

UNDER RECEPTION FOR FILING
DATE 8/12/68
BY C. HARRIS

Re: Petition for Variance to
Sec. 202.1 of Zoning Regu-
lations - W/S Berryman's
Lane 1910' N/E Church
Lane - 4th District
Henry J. Mummett
Petitioner

Before
Zoning Commissioner
of
Baltimore County
No. 69-29-A

The petitioner has requested a variance to permit a lot size of 30,000 square feet instead of the required 40,000 square feet and to permit a lot width at the front building line of 100 feet instead of the required 150 feet, property located on the west side of Berryman's Lane 1010 feet northeast of Church Lane, Fourth District of Baltimore County.

To permit a lot area of 30,000 square feet instead of the required 40,000 square feet would result in substantial injury to the public health, safety and general welfare of the locality involved, therefore, the variance should be denied.

As strict compliance with the Zoning Regulations would result in practical difficulty and unnecessary hardship upon the petitioner and the variance to permit a lot width of 100 feet instead of the required 150 feet would give relief without substantial injury to the public health, safety or general welfare, the variance should be granted.

It is this 12th day of August, 1968, by the Zoning Commissioner of Baltimore County ORDERED that the herein petition for a variance to permit a lot of 30,000 square feet instead of the required 40,000 is hereby DENIED.

It is further ORDERED that the variance to permit a lot width of 100 feet instead of the required 150 feet at the front building line should be granted, subject to approval of the site plan by the Bureau of Public Services and the Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

ORIGINAL

OFFICE OF

THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 July 22, 1968

THIS IS TO CERTIFY, that the annexed advertisement of John W. Rose, Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One WEEKEND week before the 22nd day of July, 1968 that is to say, the same was inserted in the issue of July 18, 1968.

STROMBERG PUBLICATIONS, INC.

By: *Ruth May*

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Henry J. Mummett, 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 202.1 To permit a lot of 30,000 sq. ft. instead of the required 40,000 sq. ft. To permit a lot width at the front building line of 100 ft. instead of the required 150 ft.

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

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: E. J., Box 146
Reisterstown, Maryland 21136

Legal Owner
Address: R. 2
Berryman's Lane, Reisterstown, Md.

Calvin E. Cohen
12 Church Circle
Annapolis, Maryland
944-0511

Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of August, 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 27th day of August, 1968, at 10:00 o'clock A.M.



[Signature]
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 4th
Date of Posting: 7-16-68
Posted for: Variance
Petitioner: H. J. Mummett
Location of property: W/S of Berryman's Lane, 1010' N/E of Church Lane
Location of Signs: 1050' N/E of Church Lane, on W/S of Berryman's Lane
Remarks:
Posted by: *[Signature]* Date of return: 7-25-68

DOLLENBERG BROTHERS
Regional Professional Engineers & Land Surveyors
PAUL H. DOLLENBERG
CARL L. DOLLENBERG
JOHN J. DOLLENBERG
JOHN W. DOLLENBERG
TOWSON, MD. 21204

May 7, 1968

Description to accompany Zoning
Petition on property of Henry J. Mummett.

All that piece or parcel of land situate, lying and being in the Fourth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point in the center of Berryman's Lane, at the distance of 1010 feet northeasterly, measured along the center of Berryman's Lane, from the center of Church Lane and running thence and binding on the center of Berryman's Lane North 36 degrees 15 minutes East 100 feet, thence leaving said Lane and running the two following courses and distances viz: North 51 degrees 15 minutes West 300 feet and South 38 degrees 15 minutes West 100 feet to the northeast boundary of the property of Elton Nicholas Fuller and wife as recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2997 folio 373 and thence binding on said boundary line South 51 degrees 15 minutes East 300 feet to the place of beginning.

Containing 0.69 of an Acre of land more or less.

Being the property of Henry J. Mummett and wife as shown on the plat filed with the Zoning Department.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
Calvin E. Cohen, Esq.,
12 Church Circle
Annapolis, Maryland

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this
18th day of August, 1968.

[Signature]
JOHN G. ROSE,
Zoning Commissioner

Petitioner: Henry J. Mummett

Petitioner's Attorney Calvin E. Cohen, Esq.

