PETITION FOR Z		ANCE	-181-A
The reducities of baltic			
The undersigned, legal owner(s) of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description and plat attached between the control of the padescribed in the description at the control of the padescribed in t	nereto and made a part h	ereof, hereby petitio	n for a
Variance from Section 1A04.3B.3 To perm	it a sideyard setbac	k of 32' in lieu	of
the required 50'			9
the Zoning Regulations of Baltimore County, to blowing reasons: (indicate hardship or practical)	to the Zoning Law of Eal difficulty)	Baltimore County; f	or the
Because of the narrow configuration of	the lot when relate	d to the neighbo	rhood
this lot does not allow sufficient room	m for a reasonably s	ized dwelling.	
Property is to be posted and advertised a	s prescribed by Zoning	Regulations.	
I, or we, agree to pay expenses of above Va etition, and further agree to and are to be boundaltimore County adopted pursuant to the Zoning	nd DV the Zoning requir	ations and rootwistis	of this ons of
	under the penal are the legal o	emnly declare and ties of perjury, that wner(s) of the project of this Petition.	t I/we operty
ontract Purchaser:	Legal Owner(s):		
Afrey Blum	Paul D'A. Didi	ier	MAD NW260
(Type or Print Name)	(Type or Print Name)		<u>3E</u>
	Jan H	Judicin	£.0. 8 H
Vignature (Signature V	y	DATE 13/35/47
Swytchwood Ct. TI Address	Frederick S. I (Type of Print Name)		200 BF
City and State	Tudent >	Humm	1000 <u>β</u> ≠
•	Signature		DS
torney for Petitioner:			W 8,460
(Type or Print Name)	1647 Blue Moun	t Road 343-1	188 N 101, 360
)	Address	Phone 1	40.
Signature	Monkton, Maryl City and State	and 21111	
	-	_	
Address	Name, address and phone tract purchaser or repres	number of legal owner sentative to be contact	r, con- ed
City and Care		~~~~~~~~~~~~	·-
City and State	Name		-
torney's Telephone No.:	Address	Diament No.	
OPPEDED Dominion of the control of t		Phone N	:
ORDERED By The Zoning Commissioner of	Baltimore County, this _	27th	_ day
uired by the Zoning Law of Baltimore County, Baltimore County, that property be posted, an numissioner of Baltimore County in Room 10	in two newspapers of ged that the public hearing for County Office Building	neral circulation thr be had before the Z ig in Towson, Balti	ough- oning imore
ounty, on the13th day of _N	óvember 19	87 at 1:00 o	'elock
M.	A		•
	J. Rober	1-11.	*
	J. 1000	Statenes	2_
4	Zoning Commissio	oner of Baltimore Co	unty.
(ov-	er)		

PETITION FOR ZONING VARIANCE 8th Election District - 3rd Councilmanic District Case No. S8-181-A

South Side of Piney Hill Road, 3250 feet East of Hereford LOCATION: Road (939 Piney Hill Road)

DATE AND TIME: Friday, November 13, 1987, at 1:00 p.m. PUBLIC HEARING: Room 1996, County Office Building, 111 W. Chesapeake Avenue,

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 side yard setback of 32 feet in lieu of the required 50 feet

Being the property of Paul D'A. Didier, et al ____, 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.

> J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

Pursus 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 XXXXXXXXXXX result in practical difficulty and unreasonable hardship upon the Petitioner(5) and the granting of the variance (requested XXXXX will not adversely affect the health, safety, and general welfare of the community, the variance XXXX build XXXXXXXX be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _______ November, 1987, that herein Petition for Variance(s) to permit a side yard setback of 32 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

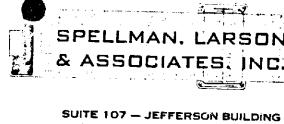
> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

AMN:bjs

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 88-181-14 Towson, Maryland

District 7th	Date of Posting 1418/57
Posted for: Variance	
Petitioner: Paul D'A. Didier, al	Fel
Location of property: 5/5 Pinny Itel Rde	
939 Pores 11/ R	*
Location of Signs: Facing Piney Hill Rd.	opmax b' Fr. Toa Sway
on populy of Potitioner	
Remarks:	
Posted by Makealey	Date of return: 10/23/87
Signature Number of Signs:	



-----SPELLMAN, LARSON & ASSOCIATES: INC. 3

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 823-3535

ROBERT E. SPELLMAN, PLS. JOSEPH L LARSON HENRY M APPEL ALFRED F. JUNGERS, P.L.S.

