

IN THE MATTER OF THE APPLICATION OF MARY E. HALL FOR A ZONING VARIANCE ON THE NORTHEAST SIDE OF HILLDALE ROAD, 160 FEET NORTHWEST OF THE CENTERLINE OF OLD PHILADELPHIA ROAD (1200 HILLDALE ROAD) 15TH ELECTION DISTRICT 7TH COUNCILMANIC DISTRICT

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

CASE NO. 89-486-A

**OPINION**

This case comes before this Board on appeal from the Zoning Commissioner's decision dated June 8, 1989, denying Petitioner's application for a variance to permit a height of 25' in lieu of the regulation 15' for an accessory structure (satellite dish). William E. Hall, son of the property owner and resident at 1200 Hilldale Road, in the Fifteenth Election District, Seventh Councilmanic District of Baltimore County, testified in his own behalf; no Counsel was present and the County was not represented by Counsel. The case was heard this day in its entirety.

Mr. William E. Hall testified that he and his family reside at the subject address, a single-family dwelling on a two and one-half acre residentially-zoned lot. He purchased a satellite dish for access to educational and religious telecasts for his family with the intention of installing it on the roof of his home in compliance with existing height regulations. After investigating sources of insurance coverage for the satellite dish, Mr. Hall found the cost of such coverage to be prohibitive (\$3,000 for recovery of damage to the satellite dish plus only partial recovery for potential damage to the dwelling's roof). Nevertheless, Mr. Hall had the satellite dish installed on the roof and it was blown over by a high wind with minimal damage.

Consulting with the supplier of the dish, Mr. Hall selected a site in his back yard for installation, only to find that the topography of his lot and surrounding lots created signal blockage and involved signal interference from nearby utility wires. After determining the height needed for clear reception,

Mary E. Hall Case No. 89-486-A

Mr. Hall had a 48" x 48" concrete pad constructed for the dish and purchased a 20 foot pole which, with the dish attached would reach 22 feet above the ground. He further testified that he was preparing for the final steps of installation when a Baltimore County Zoning Inspector "came by" his residence and informed him that the total height of the accessory structure could not exceed 15 feet. Mr. Hall then applied for the appropriate variance; a zoning notice was posted on his property in June; he testified that he has received no objections from neighboring residents. The proposed unit will be located 15 feet from Mr. Hall's rear property line and 12 feet from the nearest side property line. The satellite dish is painted black.

The Board finds as a matter of fact that William E. Hall has proven excessive hardship in this case. The expense of the satellite dish, inability to purchase adequate insurance coverage, and existence of buildings and utility wires which interfere with reception by the dish combine to make a height variance necessary. The Halls have made every effort to comply with regulation height restrictions, but cannot do so. The size of the subject lot, lack of neighborhood objections, and proposed location of the accessory structure reinforce the Board's conviction that Mr. Hall should be granted the requested height variance and it will so order.

**ORDER**

Therefore, it is this 6th day of April, 1990 by the County Board of Appeals of Baltimore County ORDERED that the requested Petition for Variance be GRANTED subject, however, to the following restrictions:

1. The concrete pad will be located and constructed as described in Mr. Hall's testimony.
2. The total height of the installation will not exceed 22 feet in height.
3. The satellite dish and the pole upon which it is set will be painted black and maintained in that color for the life of the unit.

Mary E. Hall Case No. 89-486-A

Any replacement units for the satellite dish or pole shall also be located in the described position and painted black. Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY  
Lawrence E. Schmidt, Acting Chairman

John J. Hines  
John G. Disney  
Dwight B. Moreland  
Lynn B. Moreland

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

April 6, 1990

Mr. William E. Hall  
1200 Hilldale Road  
Baltimore, Maryland 21237

Re: Case No. 89-486-A (Mary E. Hall)

Dear Mr. Hall:

Enclosed please find a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,  
Linda Lee M. Kuszmaul  
Linda Lee M. Kuszmaul  
Legal Secretary

**Enclosure**

- cc: Ms. Mary E. Hall  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING, ROOM 315  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180