Reviewed by *[Signature]*
Chairman of
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON MD. JUL 18 1968 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 successive weeks before the 22nd day of August, 1968, the first publication appearing on the 16th day of July 1968.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: July 26, 1968

FROM: George E. Covellis, Director of Planning

SUBJECT: Petition 69-29-A, Variance to permit a lot area of 30,000 square feet instead of the required 40,000 square feet and to permit a lot width of the front building line of 100 feet instead of the required 150 square feet. West side of Berryman's Lane 1010' northeast of Church Lane. Henry J. Mummett, Petitioner.

4th District

HEARING: Wednesday, August 7, 1968 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for a variance to the lot area and width requirements of the R-40 Zone. It notes that the creation of a lot here would constitute a subdivision and fall within the requirements and standards of the Subdivision Regulations. No plan for the tentative subdivision of the entire property has been worked out or agreed to by the County. Creation of a lot as requested would not be in accord with an overall plan for the tract but alone the requirements of the R-40 Zone. Although possible alternative subdivision schemes might require or justify a variance, the planning staff can identify no condition of practical hardship or difficulty to warrant the specific variances requested here.

GEG:bms

TELEPHONE 822-3000 EXT. 387
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 543
DATE: July 25, 1968
FILED
Zoning Dept. of Baltimore

TO: Messrs. Wright and Cohen
12 Church Circle
Annapolis, Maryland

DEFERRED TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

PAYEE ALONG PERMITAL AND KEEP THIS PORTION FOR YOUR RECORDS

Quantity 1.00

Nothing and posting of property 69-29-A

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

TELEPHONE 822-3000 EXT. 387
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 56
DATE: July 25, 1968
FILED
Zoning Dept. of Baltimore

TO: Albert H. Mummett, Jr.
12 Church Circle
Annapolis, Md.

DEFERRED TO ACCOUNT NO. 01-422

RETURN THIS PORTION WITH YOUR REMITTANCE

PAYEE ALONG PERMITAL AND KEEP THIS PORTION FOR YOUR RECORDS

Quantity 1.00

Nothing and posting of property 69-29-A

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

June 20, 1968

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

Calvin E. Cohen, Esq.,
12 Church Circle
Annapolis, Maryland

SUBJECT: Variance for lot area and lot width
for Henry J. Mumert, located
NW/4 Berryman's Lane, 1010' N/E of
Church Lane,
4th District
(Tax 118, June 18, 1968)

Dear Sir:

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

BUREAU OF ENGINEERING:

Public water and sewer facilities are not available to this property.
Note - Berryman's Lane is to be developed on a minimum 70' R/W.

HEALTH DEPARTMENT:

Prior to an approval of the building application, soil test must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION:

Prior to the hearing, the petitioner's attorney must sign all petitions.

If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer:

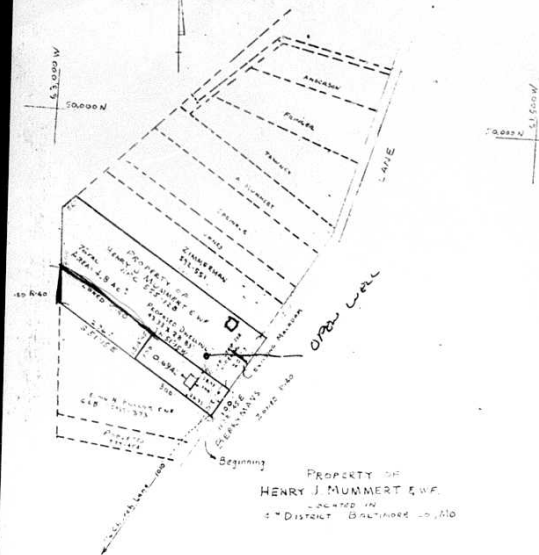
Project Planning Division
Bureau of Traffic Engineering
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer
JAMES E. DYER,
Zoning Supervisor

JED:JD
cc: Carlyle Brown-Bur. of Engr.
William Greenblatt-Health Dept.

