

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: December 9, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-275-A, 87-276-A, 87-276-A, 87-281-A, 87-282-A and 87-284-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:sib

CPS-008

IN RE: PETITION FOR ZONING VARIANCE
E/S Mt. Zion Road,
328' N of Morris Road
(20809 Mt. Zion Road)
6th Election District
Samuel E. Bosley, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-282-A

The Petitioners herein request a zoning variance to permit an accessory structure (garage) to be located in the front and side yards in lieu of the required rear yard and to allow that accessory structure to be larger than the principal structure (residence).

Testimony by one of the Petitioners indicated that an existing driveway and parking area were constructed several years ago in the front and side yards due to a drastic drop in the topography in the rear of the yard. He now plans the construction of a garage in the front and side yards to provide protection for the five (5) family automobiles, garden tractor, and lawn mower. The proposed location will not only provide level access to the automobiles for his mother, who uses a walker or a wheelchair, but will also permit the existing driveway to be used in connection with the new garage. The building will not be used for habitation or business. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of January, 1987, that the herein request for a zoning variance to permit an accessory structure (garage) in the front and side yards,

ORDER RECEIVED FOR FILING
Date: 1/14/87
By: [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 29, 1986

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

Mr. Samuel E. Bosley
20809 Mt. Zion Road
Freeland, Maryland 21053

RE: Item No. 160 - Case No. 87-282-A
Petitioners: Samuel E. Bosley, et ux
Petition for Zoning Variance

Dear Mr. Bosley:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures

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

DECEMBER 8, 1986

Re: Zoning Advisory Meeting of NOVEMBER 24, 1986
Item # 160
Property Owner: SAMUEL E. BOSLEY, et al
Location: E/S MT. ZION RD. 328' N.
MORRIS 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 on [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 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: [blank]

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLINS
DIRECTOR

December 1, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 157, 159, 160, 161, 163, and 164.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

Zoning Item # 160 Zoning Advisory Committee Meeting of 11-4-86
Page 2

- ☐ Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- ☐ Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- ☐ Soil percolation tests (have been/must be) conducted.
 - ☐ The results are valid until [blank].
 - ☐ Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- ☐ Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - ☐ shall be valid until [blank].
 - ☐ is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- ☐ Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- ☐ If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- ☒ Others: Accessories to be used as a garage - no habitation will be allowed w/o Dept. approval.

No business will be conducted in garage -
petitioners have indicated that the garage will be
used only to park the five (5) family vehicles.

Tan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 160, Zoning Advisory Committee Meeting of 11-4-86

Property Owner: Samuel E. Bosley, et al

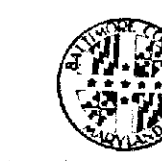
Location: E/S Mt. Zion Rd. District 6

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- ☐ Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ☐ Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ☐ A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ☐ A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ☐ Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the 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 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.

WWQ 1 4/86



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

November 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Samuel E. Bosley, et ux

Location: E/S Mt. Zion Rd., 328 ft. N Morris Road

Item No.: 160 Zoning Agenda: Meeting of Nov. 4, 1986

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 [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ☐ 2. A second means of vehicle access is required for the site.
- ☐ 3. The vehicle dead end condition shown at [blank] 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. 121 "Life Safety Code", 1976 Edition prior to occupancy.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and
Planning Group Approved: [Signature]
Spec. Inspection Division

/nb



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 30, 1986

Mr. Samuel E. Bosley
Mrs. Barbara J. Bosley
20809 Mt. Zion Road
Freeland, Maryland 21053

RE: PETITION FOR ZONING VARIANCES
E/S Mt. Zion Rd., 328' N of Morris Rd.
(20809 Mt. Zion Rd.)
6th Election District
Samuel E. Bosley, et ux - Petitioners
Case No. 87-282-A

Dear Mr. and Mrs. Bosley:

This is to advise you that \$80.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Baltimore County, Maryland, and remit
Building, Towson, Maryland

No. 025780

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
DATE 1/6/87	ACCOUNT R-01-615-000
SIGN & POST RETURNED 30.75	
Mr. Sam E. Bosley 20809 Mt. Zion Rd., Freeland, Md. 21053	
RECEIVED 1/6/87	
ADVERTISING & POSTING COSTS RE CASE #87-282-A	
8000*****8075** 8088F	
VALIDATION OR SIGNATURE OF CASHIER	

Mr. Samuel E. Bosley
Mrs. Barbara J. Bosley
20809 Mt. Zion Road
Freeland, Maryland 21053

December 2, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S Mt. Zion Rd., 328' N of Morris Rd.
(20809 Mt. Zion Rd.)
6th Election District
Samuel E. Bosley, et ux - Petitioners
Case No. 87-282-A