APPEAL HEARINGS SCHEDULED FOR THE WEEK OF FEBRUARY 12, 1990

TUESDAY 2/13/90 10:00 (CASE NO. CBA-89-152 POSTPONED - NO RESET DATE)  
TUESDAY 2/13/90 1:00 (CASE NO. CBA-89-153 POSTPONED - NO RESET DATE)  
WEDNESDAY 2/14/90 10:00 a.m. GARRISON VALLEY CENTER, INC. 9600 REISTERSTOWN ROAD GARRISON, MARYLAND  
#CBA-89-154 RE: Denial of Trailer Permit  
WEDNESDAY 2/14/90 1:00 p.m. MARY E. HALL, NE/S Hilldale Rd., 160' NW of c/1 Old Philadelphia Rd. (1200 Hilldale Rd.) 15th Election District 7th Councilmanic District  
#89-486-A VAR - Height of satellite dish  
THURSDAY 2/15/90 10:00 (CASE NO. 89-523-XA POSTPONED TO 3/6/90)  
FRIDAY 2/16/90 HEARING ROOM NOT AVAILABLE FOR CBA HEARING

cc: Executive Office  
County Council  
Law Office  
People's Counsel  
Planning Office  
Current Planning  
Board Members  
Court Reporter  
Information Desks (2)  
Docket Clerk - zoning

RECEIVED  
FEB 6 1990  
ZONING OFFICE

County Board of Appeals of Baltimore County  
COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
(301) 887-3180  
September 27, 1989

HEARING ROOM - Room 304, County Office Bldg.

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 89-486-A MARY E. HALL, NE/S Hilldale Road, 160' NW of the c/1 Old Philadelphia Road (1200 Hilldale Rd.) 15th Election District 7th Councilmanic District

VAR - to permit a height of 25' in lieu of 15' for an accessory structure (satellite dish)

6/8/89 - Z.C.'s Order DENYING Petition

ASSIGNED FOR: WEDNESDAY, FEBRUARY 14, 1990 at 1:00 P.M.

cc: Mr. William E. Hall Appellant

Ms. Mary E. Hall  
People's Counsel for Baltimore County  
P. David Fields  
Pat Keller  
J. Robert Haines  
Ann M. Nastarowicz  
James E. Dyer  
W. Carl Richards, Jr.  
Docket Clerk - Zoning  
Arnold Jablon, County Attorney

