PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

70-1-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George Roberts 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 two lots to be established with a width at the front building line of 112.5' each and lot areas of 36,562.5 sq. feet each instead of the required 150 feet and 40,000 square feet respectively

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

George E. Roberts
Legal Owner

Address

Address Mt. Gonah Rd. 21205

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of May, 196 9, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of July, 196 9, at 10:00 o'clock A. M.

Zoning Commissioner of Baltimore County.

(over)

10:00 A 7/2/69

#70-1-A 2576

BEGINNING for the same on the Northside of Church Lane 840' West of Sunnydale Road, thence leaving the Northside of Church Lane the ten following courses and distances viz:

1. N 15° 25' W 243.23'
2. N 37° 40' W 61.76
3. S 77° 20' W 101.47'
4. N 15° 25' W 325'
5. N 77° 20' W 225'
6. S 15° 25' E 325'
7. S 77° 20' W 101.47'
8. S 37° 40' W 56.40'
9. S 15° 25' E 249.07'
10. S 77° 20' W 20'

to the place of beginning.

REVISED PLANS
OFFICE COPY
MAY 22 10 AM
ZONING DEPARTMENT

#70-29-RX

Page 2

PARCEL 2

BEGINNING for the same at a point on the west side of Ridge Road, 70 feet wide, said point being situate 256.65 feet measured along said west side of Ridge Road from its intersection with the south side of Reservoir Road, 80 feet wide, thence leaving said place of beginning and binding on the west side of Ridge Road by a curve to the left with a radius of 1472.39 feet in a southeasterly direction for a distance of 244.62 feet thence leaving Ridge Road South 0 degrees 57 minutes 49 seconds West 45.45 feet, thence South 5 degrees 54 minutes 20 seconds West 317.46 feet to the property of the Baltimore Gas & Electric Company, thence binding thereon the 2 following courses and distances, viz: North 84 degrees 58 minutes 24 seconds West 30.43 feet, thence North 22 degrees 55 minutes 08 seconds West 711.82 feet, thence leaving said Baltimore Gas & Electric Company property and continuing for an outline of the parcel now being described South 68 degrees 18 minutes 36 seconds East 85.68 feet, thence South 76 degrees 32 minutes 12 seconds East 167.19 feet to the place of beginning.

Containing 2.27 acres of land, more or less.

Note: This description has been prepared for zoning purposes only and is not intended to be used for conveyance.

STATE OF MARYLAND
REGISTERED
L. Alan Evans
LAND SURVEYOR

L. Alan Evans

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. John G. Rose, Zoning Commissioner Date June 20, 1969

FROM George E. Gavrelis, Director of Planning

SUBJECT Petition #70-1-A, North side of Church Lane 840 feet West of Sunnydale Rd. Petition for Variance to permit two (2) lots to be established with a width at the front building line of 112.5 feet each and lot areas of 36,562.5 square feet each instead of the required 150 feet and 40,000 square feet. George E. Roberts - Petitioner

4th District

HEARING: Wednesday, July 2, 1969 (10:00 A.M.)

If granted, a record plat complying with the subdivision requirements of Baltimore County will be necessary before additional building permits are approved for the subject parcel.

70-1-A

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrelis
Director

John G. Rose
Zoning Commissioner

May 22, 1969

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204

RE: Type of Hearing: Front Yard Variance
Location: S/S Black Forest Rd., 625' No. & 225' W. of Old Church Rd.
4th District
Petitioner: George Roberts
Committee Meeting of May 13, 1969
Item 270

Dear Mr. Cicone:

The enclosed departmental comments have been compiled at the direction of the County Administrative Officer. Their purpose is to make the Zoning Commissioner aware of any development problems or conflicts resulting from the petitioner's proposed development plan.

These comments represent facts and data assembled by qualified County employees and subsequently approved by their department heads. These are materials for consideration by the Zoning Commissioner and can be expected to have a great bearing on his decisions.

