

68-307-A PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or we, The Sanford Land Company, 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 214.1.b - to permit a rear yard setback as follows: lots nos. 24, 25, 26, 29, 30 and 31 rear yard setback of 15' instead of the required 50'; lots nos. 27 and 28 rear yard setback of 23' instead of the required 50' as shown on Plat of Huntsmoor Village North Block "E".

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

To meet with the general appearance and character of the neighborhood and dog leg shape of the lots this Variance will be necessary.

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.

The Sanford Land Company
Legal Owner
Address: 236 Equitable Building
Baltimore, Maryland 21202

Protestant's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day

of February 1968, 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, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1968, at 10:00 o'clock

AM.

Zoning Commissioner of Baltimore County.

(over)

Hanley J. Gately, Esq.,
236 Equitable Building
Baltimore, Maryland 21202

RE: Rear yard Variance for The Sanford Land Company, located S/E of Stormont Circle, 510' S/E of Chelmsford Road 13th District (Item 91, February 6, 1968)

Dear Sirs:

The Zoning Advisory Committee has reviewed the subject petition and has no comment to offer with regard to the proposed development plan.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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 10 days before the Zoning Commissioner's hearing.

Very truly yours,

James E. Dyer
Zoning Supervisor

JED:jed

Pursuant to the advertisement, posting of property, and public hearing on the above petition submitted to the Zoning Commissioner of Baltimore County, as strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance requested would give relief without substantial injury to the public health, safety or general welfare.

Variances
the above Variance should be had; and it is hereby recommended that the variance be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, that the herein Petition for Variance should be and the same is granted, from and after the date of this order, to permit a rear yard setback for lots 24, 25, 26, 29, 30 and 31 of 15' instead of the required 50 feet and to permit rear yard setbacks for lots 27 and 28 of 23' instead of the required 50 feet.

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 it appears that by reason of _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1968, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. JAMES E. DYER
TO: Principal Zoning Technician Date: February 23, 1968

FROM: Project Planning Zoning Petition Review

SUBJECT: Item 487 Zoning Advisory Agenda

Both Joppa Road and Fairmount Avenue when improved will have medians which will restrict subject property to one-way traffic movement along these frontages. Petitioner's Engineer has prepared a plat delineating these medians and this plat should be included with this petition as an aid in evaluating the proposal.

Both as an advantage to the property now and after improvements noted above (because of grades) the Joppa Road entrance should move seaward. This would presently facilitate left turn movements into the property and in the future give better opportunity for getting cars out and into the proper lane for the movement contemplated.

AVQ:wh

cc: Richard Moore,
Traffic Engineering
Zoning Petition File
James E. Dyer

JAMES E. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD 21204

BY: JML Description for Zoning Purposes
Date: 12/30/67 Huntsmoor Village North - Section Five

RECOMMENDATION for the same at a point on the southeast side of Stormont Circle (as proposed 60 feet wide) where it is intersected by the northeast side of a proposed 15 foot alley and at the distance of 50.55 feet measured northwesterly along said southeast side of Stormont Circle from the southeast side of Chelmsford Road (60 feet wide) as shown on the Plat of Huntsmoor Village North - Section Three and recorded among the Land Records of Baltimore County in Plat Book No. 32 folio 61, and running thence northwesterly to the southeast and northeast sides of Stormont Circle, (1) South 77° 11' West 37.15 feet, (2) by a line curving to the left with a radius of 86.50 feet the distance of 134.20 feet and a chord bearing South 129° 11' West 122.20 feet, (3) South 329° 15' East 72.20 feet, (4) by a line curving to the left with a radius of 86.50 feet the distance of 134.20 feet and a chord bearing South 77° 11' East 122.20 feet, (5) North 57° 11' East 37.15 feet, thence leaving Stormont Circle, (6) North 329° 15' West 72.20 feet and a chord bearing South 129° 11' West 122.20 feet, (7) North 329° 15' East 72.20 feet, thence leaving said alley, (8) South 119° 05' West 15.10 feet, (9) North 77° 11' West 26.00 feet, (10) North 13° 17' West 27.61 feet and (11) North 329° 15' West 72.71 feet to the place of beginning.