Linda Lee M. Kuszmaul  
Legal Secretary

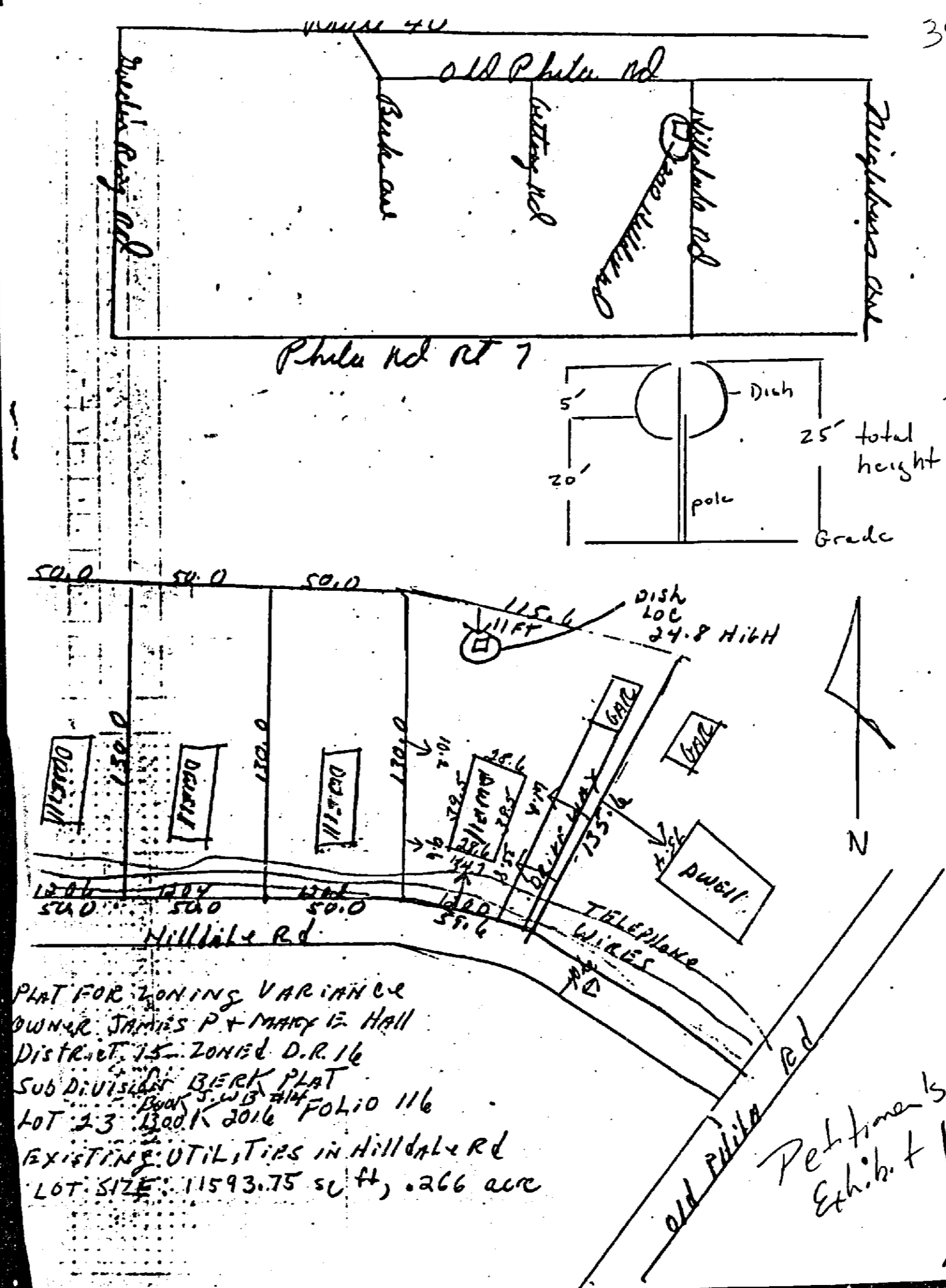
out per Shirley Hess 9/27/89

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 9/14/89  
Posted for: 14 Appeal  
Petitioner: Mary E. Hall  
Location of property: NE/S Hilldale Rd, 160' NW of Old Phil. Rd. 1200 Hilldale Rd.  
Location of Sign: Facing Hilldale Rd, approx 10' from roadway on property of Baltimore  
Remarks:  
Posted by: [Signature] Date of return: 9/15/89  
Number of Signs: [Blank]

To whom it may concern  
I would like to appeal  
the zoning decision on my zoning  
variance case # 89-486-A of June 8th  
check # 574 for 125.00 plus 25.00 fee  
sign was paid  
William E. Hall  
1200 Hilldale Rd  
BALTO. MD 21237  
391-8856

RECEIVED  
JUL 7 1990  
ZONING OFFICE



PHOT FOR ZONING VARIANCE  
OWNER: JAMES P. & MARY E. HALL  
DISTRICT: 15th ZONING DISTRICT  
SUB-DIVISION: BEAK PLAT  
LOT: 2.3 BOOK 2016 POLIO 116  
EXISTING UTILITIES IN HILLDALE RD  
LOT SIZE: 11593.75 SQ FT, .266 ACR

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 7, 1989



Baltimore County Board of Appeals  
County Office Building, Room 315  
Towson, Maryland 21204

RE: Petition for Zoning Variance  
NE/S Hilldale Road, 160' NW of the c/1 Old Philadelphia Road  
(1200 Hilldale Road)  
15th Election District, 7th Councilmanic District  
MARY E. HALL - Petitioner  
Case No. 89-486-A

**Dear Board:**

Please be advised that an appeal of the above-referenced case was filed in this office on July 7, 1989 by William E. Hall, Petitioner's son. All materials relative to the case are being forwarded herewith. Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:ccr

Enclosures

cc: Ms. Mary E. Hall, 1719 Nuttal Avenue, Edgewood, MD 21040

Mr. William E. Hall, 1200 Hilldale Road, Balto., MD 21237

People's Counsel of Baltimore County  
Rm. 304, County Office Bldg., Towson, Md. 21204

File

STV2204 89 0-014 68

IN RE: PETITION FOR ZONING VARIANCE  
 NE/S Hilldale Road, 160' NW of  
 the c/1 Old Philadelphia Road  
 (1200 Hilldale Road)  
 15th Election District  
 7th Councilmanic District

Mary E. Hall  
 Petitioner

BEFORE THE  
 DEPUTY ZONING COMMISSIONER  
 OF BALTIMORE COUNTY  
 Case No. 89-486-A

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requests a variance to permit a height of 25 feet in lieu of the maximum permitted 15 feet for an accessory structure (satellite dish) in accordance with Petitioner's Exhibit 1.

The Petitioner, by William Hall, Petitioner's son, appeared and testified on behalf of Petitioner who was unable to attend. There were no Protestants.

