

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner
 FROM: George E. Gavett, Director of Planning
 SUBJECT: Petition #70-119-A, Variance to permit two lots with an area of 15,000 square feet each instead of the required 20,000 square feet each. Northwest side of Bangert Street 345.26 feet east of Winkler Street. Vernon F.R. Hughes, Petitioner.

11th District

HEARING: Monday, January 5, 1969 (10:00 A.M.)

The Planning staff will offer no comment on the subject petition.

CERTIFICATE OF PUBLICATION

TOWSON, MD. DECEMBER 18, 1969

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 _____ days before the _____ day of _____, 1969, the first publication appearing on the _____ day of _____, 1969.

THE JEFFERSONIAN

Manager

Cost of Advertisement \$ _____

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#70-119-A

District: 11th Date of Posting: Dec 22, 1969
 Posted for: Planning Monday, Jan 5, 1969, Baltimore, Md.
 Petitioner: Vernon F.R. Hughes
 Location of property: 345.26 feet east of Winkler St.
 Location of Sign: 345.26 feet east of Winkler St.
 Remark: 345.26 feet east of Winkler St.
 Posted by: _____ Date of return: Dec 23, 1969

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 29, 1969

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance from Section #2051
 Locations: N/S of Bangert St., 645' of Winkler St.
 Petitioner: Vernon F.R. Hughes, et al
 Committee Meeting of December 16, 1969
 Item 116

Dear Sirs:

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
 JAMES E. DYER
 Zoning Supervisor

JED:JD
Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1969

COUNTY OFFICE BUILDING
210 W. Pennsylvania Ave.
Towson, Maryland 21204OLIVER L. MYERS
Chairman

KEN JERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Variance from Section #2051
 Locations: N/S of Bangert St., 645' of Winkler St.
 Petitioner: Vernon F.R. Hughes, et al
 Committee Meeting of December 16, 1969
 Item 116

Dear Sirs:

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 two unimproved lots with the properties surrounding it improved with dwellings, ranch type homes, five to ten years in age, in excellent repair. There is a swale which runs from south to north along the property line which abuts both lots 34 and 38. Bangert Street in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING

General:

It is assumed that the requested variance to the zoning regulations is a prerequisite for obtaining approval of a final plat for the subdivision of lot 33 as shown on the previously recorded plat of "Wayner Heights", and in effect, the subject plan constitutes the final plat which would ultimately be recorded. Therefore, the following requirements should be indicated as required on the subject plat.

Highways:

Bangert Street is an existing County road which will be improved in the future as a 30-foot closed roadway section with

Messrs. Kerr & Kerr
210 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 116 Page 2

December 29, 1969

Highways: (Continued)

flexible type pavement on a 50-foot right-of-way. Although no highway improvements are required at this time, a 10-foot wide reversible lane easement will be required along the frontage of proposed lots 34 and 38 in connection with the review of any subsequent final plat.

The coordinate values, as indicated on this plat, are in error and will have to be revised to obtain approval of a final plat.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plat; however, a grading plan will be required prior to obtaining approval of any subsequent final plat. Since the proposed lot #38 is bisected by a swale, wet weather course, it is not evident as to how a private driveway could satisfactorily be constructed.

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.

Sediment Control:

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

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

Water:

Public water supply is available to serve this property.

Sanitary Sewers:

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

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210 W. Pennsylvania Avenue
Towson, Maryland 21204
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December 29, 1969

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major effect on traffic.

BUILDING ENGINEERS' OFFICE:

No comment until plans are submitted.

PROJECT PLANNING DIVISION:

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

FIRE DEPARTMENT:

This office has no comment at this time.

HEALTH DEPARTMENT:

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

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to submit revised plans indicating the means of disposing of sewage. This revised plan must be submitted prior to the hearing.

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
 OLIVER L. MYERS, Chairman

JED:JD
Enc.ORIGINAL
OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 December 22, 1969

THIS IS TO CERTIFY that the annexed advertisement of Edward D. Hardisty, Deputy Zoning Commissioner of Baltimore County

