

IN RE: PETITION FOR ZONING VARIANCE
S/S Carroll Manor Road,
167.2' W of Devonfield Road
(4513 Carroll Manor Road)
11th Election District,
6th Councilmanic District
Charles F. Haugh, III, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-47-A

The Petitioners herein request a variance to permit a setback of 31 feet to the center of the road in lieu of the required 75 feet.

Testimony by the Petitioners indicated that the subject property is the site of an existing dwelling, approximately 16.5' x 28.7', which is over 100 years old and has a setback of 35' to the center of the road. The Petitioners propose the construction of a two-story addition to provide more habitable space and to replace a portion of the original deteriorated structure. A variance is required because the house is situated at an angle to the street and property line and will result in the addition extending even closer to the road. The design of the proposed addition will be compatible with the surrounding neighborhood. An existing well will be relocated as required by the Baltimore County Health Department.

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 30th day of July, 1987 that a setback of 31 feet to the center of the road in lieu of the required 75 feet, in accordance with the plan submitted,

be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

Jean M. Haugh
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-2188

Arnold Jablon
Zoning Commissioner

July 30, 1987

Mr. & Mrs. Charles F. Haugh, III
4513 Carroll Manor Road
Baldwin, Maryland 21013

RE: Petition for Zoning Variance
S/S Carroll Manor Road, 167.2' W of Devonfield Road
11th Election District, 6th Councilmanic District
Case No. 88-47-A

Dear Mr. & Mrs. Haugh:

Pursuant to the recent hearing held on the subject 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,

Jean M. Haugh
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH/jbj

Enclosures

cc: People's Counsel

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Carroll Manor Rd., 167.2' W : OF BALTIMORE COUNTY
of Devonfield Rd. (4513 Carroll :
Manor Rd.), 11th District
Charles F. Haugh, III, et ux, : Case No. 88-47-A
Petitioners :

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles F. Haugh, III, 4513 Carroll Manor Rd., Baldwin, MD 21013, Petitioners.

RECEIVED
JUL 1 1987

ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
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 1A04.3.B.3 to permit a setback of 31 feet to the center of the road in lieu of the required 75 feet.

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

Existing structure, 100 years old, has a 44 foot setback from the property line. Addition is required to increase the living area and replace unsound structure. Well location limits placement on the lot. The house is situated at an angle to the street and property line therefore the addition will extend slightly closer than the existing 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 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
Attorney for Petitioner:
(Type or Print Name)
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
Charles F. Haugh III
(Type or Print Name)
Charles F. Haugh III
Signature
Jean M. Haugh
(Type or Print Name)
Jean M. Haugh
Signature
4513 Carroll Manor Road 592-7278
Address
Baldwin, MD 21013
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
MR. & MRS. CHARLES F. HAUGH III
4513 CARROLL MANOR RD.
592-7278
Address
Baldwin, MD 21013
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of June, 1987, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1987, at 9:30 a.m.

Arnold Jablon
Zoning Commissioner of Baltimore County.

Charles F. Haugh III
4513 Carroll Manor Road
Baldwin, MD 21013

April 24, 1987

Zoning Commissioner of Baltimore County
Room 106
County Office Building
Towson, Maryland 21204

To Whom it May Concern:

Beginning in the center of Carroll Manor Road 167.20 feet West of Devonfield Road and running thence South 17° 53' East, 253.45 feet; thence South 49° 55' West, 75 feet; thence North 31° 50' West, 338.85 feet to the center of Carroll Manor Road; thence North 89° 25' East, 158.29 feet to the point of beginning. Containing 0.728 acres of land.

Sincerely,

Charles F. Haugh III
Charles F. Haugh III

PETITION FOR ZONING VARIANCE

11th Election District - 6th Councilmanic District
Case No. 88-47-A

LOCATION: South Side of Carroll Manor Road, 167.2 feet West of Devonfield Road (4513 Carroll Manor Road)

DATE AND TIME: Tuesday, July 28, 1987, at 9:30 a.m.

PUBLIC HEARING: 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:

Petition for Zoning Variance to permit a setback of 31 feet to the center of the road in lieu of the required 75 feet

Being the property of Charles F. Haugh, III, 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 7/12/87
Posted for: Variance
Petitioner: Charles F. Haugh, III, et ux
Location of property: S. Side of Carroll Manor Rd., 167.2' W of Devonfield Rd.
Location of Sign: Carroll Manor Rd., 167.2' W of Devonfield Rd.
Remarks: as property of C.F. Haugh
Posted by: *M. Haugh* Date of return: 7/12/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 1987
THIS IS TO CERTIFY, that the enclosed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 9, 1987.

