



**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 21204 as follows:  
 Petition for Zoning Variance  
 Case Number: 91-57-A  
 E/S of Sandhill Road, 400' N of Compass Road  
 109 Sandhill Road  
 15th Election District - 5th Councilmanic  
 Petitioner(s): William A. Chapman, et ux  
 Hearing Date: Thursday, Oct 11, 1990 at 10:30 a.m.  
 Variance: To permit an accessory structure in the front yard instead of the rear yard and to amend the last approved partial development plan of Goldentree, Plat 1, Section 3.  
 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  
 Zoning Commissioner of Baltimore County  
 9110 Sept. 13

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 9-19, 19 90  
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-12, 19 90

THE JEFFERSONIAN,

S. Zebe Orlean  
 Publisher

\$42.70

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R 001-6150  
 Number: **3620**

**receipt**

Date: 10/10/90 H9100801

10/10/90

PUBLIC HEARING FEES	QTY	PRICE
080 - POSTING SIGNS / ADVERTISING	1 X	\$93.95
TOTAL:		\$93.95

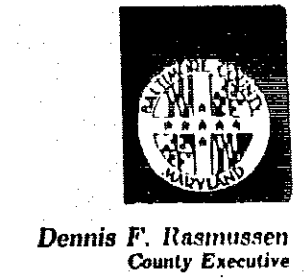
LAST NAME OF OWNER: CHAPMAN

0406400861ECHR0C #93.95  
 04 0101-000AM21-11-90

Cashier Validation: Please make checks payable to: Baltimore County

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

William A. Chapman  
 109 Sandhill Road  
 Baltimore, Maryland 21221



Dennis F. Rasmussen  
 County Executive

Re: Petition for Zoning Variance  
 CASE NUMBER: 91-57-A  
 E/S of Sandhill Road, 400' N of c/1 of Compass Road  
 109 Sandhill Road  
 15th Election District - 5th Councilmanic  
 Petitioner(s): William A. Chapman, et ux  
 HEARING: THURSDAY, OCTOBER 11, 1990 at 10:30 a.m.

Dear Petitioners:

Please be advised that \$\_\_\_\_\_ 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 OR 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

JRHrgs

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

August 10, 1990



Dennis F. Rasmussen  
 County Executive

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J. Robert Haines  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 cc: Mr. & Mrs. Chapman

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 J. Robert Haines  
 Zoning Commissioner of Baltimore County

**The Times**

Middle River, Md., Sept 14, 19 90

This is to Certify, that the annexed Notice

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 14th day of Sept, 19 90

Joe B...  
 Publisher.

26.25

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

October 1, 1990



Dennis F. Rasmussen  
 County Executive

Mr. & Mrs. William A. Chapman  
 109 Sandhill Road  
 Baltimore, MD 21221

RE: Item No. 15, Case No. 91-57-A  
 Petitioner: William A. Chapman, et ux  
 Petition for Zoning Variance

Dear Mr. & Mrs. Chapman:

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.

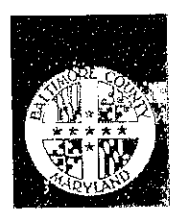
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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 JILLIE 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:jw  
 Enclosures

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



Dennis F. Rasmussen  
 County Executive

Your petition has been received and accepted for filing this 7th day of July, 1990.

J. Robert Haines  
 J. ROBERT HAINES  
 ZONING COMMISSIONER

Received By:

James E. Dyer  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: William A. Chapman, et ux  
 Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
 Zoning Commissioner

DATE: August 6, 1990

FROM: Pat Keller, Deputy Director  
 Office of Planning and Zoning

SUBJECT: William A. Chapman, Item No. 15

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm  
 ITEM15/ZAC1

Baltimore County  
 Department of Public Works  
 Bureau of Traffic Engineering  
 Courts Building, Suite 405  
 Towson, Maryland 21204  
 (301) 887-3554

August 10, 1990



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 items number 11, 13, 15, 16, 17, 18, 20, 22, 23, 24, 25, 28, and 29.

