PETITIC FOR ZONING VAP ANCE 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 ______1801.3 (8.3) Setback requirements -____ to permit a front yard setback of 65' to the centerline of a street in lieu....

of the required 75' and side yard setbacks of 23' in lies of the required 35'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) We propose to replace the existing dwelling on this lot with a new one. The existing dwelling does not conform to current setback requirements. It was built in the early 1900's and has antiquated water, heat, and electrical systems and an antiquated foundation. It is not suitable for rental or sale, and is a vacant deteriorating property in an otherwise well kept neighborhood. The expense of rehabilitation would not be justified due to the type and age of the structure. The lot is 90' wide. The current 35' side boundary sethack requirement would prevent us from building a new structure of any width. An easing of the side setback requirements to 23' would enable us to construct a new dwelling of moderate size (44' x 24'). (continued on reverse side) 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 Legal Owner(s): Contract Parchaser: 2民 Margaret V. McKenzie (Type or Print Name) (Type or Print Name) ------------City and State Attorney for Petitioner: 6017 Snowdens Fun Road 549-1178 (Type or Print Name) Sykesville, Maryland 21784 ------Simplure Name, address and phone number of legal owner, contract purchaser or representative to be contacted Address game as above ------City and State Attorney's Telephone No.: ______

of March 19.87, 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 _____ day of _____, 19.87 at 1:30 o'clock

ORDERED By The Zoning Commissioner of Baltimore County, this ______17th_ day

Zoning Commissioner of Baltimore County.

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 Leputy Zoning Commissioner of Baltimore County this 10 day of July, 1987, that a front yard setback of 65' to the centerline of a street, and side yard settacks of 23' for a dwelling, in accordance with the plan submitted, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the day of this Order.

> Deputy Zoning Commissioner of Baltimore County

Office of 10750 Lette Patuxent Plwy

Columbia, MD 21044

April 21

86859

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

19

was inserted in the following: X Catonsville Times \$22.20

Arbutus Times weekly newspapers published in Baltimore County, Maryland _ successive weeks before once a week for one the 18 day of April 19 87, that is to say. the same was inserted in the issues of

April 16, 1987

ZONING DESCRIPTION

Beginning for the same in the center of the Ridge Road (at the distance of 2242 feet south of the centerline of Old Court Road) and running thence with part of said line south 84 degrees, west 242 feet to a stake, thence running north 4 degrees 33 minutes west 90 feet to a stake and north 84 degrees east 242 feet to the center of the said Ridge Road and thence binding on the center thereof south 4 degrees 33 minutes east 90 feet to the place of beginning. Containing and laid out for one-half acre of land, more or less.

The above-described property is also known as 2906 Ridge Road, located in the Second Election District.

ZONING DESCRIPTION FOR LONING VARIANCE PETITION OWNERS: MICHAEL and MARGARET MC KENZIE

IN RE: PETITION FOR ZONING VARIANCE . PEFORE THE W/S Ridge Road, 2242' S of the c/1 of Old Court Road . DEPUTY ZONING COMMISSIONER (2906 Ridge Boad) 2nd Election District OF BALTIMORE COUNTY 1st Councilmanic District Case No. 87-430-A Michael A. McKenzie, et ux Petitioners

The Petitioners herein request a variance to permit a front yard setback of 65' to the centerline of a street in lieu of the required 75', and side yard setbacks of 23' in lieu of the required 35' for a dwelling.

.

Testimony by the Petitioners indicated that the subject property is inproved with a dwelling which was constructed in the early 1900's and does not meet current setback requirements. The existing dwelling, with a 37° front yard "etback and a 15' side yard setback, has been vacant for the last four years. The house has deteriorated, has antiquated water, heat, and electrical systems, and is not suitable for sale or rental in its present state. The expense of rehabilitating the property would be prohibitive due to the type and age of the Structure. The Petitioners propose razing the existing structure and constructing a new 44° x 24° dwelling, which will be in line with the adjacent residence as indicated on the plan submitted.

Mr. Joseph Miller of 2908 Ridge Road, an adjacent neighbor and Protestant, telephoned the Zoning Office just prior to the scheduled hearing to inform the Deputy Zoning Commissioner that he was unable to attend the hearing because of unexpected car problems. The Deputy Zoning Commissioner allowed him to send letters of protest. Those letters and the Petitioner's response have been received, given their due but limited consideration, and placed into the file.

