PETITON FOR ZONING VA. IANCE FROM AREA AND HEIGHT REGULATIONS no-

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

VERMOR F. R. HUCHES A

1. or reclared L. HUCHES, his 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.

reby petition for a Variance from Section. Section \$2051 To permit two lots with an area

of 15,000 sq. ft. each instead of the required

20,000 sq. ft. each

of the Zoning Regulation of Bulliner County to the Zoning Law of Baltimore County; for the first county of the Cou

See attached description

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

We we agree to pay expenses of above Variance advertising posting, etc., upon filing of this included further agree to and are to be bound by the noning regulations and restrictions of most County adopted pursuant to the Zoning Law Tor Baltimore County.

Viner F. A. Hugh Carof & Heegles Address 516 Rich spring and

Lelson Pren Billio, md. Kerr & Kerr l'etitioner's Attorney

Address 210 W. Pennsylvania Avenue Towson, Maryland 1 - ORDERED By The Zoning Commissioner of Baltimore County, this 16th day

Y Æ

STILL OF PLANES L I.

x discrembers December, that the subject matter of this pertion be advertised, as

f th

DEPUT Commissioner of Raltimore County

21014

Protestant's Attorney

BALTIMORE COUNTY, MAPYLAND

INTER-OFFICE CORRESPONDENCE

Date. Becember. 16, 1969...

TO Mr. John Rose, Attention: Mr. O. L. Meyers

FROM Everett Raed, Flam Series

SUBJECT file ... Yermon F. F. Hughes, et ux N.S of Mangort Street OLS' o: Mixter Street District II

NO COMMENT UNTIL PLANS ARE SUBMITTED.

Everett Reed, Plans Review

BEGINNING for the same at a point on the Northwesterly side of Bangert Street such point peing at a distance of 645,28 feet from the center line of winkler street running thence North 16 degrees 59 minutes west 150 feet thence south 73 degrees 01 minutes West 100 feet to the East side of Lot 15 as laid down in Block B of the Plat of Forge Acres, recorded among the Lund Records of Baltimore County in Flat Book No. 14, folio 88, running thence on part of the Easternmost line thereof South 16 degrees 59 minutes Bust 150 feet to the Northwesterly side of Bangert Street and to a pipe now set at the doutneast corner of said Lot 15 and running thence along the Forthwesterly side of Bangert Street North 73 degrees 1 minute East 100 feet to the place of beginning.

BEGINNING for the same at a point on the Northwesterly side of Bangert Street such point being at a distance of 645,28 feet from the center line of winkler street running thence along the Northwesterly side of Bangert Street North 73 degrees 01 minutes East 100 feet thence along the West side of Lot 17 as laid down in Block B of the Flat of Forge Acres, recorded among the Land Records of Bultimore County in Flat Book No. 14, folio 88, running thence on part of the Westernmost line thereof North 16 degrees 59 minutes west 150 feet thence South 73 degrees 01 minute West 100 feet to intersect the end of the first line of a lot now being laid out on the West of the herein described lot, themce binding reversely on the first line thereof South 16 degrees 59 minutes East 150 feet to the place of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ar. John S. Ruse Attn: O'iver L. Myers

Date December 19, 1969

FROM: C. Richard Moore

SURJECT: Item 116 - ZAC - December 16, 1969 Property Owner. Vernon F.R. Nughes, ot us Carpert St., - Vinkler Street Var, from Sec. 205.1 (total area)

The subject variance should have no major effect on traffic.

BALTIMORE COUNTY, MARYLAND

Mr. John G. Rose TO. Zoning Commissioner Richard B. Williams

Date. December 19, 1969

FROM Project Planning Division

SURJECT. Zoning Advisory Agendo Item #116

December 16, 1969 Vernan F. R. Hughes, et ux N/S of Bangeri St., 645' of Winkler St.

