

IN RE: PETITION FOR VARIANCE
E/S Ridge Road, 340' S of
the c/l of Ridge Road
(4928 Ridge Road)
14th Election District
6th Councilmanic District

Preston R. Snedegar, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-312-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Preston R. and Carla E. Snedegar. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the Zoning Commissioner deems necessary, for a proposed three-lot subdivision. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Preston Snedegar, property owner. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel consisting of a gross area of 1.043 acres, more or less, zoned D.R. 5.5. The property is located on the east side of Ridge Road, not far from King Avenue in Rossville, and abuts I-95 to the rear. The property is improved with a single family dwelling, two sheds, and an above-ground swimming pool, and is accessed via an existing panhandle driveway off of Ridge Road. The Petitioners are desirous of subdividing the property to create two additional building lots in accordance with

ORDER RECEIVED FOR FILING

Date

By

that shown on Petitioner's Exhibit 1. However, due to the irregular shape of the property, the two additional lots must be accessed via a proposed easement adjacent to the existing panhandle driveway, thus moving the front property line setback closer to the existing dwelling on proposed Lot 1. Testimony indicated that all other bulk area requirements will be met. However, in order to proceed through the minor subdivision process, the requested variance is necessary.

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 a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient 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, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that strict compliance with the zoning regulations will unduly restrict the use of the land due to the special conditions unique to this

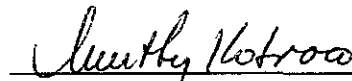
CLERK OF DISTRICT COURT
DATE 4/12/78
BY [Signature]

particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of April, 1998 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the Zoning Commissioner deems necessary, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 4/27/98

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

April 17, 1998

Mr. & Mrs. Preston R. Snedegar
4928 Ridge Road
Baltimore, Maryland 21237

RE: PETITION FOR VARIANCE
E/S Ridge Road, 340' S of the c/l of Ridge Road
(4928 Ridge Road)
14th Election District - 6th Councilmanic District
Preston R. Snedegar, et ux - Petitioners
Case No. 98-312-A

Dear Mr. & Mrs. Snedegar:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. J. Scott Dallas
P.O. Box 26, 13523 Long Green Pike, Baldwin, Md. 21013

People's Counsel; Case Files



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at # 4928 Ridge Road (Proposed Lot 1)

which is presently zoned D.R. 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) 1B02.3C.1 to allow a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the commissioner deems necessary.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Owners wish to create a 3 lot subdivision within a site zoned for 5 lots. The unusual and unique shape of the property dictate the use of panhandle strips for each lots' access. The requested variance is a setback to a proposed panhandle lot line, which already contains an existing driveway. Actual tract setback in requested variance area is 45' ±. All other bulk requirements can be properly provided.

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.

Surveyor

~~Contractor/Insurance~~

J. S. Dallas, Inc.

(Type or Print Name)

Signature

P.O. Box 26

13523 Long Green Pike

Address

Baldwin

MD

21013

City

State

Zipcode

Attorney for Petitioner:

410-817-4600

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Printed with Soybean Ink
on Recycled Paper

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):

Preston R. Snedegar

(Type or Print Name)

Signature

Carla E. Snedegar

(Type or Print Name)

Signature

4928 Ridge Road

410-584-6866

Address

Phone No

Baltimore

MD

21237

City

State

Zipcode

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

J. Scott Dallas

Name

P.O. Box 26

Baldwin, MD 21013

410-817-4600

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

RT

DATE 3-4-90

ITEM # 312

ORDER RECEIVED FOR FILING

Date

98-312-A



J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE

P.O. BOX 26

BALDWIN, MD 21013

(410) 817-4600

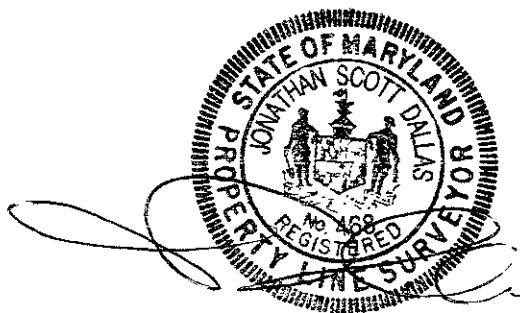
FAX (410) 817-4602

ZONING DESCRIPTION FOR # 4928 RIDGE ROAD

(PROPOSED LOT 1)

BEGINNING at a point on the east side of Ridge Road (existing 33 feet wide) as intended to be widened an additional 20 feet at the distance of 340 feet, more or less, south of the centerline of Ridge Road thence running with and binding on said east side of Ridge Road as intended to be widened 1) South 12 degrees 33 minutes 08 seconds West 12.16 feet thence leaving said road and running the seven following courses and distances: 2) South 65 degrees 28 minutes 57 seconds East 243.04 feet, 3) North 66 degrees 05 minutes 02 seconds East 99.94 feet, 4) North 56 degrees 26 minutes 11 seconds East 5.00 feet, 5) North 65 degrees 29 minutes 30 seconds West 106.57 feet, 6) North 77 degrees 26 minutes 52 seconds West 60.00 feet, 7) South 12 degrees 33 minutes 08 seconds West 45.81 feet and 8) North 69 degrees 01 minutes 52 seconds West 159.04 feet to the place of beginning.

CONTAINING 0.281 acres of land, more or less.



#312
98-312-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

115577-11 312

No. 040630

DATE 3-4-78 ACCOUNT 2001-6150
CHECK # 010 AMOUNT \$ 50.00

RECEIVED FROM: J. E. DALLAS, INC.

FOR: 4928 RIFORCE RD.

98-312-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID BY
PROPERTY TAX
COUNTY OF BALTIMORE
OFFICE OF BUDGET & FINANCE
BALTIMORE COUNTY, MARYLAND

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #88-312-A
4928 Ridge Road
E/S Ridge Road, 340' S of
centerline Ridge Road
14th Election District
8th Councilmanic District

Legal Owner(s):
Praston R. Shedgear & Carla E. Shedgear

Variance: to allow a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the commissioner deems necessary.

Hearing: Friday, April 10, 1988 at 9:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353. (2) For information concerning the File and/or Hearing, Please Call (410) 887-3391.

3/362 March 28 c216138

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/27, 19 98

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 3/26, 19 98

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

CERTIFICATE OF POSTING

RE Case No 98-312-A

Petitioner/Developer P. & C. SNEDEGAR, ETAL

9/6 J.S. DALLAS

Date of Hearing/Closing 4/10/98

@ 9:00 AM

RM-106-C.O.B.

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms Gwendolyn Stephens

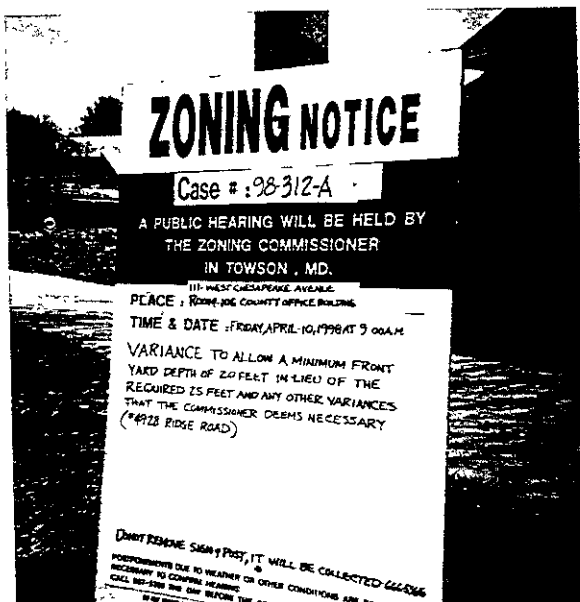
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 4928 RIDGE ROAD

The sign(s) were posted on

3/25/98

(Month, Day, Year)



Sincerely,

Patrick M. O'Keefe 3/30/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

(Address)

HUNT VALLEY, MD, 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)

CERTIFICATE OF POSTING

Case No. 98-312-A

Plaintiff/Developer SNEDEGAR, ETAL

% J.S. DALLAS

Date of Hearing/Posting: 4/10/98

9 AM

RM-106-COB

Baltimore County Department of
Permits and Development Management
County Office Building, Room 101
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Evelyn A. Shapiro

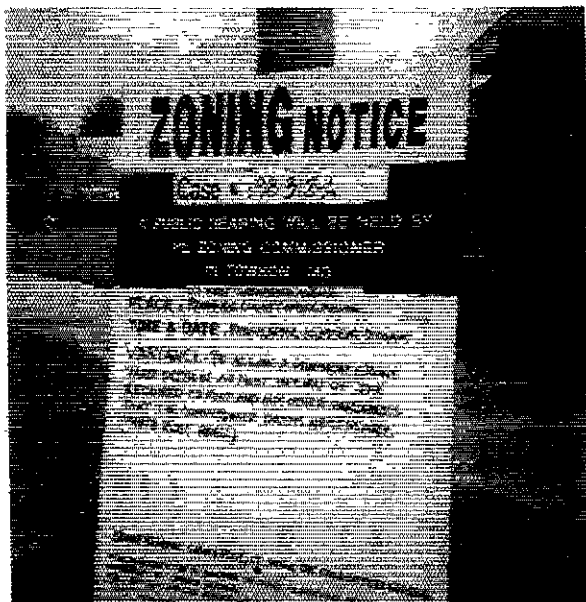
Ladies and Gentlemen:

This letter is respectfully under the permits of posting that the necessary sign(s) required by law
were posted on and around the property located at #4928 RIDGE RD.

The sign(s) were posted on

3/25/98

(Month, Day, Year)



Patrick M O'Keefe 4/3/98
Patrick M O'Keefe 3/30/98
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD, 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

98-312-A P-3/25
#4928 RIDGE RD.
P. SNEDEGAR 4/10/98

RE: PETITION FOR VARIANCE
4928 Ridge Road, E/S Ridge Rd,
340' S c/l Ridge Rd
14th Election District, 6th Councilmanic

Preston & Carla Snedegar
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 98-312-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 2nd day of April, 1998, a copy of the foregoing Entry of Appearance was mailed to J. Scott Dallas, P.O. Box 26, 13523 Long Green Pike, Baldwin, MD 21013, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 12, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case Number: 98-312-A
4928 Ridge Road
E/S Ridge Road, 340' S of centerline Ridge Road
14th Election District - 6th Councilmanic District
Legal Owner: Preston R. Snedegar & Carla E. Snedegar

Variance to allow a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the commissioner deems necessary.

HEARING: Friday, April 10, 1998 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

sd

Arnold Jablon
Director

c: J. Scott Dallas
Carla & Preston Snedegar

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MARCH 26, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.



TO: PATUXENT PUBLISHING COMPANY
March 26, 1998 Issue - Jeffersonian

Please forward billing to:

Preston and Carla Snedegar
4928 Ridge Road
Baltimore, MD 21237

410-584-6866

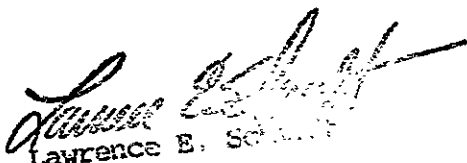
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case Number: 98-312-A
4928 Ridge Road
E/S Ridge Road, 340' S of centerline Ridge Road
14th Election District - 6th Councilmanic District
Legal Owner: Preston R. Snedegar & Carla E. Snedegar

Variance to allow a minimum front yard depth of 20 feet in lieu of the required 25 feet and any other variances that the commissioner deems necessary.

HEARING: Friday, April 10, 1998 at 9:00 a.m. in Room 106, County Office Building,
111 West Chesapeake Avenue



Lawrence E. Schmidt
JCS

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS
PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-
887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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.: 312 Petitioner: Preston and Carla Snedegar

Location: # 4928 Ridge Road (Proposed Lot 1)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Preston and Carla Snedegar

ADDRESS: 4928 Ridge Road Baltimore, MD 21237

PHONE NUMBER: 410-584-6866

98-312-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ITEM# 312

ZONING NOTICE

Case No.: 98-312 A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: VARIANCE TO ALLOW A MINIMUM FRONT
YARD SETBACK OF 20 FT. IN LIEU OF THE
REQUIRED 25 FT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 20, 1998

FROM:  Robert W. Bowling, Chief
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for March 23, 1998
Item Nos. 311, 312, 315, 316, 317,
318, and 319

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

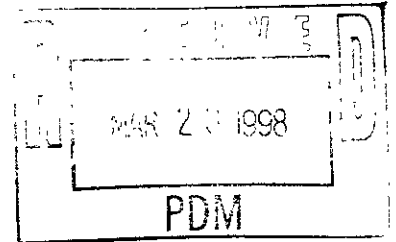
Date: March 18, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 4928 Ridge Road

INFORMATION

Item Number: 312
Petitioner: Snedegar
Zoning: DR 5.5
Requested Action: Variance



Summary of Recommendations:

The Office of Planning takes no position on the appropriateness of the variance request since it would appear that an anticipated minor subdivision request will not have the support of this office.