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

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 Arnold Jablen Zoning Commissioner

Company of the last of the las

July 1, 1987

Dennis F. Rasmussen

Mr. & Mrs. Michael McKenzie 6017 Snowdens Run Road Sykesville, Maryland 21784

> RE: Petition for Zoning Variance W/S Ridge Road, 2242' S of the c/1 of Old Court Road Case No. 87-430-A

Dear Mr. & Mrs. McKenzie:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours, Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Mr. Joseph Miller 2908 Ridge Road Baltimore, Maryland 21207

People's Counsel

PETITION FOR ZONING VARIANCE

2nd Election District - 1st Councilmanic District

Case No. 87-430-A

LOCATION:

West Side Ridge Road, 2242 feet South of the Centerline of

Old Court Road (2906 Ridge Road)

DATE AND TIME: Monday Nay 4, 1987, at 1:30 p.m.

PUBLIC HEARING: Room 166, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit a front yard setback of 65 feet to the centerline of a street in lieu of the required 75 feet and side yard setbacks of 23 feet in lieu of the required 35 feet

Being the property of Michael R. McKenzie, et ux , as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER W/S Ridge Rd., 2242' S of C/L of Old Court Rd. (2906 Ridge OF BALTIMORE COUNTY Rd.), 2nd District MICHAEL R. McKENZIE, et ux. Case No. 87-430-A Petitioners

.

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max 2immerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Michael R. McKenzie, 6017 Snowdens Run Rd., Sykesville, MD 21784, Petitioners.

Peter Max Zimmerman

- 12 HR

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 17th day of March 19 5?

Zoning Commissioner

Petitioner Margaret V. McKennie, et wa Received by:

Petitioner's Attorney

Chairman, Zoning Plans Advisory Committee

MICHEL R. MC KENLIE, etax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO.Zoning.Commissionec Date....April_10,_1987.....

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

Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A, SUBJECT_87-626-A. 87-427-A. 87-428-A. 87-429-A. 87-430-A. 87-431-A. 87-434-A. 87-435-A, 87-436-SpH, 87-438-A, 87-443-SpH, 87-445-A and 87-446-A

There are no comprehensive plannin, factors requiring comment on these petitions.

NEG: JGH: s1b

ZONING OFFICE

ZONING OFFICE

6/1187

87-430-D

Rezone Property| Next Neighbor

2904 Ridge Rd

Because of the heavy rains today, my car would not start and I was

The following is a very rough drawing but I use it to indicate that

unable to attend the zoning hearing of my neighbors property. Therefore,

I am submitting this letter to you as my difficial complaint against the

my property runs along side and behind the property requesting rezoning.

12906 Ridge Road!

Presently, the county requires a 35' variance. If my neighbors'-

I also understand that this property might be used as rental income.

Please feel free to call me for further information on my property

request for rezoning is approved and he is allowed to move his house back

on his property. I am concerned that should it be necessary to drain his

dry well or should his septic tank overflow that it is very likely the

in which case proper care may not be taken in regard to the septic tank

and dry well and the chances of the spillage I have mentioned would be

(Per our conversation of today, 27 May, I am forwarding a copy of this

greater than if my neighbor intended to live there himself.

lines or any other questions you might have. Thank you for the

opportunity to submit my concerns regarding this rezoning hearing.

CPS-DOA

May 4, 1987

Court Office Building

Towson, MD 21204

Dear Ms. Jung:

Sincerely.

JVM/dma

2908 Ridge Road Baltimore, MD 301-655-7725

111 West Chesapeake Avenue

rezoning of his property.

Miller Property

2908 Ridge Road

drainage would spill over onto my land.

cc: Mr. Michael R. McKenzie, stuf

letter to Mr. Michael McKenzie.)

Jean M. H. Jung

Michael R. McKenzie Margaret V. McKenzie 6017 Snowdens Bun Rd Sykesville, Md. 21784 June 30, 1987

111 W. Chenapeake Avenue Towsen, Md. 21204

Deputy Zoning Committationer County Office Building

Dear Ms. Jung:

Regarding case #87-430A. (my petition for a zoning variance), I would like to respond to Mr. Miller's letter of June 15, 1987.