Testimony indicated that the subject property, known as 1200 Hilldale Road, consists of .266 acres more or less zoned D.R. 16, is improved with a single family dwelling which has been the residence of Petitioner's son, William Hall, since approximately 1980. Mr. Hall testified approximately one month ago he purchased a satellite dish which had a 5-foot high pole. Mr. Hall testified he tried to install the dish in three different locations on the property to no avail due to interference. He testified he then purchased a 20-foot high pole, which he determined was an appropriate size, to provide proper reception. Mr. Hall testified he spoke to numerous neighbors, of whom only one indicated they felt the proposed dish would prove to be an eyesore. Mr. Hall contends that the granting of the variance is necessary in order for him to obtain the benefits from having a satellite dish.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, there is insufficient evidence to allow a finding that the Petitioners would experience practical difficulty or unreasonable hardship if the requested variance were denied. The testimony presented by Petitioners was in support of a matter of preference rather than of the necessity for the variance. The height variance requested is excessive and aesthetically incompatible with the residential character of the surrounding community. The Petitioners have failed to show that compliance would unreasonably prevent the use of the property or be unnecessarily burdensome. Therefore, the variance requested must be denied.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of June, 1989 that the Petition for Zoning Variance to permit a height of 25 feet in lieu of the maximum permitted 15 feet for an accessory structure (satellite dish) in accordance with Petitioner's Exhibit 1, be and is hereby DENIED.

*Ann M. Nastarowicz*  
 ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

AMN:bjs

*6/5/89*  
 Dec By *Billie Johnson*

Baltimore County  
 Zoning Commission  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 807-3353

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 1:00 p.m. on Tuesday, May 30, 1989 at 2:00 p.m.

Variance to permit a height of 25 ft. in lieu of the maximum 15 ft. for an accessory structure (satellite dish).

In the event that the Petition is granted, a hearing permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, reserve any appeal for a day of the issuance of said permit during the period for which the hearing permit is valid. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

- ROBERT HAINES  
 Zoning Commissioner of Baltimore County

**CERTIFICATE OF PUBLICATION**

OFFICE OF  
**Dundalk Eagle**  
 4 N. Center Place  
 P. O. Box 8936  
 Dundalk, Md. 21222

May 4, 19 89

THIS IS TO CERTIFY, that the annexed advertisement of Robert Haines in the matter of Zoning Hrgs. Case 89-486-A - P.O. #12017 - Reg. #M28940 - 87 lines was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 5th day of May 1989; that is to say, the same was inserted in the issues of May 4, 1989

**Kimbel Publication, Inc.**  
 per Publisher.  
 By *K.C. Ode*

*6/5/89*  
 Dec By *Billie Johnson*

**PETITION FOR ZONING VARIANCE**  
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-486-A

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 15-101 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

*Neighbors home roof top interferes with signal to satellite. Handwritten pole was not long enough to receive all signals*

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.

Property is to be posted and advertised as prescribed by Zoning Regulations.

Contract Purchaser: \_\_\_\_\_  
 (Type or Print Name)

Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name)

Signature: \_\_\_\_\_  
 Signature: \_\_\_\_\_

Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
 (Type or Print Name)

Address: \_\_\_\_\_  
 City and State: \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of April 1989, 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 108, County Office Building in Towson, Baltimore County, on the 30th day of May 1989, at 2 o'clock P.M.

*J. Robert Haines*  
 Zoning Commissioner of Baltimore County

Baltimore County  
 Zoning Commissioner  
 Office of Planning & Zoning  
 Towson, Maryland 21284  
 (801) 887-3353

J. Robert Haines  
 Zoning Commissioner

June 8, 1989

Ms. Mary E. Hall  
 1719 Nuttal Avenue  
 Edgewood, Maryland 21040

RE: PETITION FOR ZONING VARIANCE  
 NE/S Hilldale Road, 160' NW of the c/1 of Old Philadelphia Road  
 (1200 Hilldale Road)  
 15th Election District - 7th Councilmanic District  
 Mary E. Hall - Petitioner  
 Case No. 89-486-A

Dear Ms. Hall:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been denied 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,  
*Ann M. Nastarowicz*  
 ANN M. NASTAROWICZ  
 Deputy Zoning Commissioner  
 for Baltimore County

cc: Mr. William E. Hall  
 1200 Hilldale Road, Baltimore, Md. 21237

People's Counsel  
 File

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, May 4, 1989

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 May 4, 1989.

THE JEFFERSONIAN,  
*S. Zebe Orlow*  
 Publisher

PO 12018  
 reg # 28939  
 ca 89-486-A  
 price \$ 39.40

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition identified herein in Room 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 1:00 p.m. on Tuesday, May 30, 1989 at 2:00 p.m.