Should there be any questions regarding the minor subdivision review process, please contact Dennis Wertz at 410-887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

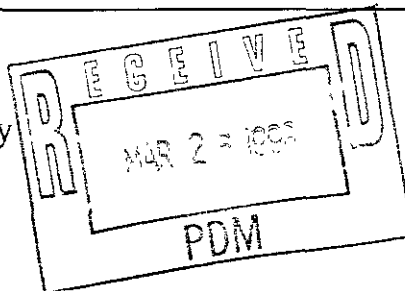
Gary L. Kerns

c: Dennis Wertz

AFK/JL



Baltimore County
Fire Department



Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

MARCH 22, 1998

A. Paul Caplan, Director
Planning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1116

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MARCH 16, 1998

Item No.: SEE BELOW

Planning Agenda:

Gentlemen:

Foremost to your request, the referenced property has been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

2. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

311, 312, 313, 315, 317, AND 318

REVIEWER: LT. ROBERT P. GADERWALD

Fire Marshal Office, PHONE 867-4821, 49-1102F

cc: File



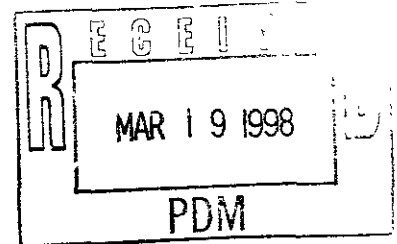
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

DATE: March 18, 1998

To: Arnold L. Jablon

From: Bruce Seeley BS/48

Subject: Zoning Item #312



Snedegar Property, 4928 Ridge Road

Zoning Advisory Committee Meeting of March 16, 1998

- The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code.)
- X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code), if the property is being subdivided according to the Development Regulations.
- _____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

GP:sp



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 3/13/98
Item No. 312 RT
Ridge Road

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns, Chief
Engineering Access Permits
Division

for

LG

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

Jim
4/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
and Development Management

Date: March 18, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 4928 Ridge Road

INFORMATION

Item Number: 312

Petitioner: Snedegar

Zoning: DR 5.5

Requested Action: Variance

Summary of Recommendations:

The Office of Planning takes no position on the appropriateness of the variance request since it would appear that an anticipated minor subdivision request will not have the support of this office.

Should there be any questions regarding the minor subdivision review process, please contact Dennis Wertz at 410-887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

c: Dennis Wertz

AFK/JL

4928 Ridge Road

Chronology Case #97-8906

9/12/97 Due to violations and failure to correct, following notices on Mr. Snedegar's property on Middle River Road, a citation for the Middle River Road property was posted on Mr. Snedegar's home at 4928 Ridge Road.

At the time of posting, violations were also noted at the Ridge Road property and a notice was posted for that as well.

-P.M. - I was advised by Officer Wasilewski that Mr. Snedegar came into this office in a highly agitated and confrontational state after receiving his posting.

-Mr. Snedegar appeared for his hearing on the Middle River Road property. Following the hearing, I explained to him what had to be done on the Ridge Road property and he agreed to make all corrections.

10/20/97 No change

1/4/98 No change

2/23/98 No change

2/24/98 Citation was hand served on Mr. Snedegar; I again advised him the citation could be cancelled if the corrections were made. I also advised him to immediately file a written appeal so as to be allowed a hearing if needed later.

3/30/98 Letter received (see attached)

4/3/98 A reinspection was made. The junk vehicles and tires were gone, but the unlicensed gray Ford pickup truck is now sitting where the other one was, and the Ford is still unlicensed. (This is one of the vehicles originally cited in my notice of September 12, 1997.)

Note: I interviewed a neighbor who stated that Mr. Snedegar had simply moved the gray truck off of the property for a week or two and then moved it back.

Note 2: No request for hearing/appeal has been filed.

Note 3: Administrative hearing set for 4/16/98.

March 28, 1998

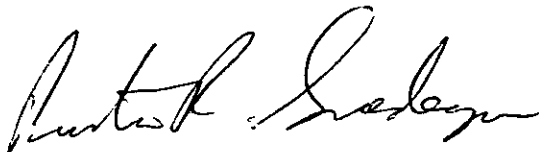
3/30/98

8
JT

To: Baltimore County Zoning

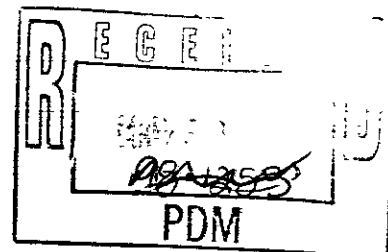
Subject: Preston R. Snedegar
4928 Ridge Road
Baltimore, Maryland 21237

I had the 1983 Ranger Truck junked. (Please see attached towing receipt) Also, I had the two tires that were holding down the tarp around my lawn tractor removed. The truck was not worth fixing and now it is gone. I consider this issue closed, however should you have any questions please call me at work.



Preston R. Snedegar
Phone: work (410) 584-6866
Phone: home (410) 686-7567

4/1
from
IS This your
car



Re: 97-8906



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351, Extension 7289
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)

Citation/Case No

97-8906 (A)

Name (s) Preston R. Snedegar

Address 4928 Ridge Rd, Baltimore, Md 21237-3343

Owner ☒ Occupant ☐ Related Citations

Location and Date (s) of Violation: 4928 Ridge Rd, 21237

9/12/97, and continuing through 2/23/98

Vehicle License No.: Vehicle ID:

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S)
DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS
(CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

§ 1B01(DR)	§ 1A01(RC2)	§ 1A02(RC3)	§ 1A03(RC4)	§ 1A04(RC5)
§ 200(RAE)	§ 202(ROA)	§ 204(RO)	§ 205(OR1)	§ 206(OR2)
§ 207(O3)	§ 210(SE)	§ 216(BMM)	§ 221(BMB)	§ 229(CB)(BLR)
§ 230(BL)	§ 233(BM)	§ 236(BR)	§ 240(MR)	§ 247(MLR)
§ 253(ML)	§ 256(MH)			

1) <u>101</u>	5) <u> </u>
2) <u>1B01.A</u>	6) <u> </u>
3) <u>428.A</u>	7) <u> </u>
4) <u>428.B.1</u>	8) <u> </u>

(Unless otherwise noted, all references are to zoning regulations.)

IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND
DIRECTIONS

AGENCY

NOTICE TO DEFENDANT

1) Pursuant to Section 1-8 Baltimore County Code, a penalty has been assessed as a result of the violation cited herein in the amount indicated:

\$ 98,400.00

If you do not contest this citation, you must pay this penalty by check or money order, payable to the director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to

Director of Permits and Development Management

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, Maryland 21204

2) If you contest this citation or proposed assessment of penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date of service of this citation. A quasi-judicial hearing has been pre-scheduled for

4/16/98

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explaining the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found in violation.

3) This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if you fail to request the hearing in writing within the time required. Failure to contest the citation or proposed assessment of penalty, if any, by either not paying the penalty or by not requesting the quasi-judicial hearing, shall result in the citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing will also result in the citation and civil penalty becoming a non-appealable, final order of the code official.

4) If you are the owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information, and belief.