Prior to moving in January 1983 (Mr. Miller's dates are wrong), sy family and I resided at 2906 Ridge Road for many years. When we moved out the house was in good condition. We could have rented it out at that time had we chosen to do so because the property had always been well maintained. We knew that over time however, the house would require many expensive corrections due to its age. Having recently started a new business at the time, we did not want to add being landlords to a growing list of responsibilities. We decided that it would be best to build a new house on the lot and we have been saving money since then to be able to do so. Over the period of time that the house has been vacant, neighborhood vandals have abused it and caused the defects that Mr. Miller cites. I have boarded over the missing door only to have it broken in again and we have posted "no trespassing" signs, and they have been torn down. The house is scheduled for demolition and I have not made further repairs.

The house that we have scheduled to build is a 44'x 24' split foyer design of modern construction and design. The completed house will cost between \$60,000 and \$70,000. If Mr. Miller thinks that I would rent this house to people that would destroy it, as he insinuates, then he is not thinking too clearly. No decision has been made whether we will rent or sell the new house.

My neighbor next door at 2904 Ridge Road, Mr. Ray Lewis, han offered encouragement and wished me luck on my petition. He looks forward to a new home being built next door to him. My neighbor across the street at 2909 Ridge Road, Mr. Carmel Whetgel, is a contractor and has extended me much valuable advice on proceeding with this project. He also has told me that he looks forward to an improvement to my property.

I am attempting to alleviate the conditions that Mr. Miller complains of and cannot understand his motivations for wanting to prevent me from doing so.

Thank you for hearing my petition and other thoughts concerning this natter.

Michael R. McKenzie

cc: Mr. Joseph Miller



ZONING OFFICE

Ms. Jung Deputy Zoning Commissioner Court Office Building Room 109 111 West Chesaseake Avenue Towson, MD 21264

89-430-H

Dear Ms. Jung:

I hope this letter reaches you prior to your decision in regard to Mr. McKenzie's property. I would like to respond to Mr. McKenzie's letter dated 5 June 1987.

Mr. McKenzie states in his letter that he has maintained his property. This is not correct. He moved out of his house in 1980 or 1981. Since that time the house has been allowed to deteriorate and has been kept in a state of disrepair. For example, the porch is falling, the back door is missing, and windows are broken. At times there have been unauthorized people in the house and I have called him but nothing was done about it. For the past several years I have had to call the Health Department to get him to cut the grass which had become overgrown and an eyesore for the neighborhood.

For these reasons and the others I mentioned in my previous letter, I am concerned that if he is allowed to build with the ultimate goal of renting this property that it will be a source of problems for myself and my neighbors. I do not feel, with his history of maintainance and upkeep. that his choice of renters will be such that he or they will keep the house and grounds in good repair.

Thank you very much for taking my concerns into consideration. I lock forward to hearing your decision.

Sincerely.

Joseph V. Miller 2908 Ridge Road Baltimore, MJ 301-655-7725

JVM/dma

cc: Mr. Michael H. McKenzie , July



May 4, 1987

Court Office Building 111 West Chesapeake Avenue Towson, MD 21204

Dear Ms. Jung:

Because of the heavy rains today, my car would not start and I was unable to attend the zoning hearing of my neighbors property. Therefore, I am submitting this letter to you as my official complaint against the rezoning of his property.

The following is a very rough drawing but I use it to indicate that my property runs alongside and behind the property requesting rezoning.

Next Neighbor 3 Rezone Property 3 3 Miller Property 2904 Ridge Rd. 3 2906 Ridge Rd. 3 3 2908 Ridge Rd. ______

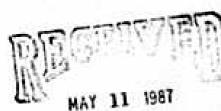
Presently, the county requires a 35' variance. If my neighbors' request be approved and he is allowed to move his house back on his property, I am concerned that should it be necessary to drain his dry well or should his septic tank overflow then it is very likely that the drainage would spill over onto my land.

I also understand that this property might be used as rental income, in which case proper care may not be taken in regard to the septic tank and dry well and the chances of the spillage I have mentioned would be greater than if my neighbor intended to live there himself.

Please feel free to call me for further information on my property lines or any other questions you might have. Thank you for the opportunity to submit my concerns regarding this rezoning hearing.