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

MSE/lwv

RECEIVED  
 AUG 20 1990  
 ZONING OFFICE

AUG 08 1990

Baltimore County  
Fire Department  
700 East Joppa Road, Suite 901  
Towson, Maryland 21284-5500  
(801) 887-4500  
Paul H. Reineke  
Chief

July 30, 1990



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

RE: Property Owner: WILLIAM A. CHAPMAN  
Location: #109 SANDHILL ROAD  
Item No.: 15 Zoning Agenda: AUGUST 7, 1990  
Cottlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.  
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Kelly 7-30-90* Noted and Approved *William A. Chapman*  
Planning Floor Fire Prevention Bureau  
Special Inspection Division

JK/KEK

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. ROBERT HAINES, ZONING COMMISSIONER, DEPARTMENT ZONING  
FROM: CHARLES E. BURNHAM, PLANS REVIEW CHIEF, DEPARTMENT OF PERMITS & LICENSES  
SUBJECT: ZONING ITEM #: 15  
PROPERTY OWNER:  
LOCATION:  
ELECTION DISTRICT:  
COUNCILMANIC DISTRICT:

A REVIEW OF THE SITE PLAN FOR THE ABOVE ZONING ITEM INDICATES THE FOLLOWING:

- ( ) PROPOSED SITE PLAN DOES, DOES NOT, COMPLY TO STATE CODE OF MARYLAND REGULATION 05.01.07, MARYLAND BUILDING CODE FOR THE HANDICAPPED.
- ( ) PARKING LOCATION ( ) RAMPS (degree slope)
- ( ) NUMBER PARKING SPACES ( ) CURB CUTS
- ( ) BUILDING ACCESS ( ) SIGNAGE
- ( ) PLAN DOES, DOES NOT COMPLY TO SET BACKS FOR EXTERIOR FIRE SEPARATION DISTANCE OF ARTICLE 5 AND ARTICLE 9 OF THE CURRENT BALTIMORE COUNTY BUILDING CODE.
- A BUILDING PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION CAN BEGIN. SECTION 111.1 OF ARTICLE 1. CONSTRUCTION DRAWINGS MAY BE REQUIRED.
- ( ) A CHANGE OF OCCUPANCY PERMIT IS REQUIRED TO CHANGE THE EXISTING USE OF THE STRUCTURE TO THE PROPOSED USE. SEE ARTICLE THREE AND ARTICLE ONE, SECTION 103.2 ALTERATIONS MAY BE NECESSARY BY CODE TO COMPLY TO NEW USE REQUIREMENTS.
- ( ) STRUCTURE IS SUBJECT TO FLOOD PLAIN LIMITATIONS, SECTION 516.0 COUNCIL BILL #158-88 ( BALTIMORE COUNTY BUILDING CODE).
- OTHER -

PERMITS MAY BE APPLIED FOR @ ROOM 100, 111 WEST CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204 - PHONE - 887-3900.

THIS REVIEW COVERS ONLY MAJOR ITEMS ASSOCIATED WITH THE SITE PLAN, A FULL REVIEW MAY BE CONDUCTED WHEN THE PERMIT APPLICATION AND PLANS ARE SUBMITTED.

CHECK ITEM APPLICABLE TO THIS PLAN

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: August 9, 1990  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting for August 7, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 11, 15, 16, 17, 18, 20, 23, 24, 25, and 28.

For Item 13, water and sewer are available to the site. The Developer is responsible for extension of the paved road to the proposed lot with an 18-foot open paving section, ending with a 40-foot x 50-foot turnaround area and any drainage structures required.

For Item 22, water and sewer are available to the site. No public improvements are required.

