

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NE/S Dihedral Drive, 210 ft.
(+/-) N of Fuselage Avenue * ZONING COMMISSIONER
131 Dihedral Drive
15th Election District * OF BALTIMORE COUNTY
6th Councilmanic District
Steven J. Slocum, et ux * Case No. 95-180-A
Petitioners
* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 131 Dihedral Drive in Eastern Baltimore County. The Petition is filed by Steven Slocum and Catherine A. Slocum, his wife, property owners. Variance relief is requested from the strict application of Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard. The subject property and relief requested are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

Appearing at the requisite public hearing held for this case was the aforementioned property owner, Steven J. Slocum. There were no Protestants or interested persons present.

Uncontradicted testimony and evidence offered was that the subject property is approximately .137 acres and is zoned D.R.5.5. The property fronts Dihedral Drive and is improved with a two story framed dwelling and an attached existing deck to the rear of the structure. Also, a 24x12 foot garage is located in the front yard and is the subject of the requested variance.

Mr. Slocum testified that the garage is needed to provide additional storage space. He intends on storing a motorcycle, tools and similar

MICROFILMED

12/28/90
26/8/90
By: [Signature]
[Signature]
[Signature]

equipment within the garage. He indicated that the garage will not be used for commercial businesses, nor to conduct a business from the site. Moreover, it will not be used for dwelling purposes. As to the garage's location, the property owner testified that the front yard was the only practical location. The house is situated towards the rear of the lot and there is a limited area to place the garage to the rear, particularly in view of the location of the deck. Moreover, if the garage was placed in the rear, several mature trees would be lost and an extended driveway necessary to provide vehicular access from Dihedral Drive. Letters were also submitted from adjoining property owners who have no objection. There were no adverse Zoning Advisory Committee comments.

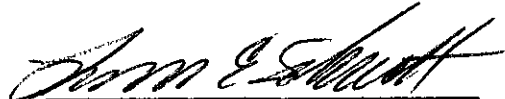
Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. 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 Petitioners.

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 28th day of December, 1994 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit accessory structure (detached garage) to be located in the front yard, in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the

following restrictions which are conditions precedent to the relief granted herein:

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. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmm

ORDER RECEIVED FOR FILING
DEC 12 1990
BY Mr. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 23, 1994

Mr. and Mrs. Steven J. Slocum
131 Dihedral Drive
Baltimore, Maryland 21220

RE: Case Nos. 95-180-A
Petition for Zoning Variance
Property: 131 Dihedral Drive

Dear Mr. and Mrs. Slocum:

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

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.





Petition for Variance

76
95-188-A

to the Zoning Commissioner of Baltimore County

for the property located at 131 DEKORAL DR
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.1 TO PERMIT AN EXISTING

ACCESSORY STRUCTURE (DETACHED GARAGE) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

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

1. IN THE NEAR FUTURE I WOULD LIKE TO PUT AN ADDITION IN MY BACK YARD.
2. THERE IS NO ROAD ACCESS TO MY GARAGE/SHOP FROM THE BACK.
3. TO PUT MY SHOP ANYWHERE ELSE WOULD REQUIRE ME TO CUT DOWN LARGE TREES THAT I NEED TO SOAK UP WATER IN MY YARD

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 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.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(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):

STEVEN J SLOCUM
(Type or Print Name)

(Type or Print Name)

Steven J. Sloum
Signature

CATHERINE A. SLOCUM
(Type or Print Name)

(Type or Print Name)

Catherine A. Sloum
Signature

131 Dekoral Dr. 574-8702
Address

Address

Phone No.

Balto., MD
City

21220
State

21220
Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY

DATE

11/10/94

MICROFILMED



Printed with Soybean Ink
on Recycled Paper



ZONING DESCRIPTION 95-180-A

ZONING DESCRIPTION FOR 131 DIHEORAL DRIVE BEGINNING AT A POINT ON THE ~~SOUTH~~^{NORTH EAST} SIDE OF DIHEORAL DRIVE WHICH IS FIFTY FEET WIDE AT A DISTANCE OF TWO HUNDRED AND ELEVEN FEET NORTH OF THE CENTERLINE OF THE NEAREST IMPROVED STREET WHICH IS SIXTY FEET WIDE. BEING LOT NUMBER 36 IN THE SUBDIVISION OF AERO ACRES AS RECORDED IN DEED BOOK COUNTY PLAT BOOK NUMBER THIRTEEN, FOLIO NUMBER ONE THIRTY NINE, CONTAINING ONE HUNDRED AND THIRTY SEVEN THOUSANDS OF AN ACRE, ALSO KNOWN AS ONE THIRTY ONE DIHEORAL DRIVE AND LOCATED IN THE ~~15TH~~^{15TH} ELECTRIC DISTRICT, ~~6TH~~^{6TH} CANTONMANIC DISTRICT.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-180-A

