NW/S Regwood Road, 180' N of Harford Road (12410 Regwood Road) 11th Election District

6th Councilmanic District Ronald D. Standiford, et ux Petitioners

\* \* \* \* \* \* \* \* \* \* \* FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 4 feet in lieu of the required 50 feet for a proposed two-story addition as more particularly described in Petitioner's Exhibit 1.

BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 89-56-A

The Petitioners, by Mr. Standiford, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner 'the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 8th day of September, 1988 that the Petition for Zoning Variance to permit a side yard setback of 4 feet in lieu of the required

Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions: 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 30-day 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.

50 feet for a proposed two-story addition, in accordance with Petitioner's

2) The Petitioner shall not allow or cause the proposed addition to be converted to a second dwelling unit and/or apartment. The addition shall contain no no kitchen facilities and no basement.

> Zoning Commissioner for Baltimore County

JRH:bjs

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

Dennis F. Rasmusser County Executive

Fir. Romald D. Standiford 12410 Regeood Road Hydes, Meryland 21082

J. Robert Haines

Petition for Zoning Variance CASE NAMEER: 88-56-A NUS Regulood Road, 130° N Harford Road (12410 Reguland Road) 11th Election District - 8th Councilmanic Petitioner(s): Ronald O. Standiford, et al HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 7, 1988 at 2:30 p.m.

Dear Mr. Standifords

Please be advised that 105.72 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office it along with the sign(s) and post(s) to the solding of the minutes before

post set(s), there BALTIMORE COUNTY, MARYLAND each set not OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT P.OI.615.000

B 8151 \*\*\* 10572: 2 89-56-A VALIDATION OR SIGNATURE OF CASHIER DISTRIBUTION

MATE CASSES FOR AGRICY VELOW-CUSTOMER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

September 8, 1988

7 ()

Dennis F. Rasmussen

RE: PETITION FOR ZONING VARIANCE NW/S Regwood Road, 180' N of Harford Road (12410 Regwood Road) 11th Election District - 6th Councilmanic District Case No. 89-56-A

Dear Mr. & Mrs. Standiford:

Mr. & Mrs. Ronald D. Standiford

12410 Regwood Road

Hydes, Maryland 21082

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. ROBERT HAINES Zoning Commissioner for Baltimore County

cc: People's Counsel

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., once in each

NOTICE OF HEARING The Zoring Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will holid a public hearing on the properly identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follower:

Petition for Zoning Variance Case number: 89-56-A R NWS Regwood Road, 180' N Hazford Road (12410 Regwood Road) 11th Election District

6th Councilmanic
Petitioner(s):
Ronald D. Standiford, et al. Hearing Date: Wednesday, Sept. 7, 1988 at 2:30 p.m. Variance to allow a side yard setback of 4 ft. in lieu of the re-quired 50 ft. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or J. ROBERT HAINES Zoning Commissioner of Baltimore County

8/099 Aug. 11

The Zoring Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Beltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapsete Avenue in Townon, Maryland as follows:

Petition for Zoning Variance Case muritier: 85-55-A NWS Regrecol Road, 180' N Harlord Road (12410 Regrecol Road) 11th Election District at A

variance to accer a side y, selbeck of 4 ft. in lieu of the n, quired 50 ft. In the event that this Patrion is

successive weeks, the first publication appear-THE JEFFERSONIAN. 5. Zefe Orlan

REq \$ m18841

CERTIFICATE OF PUBLICATION

TOWSON, MD., Qugust 10, 1988 THIS IS TO CERTIFY, that the annexed advertisement was · published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on Quant 10, 19 88

TOWSON TIMES.

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 allow a side yard setback of

4 ft. in lieu of the required 50 ft.

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

1. We desire to edd a room onto our house, which will being us within 41 of the property line. 2. Since there is no recorded plat, and the house was built in 1950, a 50'set back applies. 3. Stict compliance with this ruling would unreasonably prevent us from using the property for a permitted purpose.

4. Addition location configures better to the side, then in the rear of the house, due to Property is to be posted and advertised as prescribed by Zoning Regulations. f above Variance advertising, posting, etc., upon filing of this to be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County. I/We do solemnly declare and afterm, under the penalties of perjury, that we are the legal owner(s) of the property. which is the subject of this Petition. Legal Owner(s): 202 ( C) 3030 ( B.F Ronald D. Standiford (Type or Print Name) ould of flus from N60,400 Darby S. Standiford ( E46750 (Type or Print Name)  $\sim$ တ City and State Name, address and phone number of legal owner, con-Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this of \_\_\_\_\_\_\_, 19\_80, 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

ESTIMATED LENGTH OF HEARING 1/2HR.

