

**PETITION FOR ZONING VARIANCE** 95-110-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 1B02.3B (211.3) and (211.4) to permit a side yard of 4' in lieu of 8' and a rear yard of 20' in lieu of 30'.

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

1. The rear of the house is the only feasible place to expand.
2. Due to growing family, extra space and bedrooms are needed.
3. The family cannot afford to move to a new home.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name) \_\_\_\_\_  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Zip \_\_\_\_\_

Developer for Petitioner:

Security Builders, Inc. W 889-8408  
 2505 Summerson Road H 486-3680  
 Baltimore, MD 21209 Phone No. \_\_\_\_\_  
 City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:

Security Builders, Inc.  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_


ORDERED BY The Zoning Commissioner of Baltimore County, this 31st day of August, 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 16th day of October, 1984, at 9:30 o'clock A.M.

*Call John*  
 Zoning Commissioner of Baltimore County.

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

MICROFILMED

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
 TO Zoning Commissioner \_\_\_\_\_ Date September 24, 1984 \_\_\_\_\_

Norman E. Gerber, Director  
 FROM Office of Planning and Zoning \_\_\_\_\_

Zoning Petition Nos. 85-97-A,  
 SUBJECT 85-100-A, 85-101-A, and 85-102-A \_\_\_\_\_

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

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

NEG/JCH/sf

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

October 5, 1984

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

Mr. Al Donnelly  
 Security Builders, Inc.  
 6660 Security Blvd.  
 Baltimore, Maryland 21207

Chairman

RE: Case No. 85-100-A (Item No. 40)  
 Petitioner - Frank Sondhelm, et ux  
 Variance Petition

Dear Mr. Donnelly:

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 other remaining members are received, I will forward them to you. Otherwise, any comment that may have a bearing on this case, this petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Conodari*  
 NICHOLAS B. CONODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

October 4, 1984

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

Re: Item #40 (1984-1985)  
 Property Owner: Frank Sondhelm, et ux  
 S/S Summerson Rd. 258' N/W from centerline  
 Farrington Rd.  
 Acres: 83.89/49.65 X 115/112.63  
 District: 3rd

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 Comments:**

There are no public facilities involved; therefore, this office has no comment.

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.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,  
*James A. Markle*  
 JAMES A. MARKLE, P.E., Chief  
 Bureau of Public Services

JAM:EAM:DFM:iss

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 TOWSON, MARYLAND 21204  
 494-3211

NORMAN E. GERBER  
 DIRECTOR

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

9-6-84

Re: Zoning Advisory Meeting of 8-21-84  
 Item # 40  
 Property Owner: Frank Sondhelm, et ux  
 Location: S/S Summerson Rd  
 NW of Farrington 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.
- Varying 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 22-99 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 on \_\_\_\_\_.
- 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 178-79. No 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 controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: \_\_\_\_\_

*Esperanza G. Bolin*  
 Esperanza G. Bolin  
 Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS  
 DIRECTOR

August 27, 1984

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

Item No. 36, 38, 39, and 40 ZAC-Meeting of August 21, 1984  
 Property Owner:  
 Location:  
 Existing Zoning:  
 Proposed Zoning:

Acres:  
 District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 36, 38, 39, and 40.

*Michael S. Flanigan*  
 Michael S. Flanigan  
 Traffic Engineering Assoc. II

MEF/oca

10/16  
 85-100-A



**LEGAL NOTICE**

**CERTIFICATE OF PUBLICATION**  
59116

Fikesville, Md., Sept. 26 19 84

IS TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly paper published in Fikesville, Baltimore County, Maryland before the 16th day of Oct. 19 84

first publication appearing on the 26th day of Sept. 19 84

second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

THE NORTHWEST STAR

*Phyllis Halley*  
Manager

Cost of Advertisement \$22.00

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., September 27, 19 84

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper, printed and published in Towson, Baltimore County, Md., appearing on September 27, 19 84.

THE JEFFERSONIAN,

*J. B. Ventak*  
Publisher

Cost of Advertising 20.00

85-100-A

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3333

ARNOLD JABLON  
ZONING COMMISSIONER

October 3, 1984

Mr. and Mrs. Frank Sondhelm  
2505 Summerson Road  
Baltimore, Maryland 21209

RE: Petition for Variances  
8/8 Summerson Road, 258' N of  
the c/l of Farrington Rd. (2505 Summerson Rd)  
Frank Sondhelm, et ux - Petitioners  
Case No. 85-100-A

Dear Mr. and Mrs. Sondhelm:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

BALTIMORE COUNTY, MARYLAND No. 134377 re County, Maryland, and  
OFFICE OF FINANCE - REVENUE DIVISION from 113, County Office Building,  
MISCELLANEOUS CASH RECEIPT