Variance to permit a height of 25 ft. in lieu of the maximum 15 ft. for an accessory structure (satellite dish).

In the event that the Petition is granted, a hearing permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, reserve any appeal for a day of the issuance of said permit during the period for which the hearing permit is valid. Such request must be in writing and received in the office by the date of the hearing set above or presented at the hearing.

- ROBERT HAINES  
 Zoning Commissioner of Baltimore County

ZONING DESCRIPTION

Beginning on the northeast side of Hilldale Road, 40 feet wide, at the distance of 160 feet northwest of the centerline of Old Philadelphia Road, Lot #23, Book 14, Folio 116. Also known as 1200 Hilldale Road, containing .266 acre in the 15th Election District.

*77-89*

*To whom it may concern*

*I would like to appeal*

*its zoning decision on my zoning*

*variance case # 89-486-A of June 89*

*check # 576 for 125.00 plus 25.00 for*

*sign was paid*

*William Hall*

*William E Hall*

*1200 Hilldale Rd*

*BAH TO MD 21237*

*391-8856*

**RECEIVED**  
 JUL 7 1989  
 ZONING OFFICE

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 15th Date of Posting: 5/11/89

Posted for: Varia, ca

Petitioner: Mary E. Hall

Location of property: NE/S Hilldale Rd, 160' NW of Old Philadelphia Rd  
1200 Hilldale Rd

Location of Sign: Facing Hilldale Rd, 222' x 10' E. 2nd Survey  
on post by Billie Johnson

Remarks: \_\_\_\_\_

Posted by: M. Nastarowicz Date of return: 5/11/89

Number of Signs: 1

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21284  
494-3353

J. Robert Haines  
Zoning Commissioner

Date: 5/9/89



Dennis F. Rasmussen  
County Executive

Re: Petition for Zoning Variance  
CASE NUMBER: 89-486-A  
NE/S Hilldale Road, 160' NW c/l Old Philadelphia Road  
1200 Hilldale Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Mary E. Hall  
HEARING SCHEDULED: TUESDAY, MAY 30, 1989 at 2:00 p.m.

Dear Petitioner:

Please be advised that \$77.90 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 Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.

ad post set(s), there for each set not

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 5/30/89 ACCOUNT: R-01-615-000  
AMOUNT: \$ 97.90  
RECEIVED BY: MARY E. HALL  
FOR: P.A.R. 5/30/89/kneing 89-486-A

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

J. Robert Haines  
Zoning Commissioner

April 18, 1989



Dennis F. Rasmussen  
County Executive

### NOTICE OF HEARING

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 identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