2/23/98

Date

R. T. Marshall, R.S.

Inspector's Signature

Citation must be served by:

[Redacted Box]

Detach and send the completed form below to:

Director of Permits and Development Management

County Office Building, Room 111

111 West Chesapeake Avenue

Towson, MD 21204

Citation Number _____

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

Date _____

Defendant (Please Print Your Name and Sign) _____

Address _____



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Clappe Avenue
Towson, Maryland 21204

Code Enforcement: 410-887-3351, Extension 7289
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION

SERVE ON RESIDENT AGENT/CORPORATE OFFICER (IF APPLICABLE)

Citation/Case No

97-8906 (B)

Name (s) Carla E. Snedegar

Address 4928 Ridge Rd, Balto, Md 21237-3343

Owner ☒ Occupant ☐ Related Citations _____

Location and Date (s) of Violation: 4928 Ridge Rd, Balto 21237

9/12/97, and continuing through 2/23/98

Vehicle License No.: _____ Vehicle ID: _____

IT IS FORMALLY CHARGED BY BALTIMORE COUNTY THAT THE ABOVE NAMED PERSON(S)
DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS
(CIRCLE RELEVANT ZONE BELOW, IF APPLICABLE):

<u>§ 1B01(DR)</u>	§ 1A01(RC2)	§ 1A02(RC3)	§ 1A03(RC4)	§ 1A04(RC5)
§ 200(RAE)	§ 202(ROA)	§ 204(RO)	§ 205(OR1)	§ 206(OR2)
§ 207(O3)	§ 210(SE)	§ 216(BMM)	§ 221(BMB)	§ 229(CB)(BLR)
§ 230(BL)	§ 233(BM)	§ 236(BR)	§ 240(MR)	§ 247(MLR)
§ 253(ML)	§ 256(MH)			

- 1) 101
- 2) 1B01-1A
- 3) 428.A
- 4) 428.B-1
- 5) _____
- 6) _____
- 7) _____
- 8) _____

(Unless otherwise noted, all references are to zoning regulations.)

**IMPORTANT TO READ REVERSE FOR IMPORTANT INFORMATION AND
DIRECTIONS**

AGENCY

NOTICE TO DEFENDANT

1) Pursuant to Section 1-8, Baltimore County Code, a penalty has been assessed as a result of the violation cited herein in the amount indicated:

\$ 98,400.00

If you do not contest this citation, you must pay this penalty by check or money order, payable to the director of finance, Baltimore County, Maryland, and return a copy of this citation with payment to:

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

2) If you contest this citation or proposed assessment of penalty, you must file a written request for a quasi-judicial hearing before the code official or designee within fifteen (15) days from the date of service of this citation. A quasi-judicial hearing has been pre-scheduled for

4/16/98

At this hearing, you are entitled to be represented by an attorney, present witnesses and evidence, and cross-examine any witnesses against you. An attorney can be helpful to you by: (a) explaining the charges in this citation, (b) helping you at trial, and (c) helping you to get a fair penalty if found in violation.

3) This pre-scheduled hearing will be canceled if you choose to pay the assessed penalty or if you fail to request the hearing in writing within the time required. Failure to contest the citation or proposed assessment of penalty, if any, by either not paying the penalty or by not requesting the quasi-judicial hearing, shall result in the citation and its penalty becoming a non-appealable, final order of the code official. Failure to appear at the requested hearing will also result in the citation and civil penalty becoming a non-appealable, final order of the code official.

4) If you are the owner of the property, failure to pay the assessed penalty shall constitute a lien on the property and shall be collectible in the same manner and to the same extent as real estate taxes. In addition, failure to correct the violation(s) shall result in appropriate judicial action for enforcement, including civil contempt, which could result in imprisonment.

I do solemnly affirm that the contents stated above are correct to the best of my knowledge, information, and belief.

2/23/98

Date

R.T. McConfield, R.S.
Inspector's Signature

Citation must be served by:

Detach and send the completed form below to.

Director of Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Citation Number: _____

NOTICE OF INTENTION TO DEFEND

I hereby elect to stand trial before the code official or designee for the violation(s) charged in this citation.

Date _____

Defendant (Please Print Your Name and Sign) _____

Address _____



Baltimore County
Department of Permits and
Development Management

Code Inspection and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Code Enforcement: 887-3351 ext 289
Building Inspection: 887-3953

Plumbing Inspection: 887-3620
Electrical Inspection: 887-3960

BALTIMORE COUNTY UNIFORM CODE VIOLATION NOTICE

VIOLATION(S) OF TITLE 3, 7, 18, 24, OR 26 OF THE
BALTIMORE COUNTY CODE, ZONING, OR OTHER
CODES, REGULATIONS, AND POLICIES AS
INDICATED BELOW

Violation Notice No.
104094

Name(s) Preston Snedegar
Address 4928 Ridge Rd 21237
Location of Violation (if different than address) _____
Election District 14 Permit No. _____ Case No. 97-8906
Vehicle License No.: _____ Vehicle ID: _____

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

County Code:

§§ _____
§§ _____
§§ _____

Zoning Regulations:

§§ _____
§§ _____
§§ _____

Building Code (BOCA):

§§ _____
§§ _____
§§ _____

Livability Code (§18-66):

§§ _____
§§ _____
§§ _____

Investment Property Act (§7-66):

§§ _____
§§ _____

Electrical Code (NEC):

§§ _____
§§ _____

Plumbing Code (NSPC):

§§ _____
§§ _____

Dwelling (CABO):

§§ _____
§§ _____

Other: §§ _____

COMMENTS OR OTHER VIOLATIONS:

- 1) Eliminate unlicensed and/or inoperable motor vehicles
- 2) Eliminate open dump (vehicle parts/tires)

Max. fine for non-compliance is \$600.00/day

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE
10-12-97 FAILURE TO COMPLY WILL RESULT IN THE PENALTIES DESCRIBED ON
THE REVERSE SIDE OF THIS VIOLATION NOTICE.

DATE ISSUED: 9-12-97 INSPECTOR: R. Moorefield

STOP WORK NOTICE

PURSUANT TO INSPECTION AND IDENTIFICATION OF THE FOREGOING VIOLATIONS,
YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER
PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE
INSPECTIONS AND ENFORCEMENT.

THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN: _____

DATE ISSUED: _____ INSPECTOR: _____

IMPORTANT INFORMATION ON FINES AND PENALTIES PRINTED ON REVERSE SIDE
PLEASE READ CAREFULLY.

AGENCY

TO THE PERSON(S) CHARGED:

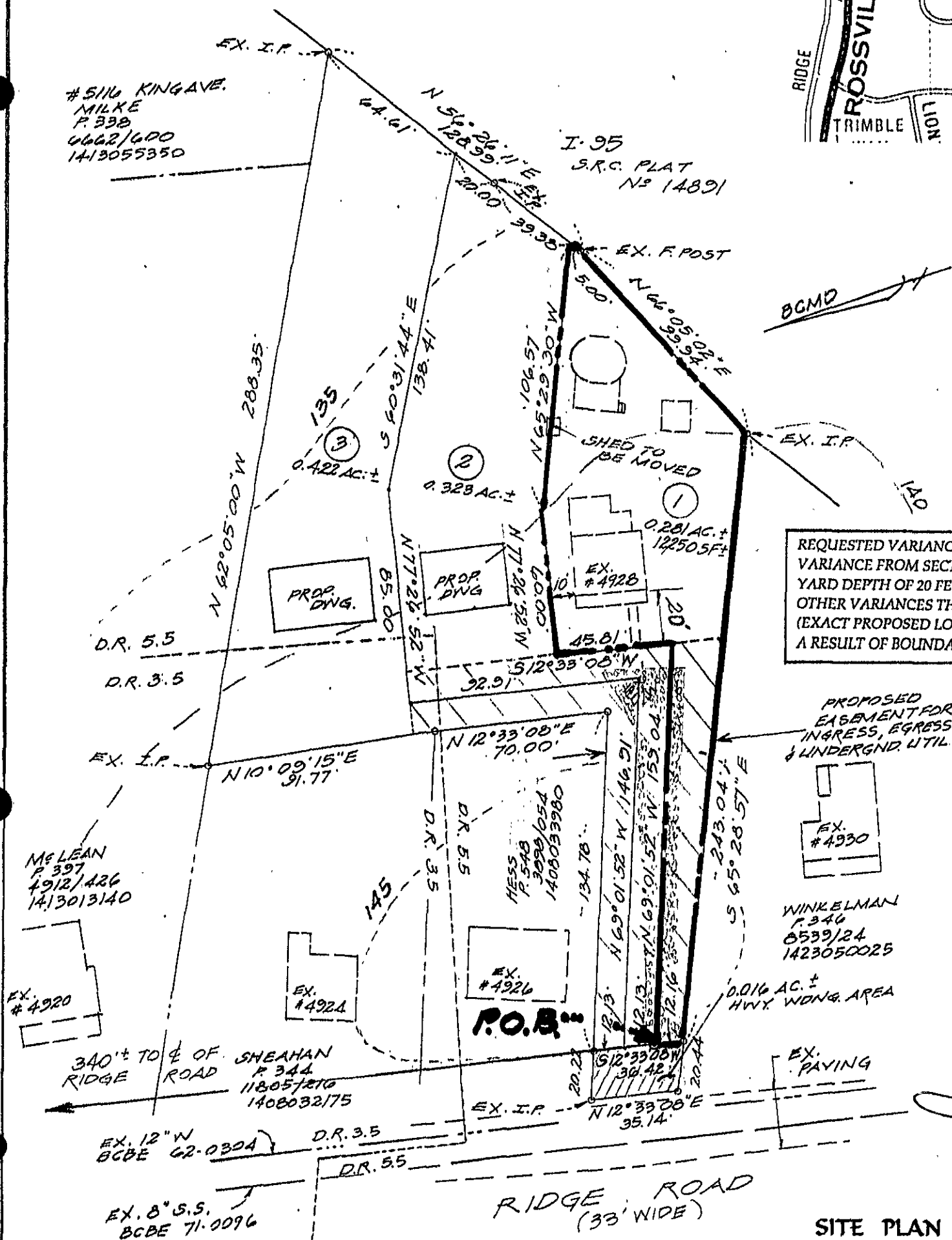
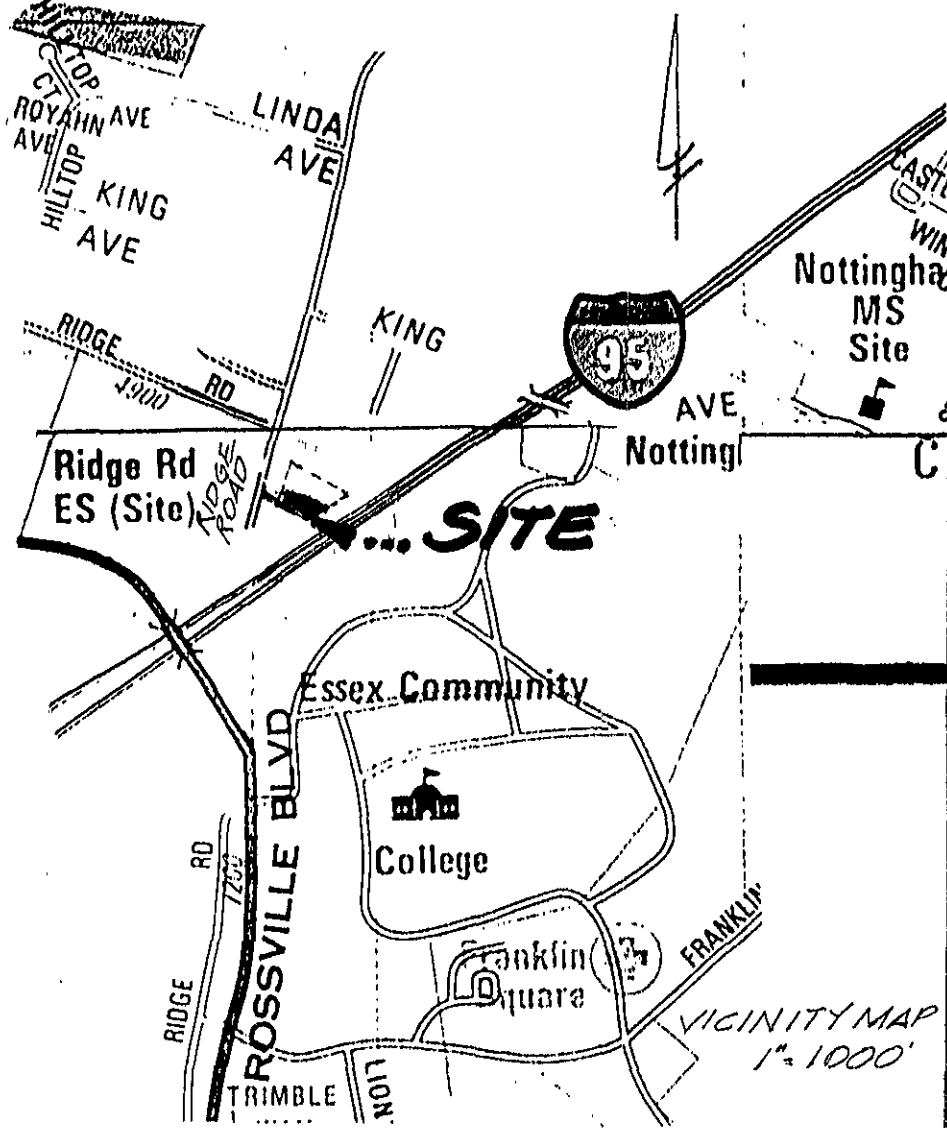
1. It is important that you read this document very carefully, as it charges you with the commission of a crime.
2. If you fail to correct the violations noted by the date dictated, you could be penalized by a fine or imprisonment, or both.
3. A lawyer can give important assistance to you (a) on how to correct the violation(s) in order to avoid trial, or (b) at trial if you fail to correct the violation(s) noted. He can help to determine whether there are any defenses to the charges against you or any circumstances helpful to you that should be brought at the trial. A lawyer can help you by developing and presenting information which could affect how you correct the violation(s) cited.
4. You have been ordered on the reverse side to correct the violation(s) cited by a date certain. Failure to comply with the deadline stated is a misdemeanor. A conviction for each violation subjects you to potential fines of \$200, \$500, or \$1000 per day per violation, depending on the violation, or 90 days in jail, or both.
5. It is your responsibility to obtain any required permit(s) to correct the cited violation(s). All repairs must be in accordance with applicable laws, Code of Baltimore County Regulations, and standards.
6. Upon correction of these violations, contact the inspector for a reinspection. If you have any questions, contact the inspector promptly.

FOLLOW UP INSPECTIONS (include date and time of each):

A large 'X' mark is drawn across the entire page of lined paper, extending from the top edge to the bottom edge and from the left edge to the right edge, crossing in the center.