DESCRIPTION FOR VARIANCES TO ZONING, 939 PINEY HILL ROAD, 8th DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the bed of Piney Hill Road at the distance of 3,250 feet measured southeasterly along the line of Piney Hill Road from the southeast side of Hereford Road and running thence and binding in Piney Hill Road South 51 Degrees O2 Minutes 00 Seconds East 153.36/thence leaving Piney Hill Road and running South 38 Degrees 11 Minutes 20 Seconds West 609.28 feet North 76 Degrees 40 Minutes 00 Seconds West 59.03 feet North 10 Degrees 35 Minutes 05 Seconds East 215.38 feet and North 38 Degrees 11 Minutes 20 Seconds East 442.21 feet to the place of beginning.

> Containing 2.00 acres of land, more or less. 9/2/87



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION

CERTIFICATE OF PUBLICATION

LCCATION: South Side of Piney Hill Road, 3250 leet East of Hereford Road (939 Piney Hill Road) DATE AND TIME: Friday, November 13, 1987, at 1:00 p.m. PUBLIC HEARING: Room 301, County Office Building, 111 W Chee-aposice Avenue, Towson, Maryland Petition for Zoning Variance to permit a side yard setback of 32 feet in lieu of the required 50 feet Seing the property of Paul D'A. Di-der, et al, as shown on plet plen filed with the Zoning Office. 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, and above or made at the hearing.

TOWSON, MD., Oct 21, 1987 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 Oct 21, 1987

Susan Sender Obrect

PETITION FOR
ZONING VARIANCE
8th Election District 3rd Councilmanic District Case No. 88-181-A LOCATION: South Side of Piney Hill Road, 3250 feet East of Here-tord Road (939 Piney Hill Road) DATE AND TIME: Friday, Novem-ber 13, 1987, at 1:00 p.m. PUBLIC HEARING: Room 301. County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hearing:
Petition for Zoning Variance to permit a side yard setback of 32 feet in leu of the required 50 feet.

Being to property of Paul D'A.

Didier, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted a building general may be

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commis-

sioner 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 J. ROBERT HAINES

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 23, 1987 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 Oct 22, 1987

THE JEFFERSONIAN.

Gusan Sender Obrestt

Mr. Paul Didier 1647 Blue Hount Road Monkton, Maryland 21111

RZ: Petition for Zoning Variance S/S of Piney Hill Road, 3250' E of Hereford Road (939 Piney Hill Road) 8th Election District; 3rd Councilmanic District Paul D'A. Didier, et al - Petitioners Case No. 88-181-A

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to anyone, please be advised that you may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,

Enclosures

ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

86-191-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 day of _september_ 19 s7 Petitioner Paul D'A. Dictor, et al Received by: Advisory Committee

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 41563 Item #90
DATE 9- 3- 37 ACCOUNT_	800 - 615
AMOUNT_	\$ 35, so
PROMITED A PROMITE A TO	
FOR Pes. Variance	
B 8535******333	c. Islam # 90
VALIDATION OR SIGNAT	URE OF CASHIER

AISCELLAN	EOUS CAS	EVENUE DIVISION SH RECEIPT	No. 45805
ATE	//	ACCOUNT_	11 115 min
•			<u> 9/28</u>
CEIVED	1 1 1	<u> </u>	
) 	6	<u> </u>	

J. ROBERT HAINES ZONING COMMISSIONER November 3, 1987

> Mr. Jeffrey Blum 15 Wytchwood Court, T-1 Baltimore, Maryland 21209

> > RE: PETITION FOR ZONING VARIANCE S/S of Piney Hill Rd., 3250' E of Hereford Rd. (939 Piney Hill Rd.) 8th Election District - 3rd Councilmanic District Paul D'A. Didier, et al - Petitioners Case No. 88-181-A

Mr. Blum:

This is to advise you that \$91.38 is due for advertising and posting of the above property. This fee must be paid before an

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 <u>rot</u> 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 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely, J. ROBERT HAINES Zoning Commissioner

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Mar and 21204 494-3554

October 5, 1987 Zoning Commissioner

Meeting of September 15, 1987

Dear Zoning Commissioner:

County Office Building

Towson, Maryland 21204

The Bureau of Traffic Engineering has no comments for items numer 72, 89,/90) 91, 92, 93, 94, 95, and 88A.

Very truly yours,

Michael S. Flanigan Traffic Engineer Associate II

MSF:sb

Mr. Jeffrey Blum 15 Wytchwood Court, T-1 Baltimore, Maryland 21209

October 13, 1987

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE S/S of Piney Hill Rd., 3250' E of Hereford Rd. (939 Piney Hill Rd.) 8th Election District - 3rd Councilmanic District Paul D'A. Didier, et al - Petitioners Case No. 88-181-A

1:00 p.m. Friday, November 13, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

> Zoning Commissioner of Baltimore County

Baltimore County

Fire Department

Paul H. Reincke

J. Robert Haines

Towson, MD 21204

Item No.: 90

Zoning Commissioner

Office of Planning and Zoning

Baltimore County Office Building

Re: Property Owner: Paul D'A. Didier, et al

() 3. The vehicle dead end condition shown at

prior to occupancy.