Being known as Parcel A on the Plat of Huntsmoor Village North - Section Five as intended to be recorded among the Land Records of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: _____ Date of Posting: _____
Posted for: _____
Petitioner: _____
Location of property: _____
Location of Sign: _____
Remarks: _____
Posted by: _____ Date of return: _____

PETITION FOR VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Rear Yard
LOCATION: Southeast side of Stormont Circle 510.55 feet S/E of Chelmsford Road, 13th District
DATE & TIME: WEDNESDAY, MARCH 13, 1968 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback for lots 24, 25, 26, 29, 30 and 31 of 15 feet instead of the required 50 feet and to permit rear yard setbacks for lots 27 and 28 of 23 feet instead of the required 50 feet.

CERTIFICATE OF PUBLICATION BALTIMORE COUNTY, MD. February 26, 1968

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 13th day of March, 1968, the first publication appearing on the 22nd day of February, 1968.

THE TIMES
Manager: John M. Martin

Cost of Advertisement: \$4.00
Purchase order: 3730
Consultation No. 1-1271

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

To: The Sanford Land Company
236 Equitable Building
Baltimore, Md. 21202
Zoning Dept. of Baltimore Co.

REPORT TO ACCOUNT NO. 00-482
ADVERTISING AND POSTING OF PROPERTY
68-307-A

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 29, 1968

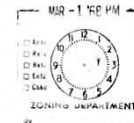
FROM: George E. Gwinnell, Director of Planning

SUBJECT: Petition #68-207-A, Southeast side of Stormont Circle 510.55 feet Southwest of Chelmsford Road, Petition for Variance to permit a rear yard for lots 24, 25, 26, 29, 30 and 31 of 15 feet instead of the required 50 feet and to permit a rear yard for lots 27 and 28 of 23 feet instead of the required 50 feet.

13th District

HEARING: Wednesday, March 13, 1968, (10:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no comment on the subject petition.



CERTIFICATE OF PUBLICATION

TOWSON, MD. _____, 19____
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 in each of _____ times before the _____ day of _____, 19____, the first publication appearing on the _____ day of _____, 19____.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$_____

TO: The Sanford Land Company
236 Equitable Building
Baltimore, Md. 21202
Zoning Dept. of Baltimore Co.

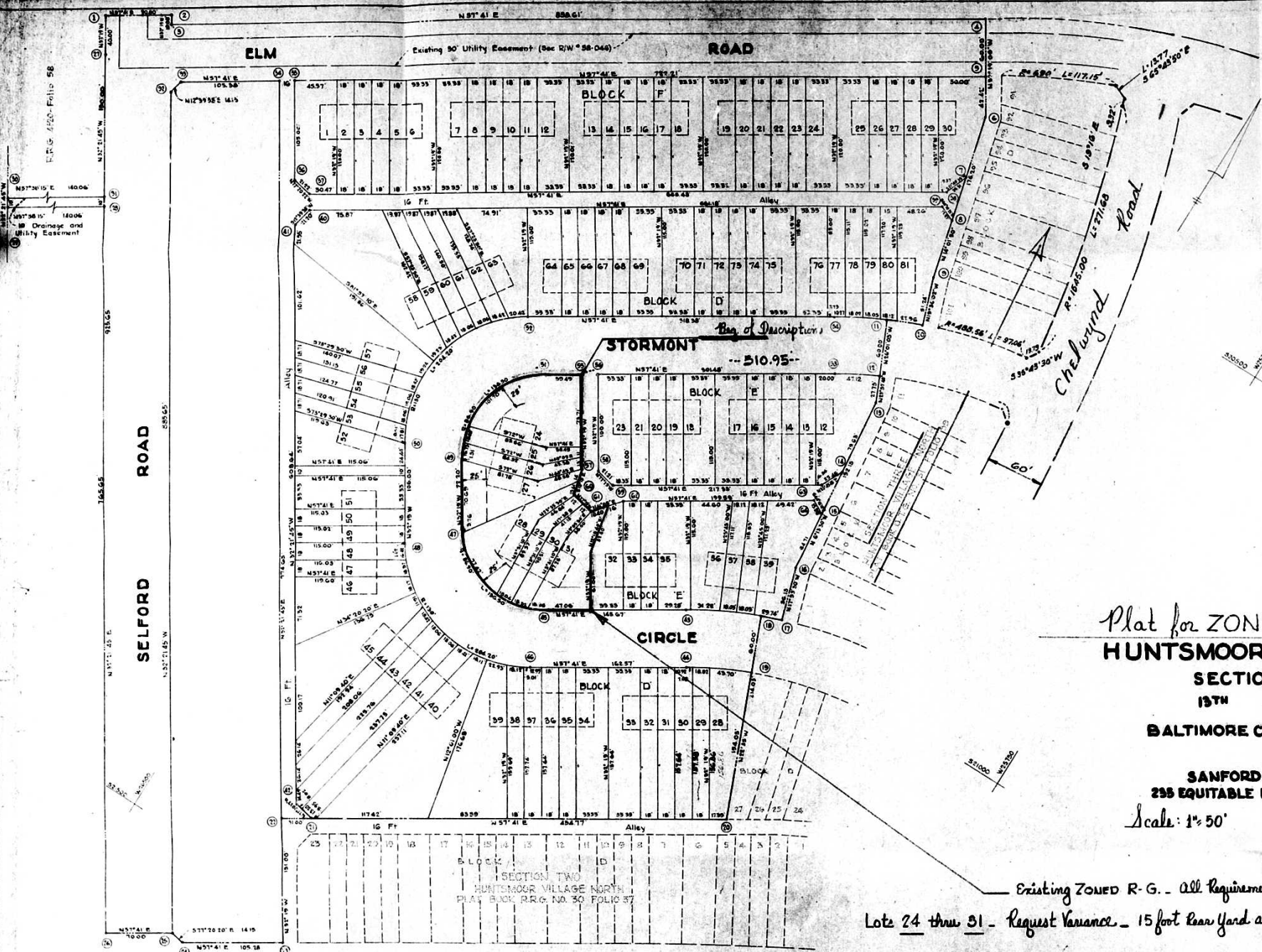
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MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER
OF BALTIMORE COUNTY