This plan has been reviewed and there are no site-planning factors

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Mr. John G. Rose, Zoning Commissioner Date December 16, 1969 FROM Inspector John Liller SURJECT Property Owner Ternon F. R. Hughes, et ux

Location: NS of Bargert Street 615 feet Minkler Street Item #116 Zoning Agenda December 16, 1969

Inspector John Lilley

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. Oliver L. M ers Date December 37, 1060

FROM . William M. Greenwalt

SITSDIT. Item 116 - Zoning Advisory Committee Meeting, December 16, 1969 Health Department Comments:

Penant symmetry (Numbers)

110. Property Omer: Vernor F. R. Numbes, et ax
Location: V/S of Banger: St., 045' of winkler St.
District: 11th
Present Zoning: R.20
Proposed Zoning: Var. from Sec. 205.1 (total area)
No. Acres: N.,000 sq. ft.

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

when he Transet

WMG/ca

10-15-70

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

MICROFILMED

Courte Orrice Symbol 111 W. Coctabilità de Touris Mil John 44, 5-514

ORDER

Genest E Garette

John C. Rose

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

RE: Type of Hearing: Variance from Section #2051 Location: W5 of Bangert St., 645' of Wickler St. F., Hughes, at un Committee Meeting of December 16, 1969 11th D8 Errict

December 29, 1959

Derr Sim

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

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

Sincerely yours.

JED: JO Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. John G. Rose Loning Commissioner FROM. Bllevorth N. Diver, P.S.

#o

9-0

10 5/4 M

SUBJECT Coming Advisory Coundttee Meeting Priday, December 19, 1969

Attached are the comments for the soning petitions for the Soning Advisory Consittee Meeting that was held on Priday, December 19, 1969.

SLISHERY N. DIVER, P.E. Chief, Burest of Engineering

Date. December 23, 1969

END: EAN: SW

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 29, 1969

CHITER L WITES

BUREAU OF ENGINEERING DEPARTMENT OF STATE BOADS COMMOSS

STA TOF WEATH DEPARTMENT Ph., SCT PLANENC MULDING DEPARTMENT BOARD OF EDUCATION TOWNS ADMINISTRATIO PATRICIAL PROPERTY

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

REI Type of mearing: Variance from Section #305 Langert St., 665 of effects of the St. Fattition of the St. Fattition of the ton #2, Fattition of the Tenders, et ux Committee Ameting of December 16, 1969 1tm District

The Zoning Advisory Committee has reviewed the plans submittee with the above referenced petition and has nace to no site field inspection of the property. The following comments are a result of this review and inspection,

The subject property is presently the unimpresed lots with the properties surrounding it improved with modellings, ranch type home, five to ten press in age, in casellest readir. There is a saile which much both to north along the property site in control to the control of the property in the location is not improved as far as concerts only and gutter are concerned.

BUREAU OF ENGINEERING

It is assumed that the requested variance is the zoning regulations is a premoutable for obtaining opered of a final plat for the resubcivision of lot is as some one previously recorded plat of "Rayner religions of the property of the subject plan constitutions and plat which would ultimately be recorded."

The property of the property of the property of the subject plan constitution reference for following requirements should be indicately a requirement and the subject plat.

Sangert Street is an existing County road which will be improved in the future as a 30-feet closed reactary section with

Highways:

Messrs, Kerr A Kerr 210 W. Pennsylvania Avenue Towso Maryland 21204 Item 116 Page 2 December 29, 1969

BUTTERN OF THE LATER OF

Coming Plat - Comments

116. Property Owner: Termon F. R. Hughes, et ux (1969-1970) Location: N/S of Bangert St., 6251 of Winkler St.

It is assumed that the requested variance to the soning regulations is a prerequisite for obtaining aproval of a final plat for the resubdivision of 1st \$3 as shown on the previously recorded plat of Phaymer Seights, 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.

Support Street is an initial County read with will be depress in the british as a Signat Stated reading reading with final bits programmed that she is a Signat State or she was a signature of the state of the stat

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

No provisions for accommodating storm water or drainings have been indicated on the subject plats however, a grading plan will be required prior to obtaining approval of any nubsequent final plats. Since the proposed let #35 is tisected by a smalle, wet weather course, it is not evident as to have a private driveway can be satisfactorily consumered.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any misaxues or dumages to alignout properties, especially by the concentration of surface starts. Correction of any problew which may result due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading, and stabili-sation could result in a seciment pollution problem, danging private and public holdings devestream of the property. A grading permit is, there-fore, necessary for all grading, including the stripping of top soil.