() 6. Site plans are approved, as drawn.

Location: S/S Piney Hill Road, 3250' E. c/l Hereford Road

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

() 1. Fire hydrants for the referenced property are required and shall be

located at intervals or ____ feet along an approved road in accor-

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Pro-

tection Association Standard No. 101 "Life Safety Code," 1976 edition

dance with Baltimore County Standards as published by the Department

to be corrected or incorporated into the final plans for the property.

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

EXCEEDS the maximum allowed by the Fire Department.

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

() 4. The site shall be made to comply with all applicable parts of the

(X) 5. The buildings and structures existing or proposed on the site shall

Zoning Agenda: Meeting of 9/15/87

491-4500 -

Gentlemen:

Towson, Maryland 21204-2586

ccs: Mr. Paul D'A. Didier Mr. Frederick S. Lehman 1647 Blue Mount Road Monkton, Maryland 21111

> Mr. Joseph L. Larson Vice President Spellman, Larson & Associates, Inc. Suite 107 - Jefferson Building 105 W. Chesapeake Avenue Towson, Maryland 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 9, 1987

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

Engineering

Traffic Engineering

Bureau of Fire Prevention

Health Department Project Planning

Building Department

Zoning Administration

Board of Education

Industrial Development

Mr. Paul D'A. Didier 1647 Blue Mount Road Monkton, Maryland 21111

RE: Item No. 90 - Case No. 88-181-A Petitioner: Paus D'A. Didier, et al Petition for Zoning Variance

Dear Mr. Didier:

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 wembers 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.

> JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures

> cc: Spellman, Larson & Associates, Inc. 105 W. Chesapeake Avenue, Suite 107 Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. J. Robert Haines Date____October 22, 1987 Zoning Commissioner

FROM Mr. Norman E. Gerber, AICP, Director Office of Planning and Zoning SUBJECT_Zoning Petitions No. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-165-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-179-A, 88-180-A, 88-181-A) 88-183-A, 88-185-X, 88-186-A, and 88-187-A.

> There are no comprehensive planning factors requiring comment on the above numbered petitions.

> > Norman E. Gerber, ACP, Director Office of Planning and Soning

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

ZONING OFFICE



SPELLMAN. LARSON & ASSOCIATES. INC.

SUITE 107 - JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE

ZONING OFFICE

ROBERT E. SPELLMAN, P.L.S.

HENR / M. APPEL

ALFRED F. JUNGERS, P.L.S.

TOWSON, MARYLAND 21204 823-3535

Mr. Robert Haines Zoning Commissioner Baltimore County County Office Building

September 25, 1987

Towson, Maryland 21204 Re: 939 Piney Hill Road

Zoning Petition Item No. 30 Dear Mr. Haines:

By way of this letter I wish to herewith request your consideration with regard to expediting the above-captioned Zoning Petition for an early Hearing date.

The owner of the subject property is proposing to construct his residence on the site and unfortunately due to the narrow width of the lot and the size of his proposed house a side yard variance will be required. The owner is hoping to be able to start construction on the house prior to the winter months whereby an early Hearing date for this case is imperative to resolve the sideyard question in order for him to apply for his building permit.

In that this case involves a simple side yard variance and the fact that there are no existing homes on either side of the proposed dwelling the matter appears to be a noncontested and expedient zoning exercise.

In light of the hardship situation we are hopeful that you can extend us the courtesy of an early Hearing date on this matter.

Whatever consideration that you may be able to afford us with regard to this situation would be greatly appreciated. Very truly yours,

SPELLMAN, LARSON & ASSOCIATES, INC. Vice President

cc: Jeff Blum

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION

GREATER SPARKS-GLENCOE COMMUNITY COUNCIL

P.O. Box 396 • Sparks, Maryland 21152

Judy Waldman, President Sheila F. Haskell, Vice-President Charles Blair, Treasurer Margaret H. Smith, Secretary

November 11, 1987

Mr. Mark Wesker 15 Wytchwood Court Suite T-1 Baltimore, Maryland 21209

Re: 939 Piney Hill Road Monkton, Maryland 21111

Dear Mr. Wesker:

This letter will confirm your recent request, on the above property, to locate the proposed house less than 50 feet (32 feet) from the property line.

I have reviewed this request with our zoning committee and there is absolutely no opposition to it. As a matter of fact, it is felt that aesthetically the house would look much better as proposed, for everyone, including the neighborhood.

If you need additional information on the above, please feel free to contact me.

Zoning Chairman

JRM:tg