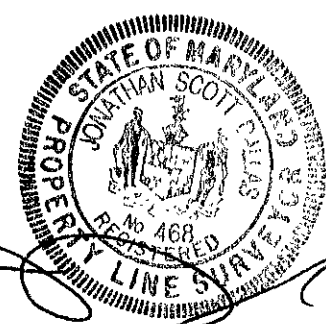
DATE CLOSED: _____

- NOTES:
- OWNER: PRESTON R. AND CARLA E. SNEDEGAR
4928 RIDGE ROAD BALTIMORE, MD 21237 (410-584-6866)
 - DEED REFERENCE: 6847/113 AND 7021/494
(MAP 82 GRID 13 PARCEL 779)
 - ZONING: D.R. 5.5 AND D.R. 3.5 (O.P.Z. N.E. 6-G).
 - SITE LIES ENTIRELY OUTSIDE C.B.C.A.
 - BEARINGS REFERENCED TO DEED SYSTEM AS ESTABLISHED BY CHARLES A. LOGAN, R.L.S., IN 1984.
 - TOPOGRAPHY HEREON PER B.C.B.E. (N.E. 6-G).
 - HIGHWAY WIDENING AS SHOWN HEREON IS RESERVED UNTO THE OWNER AND IS HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND HEIRS SHALL CONVEY SAID AREA BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
 - THERE ARE NO KNOWN HAZARDOUS MATERIALS OR HISTORICAL BUILDINGS AT THIS SITE.
 - SITE LIES WITHIN FLOOD ZONE "C" PER F.I.R.M. 240010 0430 B.
 - SOILS SHOWN HEREON PER U.S.D.A. SOILS SURVEY SHEET # 40.
 - SITE LIES IN: COUNCILMANIC DISTRICT 6
ELECTION DISTRICT 14
CENSUS TRACT 4408
WATERSHED 6
SUBSEWERED 14
 - MINIMUM 2 PARKING SPACES ARE TO BE PROVIDED FOR EACH LOT.
 - THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS ON SITE.
 - SITE IS SERVED BY PUBLIC WATER AND SEWER. UTILITIES HEREON PER REFERENCED PLANS.
 - TOTAL SITE AREA = 1.043 AC. ±
 - LOT 1 AREA = 0.281 AC. ±
 - LOT 2 AREA = 0.323 AC. ±
 - LOT 3 AREA = 0.422 AC. ±
 - HIGHWAY WIDENING = 0.016 AC. ±
 - OPEN SPACE WAIVER SHALL BE REQUESTED.
 - FOREST CONSERVATION WILL BE ADDRESSED THROUGH OFF-SITE PLANTINGS AND/OR FEE-IN-LIEU.
 - DENSITY CALCULATIONS D.R. 5.5 = 0.963 AC. ±
D.R. 3.5 = 0.08 AC. ±
LOTS ALLOWED = (5.5 x 0.963) + (3.5 x 0.08) = 5 LOTS
LOTS PROPOSED = 3 LOTS
 - PER 2/5/98 LETTER FROM P.D.M., SITE "CAN BE CONSIDERED LOTS OF RECORD" FOR "DEVELOPMENT OF THREE D.R. - 5.5 LOTS".



REQUESTED VARIANCES
VARIANCE FROM SECTION 1B02.3C.1 TO ALLOW A MINIMUM FRONT YARD DEPTH OF 20 FEET IN LIEU OF THE REQUIRED 25 FEET AND ANY OTHER VARIANCES THAT THE COMMISSIONER DEEMS NECESSARY (EXACT PROPOSED LOT DIMENSIONS SUBJECT TO MODIFICATION AS A RESULT OF BOUNDARY SURVEY, HIGHWAY WIDENING, ETC.).

#312



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#4928 RIDGE ROAD
14TH EL. DIST. 6TH COUNC. DIST.
BALTIMORE COUNTY, MD.
SCALE: 1" = 50' FEBRUARY 18, 1998