Sincerely yours,

James E. Dyer
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
Bureau of Engineering
Bureau of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

May 22, 1969

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204

RE: Type of Hearing: Front Yard Variance
Location: S/S Black Forest Rd., 625' No. & 225' W. of Old Church Rd.
4th District
Petitioner: George Roberts
Committee Meeting of May 13, 1969
Item 270

Dear Mr. Cicone:

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

The subject property is presently improved with a new two-story, brick and frame dwelling. The surrounding properties are either vacant, agricultural uses, or dwellings. Church Lane in this location is not improved as far as curb and gutter are concerned.

BUREAU OF ENGINEERING:

Highways:

Black Forest Road is a public road which is not maintained by Baltimore County Bureau of Highways and presently is unimproved. It appears that proposed Sungold Road, as shown on the tentatively approved plat of Sunnydale, should be aligned or realigned so that the two roads coincide. Therefore, the subject plan should be revised to indicate such alignment in accordance with the recommendations of the Office of Planning and Zoning.

It is our understanding that the petitioner proposes to provide access to the subject property by means of a 20-foot easement for ingress and egress through lot No. 2, as shown on the subject plan. This arrangement is satisfactory with this office; however, it appears that the Baltimore County subdivision regulations have or are being circumvented as it is obvious that the existing dwellings on lots no. 1 and 3 on

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204
Item 270

May 22, 1969

the subject plan do not meet minimum requirements nor do any of the lots owned by the petitioner meet R-40 zoning regulations. This office would prefer that a record plat of the resubdivision had been prepared whereby the County could have taken dedication to highway widening along the frontage of Church Lane, which has been previously established on the recorded plats of Sunnybrook Farms located directly opposite from the subject property.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating 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 drainage facilities, would be the full responsibility of the Applicant.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property; therefore, private sewage disposal systems must be provided in accordance with Department of Health requirements and regulations.

Water:

Public water supply is not available to serve this property; therefore, private water systems must be provided in accordance with Department of Health requirements and regulations.

PROJECT PLANNING DIVISION:

Prior to the hearing, a revised plan must be filed showing the access to Old Church Road.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates no major traffic problems.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This office has no comment.

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204
Item 270

May 22, 1969

HEALTH DEPARTMENT:

Prior to approval of building applications for these lots, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

George E. Gavrelis
Director

John G. Rose
Zoning Commissioner

May 22, 1969

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204

RE: Type of Hearing: Front Yard Variance
Location: S/S Black Forest Rd., 655' No.
& 225' W. of Old Church Rd.
4th District
Petitioner: George Roberts
Committee Meeting of May 13, 1969
Item 270

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James E. Dyer,
Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Oliver L. Myers
Chairman

MEMBERS
BUREAU OF ENGINEERING
BUREAU OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

May 22, 1969

Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204

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Location: S/S Black Forest Rd., 625' No.
& 225' W. of Old Church Rd.
4th District
Petitioner: George Roberts
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Item 270

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Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204
Item 270

May 22, 1969

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BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

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Frank E. Cicone, Esq.,
First National Bank
Towson, Maryland 21204
Item 270

May 22, 1969

HEALTH DEPARTMENT:

Prior to approval of building applications for these lots, soil percolation tests must be conducted to determine the suitability of the soil for underground sewage disposal.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD
Enc.

TELEPHONE 823-3000 EXT. 387

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

No. 646
DATE July 24, 1

BILLED BY:

TO: [redacted] Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-662 — RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
—	Advertising and posting of property [illegible]	40.25

4

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

TELEPHONE 823-3000 EXT. 387

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

No. 62262
DATE June 9, 1969

BILLED BY:

TO: Frank E. Cicone, Esq.
1st National Bank Building
Towson, Md. 21204
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-662 — RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT COST
1	Petition for Variance for George Roberts Item #270-1-A	25.00

4

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

#270

Your Petition has been received and accepted for filing this
[illegible] day of [illegible], 1969

JOHN G. ROSE,
Zoning Commissioner

Petitioner [redacted]
Petitioner's Attorney [redacted] Reviewed by
Chairman of
Advisory Committee

PETITION FOR VARIANCE
4th DISTRICT

ZONING: Petition for Variance for Lot Area and Width.
LOCATION: North side of Church Lane 540 feet West of Sunnydale Road.
DATE & TIME: Wednesday, July 2, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit two lots to be established with a width at the front building line of 112.5 feet each and lot areas of 36,562.5 square feet each instead of the required 150 feet and 40,000 square feet respectively.