For Item 29, the 5-foot utility easement along the west lot line of Lot III is a County easement, and as such, no permanent structures are allowed within the easement area.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E. CHIEF  
Developers Engineering Division

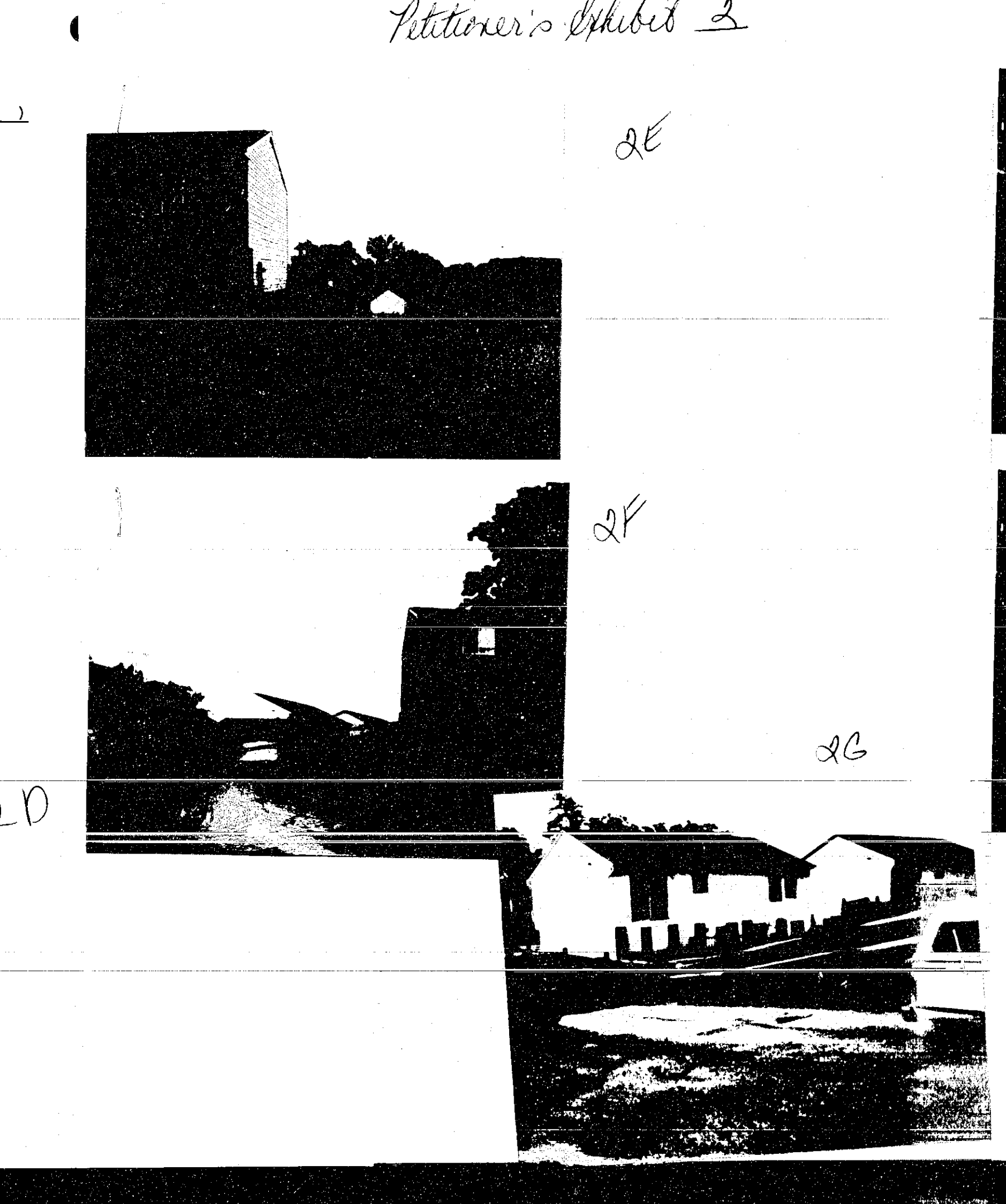
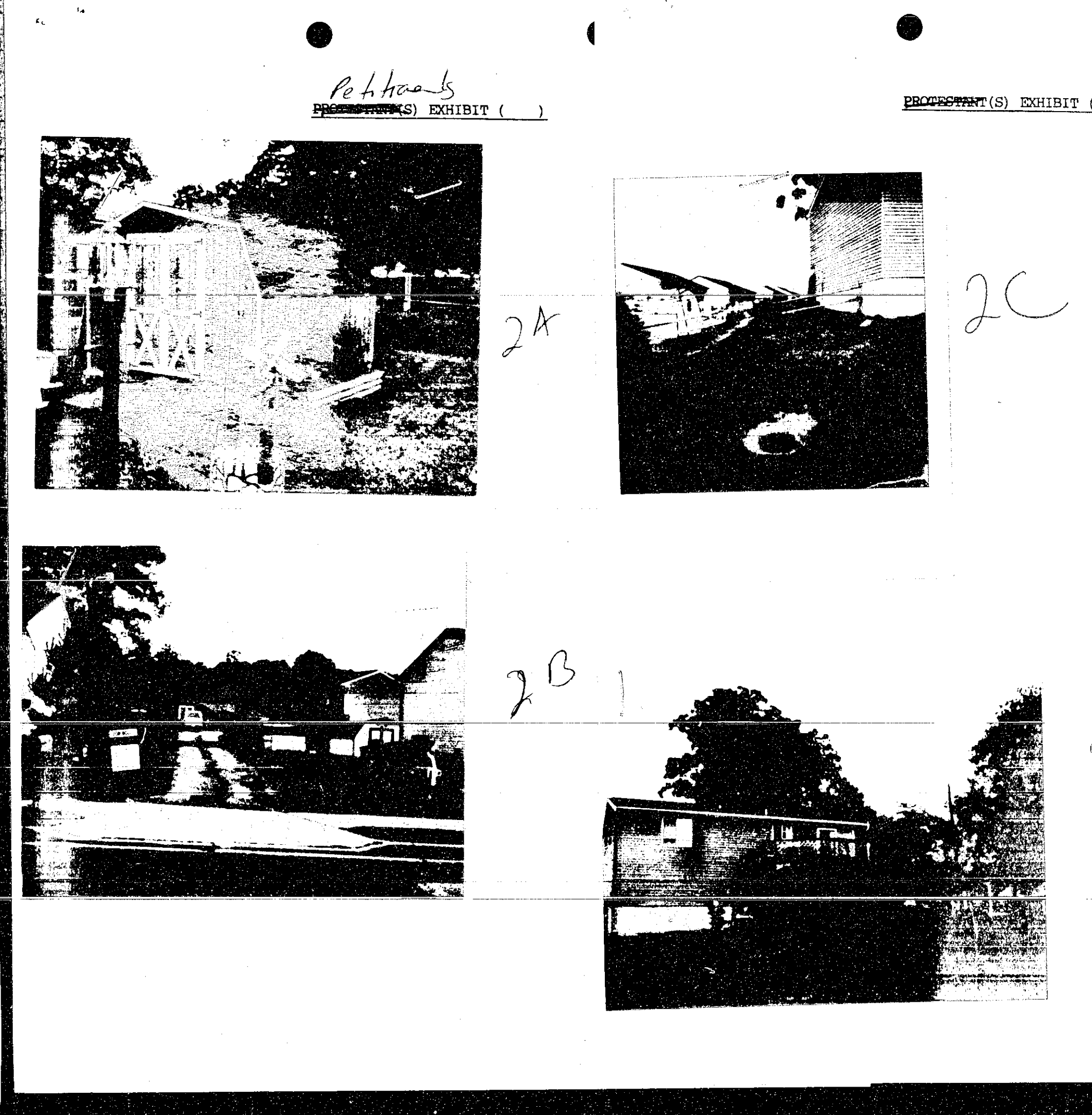
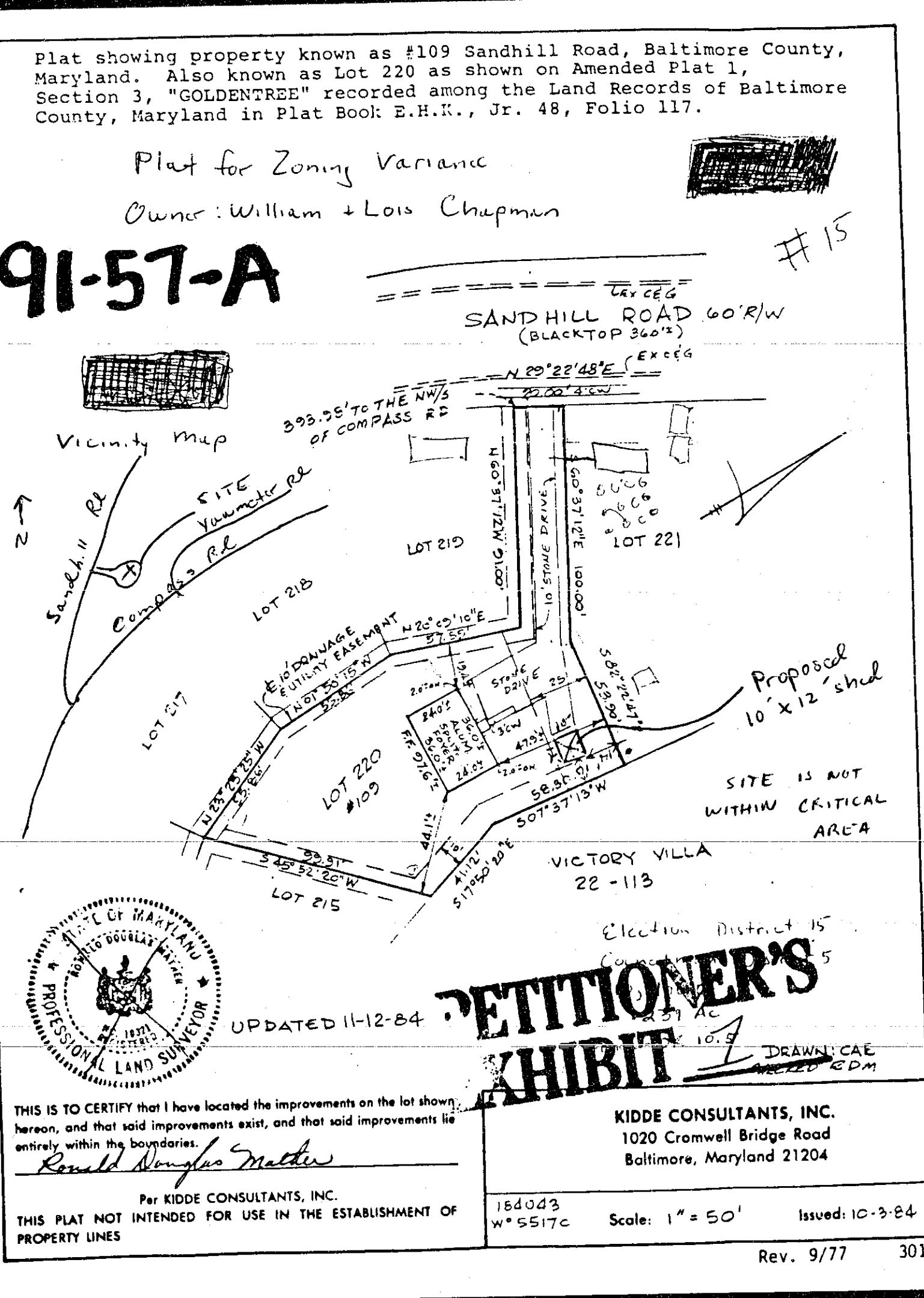
RWB:s

PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
<i>Sensathy Prames</i>	<i>111 Sandhill Rd</i>
<i>Robert R. Ruppel</i>	<i>111 Sandhill Rd</i>
<i>Charles R. Ruppel</i>	<i>111 Sandhill Rd</i>

PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<i>William A. Chapman</i>	<i>109 Sandhill Rd Balto 21221</i>
<i>Ann Chapman</i>	<i>109 SANDHILL RD -21221</i>



**PROTESTANT'S  
EXHIBIT 2**

GOLDENTREE COMMUNITY ASSOCIATION, INC.  
P.O. BOX 18429 BALTIMORE, MD 21237

October 9, 1990

Office of the Zoning Commissioner  
111 Allegheny Avenue  
Towson, Maryland 21204

Reference: Hearing #91-57-A 109 Sandhill Road

As the elected officials of The Goldentree Community Association, representing the best interests of the homeowners of the community known as Goldentree, we wish to protest the zoning variance posted at 109 Sandhill Road, Essex, MD 21221, a home within the boundaries and subject to the restrictive covenants of the Goldentree community.

We oppose the building of or continued placement of a storage shed in the front yard of 109 Sandhill Road. This is in direct violation of the restrictive covenants stating "No building, fence or other structure shall be located on any lot nearer to the front lot line than the minimum building set back lines as shown on the recorded plat. In any event, no building, fence or other structure shall be located on any lot nearer than twenty-five (25) feet to the front lot line." This 25-foot set back prevents sheds, etc. from being located in the front yards of homes, which are all set back an equal distance from the curb. The only exception to the standard curbs-front set backs are the "Flag Lots", such as 109 Sandhill Road. It is our position whether or not the storage building meets the 25-foot set back, it is inconsistent with all other homes with storage sheds in the community.

Although the fence erected on the property adjoining the driveway of 109 Sandhill Road, also violates the covenants regarding set back from the front of the house, it does not look out of character with the other fences in the community, as it appears to belong to the home directly fronting Sandhill Road. As of this date, we do not oppose the present split rail fence running along the driveway of 109 Sandhill Road. We would however oppose any fence greater in height than 4 feet or any fence closer to Sandhill Road than 8 feet behind the front facade of 111 & 107 Sandhill Road.

If you wish to contact us, please feel to write us at the P.O. Box listed above.

*Karen Fox*  
Karen Fox, President  
10 Yew Road, Essex, MD 21221

Jeffrey Miller, Treasurer  
8914 Goldentree Lane, Essex, MD 21221

Charlyn Casady, Secretary  
Old Maple Court, Essex, MD 21221

GOLDENTREE DEVELOPMENT COMPANY  
P. O. Box 5890  
BALTIMORE, MARYLAND 21208  
(301) 256-1000

October 2, 1990

**PROTESTANT'S  
EXHIBIT 3**

Mr. & Mrs. Charlie Graves  
111 Sandhill Road  
Baltimore, MD 21221

Dear Mr. and Mrs. Graves:

We are in receipt of your letter of September 30 and agree with the points that you set forth in your letter.