COORDINATE TABLE					
NO.	WEST	SOUTH	NO.	WEST	SOUTH
1	20,910.85	20,815.51	35	20,865.80	20,831.98
2	20,911.70	20,778.19	36	20,776.74	20,775.65
3	20,906.35	20,786.64	37	20,763.22	20,747.09
4	20,884.96	20,830.30	38	20,707.02	20,855.79
5	20,857.88	20,881.08	39	20,686.31	20,860.44
6	20,830.20	20,846.86	40	20,623.07	20,864.72
7	20,814.01	20,848.58	41	20,618.98	20,852.49
8	20,802.67	20,821.03	42	20,627.75	20,873.86
9	20,807.48	20,887.80	43	20,682.40	20,894.65
10	20,870.29	20,836.07	44	20,656.61	21,008.76
11	20,105.72	20,651.67	45	20,620.69	21,019.73
12	20,079.40	20,705.58	46	20,088.51	21,070.44
13	20,058.17	20,759.94	47	20,043.80	21,097.61
14	20,099.54	20,810.10	48	20,226.00	21,157.35
15	20,054.34	20,857.53	49	20,363.00	21,070.52
16	20,047.34	20,921.76	50	20,407.42	21,110.98
17	20,030.09	20,975.57	51	20,402.29	21,039.61
18	20,050.67	20,983.16	52	20,462.03	21,027.40
19	20,027.53	21,038.10	53	20,575.51	20,889.71
20	20,005.47	21,180.96	54	20,451.47	20,828.04
21	20,355.90	21,413.41	55	20,192.52	20,728.54
22	20,362.0	21,429.98	56	20,192.52	20,707.82
23	20,292.06	21,540.08	57	20,241.94	20,826.05
24	20,381.03	21,596.97	58	20,328.41	20,850.05
25	20,394.84	21,599.87	59	20,289.70	20,951.17
26	20,453.98	21,641.78	60	20,274.96	20,944.56
27	20,449.97	20,849.42	61	20,264.26	20,943.21
28	20,805.83	20,984.04	62	20,281.50	20,978.10
29	20,987.13	21,059.53	63	20,259.94	20,983.37
30	20,987.48	21,051.09	64	20,237.84	20,957.44
31	20,809.6	20,970.12	65	20,070.59	20,831.03
32	20,800.20	20,848.78	66	20,008.66	20,850.74