THE JEFFERSONIAN,
Susan Shindler O'Brien
Publisher



July 11 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

☐ Calonsville Times TOWSON FLIER 025.65
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 11 day of July 19 87, that is to say,
the same was inserted in the issues of

July 9, 1987

PATUXENT PUBLISHING CORP.

[Signature]

IN THE CIRCUIT COURT

FOR BALTIMORE COUNTY, MARYLAND

Plaintiff

vs

Defendant

CERTIFICATE OF PUBLICATION OF

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

COUNTY OFFICE Bldg.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Charles F. Haugh III
4513 Carroll Manor Road
Baldwin, Maryland 21013

RE: Item No. 454 - Case No. 88-47-A
Petitioner: C. F. Haugh III, et ux
Petition for Special Hearing and
Zoning Variance

Dear Mr. & Mrs. Haugh:

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, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Case No. 88-47-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

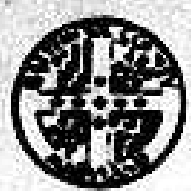
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
5th day of June, 1987.

[Signature]
Zoning Commissioner

Petitioner Charles F. Haugh, III, et ux
Petitioner's Attorney

Received by: Jean M. Haugh
Chairman, Zoning Plans
Advisory Committee



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Mr. Charles F. Haugh, III
Mrs. Jean M. Haugh
4513 Carroll Manor Road
Baldwin, Maryland 21013

RE: PETITION FOR ZONING VARIANCE
S/S Carroll Manor Rd., 167.2' W of Devonfield
Rd. (4513 Carroll Manor Rd.)
11th Election District - 6th Councilmanic District
Charles F. Haugh, III, et ux - Petitioners
Case No. 88-47-A

Dear Mr. and Mrs. Haugh:

This is to advise you that \$76.40 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.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 112, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 37810

DATE 7/22/87 ACCOUNT 101 415 000

SIGN & POST RETURNED AMOUNT \$ 76.40

Charles F. Haugh, III, D.V.M., 4513 Carroll Manor Rd., Baldwin, Md. 21013

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #88-47-A

FOR \$ 8016*****7640:2 a28WF

VALIDATION OR SIGNATURE OF CASHIER

Mr. Charles F. Haugh, III
Mrs. Jean M. Haugh
4513 Carroll Manor Road
Baldwin, Maryland 21013

June 17, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Carroll Manor Rd., 167.2' W of Devonfield
Rd. (4513 Carroll Manor Rd.)
11th Election District - 6th Councilmanic District
Charles F. Haugh, III, et ux - Petitioners
Case No. 88-47-A

TIME: 9:30 a.m.

DATE: Tuesday, July 28, 1987

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

[Signature]
Zoning Commissioner
of Baltimore County

Almed



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STAFFING CHAIRMAN
SPECIALIST
C. Richard Moore
Acting Director

June 10, 1987

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 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, 451, 467, and 463.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT

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

Zoning Item # 454, Zoning Advisory Committee Meeting of May 19, 1987

Property Owner: Charles F. Haugh, et ux

Location: S/S Carroll Manor Rd, 167.2' E Devonfield Rd. District 11

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 charrcoiler 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

5/26/87
Date
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ZONING OFFICE
May 2, 1987

Zoning Item # 454 Zoning Advisory Committee Meeting of May 19, 1987
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 _____
{ } 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.
- () 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 Prior to approval of building permit for additional a new approved drilled well must be provided since the addition will be located over the existing wells. The existing drilled well and pit must be properly abandoned and backfilled. Contact the Division of Water and Sewer 494-2762 in order to obtain a location for the replacement well.

[Signature]
Director, Water & Sewer Division
BUREAU OF ENVIRONMENTAL SERVICES Protection

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2500
494-4500

Paul H. Benson

May 26, 1987

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



Re: Property Owner: Charles F. Haugh, et ux

Dennis F. Rasmussen
County Executive

Location: S-S Carroll Manor Road, 167.2' E. Devonfield Road

Item No.: 454

Zoning Agenda: Meeting of 5/19/87

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.

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

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.