Sincerely.

Mr. Joseph V. Miller 2908 Ridge Road Baltimore, MD 301-655-7725



ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE April 23, 1987

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

Chairman

000

HEMBERS. Bureau of

Engineering Department of Traffic Engineering State Foads Commission Surepu of Fire Prevention Health Department

huilding Department heard of Education Coming Administration Industrial Development

Project Planning

Ms. Margaret V. McKenzie 6017 Snowdens Run Road Sykesville, Maryland 21784

> RE: Item No. 314 - Case No. 87-430-A Petitioner: Margaret V. McKenzie, et ux Petition for Zoning Variance

Dear Ms. McKenzie:

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 plane 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 mempers 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

Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

STEPHEN E COLLINS DIRECTOR

March 19, 1987

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

The Department of Traffic Engineering has no comments for items number 314, 315. and 316.

MSF:1t

5/4 430 A

Dear Mr. Jablon:

Very truly yours.

Traffic Engineer Associate II

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it
appearing that strict compliance with the Baltimore County Zoning Regulations would/would not
result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of
the variance(s) requested will/will not adversely affect the health, safety, and general welfare of
the community, the variance(s) should /should not be granted.
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
day of, 19, that the herein Petition for Variance(s) to permit
#60 NEDG 1920 CONTRACT STATE OF THE STATE OF

(CONTINUED FROM FRONT)

The current front setback requirement is 75° from the center of the road. We ask that a variance from the front setback requirement of 75° be granted to a 65° setback. This is requested so that we may build relatively even with the existing house adjacent to our property. If we were to build 75° back, the front of our house would look out onto the rear of our neighboring house.

If a new dwelling can be placed on this property in place of the existing one, it will be of benefit to the owners and to the community as well.

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 30, 1987

Mr. Michael R. McKenzie Mrs. Margaret V. McKenzie 6017 Snowdens Run Road Sykesville, Maryland 21784

> RE: PETITION FOR ZONING VARIANCE
> W/S Rige Rd., 2242' S of the c/l of
> Old Court Rd. (2906 Ridge Rd.)
> 2nd Election District - 1st Councilmanic District Michael R. McKenzie, et ux - Petitioners Case No. 87-430-A

Dear Mr. and Mrs. McKenzie:

This is to advise you that \$69.37 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.

County, Maryland, and remiting, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	theck navable to Rollfdoor
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VALIDATION OR SIGNATU	RE OF CASHIER

Mr. Michael R. McKenzie Mrs. Margaret V. McKenzie 6017 Snowdens Run Road Sykesville, Maryland 21784

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE W/S Ridge Rd., 2242' S of the c/1 of Old Court Rd. (2906 Ridge Rd.) 2nd Election District - 1st Councilmanic District Michael R. McKenzie, et ux - Petitioners Case No. 87-430-A