Bag of Description

CURVE TABLE					
FROM	TO	RADIUS	Δ	ARC	CHORD
15	25	100.00	90° 00'	157.08	100.00
15	41	100.00	126° 00'	241.94	157.08
15	48	100.00	135° 00'	259.81	173.21
15	52	100.00	144° 00'	271.76	187.84
15	57	100.00	153° 00'	278.51	196.12
15	62	100.00	162° 00'	280.43	200.00
15	67	100.00	171° 00'	277.61	191.76
15	72	100.00	180° 00'	270.18	180.00
15	77	100.00	189° 00'	258.19	161.27
15	81	100.00	198° 00'	242.71	132.56
15	86	100.00	207° 00'	224.15	98.49
15	91	100.00	216° 00'	203.96	69.13
15	96	100.00	225° 00'	182.58	45.96
15	101	100.00	234° 00'	160.47	29.24
15	106	100.00	243° 00'	138.16	11.46
15	111	100.00	252° 00'	116.27	3.42

Plat for ZONING Purposes - Variance Only
HUNTSMOOR VILLAGE NORTH
 SECTION FIVE
 15TH DISTRICT
 BALTIMORE COUNTY, MARYLAND

SANFORD LAND COMPANY
 235 EQUITABLE BLDG. BALTO, MD 21202

Scale: 1" = 50' Dec. 20, 1967

Existing Zoned R-G. - All Requirements met - Gross Residential Density Allowed = 10.50 (214.5)
 Lots 24 thru 31 - Request Variance - 15 foot Rear Yard as Shown << 50 foot Required. See 214.1 b >>

Intended to be Recorded among the Land Records of Balto. Co. - See Attached Description of Area

BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL DEPUTY STATE & COUNTY HEALTH OFFICER	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD DIRECTOR	APPROVED FOR STREET ALIGNMENT AND LOCATION ROADS ENGINEER OF BALTIMORE CO.	Coordinates and Bearings as shown hereon refer to the system established in the Baltimore County Metropolitan District and are consistent with values held for Section Three - Huntsmoor Village North (See Plat Book C.O. No. 31 Folio 99) W 26506.35 20786.64 M-3 26449.89 20497.72	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 beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs & assigns.	OFFICER'S CERTIFICATE The requirements of § 10-101 of the Annotated Code of Maryland, Chapter 101 of the Acts of 1947, as amended by Chapter 101 of the Acts of 1947 and subsequent Acts, if any, relating to the making of a plat, have been complied with. THE SANFORD LAND COMPANY Officer of Land Surveyors <i>Walter Nickerson</i>	ENGINEER'S CERTIFICATE I, WILLIAM O. LIETTE, JR., a Registered Professional Engineer and Licensed Surveyor of the State of Maryland, do hereby certify that the said shown hereon has been laid out and the plat thereof prepared in compliance with Sections 10-101, 10-102, 10-103, 10-104, 10-105, 10-106, 10-107, 10-108, 10-109, 10-110, 10-111, 10-112, 10-113, 10-114, 10-115, 10-116, 10-117, 10-118, 10-119, 10-120, 10-121, 10-122, 10-123, 10-124, 10-125, 10-126, 10-127, 10-128, 10-129, 10-130, 10-131, 10-132, 10-133, 10-134, 10-135, 10-136, 10-137, 10-138, 10-139, 10-140, 10-141, 10-142, 10-143, 10-144, 10-145, 10-146, 10-147, 10-148, 10-149, 10-150, 10-151, 10-152, 10-153, 10-154, 10-155, 10-156, 10-157, 10-158, 10-159, 10-160, 10-161, 10-162, 10-163, 10-164, 10-165, 10-166, 10-167, 10-168, 10-169, 10-170, 10-171, 10-172, 10-173, 10-174, 10-175, 10-176, 10-177, 10-178, 10-179, 10-180, 10-181, 10-182, 10-183, 10-184, 10-185, 10-186, 10-187, 10-188, 10-189, 10-190, 10-191, 10-192, 10-193, 10-194, 10-195, 10-196, 10-197, 10-198, 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