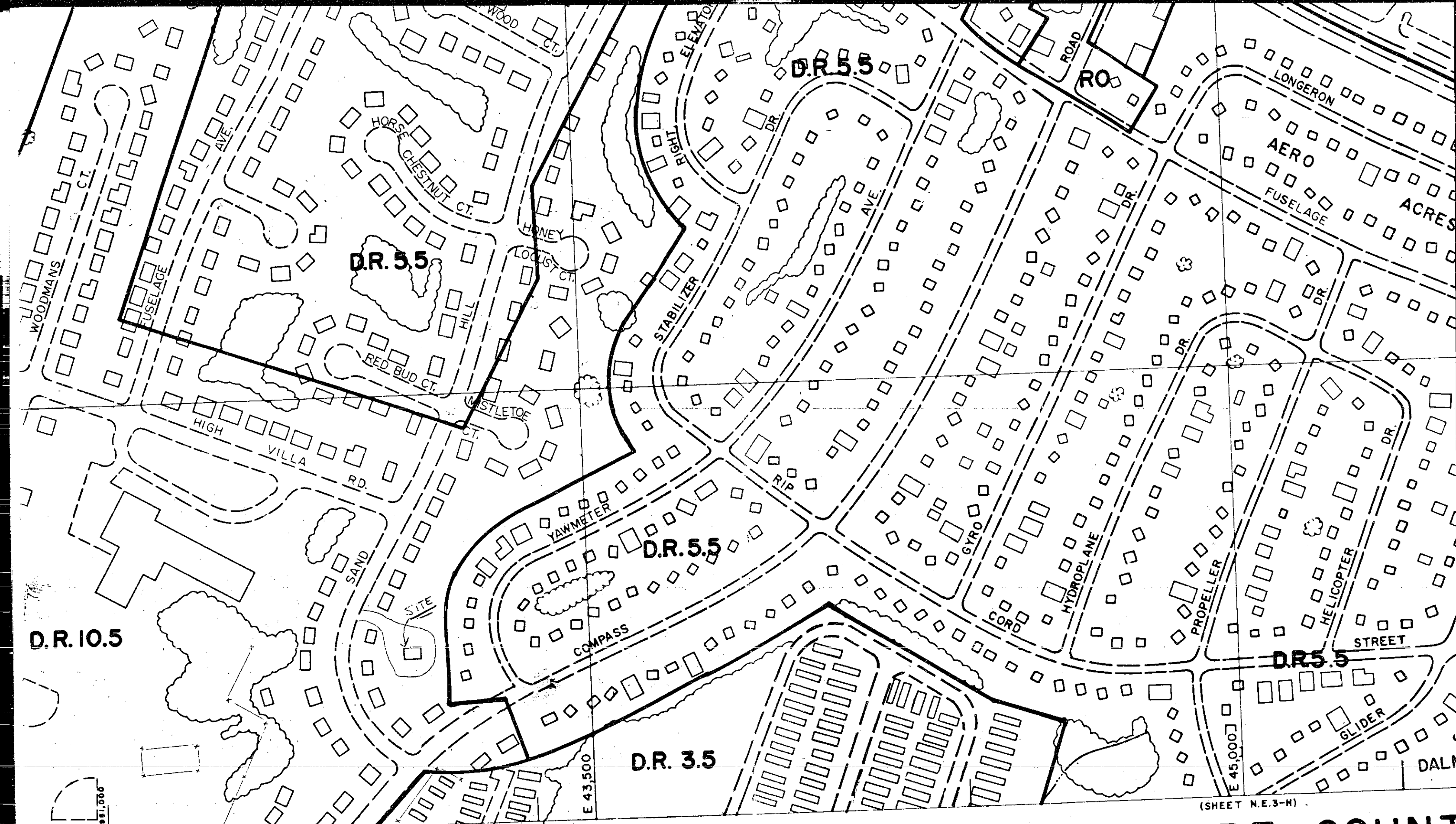
It is suggested that a representative group of lot owners from your neighborhood appear at the October 11 hearing and vigorously protest the amendment to the Final Development Plan and the granting of a permit to place a structure in the front yard of a lot. As of this date we have not received a request to consider this structure as provided in the recorded Covenants, Conditions and Restrictions for your neighborhood.

Very truly yours,

*Lewis M. Hess, Jr.*  
Lewis M. Hess, Jr.