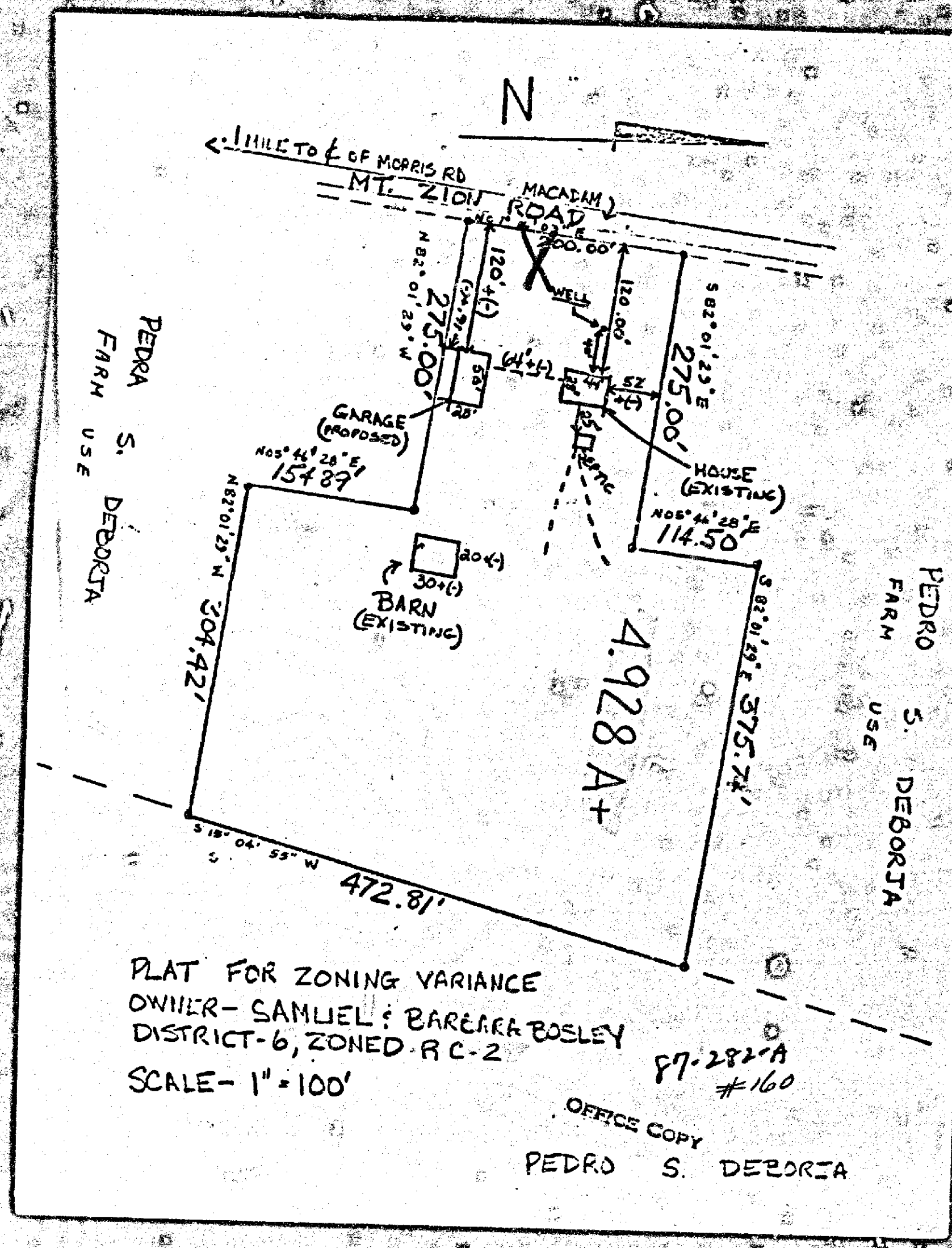
TIME: 9:30 a.m.

DATE: Tuesday, January 6, 1987

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

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	
No. 026076	
DATE 1/24/87	ACCOUNT 01-615
AMOUNT \$ 35.00	
RECEIVED FROM: SAM E. BOSLEY	
FOR: FILING FEE FOR VARIANCE 1/6/87 160	
6 8073*****0000 8248F	
VALIDATION OR SIGNATURE OF CASHIER	



CERTIFICATE OF PUBLICATION

TOWSON, MD., December 17, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 17, 1986

TOWSON TIMES,

[Signature]
Publisher

38.25

PETITION FOR ZONING VARIANCES
6th Election District
Case No. 87-282-A
LOCATION: East Side of Mt. Zion Road, 328 feet North of Morris Road (20809 Mt. Zion Road)
DATE AND TIME: Tuesday, January 6, 1987, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the petition for zoning variances to be held at the above location on the date and time specified above. The petitioners are Samuel E. Bosley and Barbara J. Bosley. The proposed variances are: 1. To change the zoning from R-1 to R-2. 2. To change the setback requirements from 10 feet to 5 feet. 3. To change the height requirement from 35 feet to 40 feet. The proposed variances are necessary for the construction of a new house and garage on the property. The petitioners request that the Zoning Commission grant the variances. The petitioners are Samuel E. Bosley and Barbara J. Bosley. The proposed variances are: 1. To change the zoning from R-1 to R-2. 2. To change the setback requirements from 10 feet to 5 feet. 3. To change the height requirement from 35 feet to 40 feet. The proposed variances are necessary for the construction of a new house and garage on the property. The petitioners request that the Zoning Commission grant the variances. The petitioners are Samuel E. Bosley and Barbara J. Bosley.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 6th Date of Posting December 12, 1986

Posted for: Variances

Petitioner: Samuel E. Bosley, et ux

Location of property: E/S Mt. Zion Rd., 328' N of Morris Rd. (20809 Mt. Zion Rd.)

Location of Sign: Southwest of 20809 Mt. Zion Rd.

Remarks:

Posted by: E. J. Arata Date of return: December 30, 1986

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 18, 1986

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 December 18, 1986

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

27.50

PETITION FOR ZONING VARIANCES
6th Election District
Case No. 87-282-A
LOCATION: East Side of Mt. Zion Road, 328 feet North of Morris Road (20809 Mt. Zion Road)
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