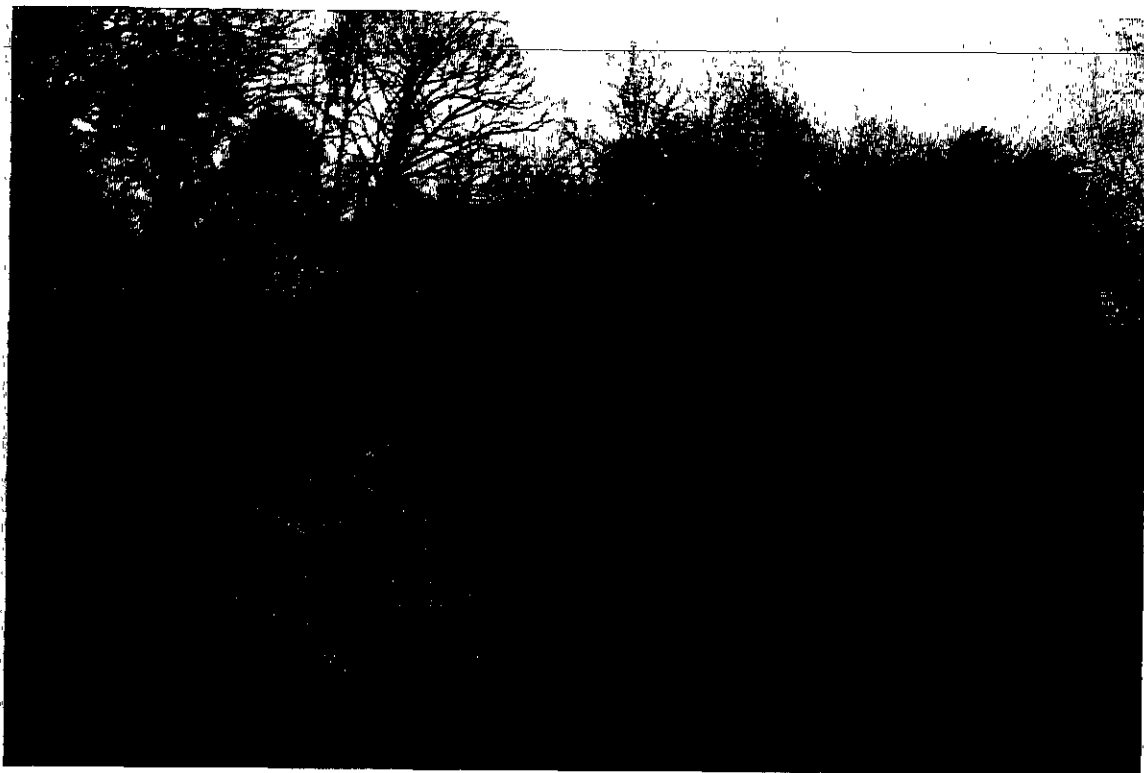
98-312-A

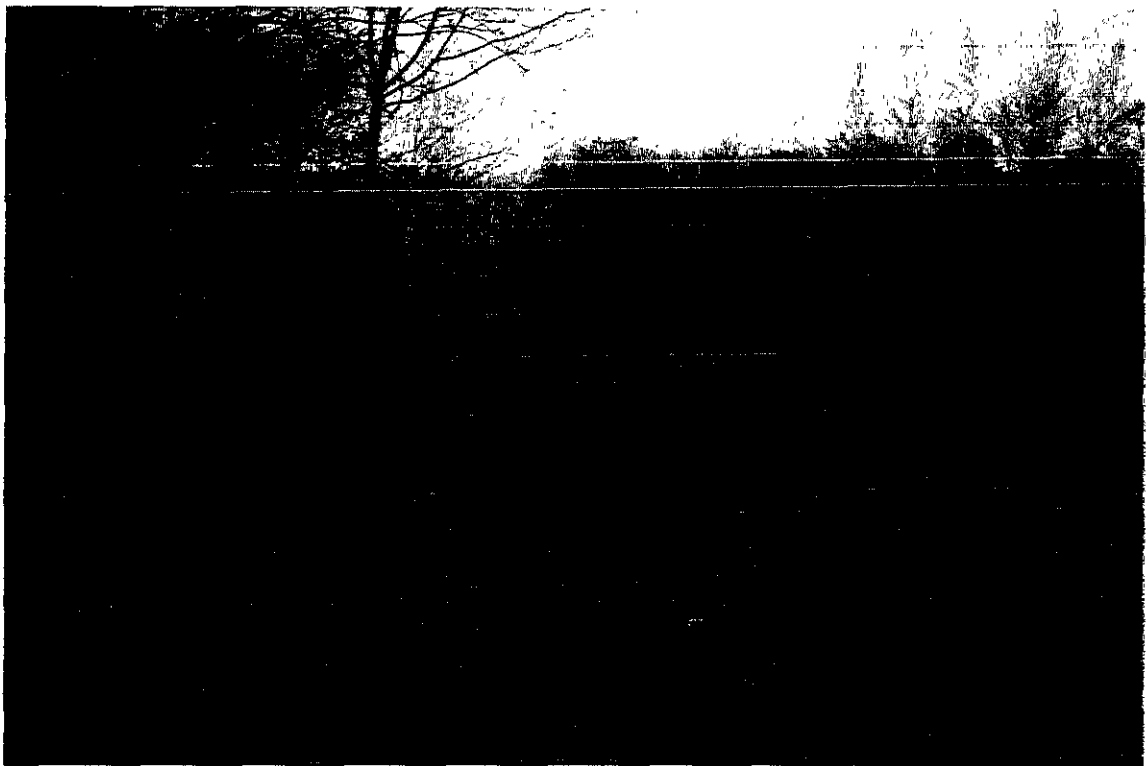
photograph
1-9

98.312-A



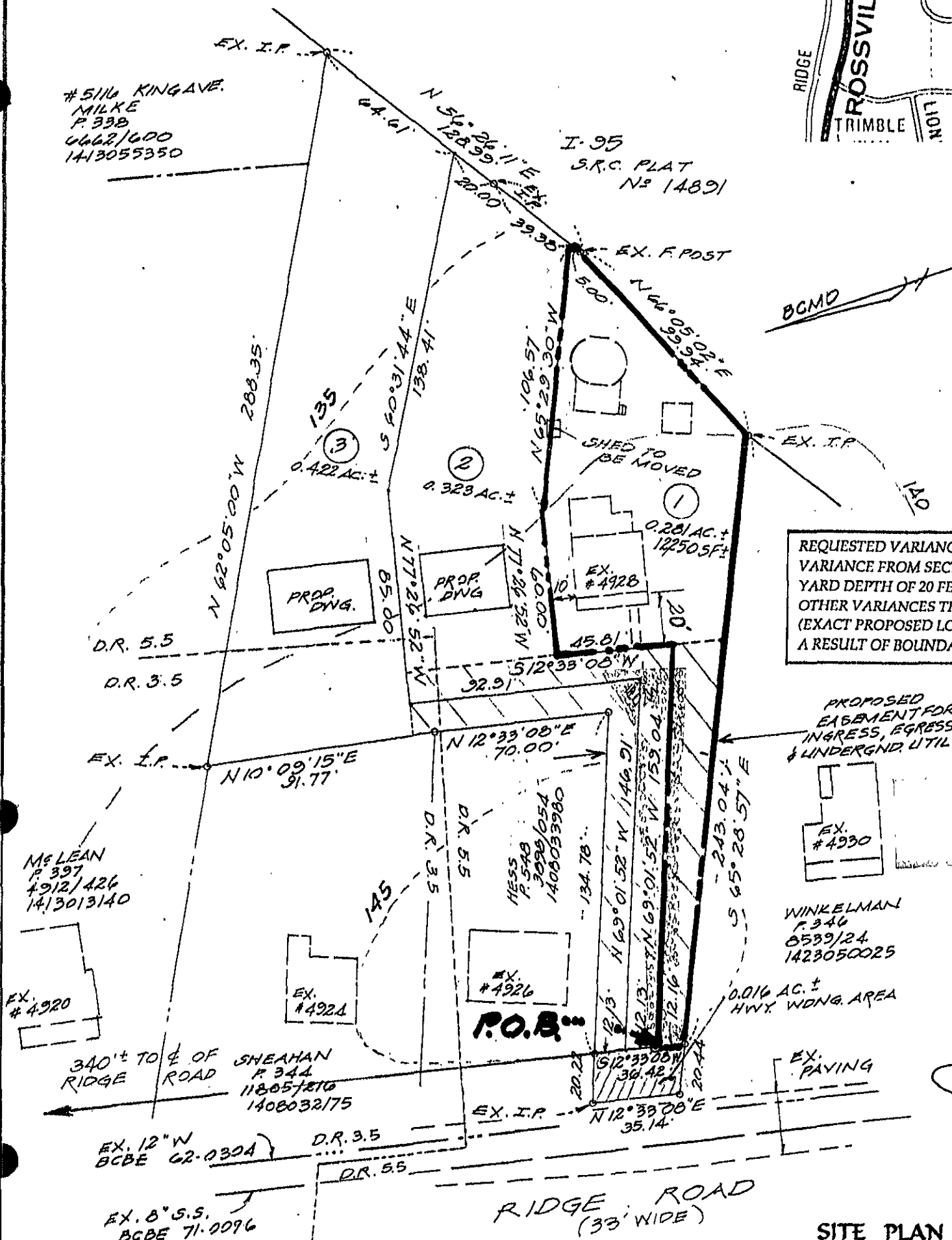
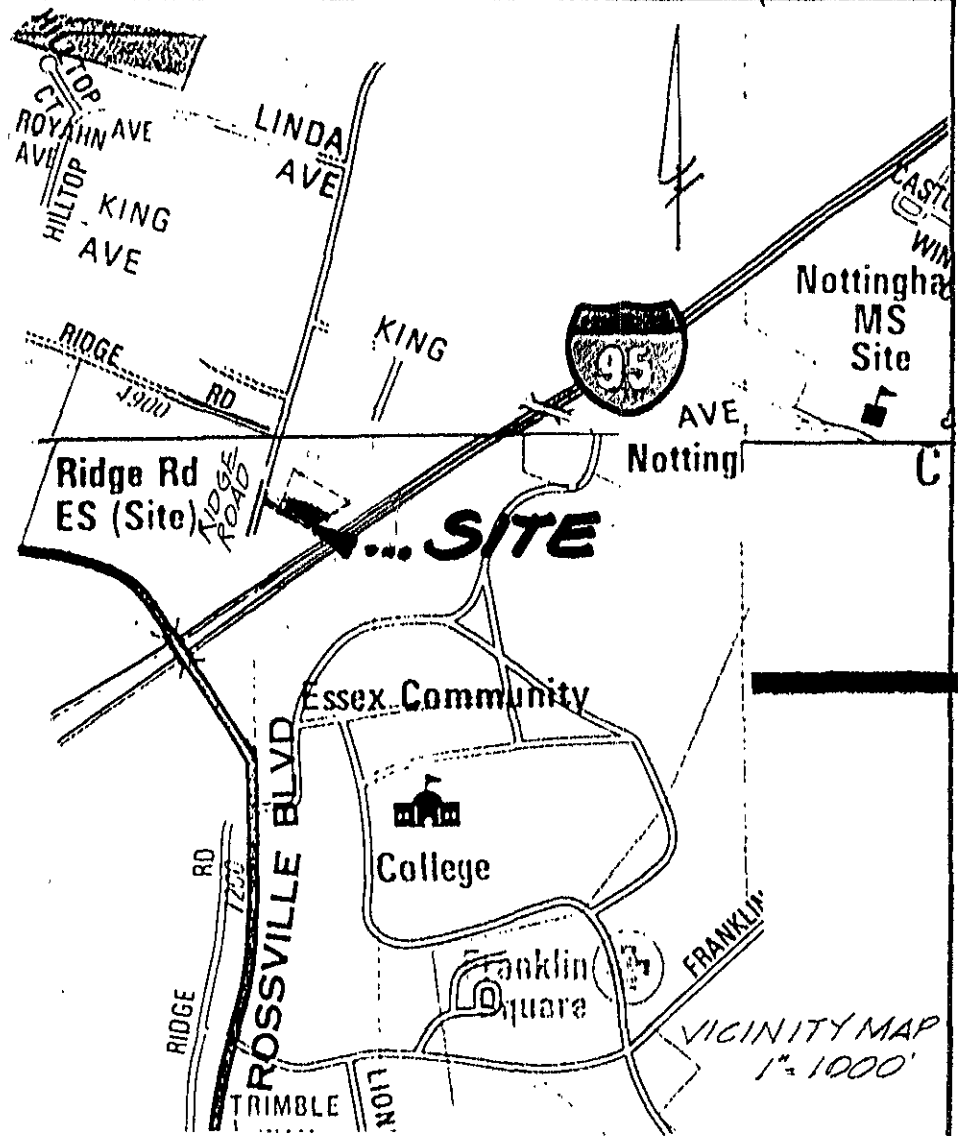