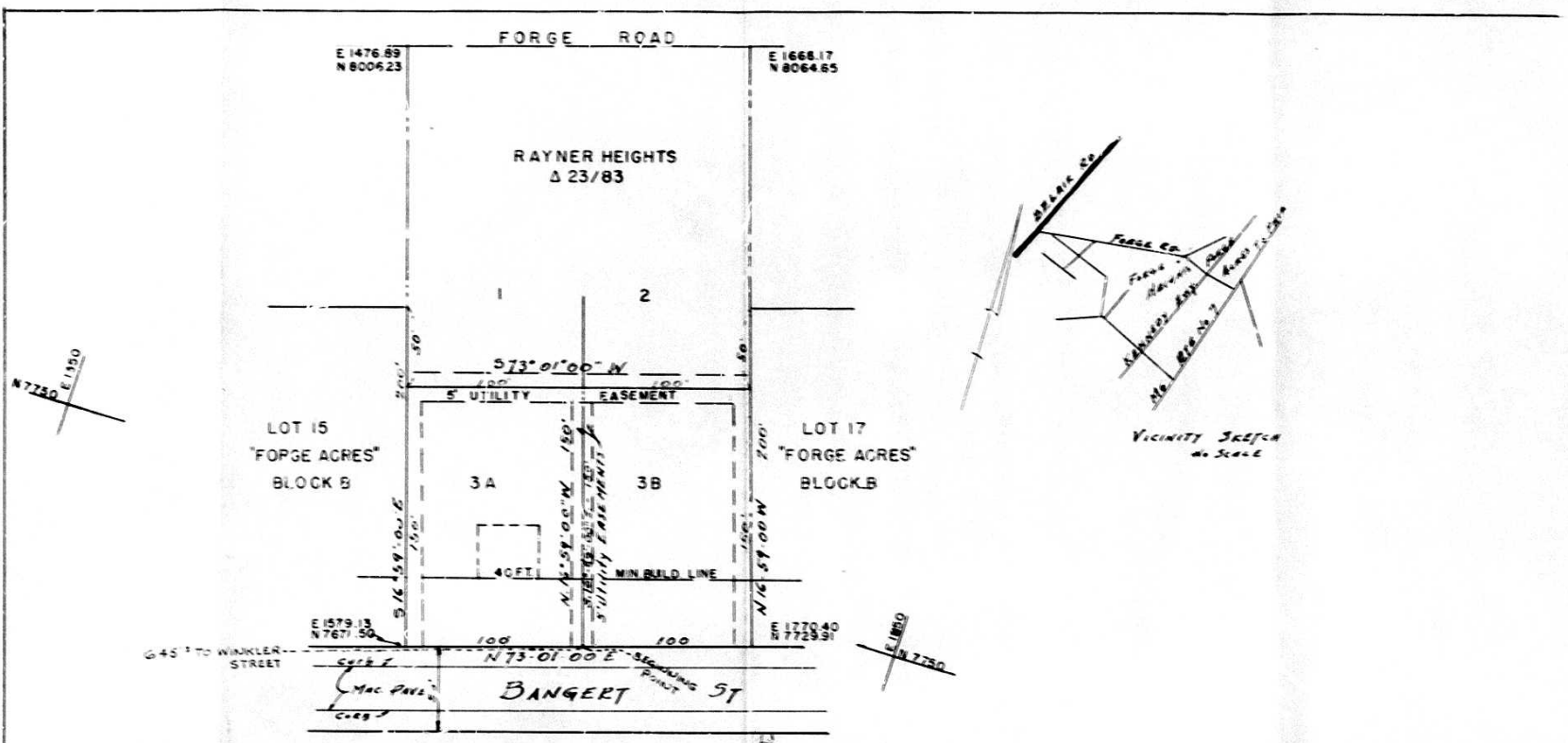
was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for One _____ week before the 22nd day of Dec., 1969 that is to say, the same was inserted in the issue of December 16, 1969.

STROMBERG PUBLICATIONS, Inc.

Beth Morgan
 Beth Morgan

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67083
DATE: Dec. 22, 1969
FILED
To: Edward D. Hardisty
Deputy Zoning Commissioner
Baltimore County
Billing Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR BILL
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT
\$0.00
\$0.00
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
No. 67118
DATE: Dec. 22, 1969
FILED
To: Edward D. Hardisty
Deputy Zoning Commissioner
Baltimore County
Billing Dept. of Baltimore County
RETURN THIS PORTION WITH YOUR BILL
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS
TOTAL AMOUNT
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204



NOTE: COORDINATES SHOWN ON THIS PLAT ARE BASED
UPON THE BALTIMORE COUNTY METROPOLITAN DISTRICT
SYSTEM.

APPROVED BALTIMORE COUNTY HEALTH DEPT. DATE _____ COUNTY HEALTH OFFICER		APPROVED DATE _____ COUNTY HEALTHS ENGINEER APPROVED: PLANNING BOARD DATE _____ DIRECTOR	
OWNER'S CERTIFICATE: THE REQUIREMENTS OF SECTION 72 B, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH. ADDRESS: <u>658 BANGERT ST</u> OWNER: <u>RAYNER HEIGHTS</u> DATE: <u>November 13, 1969</u>		SURVEYOR'S CERTIFICATE: RUSSELL M. HERBERT, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW RELATING TO THE SUBDIVISION OF LAND KNOWN AS HOUSE BILL 459 CHAPTER 1016 OF THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THERE TO. DATE: <u>November 13, 1969</u>	
Scale 1"=50' SUBDIVISION OF LOT 3 BLOCK B RAYNER HEIGHTS LOT 3, Δ 23/83 District No. 11-BALFO. Co. Md.		NOVEMBER 13, 1969 Russell M. Herbert Surveyor to BALTIMORE CO. 3rd Calvert BALTIMORE MD	