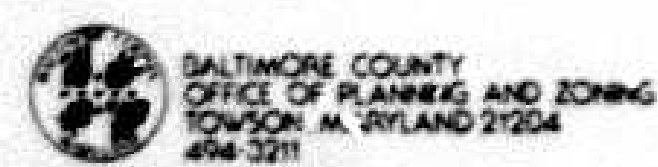
Across:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 195, 196, 197, and 201.

Michael S. Hanigan
Michael S. Hanigan
Traffic Engineering Assoc. TI

MSF/ecn



NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 2-7-84
Item # 196
Property Owner: RICHARD R. SMITH, ET UX
Location: 8/S Dogwood Dr. 155' S. Wilson Point Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board.
- ☒ Landscaping should be provided on this site and shown on the plan.
- ☒ The property is located in a deficient service area as defined by Bill 172-79. The building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is:
- ☒ The property is located in a traffic area congested by a "B" level intersection as defined by Bill 172-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

James A. Rober
James A. Rober
Chief, Current Planning and Development

A Polaroid photograph showing a dark, silhouetted landscape. In the foreground, a large, dark tree trunk and its branches are visible. In the background, a building with a chimney is partially visible. The image is very dark and grainy, with a white border around the photo.