GDC:emb

*Letter to you for Approval  
plus on the part  
of the Neighborhood  
Committee.*

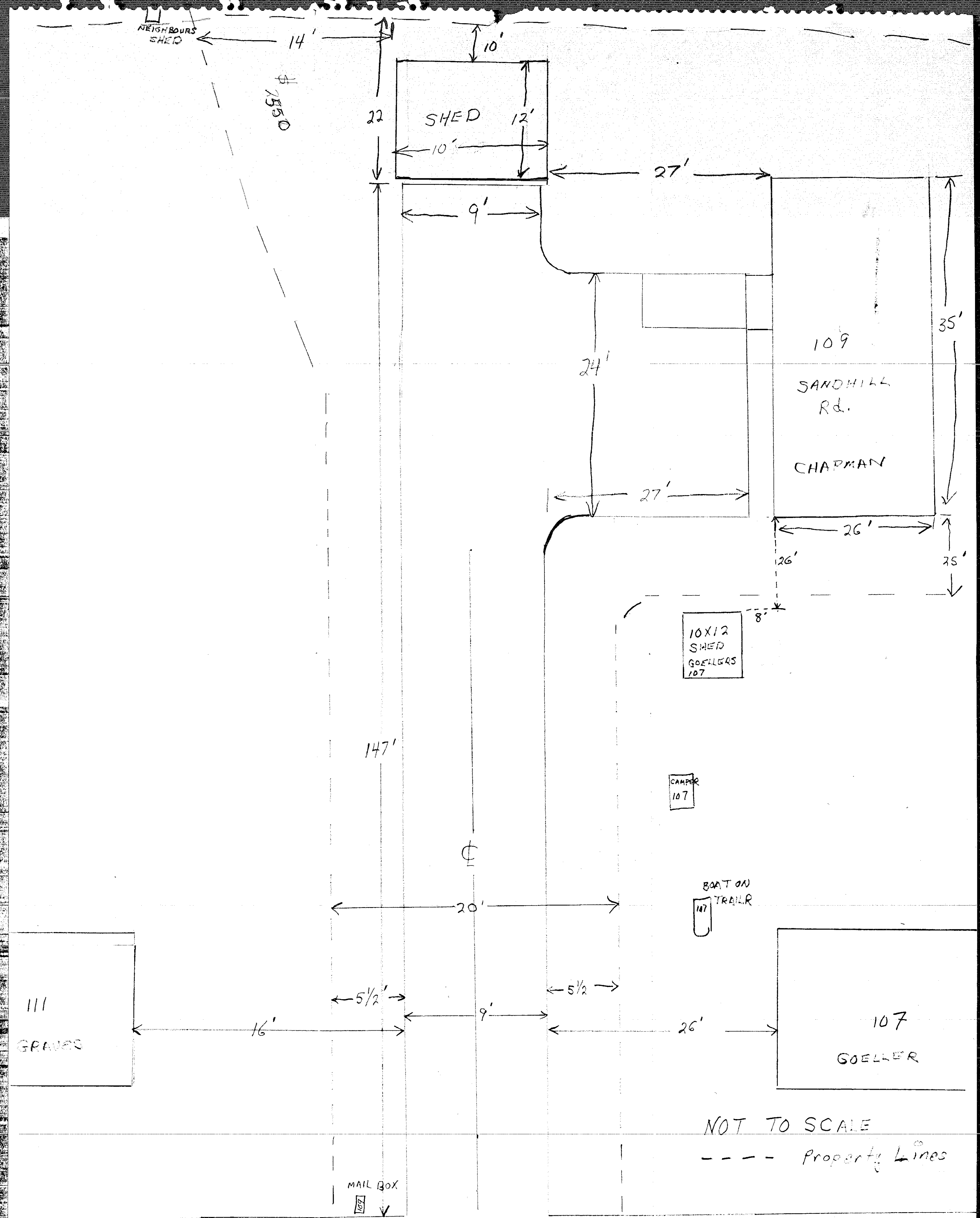


BALTIMORE COUNTY  
OFFICE OF PLANNING AND  
OFFICIAL ZONING

1988 COMPREHENSIVE ZONING MAP  
Adopted by the Baltimore County Council  
Oct. 13, 1988

Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

91-57-A



SAND HILL Rd

91-57-A