District: 15th Date of Posting: 11/20/94

Posted for: Variance

Petitioner: Steven & Catherine Stocum

Location of property: 131 Dihedral Drive, NE/5

Location of Signs: Facing roadway on property being zoned

Remarks: (no boards)

Posted by: M. Stetby Date of return: 11/28/94
Signature

Number of Signs: 1



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CERTIFICATE OF PUBLICATION

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:

95-180-A (Item 176)
131 Dihedral Drive
NE/S Dihedral Drive, 210'
E/- N of Fuselage Avenue
15th Election District
6th Councilmanic

Legal Owner(s):

Steven J. Slocum and
Catherine A. Slocum

HEARING: TUESDAY

DECEMBER 13, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Variance: to permit an existing accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations, Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

11/288 November 24.

TOWSON, MD., Nov. 25, 1994

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 Nov. 24, 1994.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-180-A

Account: R-001-6150

Number

176

By JLL.

Date

11/10/94

1 RV VAR CODE 010 \$50.00
1 SIGN POSTING 35.00

TOT \$85.00

OWNER SLOCUM

LOC. 131 DIHEDRAL DR.

MICROFILMED

02A0280050N1CHRC
BA-C009:17A011-10-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 176

Petitioner: SLOCUM

Location: 131 DIHEDRAL DR.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: STEVEN SLOCUM

ADDRESS: 131 DIHEDRAL DR

BALTO MD 21220

PHONE NUMBER: 410 574-8702

AJ:ggs

MICROFILM

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
November 24, 1994 Issue - Jeffersonian

Please forward billing to:

Steven Slocum
131 Dihedral Drive
Baltimore, MD 21220
574-8702

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-180-A (Item 176)
131 Dihedral Drive
NE/S Dihedral Drive, 210' +/- N of Fuselage Avenue
15th Election District - 6th Councilmanic
Legal Owner(s): Steven J. Slocum and Catherine A. Slocum
HEARING: TUESDAY, DECEMBER 13, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an existing accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

ENCLOSURE

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

NOVEMBER 17, 1994

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-180-A (Item 176)

131 Dihedral Drive

NE/S Dihedral Drive, 210' +/- N of Fuselage Avenue

15th Election District - 6th Councilmanic

Legal Owner(s): Steven J. Slocum and Catherine A. Slocum

HEARING: TUESDAY, DECEMBER 13, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an existing accessory structure (detached garage) to be located in the front yard in lieu of the required rear yard.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Arnold Jablon
Director

cc: Steven and Catherine Slocum

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DEC. 06 1994

Mr. & Mrs. Steven J. Slocum
131 Dihedral Drive
Baltimore, Maryland 21220

RE: Item Number: 176
Case Number: 95-180A
Petitioner: Steven & Catherine Slocum

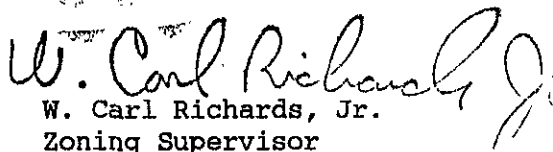
Dear Mr. & Mrs. Slocum:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Zoning Administration and Development Management (ZADM), Development Control, on November 10, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce N. Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

Submitted...





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-19-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MS. JOYCE WATSON

Re: Baltimore County

Item No.: \$ 176 (JLL)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 28, 1994
Zoning Administration and Development Management

FROM: *Dut* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for November 28, 1994
Items 172, 175, and 176

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

008655 (2/11/95)

TO: ZADM

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/21/94

DATE: 11/21/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 11/21/94

Item #'s:

175

176

177

LETTY2/DEPRM/TXTSBP

BALMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: November 18, 1994

SUBJECT: Below listed cases

In reference to the following cases, staff offers no comment:

Item Nos. 161, 166, 172, 173, 175, 176, 177

If there should be any questions, please contact Jeffrey Long at 887-3480.

Prepared by:

Jeffrey M Long

Division Chief:

Carol L. Kerns

PK/JL

RECEIVED

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/17/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV.21, 1994

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

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.

3. The Fire Marshal's Office has no comments at this time.

IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 172, 174, 175, 176 AND 177.

RECEIVED

NOV 21 1994

ZADM

REVIEWER: LT. ROBERT P. SALERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



RE: PETITION FOR VARIANCE	*	BEFORE THE
131 Dihedral Drive, NE/S Dihedral		
Drive, 210'+/- N of Fuselage Ave	*	ZONING COMMISSIONER
15th Election Dist., 6th Councilmanic	*	
	*	OF BALTIMORE COUNTY
Steven J. and Catherine A. Slocum		
Petitioners	*	CASE NO. 95-180-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 8th day of December, 1994, a copy of the foregoing Entry of Appearance was mailed to Steven J. and Catherine A. Slocum, 131 Dihedral Drive, Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECORDED