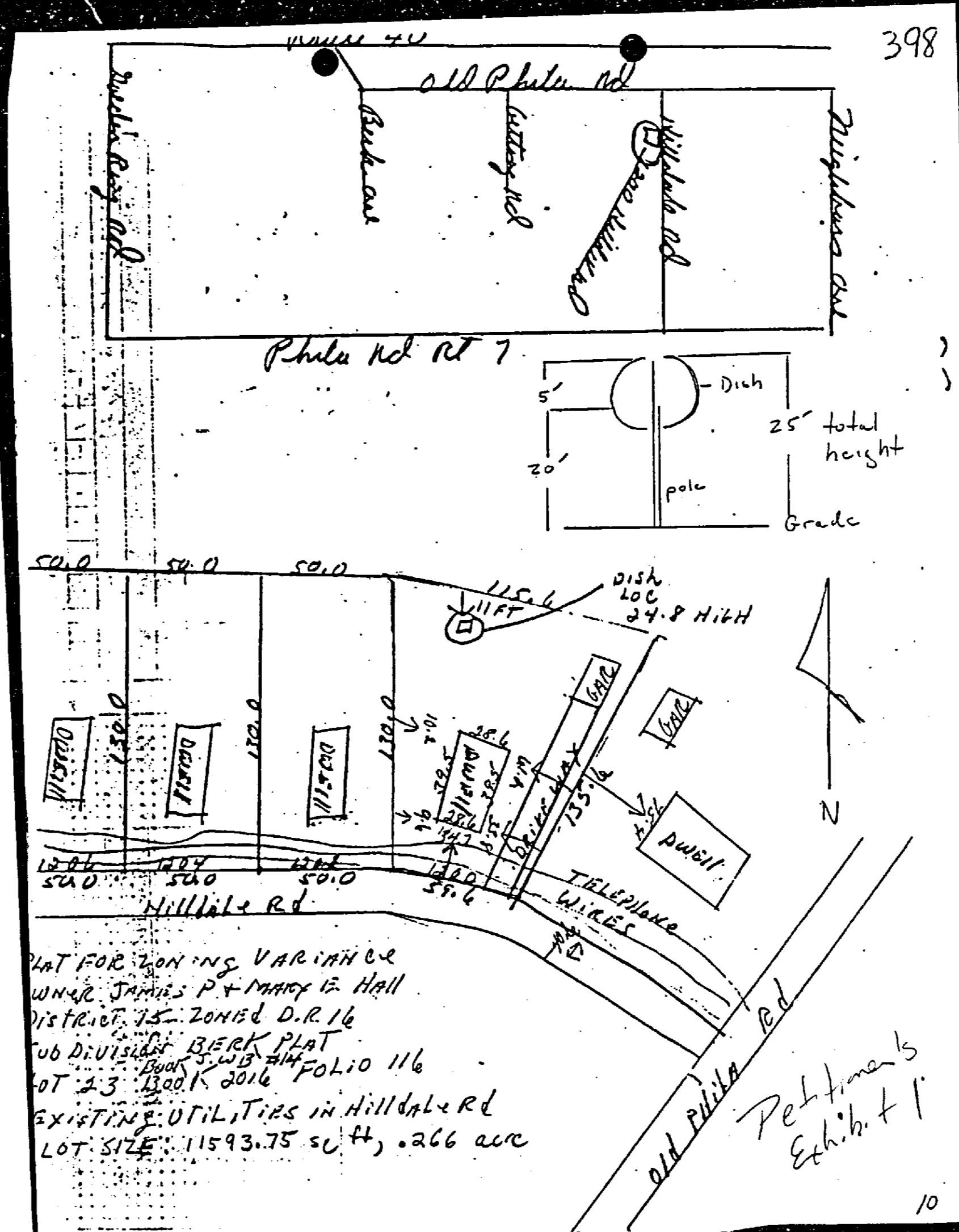
Petition for Zoning Variance  
CASE NUMBER: 89-486-A  
NE/S Hilldale Road, 160' NW c/l Old Philadelphia Road  
1200 Hilldale Road  
15th Election District - 7th Councilmanic  
Petitioner(s): Mary E. Hall  
HEARING SCHEDULED: TUESDAY, MAY 30, 1989 at 2:00 p.m.

Variance to permit a height of 25 ft. in lieu of the maximum 15 ft. for an accessory structure (satellite dish).

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 presented at the hearing.

J. Robert Haines

J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County  
cc: Mary E. Hall  
William Hall  
File



89-486-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 April, 1989.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: Mary E. Hall  
Petitioner's Attorney: \_\_\_\_\_  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

### BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 4, 1989

- COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21284
- 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

Mrs. Mary E. Hall  
1719 Nuttal Avenue  
Edgewood, MD 21040

RE: Item No. 398, Case No. 89-486-A  
Petitioner: Mary E. Hall  
Petition for Zoning Variance

Dear Mrs. Hall:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
James E. Dyer/jed  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures  
cc: Mr. William Hall  
1200 Hilldale Road  
Baltimore, MD 21237

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
(801) 887-3354

April 25, 1989



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 274, 359, 383, 384, 389, 393, 394, 395, 396, 397, and 398.

Very truly yours,  
Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Associate II

MSP/lw

RECEIVED  
APR 28 1989  
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
DATE: April 21, 1989  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: ZONING ADVISORY COMMENTS

Case # 89-486-A  
Item # 398  
Re: Mary Hall

The Petitioners request a variance to allow an accessory structure (satellite dish) height of 25 feet in lieu of the permitted 15 feet. In reference to this request, this office offers no comment.

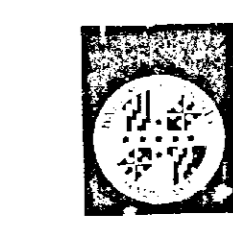
A:53089.txt pg.2

cc: To: Mary Hall

Baltimore County  
Fire Department  
Towson, Maryland 21204-2386  
494-4500

Paul H. Reincke  
Chief

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



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Mary E. Hall  
Location: NE/S of Hilldale Rd., 160' NW of centerline of Old Phila. Rd.  
Item No.: 398  
Zoning Agenda: April 4, 1989

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

REVIEWER: Pat Keller, 3/31/89  
Approved: [Signature]  
Fire Prevention Bureau  
Special Inspection Division