Orading studies and mediment control drowings 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.

Present Juning: R-20
Proposed Joning: Tar. from Ser. 205.2 (total area)
Yo. Acres: 30,000 sq. ft.

Matriot: 11th

Highways: (Continued)

flexible type payenent on a 50-foot right-of-way. Although no highway improvements are required at this time, a 10-foot wide revertible alone easement will be required along the frontage of proceed loss #3A and 35 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:

indicates on the subject plats however, a gracing plan will be required prior to obtaining approval of any subsequent final plats. Since the proposed lot #36 is bisacted by a suale, set weather course, it is not evident as to how a private or crivency can be astisfactority constructed.

The Applicant must provide necessary disingle 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 draining facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading, and stabilization could result in a seciment pollution problem, denaging 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 to be reviewed and approved prior to the recording of any or the issuance of any gracing or building permits.

Water

Public water supply is available to serve this property.

Sanitary Sewers

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

116. Property Cumer: Termon F. R. Hughas, et ux (1969-1970) Page 2

Waters

Public water supply is available to serve this property.

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

Q-SE Eey Sheet L3 NE 38 Position Sheet NE 11 J Topo Sk Tax

Messrs. Kerr & Kerr 210 W. Pennsylvania Avenue Towson, Maryland 21204 Item 116 Page 3

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major affect 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

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 netermine 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 learing.

This potition is accepted for filing on the date of the enclosed filing certificate. Notice of the harring date and time, which will be neld not less than 30, nor more than 90 days after the sate on the filing certificate, will be formerose to you in the near future.

Very truly yours,

- 0/-/ DLIVER L. MYERS, Chairman

10-15-70

BALTIMORE COUNTY, MARYLAND

INTER INTERES CORRESPONDENCE

Mr. Edward D. Hardesty, Deputy Zoning Date January 2, 1970

Planning
Petition (70-13-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 645,28 feet east of Winkler Street. Vernon F.R. Hughes, Petitioner.

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

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



ZONING. Profiles for Variance for Lot Arch.

LOCATION. Northwest side of LOCATION Sorthwest side of LOCATION Sorth Self-15 feet East of Weaker Street.

DATE at THE Handas, January L. 1876 at 1840 A.M. PUBLIC REALPING Room 19°, Com-ty Office Scillage 111 W. Chem-roub Alexan, Treens, Barrying to hallmare Courty, with test is unin-servind. See Verlance trum 'to-mating Registrates of Ballmare County is servind two like with in-action of 12,000 against four each material of the neuprino "class material for Englanding," in the expect of Englanding, in the expect of Englanding, in the co-posite for Englanding, in the co-lorial Television of the County of the health of the County of the County and other than the best of the and other than the county of the pages that. permit of lend in the County.

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CERTIFICATE OF PUBLICATION

TOWCON MD 1920 DAY 15 1932. THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed god published in Towson, Baltimore County, Md., once in each

appearing on the __133h __day of ___December.

THE JEFFERSONIAN.

Cost of Advertisement, \$.

0

CONTINUENTE OF POSTING

OF DEPARTMENT OF BALTIMORE COUNTY

#70-119-A

Date of Postine. 12. 1971 B 11:00 A.M. Posted for Namey Monday FR Buch Location of property N. W. S. T. Brogert St. 675, 26 E. J. Builly Rd Location of Signe I Shan Gooth las Beating a Decort Let

Jones Basset H

Posted by Mal Hand Date of return 10c 23-69

extra KS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

December 29, 1969

RE: Type of Mearing: Variance from Section #250; 565; of Winkler St. Peritioner: Wermon F.R.Mughes, tt ux Committee Meeting of December 15, 1959 lin District

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

These coments represent facts and data assembled by qualiffed 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 '11's decisions.