JUL 19 1968

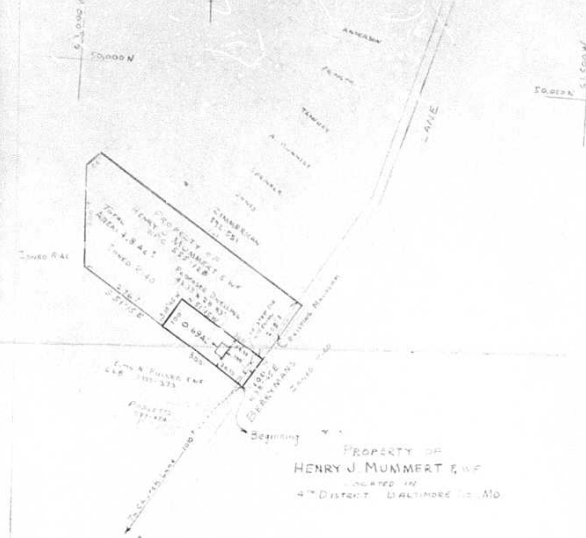


PROPERTY OF
HENRY J. MUMERT & CO.
LOCATED IN
4TH DISTRICT, BALTIMORE, MD.

EXISTING ZONING: R-40
PROPOSED ZONING: SPEC. EX. EXCEPTION 100' LOT WIDTH OF 100 FEET
INSTEAD OF 125 FEET
SECTION 202.1



SCALE: 1" = 200' MAY 17, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
701 WASHINGTON AVENUE
TOWSON, MARYLAND 21204

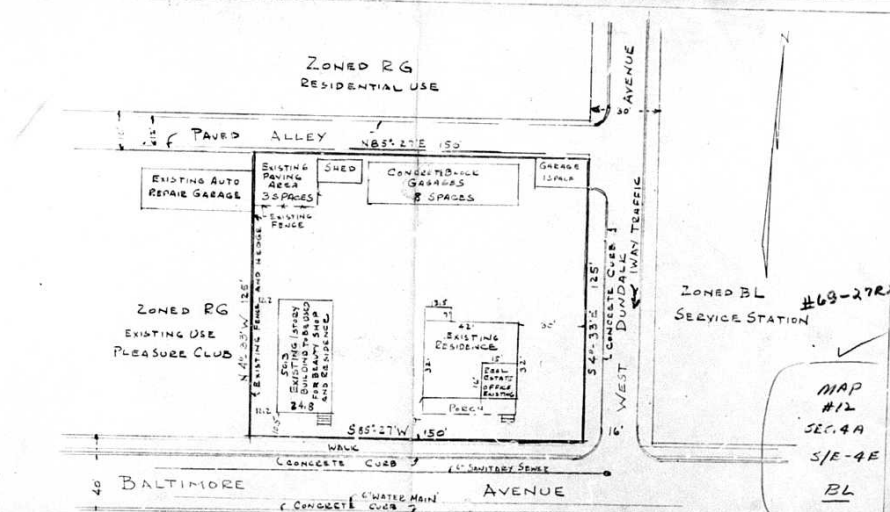


PROPERTY OF
HENRY J. MUMERT & CO.
LOCATED IN
4TH DISTRICT, BALTIMORE, MD.

EXISTING ZONING: R-40
PROPOSED ZONING: SPEC. EX. EXCEPTION 100' LOT WIDTH OF 100 FEET
INSTEAD OF 125 FEET
SECTION 202.1



SCALE: 1" = 200' MAY 17, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
701 WASHINGTON AVENUE
TOWSON, MARYLAND 21204



ZONING PLAT
PROPERTY LOCATED
IN
12TH DISTRICT BALTO COMD
0.43 ACRES

EXISTING ZONING: RG
PROPOSED ZONING: BL WITH SPECIAL EXCEPTION
FOR LIVING QUARTERS IN EXISTING BUILDINGS - 230.13

ZONED RG
RESIDENTIAL USE

ZONED BL #63-27RX
SERVICE STATION

MAP
#12
SEC. 4A
S/E-4E
BL

PARKING DATA
BEAUTY SHOP BUILDING 1250' x 300' = 4 SPACES
REAL ESTATE OFFICE 240' x 1300' = 13 SPACES
RESIDENCES
TOTAL SPACES REQUIRED = 7
SPACES PROVIDED = 12

SCALE: 1" = 30' MAY 17, 1968
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
701 WASHINGTON AVENUE, TOWSON, MD