OTHER

AVAILABLE FOR HEARING

MCN./TUES./WED. - NEXT TWO MONTHS

DATE 65-15-88

Zoning Commissioner of Baltimore County

BEGINNING for the same on the East side of a wagon road leading in a Northerly direction from the Harford Road, which road is now known as Regwood Road, and the beginning of the first line which by Deed dated DECEMBER 29, 1950 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1924, folio 189, was granted and conveyed by Alma Burton, widow, unto Howard W. Standiford and Rosalie B. Standiford, his wife, and running thence reversely and binding on the last line of the said Deed from Alma Burton, widow, to Howard W. Standiford and Rosalie Standifored, his wife, North 80 degrees 36 minutes West 219.08 feet to a pipe planted in the lastly described line which by Deed dated JULY 15, 1925 and recorded among the Land Records of Baltimore County in Liber W. P.C. No. 616, folio 551, from Mary Ellen Burton to Raymond H. Burton and Alma Burton, his wife, and running thence in a Southerly direction with said line South 10 degrees West 100 feet to a pipe set at the Northwesternmost corner of that lot of ground which by Deed dated MAY 25, 1951 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 1973, folio 365, from R. Alma Burton, widow, unto George W. Standiford and Hattie Louise Standiford, his wife, and running thence and binding reversely on the Last line in said Deed from R. Alma Burton to George W. Standiford and Hattie Louise Standiford. his wifek, and running thence and binding reversely on the last line in said Deed from R. Alma Burton to George W. Standiford and Hattie Louise Standiford his wife, South 79 degrees 17 minutes 30 seconds East 190.28 feet to the end of said line and thence for an extension of said line South 79 degrees 17 minutes 30 seconds East 25 feet, more or less, to the East side of the wagon road and thence in a Northerly direction on the East side of the said wagon road, now known as Regwood Road, North 12 degrees 04 minutes East 100 feet to the place of beginning. The improvements thereon being known as No. 12410 Regwood Road.

SUBJECT, HOWEVER, to the right of others entitled thereto to the use of the wagon road as widened from 16 feet to 25 feet, and together with the right to the use in common with others entitled thereto.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property and Regulations of Daleimore County will hold a public healing on the propertion identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as fellows: Petition for Zoning Variance CASE NUMBER: 89-56-A NuS Regwood Road, 180' N Harford Road (12410 Regwood Road) 11th Election District - 6th Councilmanic Petitioner(s): Ronald D. Standiford, et al HEARING SCHEDULED: WEDNESDAY, SEPTEMBER 7, 1988 at 2:30 p.m. Variance to allow a side yard setback of 4 ft. in lieu of the required 50 ft. In the event that this Petition is granted, a building permit may be issued

Dennis F. Rasmussen

NOTICE OF HEARING

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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County Ronald J. Standiford

Baltimore County

J. Robert Haines

494-3353

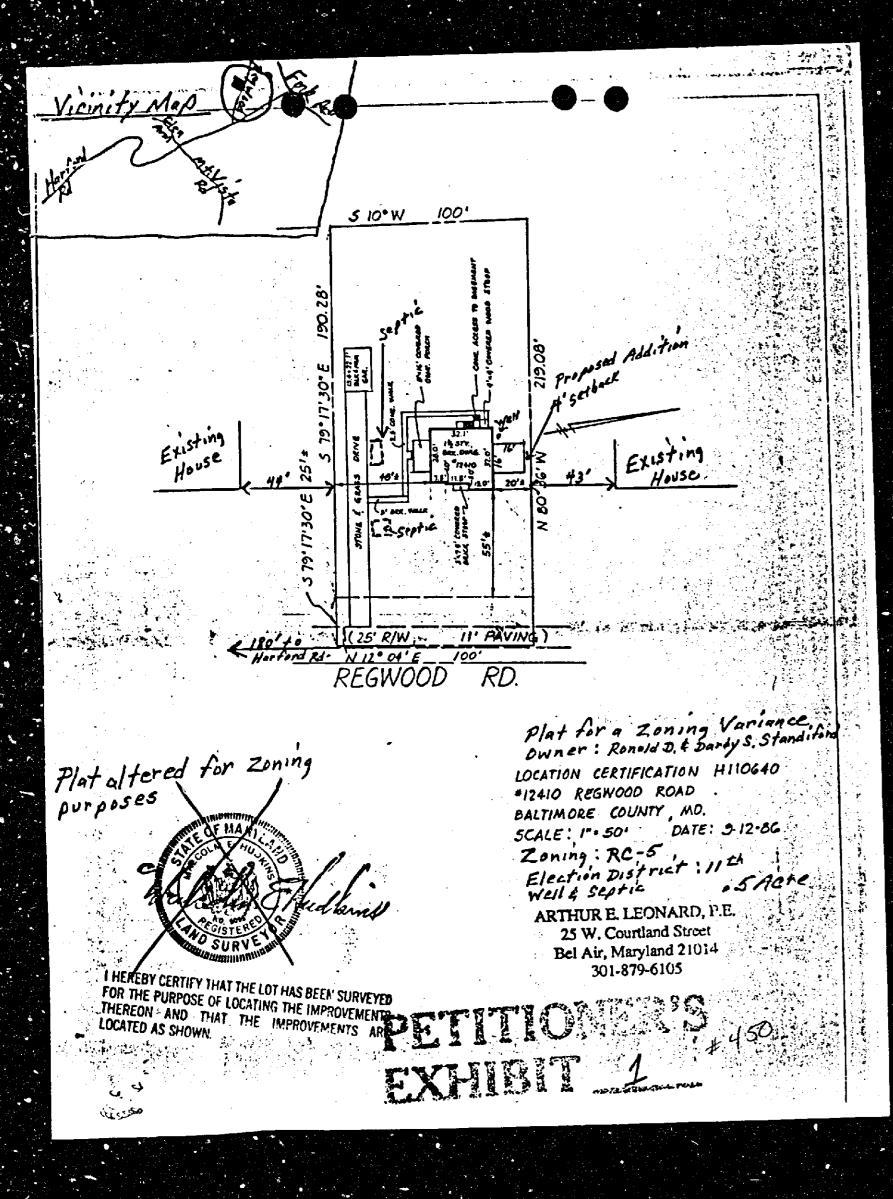
Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204

