PETITION FOR ZONING VALANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF SALTIMORE COUNTY:

I, or we..YFM. Mrlls.McComas. No.. 2678...legal owner...of the property situat in Baltime; unity and which is described in the description and plat attached hereto and made ... part hereof, n for a Variance from Section_211.2 to permit a front yard depth of..... 12' from property line and 37' from the center line of the street

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

See attached description

instead of the required 25' and 50' respectively.

ÓRDER RECLIVED FOR FILMG DATE

y is to be posted and advertised as prescribed by Joning Regulations, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this further agree to and are to be bound by the roning regulations and restrictions of unity adopted pursuant to the Zoning Law For Baltimore County.

Louis F Carall Se Trustes Address6600-02 North Point Road

196.9... that the subject matter of this petition be advertised, as Zoning Law of Bal

Norman R. Stone, Jr., Esq. 6905 Dunmanway Dundalk, Maryland 21222 Item 73 Page 2

The Applicant must provide incessary drainage facilities (temporary or the Applicant must provide any nuisances or danages 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.

The property to be developed is located adjacent to the water front. The Applicant is advised that the proper sections of the Baltimor Courry building Soon must be followed whereby elevation limitations are placed and first floor levels of residential (commercial) development and other special construction features are required.

Development of this property through strippint, grading, and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approval prior to the issuance of any grading or building permits.

Water:

Public water supply is evailable to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

FIRE DEPARTMENT:

This office has no comment.

PROJECT PLANNING DIVISION:

This plan has been reviewed and there are no site planning factors requiring comment.

BOARD OF EDUCATION:

No bearing on student population.

BUREAU OF TRAFFIC ENGINEERING: The requested variance should have no affect

BEGINNING for the same at a point 200.36' from River Drive Road and binding on North Point Road to intersect the dividing line between lots nos. 3 and 4 and running thence Northwesterly and binding on lots nos. 3, 2 and 1 as shown on plat of Lynch Point and recorded among the Plat Records of Baltimore County in Plat Book W.P.C. 8/38 141' more or less to intersect NE/S of lot no. 1 on said plat and thence running and binding on lot no. 1 Northeasterly 151' more or less to the rear of said lot no. 1 and running thence Southeasterly across the rear of lots nos. 1, 2 and 3 on said plat 116' more or less to the dividing line between lots 3 and 4 and running thence Northeasterly on said dividing line Northeasterly and reversing said line \$30 degrees 43 minutes 57 Leconds West 159' more or less to the place

BEING known and designated as lots nos. 1, 2 and 3. BLOCK A as shown on plat entitled Lynch Point and recorded among the Plat Records of Baltimore County in Plat Book W. P. C. 8/3

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October 30, 1969

HEALTH DEPARTMENT:

The existing building is connected to public water and sewer, therefore, no health problems are anticipated for the proposed addition. STATE ROADS COMMISSION:

An inspection at the site revealed that the exit from the site is 42° wide and the entrance is 56° wide.

The maximum width for a point of access to serve a facility of this type is 30 ft., therefore, the points of access must be narrowed by a physical barrier. It is recommended that concrete curb be used.

It is requested that the hearing date not be assigned until the plan is revised.

ZONING ADMINISTRATION DIVISION:

This potition 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 ways 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

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

TO Mr. Edward D. Hordesty, Deputy Zoning Date November 21, 1969

FROM Mr. George E. Govrelis, Director of

PROM. Mrs. GSOPPS E.S. MEYEUM - MANUAL PROMISE AND PROMISE SUBJECT. Patition 76-102-As. Verience to permit a front yard of 12 feet from property line out of 16 feet met. The promise of the street instead of the required 25 feet and 50 feet. North side of North Point Road 200,36 feet west of River Drive Boad. VPP: Wells McComes No., 2678, Petitioners.

15th District

HEARINGS

Monday, Decumber 1, 1969 (11:00 A.M.)

The planning staff of the Office of Planning and Zoning will offer no co

CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov . 3 1969 19

THIS IS TO CERTIFY, that the annexed advertisement was 19.69

THE JEFFERSCNIAN.

appearing on the 13th day of November

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG

Norman R. Stone, Jr., Esq. 6905 Dunmanway Dundalk, Maryland 21222

BUREAU OF

DEPARTMENT OF

STATE ROADS COMM PUREAU OF THE PREVENTION

REALTH DEPARTMENT PROJECT PLANCE DAKE OF EDUCATIO ZUNING ADMINISTRATI

DEVELORMEN A

P2: Type of Hearing: Front Yard Variance from Section 2112. Point Rd., 200,36: Mar of Hear D., Sond Patitioner: V.I.V. Letts Actions No. 2678 Committee neeting of October 14, 1969 3310 District 1ten 73

The Zoning Advisory Committee has reviewed the panels submitted with the above referenced petition and has no de an on after field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently improved with a class story half used by the VFA fulls indional float No. 2672. The property to the east and west is improved with two story frame masonry deallings. The property to the north is the Back Rivery to the south with deallings it to 30 years of age, in good repairs. Fartial cure and gutter exists along March Point Rood as this time.

BUREAU OF ENGINEERING:

Hi chesys:

North Point Road is a State road; therefore, this site will be subject to State Roads Commission review, and all street improw.ments and entrance locations on this road will be subject to State Roads Commission requirements,

North Point Road is a State road; therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

OFFICE OF BESSEX TIMES

ESSEX, MD. 21221 November 17,

THIS IS TO CERTIFY, that the annexed adventisement of

Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper publishe Baltimore County, Marsland, once a week for Oge

weeks before the 17th day of Nov., 19 69 that is to say, the same was inserted in the issue/ of November 13, 1969.

STROMBERG PUBLICATIONS, Inc.

By Kuth Margan

COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesaperke Avenu Towson, Maryland 21204

Remarks Posted by

Posted for hearing hen. er. 1, 1467 - 11100 A.K.

District 1515

CERTIFICATE OF POSTING DEPARTMENT OF BALTIMORE COUNT

Location of property No. 2 North Agint No. 20, 61 a. f diver prive lead.

Location of Signs 1 | lested to front of Clar facility a court has

Date of return

Date of Porting

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 that strict compliance with
the Baltimore County Zoning Regulations would result in practical difficulty
and unreasonable hardship and the requested variances would give relief
without substantial injury to the public health, safety or general welfare, the above variances should be had to permit a front yard of 12' from the property lin and 37' from the center line of the street instead of the required 25' and 50' respectively.
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Notice and the second contract of the secon
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
day ofDecember_ A 196 9 that the herein Petition long absercance should be and the
same is granted, from and after the date of this order, to permit a front yard of 12' from the property line and 37' from the center line of the street instead of the required 25' and 50' grespectively, subject to approval of the street instead of the required 25' and 50' grespectively, subject to approval of the street instead of the required 25' and 50' grespectively, subject to approval of the street o
and it appearing that by reason of
27
Ag Ag
the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County thisday
of 196 that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

EXT. 367	BALT MORE COUNTY, MARY AND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204
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823.9000 EXT. 387	BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204	7977 ~ 1. 196
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