

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Severn River Construction Co., legal owner, 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 109-2 a. To permit 63 Off-Street Parking Spaces instead of the required 108.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: indicate hardship or practical difficulty.

In order to provide for a play area in the neighborhood, it is necessary to utilize 25 of the original parking spaces.

See attached description

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
Address

Protestant's Attorney
Address

Petitioner's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day

of May 1965, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of July, 1965, at 1:00 o'clock

at 1:00 o'clock
Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts of practical difficulty

the above Variance should be had; and it further appearing that by reason of

a Variance to permit 63 offstreet parking spaces instead of 108 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of May, 1965, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, to permit 63 offstreet parking spaces instead of the required 108 spaces, subject to approval of the site plan by the Bureau of Public Services and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of May, 1965, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

DESCRIPTION OF PARCEL FOR PARKING VARIANCE

Being known as Lots 5 and 6 as recorded in Plat Book R.R. 3 29, Folio 130, said lots also being located on the north and south sides of Falkirk Road, 497' East of the Baltimore City Line.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

May 25, 1965

J. Joseph Curran, Jr., Esq.
1215 Fidelity Building
Baltimore, Maryland 21201

SUBJECT: Parking Variance for Severn River Construction Company, located on the north and south side of Falkirk Road 497' east of the Baltimore City Line. (Item 2 - 5/25/65)

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF PLANNING AND ZONING: See attached comments.

BUREAU OF ENGINEERING:

Utilities: Water - Existing in Falkirk Road
Sewer - Existing in Falkirk Road
Storm Drain - Existing in Falkirk Road
Adequacy of existing utilities to be determined by developer or his engineer.
Road - Falkirk Road is an existing improved road to which no further improvements are required.

The above 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 that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning ten (10) days before the Zoning Commission's hearing.

The following members had no comment to offer:

Office of Planning and Zoning
Board of Estimates
State Roads Commission
Fire Bureau
Health Department
Building Department
Industrial Development Commission

Yours very truly,

James S. Dyer, Jr.
Petition and Permit Processing

cc: Mr. R. Moore, Traffic Eng.
Mr. G. Bacon, Dir. of Eng.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204

No. 31928

DATE 7/2/65

To: J. Joseph Curran, Jr., Esq.
1215 Fidelity Building
Baltimore, Md. 21201

BILLED Zoning Dept. of Balto. Co.

REPORT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Advertising and posting of property for Severn River Constr. Co. #66-2-A		32/10
		1210

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON 4, MARYLAND

No. 30663

DATE 6/4/65

To: J. Joseph Curran, Jr., Esq.
1215 Fidelity Bldg.
Baltimore, Md. 21201

BILLED Zoning Dept. of Baltimore County

REPORT TO ACCOUNT NO.	01-622	TOTAL AMOUNT
QUANTITY	DETAILS UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COST
Petition for Variance for Severn River Construction Co. #66-2-A		25.00
		25.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

INTER-OFFICE CORRESPONDENCE BUREAU OF TRAFFIC ENGINEERING Baltimore County, Maryland Towson, Maryland, 21204

TO: Mr. James S. Dyer
FROM: Eugene J. Clifford
SUBJECT: Item 2 - ZAC - May 25, 1965
Parking Variance - Falkirk Road

Date June 1, 1965

Review of the subject plat dated February 19, 1965 results in the following comment.

The plan for 108 apartment units has provisions for 83 off-street parking spaces. This is considered inadequate. Based on the Baltimore Metropolitan Area Transportation Study prepared by Wilbur Smith and Associates, this area will have an average of 1.36 vehicles per dwelling unit or 136 vehicles for the 108 apartments.

Eugene J. Clifford
Bureau of Traffic Engineering
County Traffic Engineer

B.J.C:RME

J. Joseph Curran, Jr., Esq.
1215 Fidelity Building
Baltimore, Md. 21201

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson 4, Maryland

Your petition has been received and accepted for filing this 25 day of MAY, 1964.

JOHN G. ROSE
Zoning Commissioner

Owner Name:
Reviewed by James S. Dyer

2 signs

66-2-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 6-10-65
 Posted for: Having them July 1-65 AT 11:00 A.M.
 Petitioner: Seyvern River Const. Co.
 Location of property: W and S sides of Falkirk Rd. 497'
P/O of Balt. City Line
 Location of Signs: @ 1 at the Corner of Falkirk Rd and
Spauld. 30' from the curb. 2 signs 160' from sign
at also approx 2' from the curb.
 Remarks: Robert Lee Brull Jr. Date of return: 6-17-65
 Posted by: Robert Lee Brull Jr. Signature

PETITION FOR A VARIANCE
 2nd DISTRICT
 ZONING: Petition for Variance for Off-Street Parking.
 LOCATION: North and south sides of Falkirk Road 497' East of the Baltimore City Line.
 DATE & TIME: THURSDAY, JULY 1, 1965 at 11:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Variance to the Zoning Regulations of Baltimore County to permit 83 Off-Street Parking Spaces instead of the required 104 spaces.
 The Zoning Regulation to be excepted as follows:
 Section 400.2 (a) - 1 space for each unit.
 All that parcel of land in the Ninth District of Baltimore County
 Being known as Lots 5 and 6 as recorded in Plat Book R.R.G. 29, folio 120, said lots also being located on the north and south sides of Franklin Road 497' East of the Baltimore City Line.
 Being the property of Seyvern River Construction Company, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Thursday, July 1, 1965 at 11:00 A.M.
 Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
 BY ORDER OF
 JOHN G. ROSE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF The Community Press

DUNDALK, MD., June 9, 19 65

THIS IS TO CERTIFY, that the annexed advertisement of
 "Seyvern River Const. Co."
 was inserted in THE COMMUNITY PRESS, a weekly newspaper published in Baltimore County, Maryland, once a week
 for 1 successive weeks before the
 8th day of June 1965; that is to say,
 the same was inserted in the issues of 6-9-65

Stromberg Publications, Inc.
 Publisher.

By Mrs. Palmer Price

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 By order of
 JOHN G. ROSE
 Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 11, 19 65

THIS IS TO CERTIFY, that the annexed advertisement was
 published in THE JEFFERSONIAN, a weekly newspaper printed
 and published in Towson, Baltimore County, Md., ~~once a week~~
 at 1 time successive weeks before the 1st
 day of July 1965, the first publication
 appearing on the 11th day of June
 1965...

THE JEFFERSONIAN,
S. L. Smith
 Manager.

Cost of Advertisement, \$.....

APPROVED BALTO CO. PLANNING BOARD

Gray S. Gardino
Acting
DATE *4/14/82* DIRECTOR

APPROVED BALTO CO. HIGHWAYS DEPT.

HIGHWAYS ENGINEER

DATE _____

APPROVED BALTO CO. HEALTH DEPT.

William H. W. W. W. W.
DEPUTY STATE & BALTO CO. HEALTH OFFICER
DATE *4/14/82*

OWNER OF LAND SHOWN HEREON

PRESIDENT

1. The streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only, and the same are not intended to be dedicated to public use, the fee simple title to the bulk thereof expressly reserved in the grants of the deed to which this plat is attached, their heirs and assigns.
2. Coordinates are referred to as shown on Topographical Survey of Baltimore City.

Robert L. Price
Clerk

SCALE: 1"=50'
FEBRUARY 20, 1964