resuled within the bury (20) or appeal period. The Zoning Conmissioner will, towarder, entertain any request for a stay of the sission of stud period for good cause shows. Such request must be in unling and received in this office by the date of the hearing set above or presented at the tesering. Rea = m18842

PO \$ 02713



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 \_\_\_\_\_, 19 88. Petitioner Ronald D. Standiford, et uxReceived by:

| James E. Dyer | Chairman, Zoning Plans | Chairman, Zoning Plans | Advisory Committee | Advisory Committee | Chairman | Cha

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500 Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Item No.: #450

Re: Property Owner: Ronald D. Standiford, et ux

Location: NWS REgwood Rd, 180' N of Harford Rd (12410 Regwood Rd)

Zoning Agenda:Meeting of June 28,1988

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.
- ( ) 3. The vehicle dead end condition shown at \_ EXCEEDS the maximum allowed by the Fire Department.

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

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

Noted and Approved: John & C'Neill



INTER-OFFICE CORRESPONDENCE

July 26, 1988

FROM P. David Fields. Director
Office of Planning and Zoning

SUBJECT\_Zoning\_Petitions: #89-30-A(89-56-A) 89-55-A, 89-60-A, 89-61-A, 89-64-A, 89-65-A, 89-83-A 89-66-SpHA

There are no comprehensive planning factors requiring comment on the subject petitions.

cc: Shirley Hess, People's Counsel J. G. Hoswell Zoning File

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 29, 1988

Petitioner: Ronald D. Standiford, et ux

Petition for Zoning Variance

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

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

Mr. & Mrs. Ronald D. Standiford 12410 Regwood Road Baltimore, Maryland 21082

RE: Item No. 450 - Case No. 89-56-A

Dear Mr. & Mrs. Standiford:

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,

games E. Dyer/dt JAMES E. DYER Zoning Plans Advisory Committee

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PRC CTION AND RESOURCE MANAGEMENT

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

Zoning Item # 450, Zoning Advisory Committee Meeting of June 28, 1988

Property Owner: Royald D. Standiford

Location: NWS Requisory Rd - District //

Water Supply Burate Sewage Disposal purate COMMENTS ARE AS FOLLOWS:

( ) Prior to approval of a Building Permit for construction, renevation 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, Bureau of Regional Community Services, for final review

) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins. ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as apray 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 Bureau of Air Quality Management 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau

) 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 the State Department of the Environment.

) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must sentage the Division of 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 Water and Sewer 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

( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an

disposal siptem will be inspected pror to building

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 491-3554

July 18, 1988

Dear Mr. Haines:

Zoning Commissioner County Office Building Towson, Maryland 21204

Mr. J. Robert Haines

The Bureau of Traffic Engineering has no comments for items number 391, 413, 438, 439, 442, 443, 444, 446, 447, 448, 450) 451, 452, 453, 454,

435, 456, and 457.

SEW/RF/cps

Very truly yours, Assistant Traffic Engineer