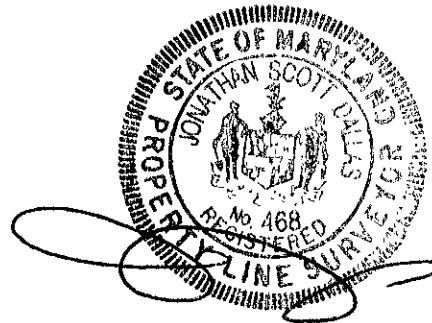


- NOTES:
1. OWNER: PRESTON R. AND CARLA E. SNEDEGAR
4928 RIDGE ROAD BALTIMORE, MD 21237 (410-584-6866)
 2. DEED REFERENCE: 6847/113 AND 7021/494
(MAP 82 GRID 13 PARCEL 779)
 3. ZONING: D.R. 5.5 AND D.R. 3.5 (O.P.Z. N.E. 6-G).
 4. SITE LIES ENTIRELY OUTSIDE C.B.C.A.
 5. BEARINGS REFERENCED TO DEED SYSTEM AS ESTABLISHED BY CHARLES A. LOGAN, R.L.S., IN 1984.
 6. TOPOGRAPHY HEREON PER B.C.B.E. (N.E. 6-G).
 7. HIGHWAY WIDENING AS SHOWN HEREON IS RESERVED UNTO THE OWNER AND IS HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND HEIRS SHALL CONVEY SAID AREA BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.
 8. THERE ARE NO KNOWN HAZARDOUS MATERIALS OR HISTORICAL BUILDINGS AT THIS SITE.
 9. SITE LIES WITHIN FLOOD ZONE "C" PER F.I.R.M. 240010 0430 B.
 10. SOILS SHOWN HEREON PER U.S.D.A. SOILS SURVEY SHEET # 40.
 11. SITE LIES IN: COUNCILMANIC DISTRICT 6
ELECTION DISTRICT 14
CENSUS TRACT 4408
WATERSHED 6
SUBSEWERSHED 14
 12. MINIMUM 2 PARKING SPACES ARE TO BE PROVIDED FOR EACH LOT.
 13. THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR UNDERGROUND STORAGE TANKS ON SITE.
 14. SITE IS SERVED BY PUBLIC WATER AND SEWER. UTILITIES HEREON PER REFERENCED PLANS.
 15. TOTAL SITE AREA = 1.043 AC. ±
 16. LOT 1 AREA = 0.281 AC. ±
LOT 2 AREA = 0.323 AC. ±
LOT 3 AREA = 0.422 AC. ±
HIGHWAY WIDENING = 0.016 AC. ±
 17. OPEN SPACE WAIVER SHALL BE REQUESTED.
 18. FOREST CONSERVATION WILL BE ADDRESSED THROUGH OFF-SITE PLANTINGS AND/OR FEE-IN-LIEU.
 19. DENSITY CALCULATIONS D.R. 5.5 = 0.963 AC. ±
D.R. 3.5 = 0.08 AC. ±
LOTS ALLOWED = (5.5 x 0.963) + (3.5 x 0.08) = 5 LOTS
LOTS PROPOSED = 3 LOTS
 20. PER 2/5/98 LETTER FROM P.D.M., SITE "CAN BE CONSIDERED LOTS OF RECORD" FOR "DEVELOPMENT OF THREE D.R. - 5.5 LOTS".



REQUESTED VARIANCES
VARIANCE FROM SECTION 1802.3C.1 TO ALLOW A MINIMUM FRONT YARD DEPTH OF 20 FEET IN LIEU OF THE REQUIRED 25 FEET AND ANY OTHER VARIANCES THAT THE COMMISSIONER DEEMS NECESSARY (EXACT PROPOSED LOT DIMENSIONS SUBJECT TO MODIFICATION AS A RESULT OF BOUNDARY SURVEY, HIGHWAY WIDENING, ETC.).

312



J.S. DALLAS, INC.
Surveying & Engineering
13523 Long Green Pike
Baldwin, MD. 21013
(410) 817-4600

SITE PLAN TO ACCOMPANY
PETITION FOR ZONING VARIANCE
#4928 RIDGE ROAD
14TH EL. DIST. 6TH COUNC. DIST.
BALTIMORE COUNTY, MD.
SCALE: 1" = 50' FEBRUARY 18, 1998

98-312-A