March 20, 1987

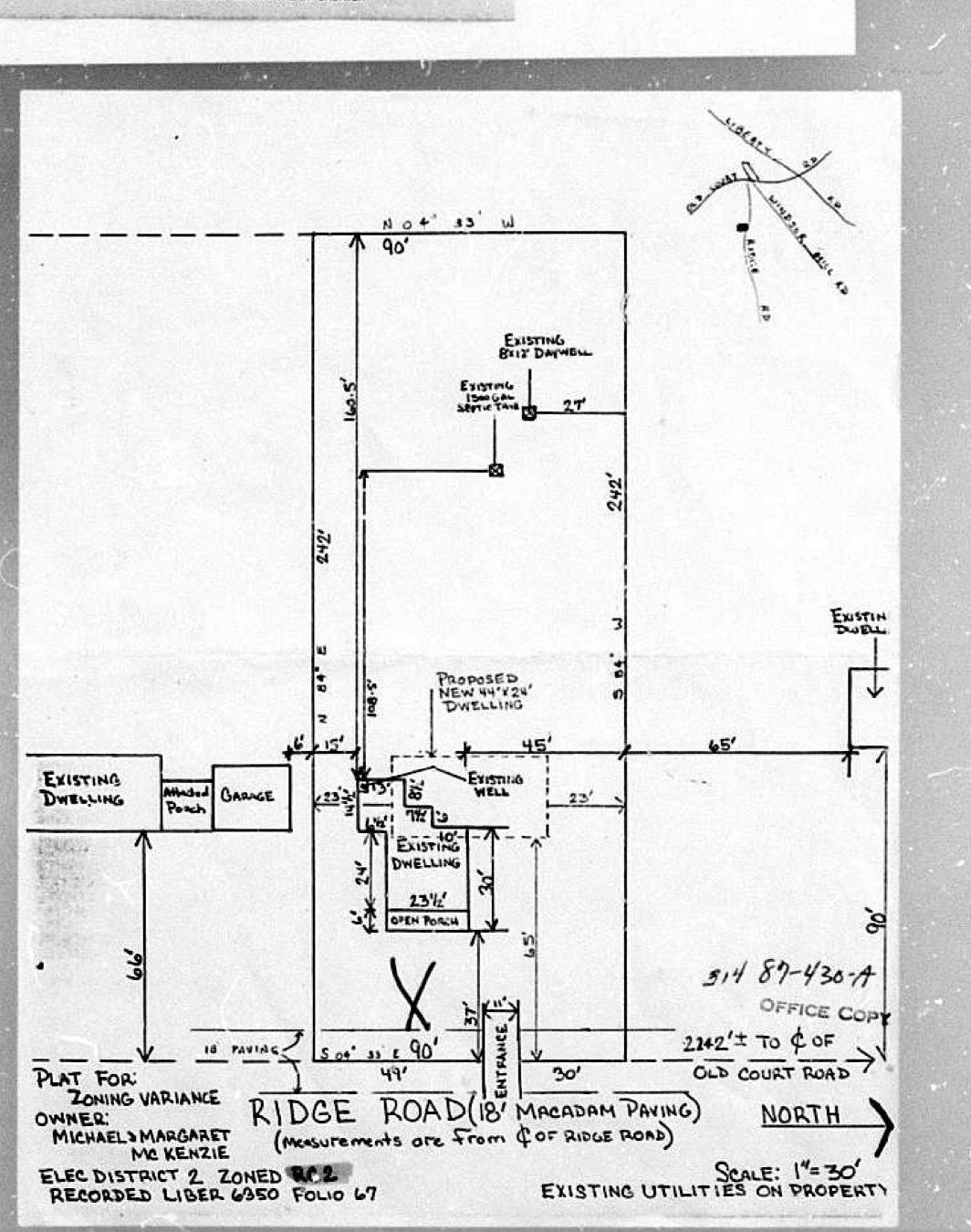
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PLACE:	Avenue.		253	- S (- 5)		west	Circas

of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT			Mo.	30513
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Posted for: Larrance.	Date of Posting april 18.128
Posted for:	
Petitioner: Muchael R. McKeng	u, et up
Location of property: W.S. Ridge Rds, 2342. (2904 Ridge Rd.) Location of Signe: M. front of subjects.	S of du els of Old Court Ad
Location of Signe no facut of subject.	property 2904 Ridge Rd.
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Posted by J. asata.	Date of return: april 24, 1987.
Number of Signe:	