95-180-F

PLAT FOR DOMIC VARIANCE

ADDRESS: 131 OJNEOPEL DR BAYTO

NO 21220

PLAT Book #13 Folio #139 Lot #

OWNER: STUDENT CATHLENE SACUM

Scale: 1" = 20'

☐ **Special Hearing**

HECKLIST for additional required information

Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 8 7
Councilmanic District: X 6

1"=200' scale map#: NE 4-11

Zoning:

Lot size: 137 acreage 5986.34 square feet

	public	private
SEWER:	☒	☐
WATER:	☒	☐

Chesapeake Bay Critical Area:

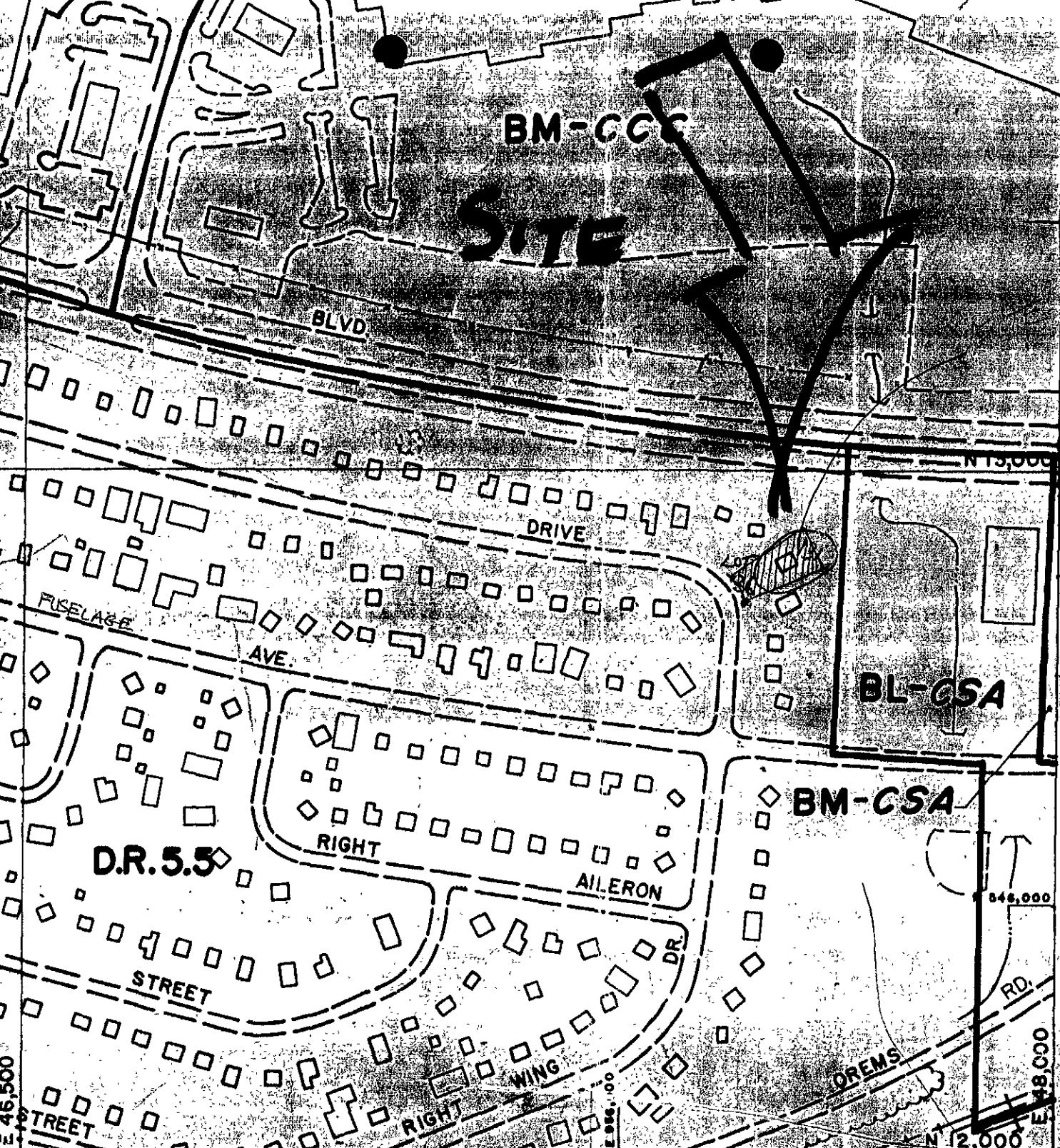
Prior Zoning Hearings:

none

Zoning Office USE ONLY:

~~reviewed~~ by: ITEM #: CASE#:

176



ZONING MAP County Council	SCALE 1" = 200'	LOCATION	SHEET
02,187-02,189-02,189-02 <i>[Signature]</i> Council	DATE OF PHOTOGRAPHY JANUARY 1986	MIDDLE RIVER	N E 4-H