JANES E. DYER, Zoning Capervisor_

JED: JD Enc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CON NTY OFFICE PLOG 117 V Ownersky Ave. Towner, Non-lead, 71754

MEN / LAS

BURLO ... TEPARTMET : 3 TRAFFIC INCOLLERNO STATE BOADS COM

BURTAL OF MERLTH DEPARTMENT PROJECT PLANNING FURLDING DUPARTWO BOARD OF EDUCATION ZONING ADMINISTRATE

INDUSTRIAL DEVELOPMENT

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

RE: Type of Hearing: Variance from Section #2051 from Section #2051 Section #2051 Section #2051 Section #2051 Festitioner: Vernon F.E. Hughes, et ux Committee heating of December 15, 1969 lith District Item 118

December 29, 1969

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 declings, ranch type homes, five to ten years in age, in excellent reself. There is a twelle which runs from south to north along the property line which subts both lots 34 and 38. Bangert Street in this location is not improved 4. Jet as concerned.

BUREAU OF FREINGERING:

It is assumed that the requested variance to the zoning regulations is a prerequisite for obtaining approval of a fine plat for the resudvision of lot 19 as shown on the previously recorden plat of "Bayner height.", and in effect, the subject plan constitutes the final plat which would clitinately be recorded. Therefore, the following recuirements should be indicated, as required, on the subject plat.

Highways:

Messrs. Kerr 5 Kerr 210 W. Pennsylvania Avenue Towson, Maryland 21204 Item 116 Page 2

December 29, 1969

ORIGINAL

OFFICE OF

BESSEX TIMES

Edward D. Hardesty, Deputy Zoning Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in

week before the 22md day of Dec., 1989, that is to say, the same

By Ruth Morgan

STROMBERG PUBLICATIONS, Inc.

ESSEX, MP. 21221 December 22.

THIS IS TO CERTIFY, that the annelled advertisement of

e County, Maryland, once a week for One

was inserted in the issue of December 18, 1969.

A ATION: Northwest son of 5 Street 645.29 her East of 5 Street 645.29 her East of 5 Street 645.29 her East of 6 Street 645.29 her East of 6 Street 645.20 her East of 6 St

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Secured of Sectionary Security in Resident Security Se

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 revertible slope easement will be required along the francing of proposed loss \$44 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 drainings have been indicated on the subject plats however, a grading plan will be required prior to design approved of any subsecutor final plats. Since the proposed better than the state of the state of

The Applicant must provide necessary drainage facilities (temperary or otherwise) to prevent creating any nuisances or damages to arginerus propercies, especially by the concentration of surface vaters. Correction of Junior problem which may result due to improper grading or other craimage facilities, would be the full responsibility of the Applicant.

Development of this property through stripping, grading, and stabilization could result in a sediment collution problem, denging 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 approved prior to the recording of any record plat or the issuance of any grading or building permits.

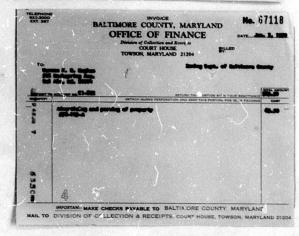
Wate.

Public water supply is available to serve this property.

Sanitary Sewer:

Fublic sanitary seworage is not available to serve this property: therefore, private sewage disposal systems must be provided in accordance with Department of health regulations and requirements.

TELEPHONE BAY TIMORE COUNTY, MAP LAND No. 67083 OFFICE OF FINANCE Division of Collection and Receipts
COURT HOUSE
TOWSON MARYLAND 2176 BARGEART, MAKE CHECKS HAVABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS COURT HOUSE TOWSON, MARYLAND 21204



Messrs, Kerr & Kerr 210 W. Pennsylvania Avenue Towson, Maryland 21204 Item 116 Page 3

December 29, 1969

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance should have no major affect 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

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 schage 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 site 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 site on the filing certificate, will be forwarded to you in the near future.

very truly yours.

DLIVER L. MYERS, Chairmon

DLM:JD Enc.