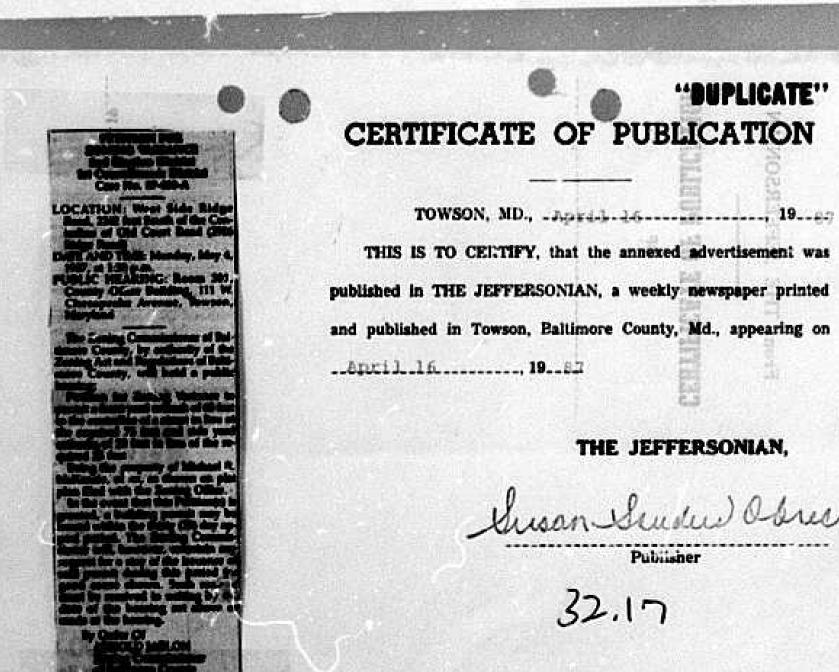
CERTIFICATE OF PUBLICATION

TOWSON, MD., April 16 19-87

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 April 16 19.87.

THE JEFFERSONIAN,

Publisher



BALTIMORE COUNTY DEPARTMENT OF Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Zoning Item # 3/4, Zoning Advisory Committee Meeting 61

Property Owner: Michael R. McKenzic, et ax Location: W/5 Ridge Rd, 2242'5 of contectine OH Constitution 2 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 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 Servicer.

() 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.

WWO 1 4/86

6017 Snowdens Run Road Sykesville, Md. 21784 ZONING OFFICE

Jean M. H. Jung Deputy Zoning Commissioner County Office Building 111 W. Chesapeake Avenue Towson, Md. 21204

Dear Ms. Jung:

I have received Mr. Miller's letter of protest in the matter of my petition for a zoning variance (case 87-430A), and I am replying to same.

In my petition I am requesting a variance from the 35' side setback requirement to 23', and a variance from the 75' front setback requirement to 65'. Mr. Miller has not made it clear which he is objecting to. He mentions the 35' side setback requirement but says nothing specific about it. He states concern with my being allowed to move my house back on the property when I am requesting that I be allowed to place it more forward than the setback requirement. He seems to be objecting to my building a house on the property at all.

I can understand Mr. Miller's concern about the septic system but I believe his fears are unwarranted. The property has had a residence on it for at least fifty years and has always been well served by a private septic system. All of the adjacent properties on the street are also residences with private septic systems. As shown on the plat, I propose to use the existing septic system for the new construction. This septic system was updated in May of 1979 by complete replacement and consists of a 1500 gallon concrete septic tank and an 8' X 12' drywell. I have enclosed a copy of the original contract for the work done. The drywell is located 27' from the side property line and at least 50' from the rear property line. The Health Dept. has inspected the site and given tentative approval for the use of the existing septic system pending the addition of a manhole riser to grade for the septic tank and a final cleaning and inspection.

When I resided at this address, the septic tank was pumped annually. I propose to build a new dwelling at great expense to myself in time and money. It is a considerable investment on my part and I will protect my interest by keeping the property well maintained.

I sincerely believe that I am acting in the best interest of the community regarding my plans for the betterment of this property. Thank you for your consideration.

Michael R. McKenzie

Michael R. McKenzie

Margaret V. McKenzie

Zoning Item # 314 Zoning Advisory Committee Meeting of

(X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 194-3768, 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 cither 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 191-3768.

() Soil percolation tests (have been/must be) conducted. The results are valid until

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

prior to conveyance of property and approval of Building Permit Applications.

(X) 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 Hydro-

geological Study and an Environmental Effects Report must be submitted. (X) Others Septic tank must be cleaned out and inspected: repairs made to septie system as needed . Install joist of proposed dwelling would have to pressure Treated weed existing well to meet current bacteriological and chemical water anality standards will necessitate drilling of a new well.

AALIED UTILITY CONTRACTORS INC.

JOB NAME

JOB LOCATION

Samp

Margaret aurotice

SIGNATURE

5 dung

Ian J. Formest, Director BUREAU OF ENVIRONMENTAL SERVICES

RANDALLSTOWN, MD

W . R . MURPHY

5-14-79

Reg . Master Plumber

WWQ 2 4/86

ESTIMATE SUBMITTED TO

Payment to be made as follows:

Dimstrong

6 zet necessary permits

This means labor and materials required to remove or repair such obstructions.

All material is guaranteed to be as specified and all work will be completed in a workmanlike manner according to standard practices. Any alterations or changes from above specifications involving extra costs will be done only on written orders,

and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's

ACCEPTANCE - The above prices, specifications and conditions are

satisfactory and are hereby accepted. You are authorized to do

work as specified. Payment will be made as set forth above.

down Balance upon completion

Following are specifications and estimates for:

655-0930

JOHN H. CHARNEY

Disposal Contractor

Utility Contractor

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

February 10, 1987

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson "Frulend 21204

EL: Property Owner: Michael R. McKenzie, et ux

Location: W/S Ridge Road, 2242' S. of centerline Old Court Road

Item No.: 314

Zoning Agenda: Meeting of 2/10/87

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 Standards as published by the Department of Public Works.

A second means of vehicle access is required for the site.

1 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Catt Local Telly 1-10-57 Approved: DC Special Inspection Division

Fire Prevention Bureau

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

> TED ZALESKI JR DIRECTOR

Mr. Arnold Jablon, Ioning Commissioner Office of Flanning and Zoning

Dear Mr. Jehlons

Comments on Item # 314 Soming Advisory Committee Meeting are as follows: Property Owner, Michael R. McKenzie, et ux Location, W/S Ridge Road, 2242 feet S of centerline Old Court Rd.

APPLICABLE ITEM AND OFFICERS

All structures small conform to the Baltimore County Suilding Code as adopted by Council Bill #17-85, the Maryland Code for the Randicepped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(E) A building and other miscellaneous parmits shall be required before the start of any construction.

Semidential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

1. Commercial: Three sets of commercian drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Des Groupe except R-L Single Family Detached Duellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-L Des Groupe require a one hour wall if sloser then 3'-0 to an interior lot line. Any well built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1107. So spenings are swentted in an exterior wall within 3'-0 of an interior lot line.

F. The etructure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office carmot be considered until the necessary data pertaining to height/area unt construction type is provided. See Table LC1 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _______, of the Seltimore

The proposed project appears to be located in a Flood Flain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(3) Comments: The plan does not indicate if the present structure is to be razed. If it is a razing permit is required.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flanning and Zoning and are not intended to be construed as the full extent of any permit. If fedired the applicant may obtain additional information by visiting Room 123 of the County Cifice building at 111 V. Chesapeare Avenue, Towson, Maryland 21200.

> Existing 1300 GAL

PROPOSED.

NEW 441 124

DWELLING

DWELLING

37 00EN PORTH

Mr. C. E. Purches, Date:

ADDITIONAL WORK AUTHORIZATION

AALIED UTILITY CONTRACTORS, INC. John H. Charney Wm. R. Murphy Utility Contractor Reg. Master No. 1926

M ARMST	40N9	922 4606	5-24-79
" Prittmi 21207	RI'	Same	JOS NUMBER
" Pattini 21207	STATE MJ.	street 5 and	
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ADDITIONAL CHAP	RGE FOR ABOVE W	ORK IS: \$	60 Ei

ADDITIONAL CHARGE FOR ABOVE WORK IS:	\$_	300 ki
Payment will be made as follows:		

Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated

Authorized Signature John H Charney

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THIS IS CHANGE ORDER NO NOTE: This Revision becomes part of, and in conformance with, the existing contract.

ELEC DISTRICT 2 ZONED RC2 RECORDED LIBER 6350 FOLIO 67

ZONING VARIANCE

EXISTING

PLAT FOR

DWELLING

OLD COURT ROAD RIDGE ROAD(18" MACADAM PAVING) NORTH

EXISTING DWENLING

MICHAELS MARGARET (MEASUrements are From COF RIDGE ROAD) MC KENZIE EXISTING UTILITIES ON PROPERTY

JOB PHONE 11 TAIL 8 VIZ dry well according to Batte G. Wealth department regulation & recommendatione brooks to Sight lands 4"CI pipe 6"Cot be justilled on from well Rollisto and old well felled in little dist to be leveled off on owner to pay 5 curanges to puny Septe system NOTE: In the event that rock, water, or any other natural underground obstruction is hit while digging, there will be an additional charge* to cover the cost of repairing or removing same.

All work will be backhoe backfilled, rough graded. We will not be responsible for damage done to nursery stock, lawns, walks, or driveways, but care will be taken not to damage same. We propose hereby to furnish material and labor as specified above, for the sum of: SIGNATURE SIGNATURE This proposal may be withdrawn if not accepted by 30 day