hereby petition for a Variance from Section 211, 4 of the Zoning Regulations for Baltimore

County to permit a rear yard setback of 9.1 feet in lieu of the required 30 feet,

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

The failure to grant the above requested variance will cause extreme hardship and practical difficulty in the development of their property.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

g or we agree to pay expenses of above Variance advertising posting, etc., upon filing of this perion, and further agree to and are to be bound by the roming regulations and restrictions of Reference County adopted pursuant to the Zoning Law Fee Baltimore County. Melvyn T. Pogart Charles E. Lonnan Leonard II, GolombekLegal Owner Contract purchaser Address 111 West Road, Towson, Md. DA.T. W. Lee Harrison Petitioner's Attorney Protestant's Attorney Address 306 W. Joppa Road Towson, Md., 21204--823-1200 of. NACCh. 196. 9. that the subject matter of this petition be advertised as regarderly the Zoning Law of Baltimore County, in two nexapapers of general circulation through the Islatimore County, that property be posted, and that the public hearing be nad before the Zoning Commissioner of Baltimore County in Room 106. County Office Building in Townson, Baltimare 14th day of April 196 2 at 1199 o'clock

FROM THE OFFICE OF GENERAL VILLIAM STEPHENS, JR. & ASSOCIATES, INC. BEGINEERS P.O. BOX 96828, TOMBON, ND. 21204

JOHO!

.....M

January 15, 1969

2- 2 V re Zoning Commissioner of Baltimore County central

Beginning for the same at a point on the south side of West Road 70 fee. wide, said point being distant 828.2 feet southwesterly from the west side of and being also on the west side of a 40 foot right of way, running thence ng on the south side of said West Road. 70 feet wide, as shown on Highest Right of Way Plan HRW 63-139 the two following courses and distances, visfirst South 56° 22' 48" West 366.10 feet, and second, by a line curving to the left having a radius of 565.00 feet and an arc of 177.02 feet, said curve being subtended by a chord bearing of South 47° 24' 44" West for 176.29 feet, thence binding on the outline of the property of The Dulaney Towson Mursing Home the three following courses and distances, viz: first South 49° 14' 35" East 225.94 feet, second North 36° 31' 00" East 485.25 feet, and third, also binding on the west side of the aforementioned 40 foot right of way North 34° 59' 00" dest 246.31 feet to the place of beginning.

Containing 2.874 Acres of land more or less.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 17, 1069

W. Lee Harrison, Esq. 306 W. Joppe Road Towson, Heryland 21204

Cour Stra

OLM: JO

NUMBER OF STATE BOXES COR

FREE PREVIOUS

PROPERTY AND BOARD OF LITTS ATS INDESTRUM PRATECOLOGISTS

W. Lee Harrison, Esq., 306 W. Joppa Road Towson, Maryland 21204

Rt: Type of Hearing: Variance for Rear Yard setback Location: 5/5 West Rd., 828.2': 5. of US York Rd. Petitioner: Melvin I. Pugatch District: 9th Committee Neating of Feb.wary M., 1969 Iten 179

Dear Sir:

The Paring Advisory Committee has reviewed the plans submitted with the above referenced polition and has made an on site field inspection of the premerty. The following comments are a result of this review and inspection.

The property is presently improved with an existing Nursing Home - one story, all manager. To the north of the property are two existing time, 15 to 20 years old, in good repair. It is not so that the property and to the south exists a playground for the Tenonton during High School. West Read at the present the is curbed with concrete curb and gutter.

BUREAU OF ENGINEERING:

<u>Kighunys:</u> There is an existing 62-ft. curbed streat, West Road, fronting the site.

RE: Type of Howring: Variance for Boar Yard setback Location: 3/5 Wast Hot., 828.2° ± Fattitoner: Naivin T. Pugatch District; 9th Committee Heating of February h. 1969 Item 174

Supplementing our Zoning Advisory Committee comments of February 17th, 1959 under the above referenced subject, pleasa note this following revised comments by Sureau of Traffic Engineerings

"Review of the revised plan dated February 24, 1969 indicates that the easternmost entrance should be moved in a westerly direction to provide 90 degrees with West Road."

Vary truly yours,

CLIVER L. HYERS, Chairman

Storm Drains: The Applicant nust provide necessary draining facilities (temporar or otherwise) to prevent critique and you will be provent extending any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other draining facilities, would be the full responsibility of the Applicant.

W. Lee Harrison, Esq., 306 W. Joppa Road Touron, Haryland 21204 RE: Item 174

BUREAU OF ENGINEERING: (Continued)

Mater: There is an existing 12-inch water main in West Road (See drawings 58-003, A-h-c, 58-004, A-h-a, 64-319, A-h-c)

February 17, 1959

Sewer: There is an existing 8-inch sanitary sewer in West Road (See Drawing 57-1145, A-10).

PAGECT PLANTES DIVISION:
As the property is presently developed, there is circulation coupletely
around the building with eployee parking in the rear. Because of a steep
slope on the last property line, the proposed addition will cut off this
means of access to the rear and neke the fastern entrance unmarkable.

There is ample room for this addition on the West side of the existing building, which would keep both accesses open for emergency and vehicles.

Businu Or IBAFFIC ENGINEERING:
The plan as shown does not provide enough distance between the building and curb to provide sufficient driveway width. The proposed addition and layout also leads the internal traffic to the reor of the building where existing eaplypest 'spaces are being used. The plan east be revised to show proper circulation and prevent need for parking rather than requirements of the rounds regularized.

FIRE DEPARTMENT.

Dever shall be required to comply with all Fire Department requirements
for institutions when construction plans are submitted for approval.

BUILDING ENGINEER'S OFFICE:

BOARD OF EDUCATION: Not enough acreage to effect school population.

HEALTH DEPARTMENT: Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Houlth Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimare County Department of Health.

Food Service Community: If there is any alteration or addition to the food service area, complete plans and specifications must be submitted to the Division of Food Control, Baltimare County Department of Health, for

- Page 3 -

W. Lee Harrison, Esq., 305 W. Joppa Road Towson, Haryland 21204 RE: Item 174

February 17, 1969

ZONING ADMINISTRATION DIVISION:

Upon field investigation of the subject site it was found that the petition of a site plan does not agree with what exists in the field. There is a site plan does not agree with what exists in the field. There is a site of the period of the

Very truly yours,

OLIVER L. WEST, STATEFOR

OLN:JS Enc.

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

Date March 20, 1969

Mr. John G Thise Attn: Oliv. L. Myers

SUBJECT: Item 174 - ZAC - February 4, 1969 Property Owner: Melvin 1, Pugatch West Road 5, of York Road 5.E. for Nursing Home Variance to Section 211.4 rear yard

Review of the revised plan dated February 2h, 1969 indicales that the casternmost entrance should be moved in a westerly direction to provide 90 degrees with West Saud.

CRM: nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. John G. Rose, Zoning Commissioner Date April 3, 1969

FROM George E. Gayrelis, Director of Planning

SUBJECT Petition 69-220-A. South side of West Road 828.2 feet West of York Road. Variance to permit a rear yard setback of 9.1 feet instead of the required 30 feet. Melvyn T. Pugatch, et al, Petitioners

9th District

HEARING: Monday, April 14, 1969 (1:00 P.M.)

Questions roised in the Zoning Advisory Committee's comments of February 17, 1999 indicate site planning and circulation difficulties emanating from the patilizent's plan of January 13, 1999. Action should not be taken on this patition until a revised and complete site plan has been approved by the appropriate Country agentics.

GEG:bms

	OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204				
To:	Los Harrison, Esq. 6 N. Jupan Road man, No. 21255	Daning Dapt. of Saltimore Sa			
	01-222	Re JURN THIS PORTION WITH YOUR REHITTANCE	\$25.00		
MITITY	COUNT NO.	DETACH ALONG PERFORATION AND ATTE THIS PORTION FOR YOUR RECORDS	COST		
	Potition for Veria #69-228-A	nes for Holvyn T, Pugatoh, et al	25.00		
			1000		
100000000000000000000000000000000000000					

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

TELEPHONE 823-3000 Ext. 387	INVOICE		ANID No. 6	62157	
	BALTI	MORE COUNTY, MARYL FFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	BILLED DATE	DATE (4011 15, 1969	
To:	Zoning Dayt, of Boltimers County				
\$6°	W. Lee Herrison, Esq. 306 W. Jupon Seed Tougon, Hd. 21204			TOTAL AMOUN	
0	M-622		TION WITH YOUR REMITTANCE	\$50.00	
DEPOSIT TO	ACCOUNT NO. 01-622	DETACH ALONG PERFOLIATION AND KEEP THIS	PORTION FOR YOUR RECORDS	COST	
- 15	Advertising and posts	ing of property for Helvin To Pagets	a, e t ol	50,00	
3000 E.	Л				
	IMPORTANT: MAKE CHI	ECKS PAYABLE TO BALTIMORE C	OUNTY, MARYLA	ND YLAND 212	

CERTIFICATE OF PUBLICATION

EONING: Pullion for Variance for a Rear Vard. LOCATION: South Side of West East Str. Feet From the West Side of Vort Road. 1978. at 1990 Personal Park VALLE HEARING Room 198, Coun-ty Office Building, 111 W. Chena punks Avenous, Tenson, Maryland.

TOWSON, MD MAR 2 7 1969 19 THIS IS TO CERTIFY, teat the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson. Baltimore County. Mri., once in each

day ofApril.... appearing on the 275h day of March

THE JEFFERSONIAN,

Cost of Advertisement \$

Petitioner Melvin T. Pugetch Petitioner's Attorney M. Las Harrison, Est Reviewes

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Tor son, Maryland

Petitioner N.T. FEGATEH
Location of property 5/5 of West Rd - 525 ** Rof Your Rd

Location of Signs: 900' Wef Cloraked on Strof West Rd

L'AVIANCE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Patition has been received and accepted for filing this

JOHN G. ROSE, Zoning Commissioner

69-220 A

Date of Posting 3-26-69

TOWSON L

TOWSON, MD. 21204 Arril 1,

THIS IS TO CERTIFY, that the annexed advertisement of John 3. Rose, Zoning Commissioner of Bultimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for Cn /

weeks before the 1st day of Aprill, 1969, that is to say, the same

was inserted in the issue of March 37, 1969.

B, But Morgan

STROMBERG PUBLICATIONS, Inc.