DATE Oct. 22, 1984 ACCOUNT R-01-615-000 hereby,

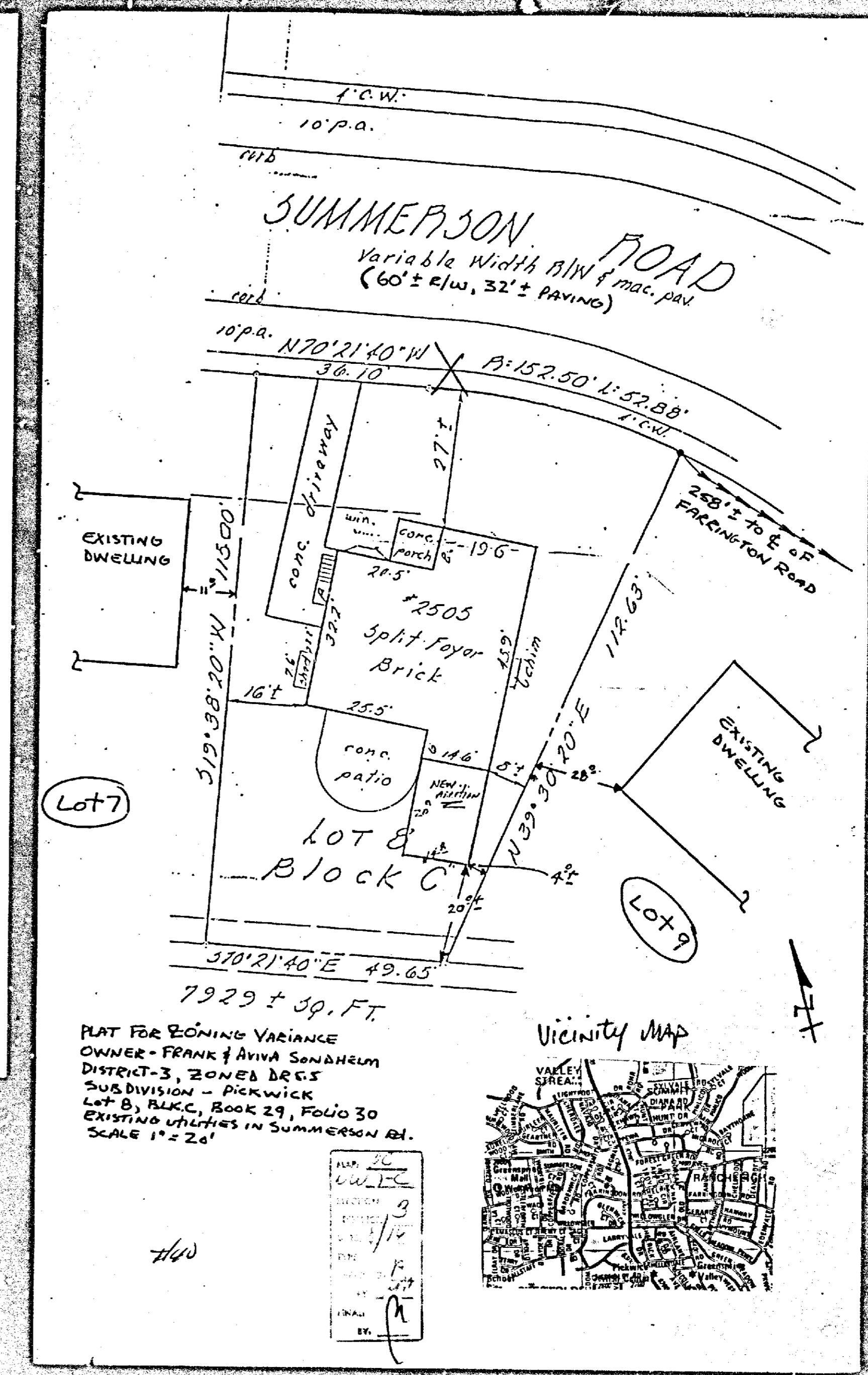
AMOUNT \$47.00

RECEIVED FROM Mr. and Mrs. Franklin Sondhelm  
FOR Advertising and Posting Costs for Case No. 85-100-A

ARNOLD JABLON  
Zoning Commissioner

0 058\*\*\*\*\*4700is P224F

VALIDATION OR SIGNATURE OF CASHIER



**Zoning Description**

Beginning on the south side of Summerson Road, 60' wide at the distance of 258' northwest of the centerline of Farrington Road. Being Lot 8, Block C, in the subdivision of Pickwick, Book No. 29, Folio 30, also known as 2505 Summerson Road in the 3rd election district.

**PETITION FOR VARIANCES**  
3rd Election District

LOCATION: South side of Summerson Road, 258 feet Northwest of the centerline of Farrington Road (2505 Summerson Road)

DATE AND TIME: Tuesday, October 16, 1984 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

Petition for Variances to permit a side yard setback of 4 feet in lieu of the required 8 feet and a rear yard setback of 20 feet in lieu of the required 30 feet.

Being the property of Frank Sondhelm, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY