

IN PETITION FOR ZONING VARIANCE
S/S Meadow Ridge, 142' SW
Joppa Road
615 Meadow Ridge Road
9th Election District
4th Councilmanic District
William J. Callis, Sr., et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.A.5 and 1802.3.C.1 to allow a rear yard setback of 15 feet in lieu of the required 40 feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, William J. Callis, Sr., appeared and testified. Also appearing on behalf of the Petitioners was Mr. Lee Helmer of Colegrove Contracting Company. There were no Protestants. A letter in opposition was received from an adjoining neighbor.

Testimony indicated that the subject property, known as 615 Meadow Ridge Road, consists of .45 acres +/-, zoned D.R.2, and is currently improved with a 2-1/2 story dwelling with attached garage. The Petitioners are desirous of constructing an attached one story flat roof garage on the southwest side of the existing dwelling, attaching the proposed garage to the existing garage.

The Petitioner testified that the garage will be constructed on a concrete slab and the garage doors will be facing Meadow Ridge Road.

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 307.1 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 relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 15th day of August 1989 that a variance to allow a rear yard setback of 15 feet in lieu of the required 40 feet for attachment of a flat roof one story garage, as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection

of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mm
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

August 11, 1989

Mr. and Mrs. William J. Callis, Sr.
615 Meadow Ridge Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case #90-24-A

Dear Mr. and Mrs. Callis:

Enclosed please find the decision rendered on the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mm
att.
cc: Peoples Counsel

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 1802.3.A.5 and 1802.3.C.1 to allow a rear yard setback of 15' in lieu of the required 40'.

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 hereby agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):
William J. Callis Sr.
William J. Callis Jr.
Deborah C. Callis
William J. Callis

Address:
615 MEADOW RIDGE RD
BALTIMORE, MD 21204

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

Address:
615 MEADOW RIDGE RD
BALTIMORE, MD 21204

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BALTIMORE, MD 21204

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

Address:
615 MEADOW RIDGE RD
BALTIMORE, MD 21204

REASONS FOR PETITIONING FOR ZONING VARIANCE

WILLIAM J. DEBORAH C. CALLIS
615 MEADOW RIDGE RD. BALTIMORE, MD. 21204

PRACTICAL DIFFICULTY:

1) BUILDING A GARAGE ON 615 MEADOW RIDGE RD. WOULD PREVENT THE OWNERS FROM USING THEIR PROPERTY FOR NORMAL PARKING AND WOULD MAKE THEM CONTINUE TO PARK THEIR CARS OUTDOORS WHICH IS UNNECESSARILY BURDENSOME.

2) IT WOULD BE UNJUST TO DENY THE OWNERS THIS PRIVILEGE AND WOULD NOT EFFECT ANY OTHER PROPERTY OWNERS.

3) GRANTING THE OWNERS THE ABILITY TO BUILD THIS GARAGE WOULD NOT EFFECT PUBLIC SAFETY AND WOULD IN FACT ENHANCE PUBLIC SAFETY.

Tracking System

Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Date Receipt FEE
Day Month Year Number TYPE Identification Number Council District Election District Zip Code

Petitioner: Callis William J.
(Last) (First) (Middle Initial)

Property Address: 615 Meadow Ridge Road
(Number) (Street)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 067639
DATE 3/1/1989 ACCOUNT R-01-615-000
AMOUNT \$ 35.00
RECEIVED FROM LEE HELMER
FOR Item #475 (Case Variance)
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

BOUNDARY ON THE SOUTH SIDE OF MEADOW RIDGE RD. AT THE DISTANCE 142 FT. S.W. OF TOP OF RD. IN THE S.W. QUARTER OF RIVERWOOD ROAD, BOOK NO. 12 FOLIO 114. ALSO SHOWN AS 615 MEADOW RIDGE RD. IN THE 9TH ELECTION DISTRICT.

Case # 90-24-A Page 2

#475

615 Meadow Ridge Road

Since our home and land will be one of the recipients of the increased water flow and sewage run off caused by any building and/or paving in the Callis backyard we are opposed to your granting him a waiver. Since Mr. Callis already has a garage which is attached to his home, we do not see where he will be "deprived" if this waiver is not granted.

Sincerely,

Gail B. Jonovan

600 Greenwood Road

6 Meadow Ridge Road (2 lots)

Baltimore, Maryland, 21204

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

August 1, 1989
RECEIVED
AUG 2 1989
ZONING OFFICE

Re: Case 90-24-A
475
615 Meadow Ridge Road

Dear Mr. Haines,
We would like to bring to your attention
the fact that you do not already know the fact that
the land on which Mr. William J. Callis, Jr. wishes
to build a garage is classified as BaB (BaB
and Glenville (Gns) which are Hydro Class
D and C respectively. In light of the fact that
there is already a severe water run off problem
on this site and those homes south of it, any
additional building and paving will further
exacerbate it.

Also, the Callis home is on septic and
the system is in their back yard. If permitted,
the building of this garage may additionally
compromise the effective functioning of
Mr. Callis' septic system. This will not only
be to his detriment but to his neighbors
as well.

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

August 21, 1989

Mr. and Mrs. William J. Callis, Sr.
615 Meadow Ridge Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
Case No. 90-24-A
615 Meadow Ridge Road
Hearing Date: August 2, 1989

Dear Mr. and Mrs. Callis:

Attached hereto is copy of bill dated July 31, 1989 in the
amount of \$115.53 for posting and advertising costs. This bill has not
been paid and should have been on the day of your hearing. I am sure
that it was overlooked. However, I would appreciate your making your
check in the amount of \$115.53, made payable to Baltimore County,
Maryland, within the next two weeks.

Thank you for your cooperation.

Very truly yours,

J. Robert Haines
Zoning Commissioner

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3654

June 6, 1989

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 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474,
475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 18, 1989

The Developers Engineering Division has reviewed
the subject zoning items and we have no comments for
Items 466, 468, 469, 470, 471, 474, 475, 476, 478, 480,
481, 482, 485, and 486.

For Item 253 the previous County Review Group
Comments still apply.

For Item 313 contact the State Highway Administration
for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration
for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments
for Festival at Woodholme still apply.

For Item 473 the building being in a reversible
slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments
still apply.

For Item 478 the previous County Review Group Comments
still apply.

For Item 483 contact the State Highway Administration
for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments
still apply.

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

DATE 7/31/89

Mr. & Mrs. William J. Callis, Sr.
615 Meadow Ridge Road
Baltimore, Maryland 21204

Re: Petition for Zoning Variance
CASE NUMBER: 90-24-A
SS Meadow Ridge, 142' SW Joppa Road
615 Meadow Ridge Road
9th Election District - 4th Councilmanic
Petitioner(s): William J. Callis, Sr., et ux
HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$115.53 is due for advertising and posting of
the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S)
RETURNED ON THE DAY OF THE HEARING ON THE ORDER SHALL NOT ISSUE.
DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY
UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the
check and the sign & post set(s) to the Zoning office, County Office Building,
111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15)
minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there
will be an additional \$50.00 added to the above amount for each such set
not returned.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:js
cc: File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 24, 1989

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

cc:

Mr. Lee Helms
Colegrove Contracting
5511 Carter Avenue
Baltimore, MD 21214

RE: Item No. 475, Case No. 90-24-A
Petitioner: William J. Callis, Sr. et ux
Petition for Zoning Variance

Dear Mr. Helms:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:js

Enclosures

cc: Mr. & Mrs. William J. Callis, Sr.
615 Meadow Ridge Road
Baltimore, MD 21204

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

June 28, 1989

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: 90-24-A
SS Meadow Ridge, 142' SW Joppa Road
615 Meadow Ridge Road
9th Election District - 4th Councilmanic
Petitioner(s): William J. Callis, Sr., et ux
HEARING SCHEDULED: WEDNESDAY, AUGUST 2, 1989 at 2:00 p.m.

Variance to allow a rear yard setback of 15 ft. in lieu of the required 40 ft.

BALTIMORE COUNTY, MARYLAND No. 074619

OFFICE OF FINANCE-REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

7/22/89 ACCOUNT R-01-615-000

AMOUNT \$115.53

RECEIVED FROM William J. Callis

FOR Zoning Variance

DATE 7/22/89

VALIDATION OR SIGNATURE OF CARRIER

permit may be issued
Commissioner will, however,
and permit during this
hearing and received in
presented at the hearing.

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4500

Paul H. Reincke
Chief

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

Re: Property Owner: William J. Callis, Sr., et ux

Location: SS of Meadow ridge, 142' SW of Joppa Road

(615 Meadow Ridge Road)

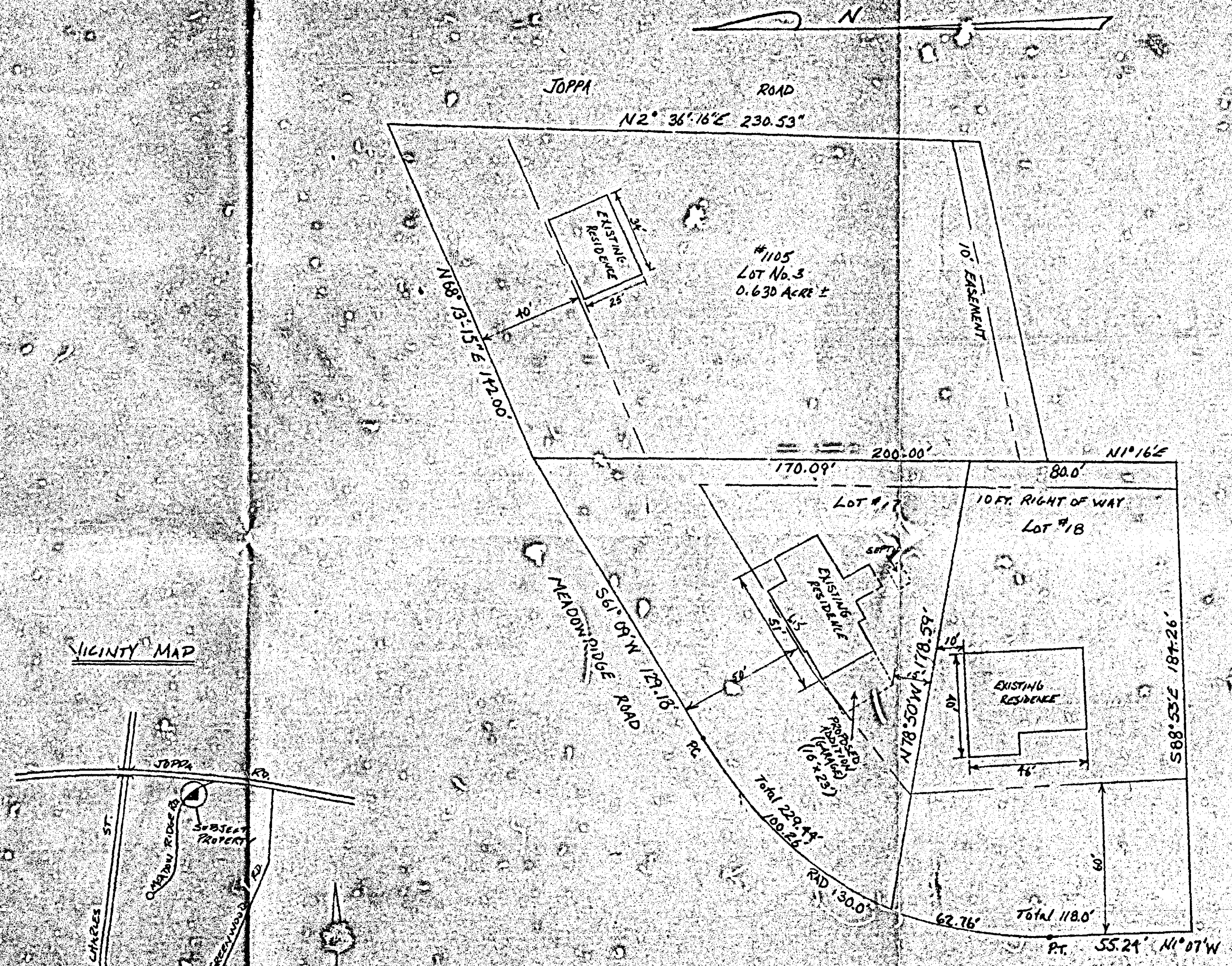
Item No.: 475 Zoning Agenda: May 16, 1989

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 of _____ 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: C. H. Reincke 5-11-89 Noted and
Approved: J. Robert Haines
Planning Group Fire Prevention Bureau
Special Inspection Division



PLOT PLAN
 SCALE: 1"=30'
 LOT SIZE: 19,836 sq. ft. .45 acres

PETITIONER'S EXHIBIT 1

475

PLAT FOR ZONING VARIANCE
 OWNER: WILLIAM J. & DOLORES C. CALLES
 DISTRICT: 9 ZONED: DR2
 SUBDIVISION: RIDERWOOD RIDGE
 LOT: 17, BLK. --, BOOK 12 FOLIO 114
 SEPTIC IN REAR OF RESIDENCE, EXISTING UTILITIES IN MEADOW RIDGE RD.

WM. J. CALLES GARAGE ADDITION (Lot #17)
 615 MEADOW RIDGE ROAD BLDG. MD. 21204

SCALE: 1"=30'	DRAWN BY: [Signature]	CHECKED BY: [Signature]
DATE: 4-21-89	DATE: [Blank]	DATE: [Blank]
COLEMAN ENGINEERING		
SUBDIVISION: RIDERWOOD RIDGE		