The Zoning Regulation to be excepted is Section 303.1 Lot Area and Width.

All that parcel of land in the Fourth District of Baltimore County.

Beginning for the same on the Northside of Church Lane 540' West of Sunnydale Road, thence leaving the Northside of Church Lane the two following courses and distances viz:

1. N 15° 25' W 243.23'
2. N 27° 49' W 61.76'
3. S 77° 29' W 181.47'
4. N 15° 25' W 335'
5. N 77° 29' E 335'
6. S 15° 25' E 335'
7. S 77° 29' W 181.47'
8. N 27° 49' W 14.00'
9. S 15° 25' E 243.23'
10. S 77° 29' W 20'

to the place of beginning

Being the property of George E. Roberts, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 2, 1969 at 10:00 A.M.

Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

June 12.

CERTIFICATE OF PUBLICATION

TOWSON, MD., JUN 12 1969, 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 one time before the 2nd day of July, 19 69, the first publication appearing on the 12th day of June, 19 69.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, $.....

ORIGINAL

PETITION FOR VARIANCE
4th DISTRICT

ZONING: Petition for Variance for Lot Area and Width.
LOCATION: North side of Church Lane 540 feet West of Sunnydale Road.
DATE & TIME: WEDNESDAY, JULY 2, 1969 at 10:00 A.M.
PUBLIC HEARING: Room 108, 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:

Petition for Variance from the Zoning Regulations of Baltimore County to permit two lots to be established with a width at the front building line of 112.5 feet each and lot areas of 36,562.5 square feet each instead of the required 150 feet and 40,000 square feet respectively.

The Zoning Regulation to be excepted is Section 303.1 Lot Area and Width - Area of 40,000 square feet and a width of 150 feet.

All that parcel of land in the Fourth District of Baltimore County.

BEGINNING for the same on the Northside of Church Lane 540' West of Sunnydale Road, thence leaving the Northside of Church Lane the two following courses and distances viz:

1. N 15 degrees 25' W 243.23'
2. N 27 degrees 49' W 61.76'
3. S 77 degrees 29' W 181.47'
4. N 15 degrees 25' W 335'
5. N 77 degrees 29' E 335'
6. S 15 degrees 25' E 335'
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8. N 27 degrees 49' W 14.00'
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10. S 77 degrees 29' W 20'

to the place of beginning

Being the property of George E. Roberts, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, July 2, 1969 at 10:00 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

June 12, 1969

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 June 16, 1969

THIS IS TO CERTIFY, that the annexed advertisement of
John G. 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 [redacted] week/s before the 16th day of June, 1969 that is to say, the same was inserted in the issue/s of June 12, 1969.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

2 Signs

70-1-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 4th — Date of Posting 6-17-69

Posted for: VARIANCE

Petitioner: J. E. Roberts

Location of property: N/S of Church Rd. 540' W/of Sunnydale ~~Road~~ Way

Location of Signs: (1) - 545' W/of Sunnydale Way on N/S of Church Rd.
(2) 300' N/of Church Rd. on Property

Remarks:

Posted by [signature] Signature — Date of return 6-18-69

R-40

R-40

R-40

R-40

Point of beginning

LANE

LOTS PLOTTED FROM DEEDS. NUMBERS REFER TO UNRECORDED PLAT JOHN C. WHITAKER CO.

PLOTTED BY ARLINGTON CONTRACTORS OCT. 7, 1958

WESLEY W. TABB, SURVEYOR