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: Cap. Joseph Kelly 5/26/87
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 30, 1987

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

SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SpH, 88-40-SpH, 88-42-A, 88-44-A, 88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and 88-54-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:slb

RECEIVED

JUL 1 1987

ZONING OFFICE

CPS-008

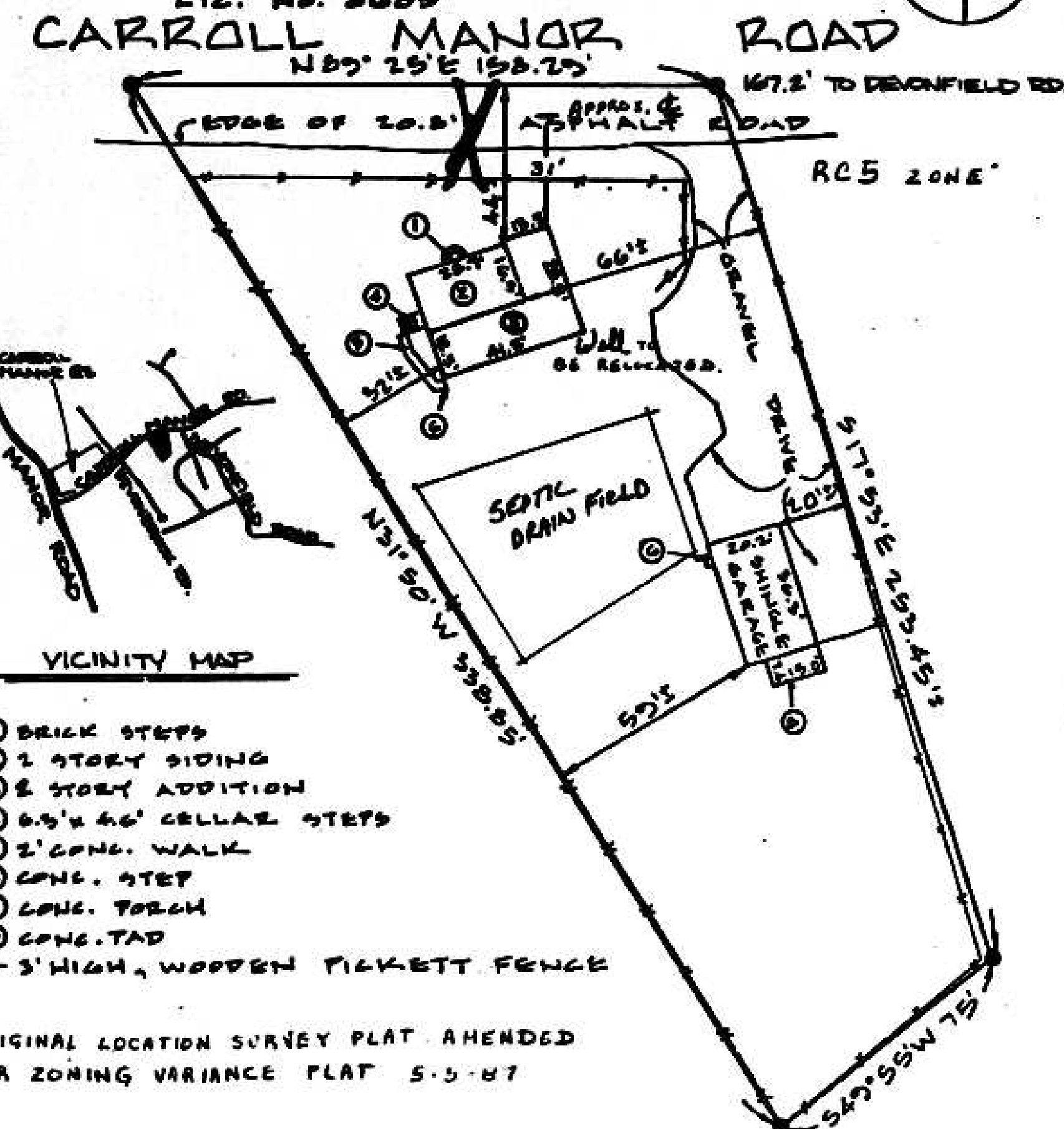
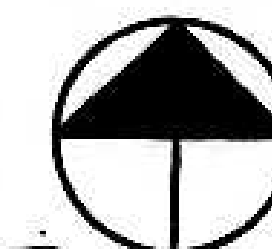
FILE NO. 88-47-A

N.D. - N. 1. 10/24/87

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS SHOWN ON THE BELOW DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY FIELD SURVEY AND ARE LOCATED AS SHOWN.

Russell R. Klages

PROFESSIONAL LAND SURVEYOR
RUSSELL R. KLAGES
LIC. NO. 8688



THIS SURVEY IS FOR TITLE PURPOSES ONLY: IT IS NOT INTENDED FOR USE IN THE ESTABLISHMENT OF PROPERTY LINES.

THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR COVENANTS OF RECORD.

HOUSE LOCATION PLAT FOR #4513 CARROLL MANOR ROAD	
ELECTION DISTRICT BALTIMORE COUNTY, MD	
SCALE: 1"=40'	88-47-A
DATE: 10-10-83	OFFICE COPY