## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY and Leroy W. and Jane G. Armstrong, et al., 1, or w.Giovanoi. & Goncette. Riyiezi. egal owners. of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part bereef. reby petition for a Variance from Section 232. 3 to permit a rear yard of 0 feet instead of the required 20 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the (indicate hardship or practical difficulty

Special hearing: Section 409-4 to permi, parking in a residential zone

See attached description

47 JEY

ive, agree to pay expenses of above

319 N. North Point Road Baltimore, Md. 21237 dens Hotherson

Address 1127 Munsey Bldg 21202

ORDERED By The Zoning Commissioner of Baltimore County, this

, 197 1., that the subject matter of this petition be advertised 

RECEIVED FOR FIL



Protestant's Attorney

day of July ... 197 L., at "UkQoʻcibck Hardest



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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MENDER Strig at or DIPARTIEST ---STATE ROADS A SOME

BUREAU OF PROMECT PLANS BOARD OF ELUCATED

INDUSTRIAL DEVELOPMENT

April 29, 1971

Cignent R. Merceldo, Esq., 1127 Hunsey Building Baltimore, Nury) and 21202

RE: Type of Hearing: Variance to permit rear yard Location: H/S German Hill Road, 151' E. of Fullbrook R'. Petitioner: Leroy W. & Jane C. Armstrong, et al Committee Meeting of April 20, 1971 12th District Item 150

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

The subject property is recently improved with a come and one half stord with a self-limit to the presente to the defended with seed-educated and proun homes. The property to the east is improved with a small commarcial center. The property to the sent is improved with groun homes, the property to the sent is improved with ground homes, the property to the sent is improved with ground homes, the property to the such with two eccenteries.

BUREAU OF ENGINEERING:

The following community are furnished in regard to the plat submitted to this effice for review by the Zoning Advisory Committee in connection with the subject item.

German Hill Brad is an existing County read, improved as a Mo-foot closed-type highesy cross-acction within a right-of-any of warying width (55 feet in vicinity of this property). No further highesy improvements are required.

EXISTING BL ZONE

REAR YARD VARIANCE

EXTENSION OF THE STATE VALIDATION

EXTENSION for the same on the northeasternment side of German Hill Road (50 Gert vice) at a point distant 151.1s feat measured southeasterly from the center of Fulbrook hand said point of buginning beings on the state of the center of Fulbrook hand said point of buginning beings on the state of the center of Fulbrook hand said point of buginning beings on the Hills and the Land Records of Saitinner County in Plat book 19 folio 106, thence binding on the northeasternment side of said German Hill Road the three folioving courses and distances, south 77 degrees 21 minutes 03 seconds said 1,27 feat, eastedly by a time curving to the north vith a radius of 310 feat for on the control of Fact and north 77 degrees 31 minutes 47 seconds said 35.45 feat, thence leaving said said 15.50 feat for the content of the said 15.50 feat for the content of the control of said German Hill Road, thence similar on said soning line the four following courses and distances south 77 degrees 15 minutes 32 seconds as 2.50 feat, westerly by a line curving to the worth with a radius of 160 feat for said 16 feat and north 27 degrees 11 minutes 32 seconds as 2.50 feat, westerly by a line curving to the worth with a radius of 160 feat for said 16 four alley, thence infering on the saxternment side of said 16 four alley, thence infering on the saxternment side of said 16 four alley, thence infering on the saxternment side of said 16 four alley, thence infering on the saxternment side of said saley south 20 degrees 11 minutes 32 seconds was 120.32 feet to the place of beginning.

CONTAINING 0.804 scres of land more or less





CONTAINING 0.333 acres of land more or less

May 28, 1971 - 150 CANDAY



Clement R. Mercaldo, Esq. Item 150 Page 2 April 29, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering. The entrance shall be constructed in accordance with Baltimore County Standards.

It shall be the responsibility of the petitioner's engineer to clarify all rights-of way within the property and to initiate such action that way be necessary to abandon, widen or extend said rights-of-way.

The allwyways adjacent to the site are for residential use only. Therefore, the petitioner shall provide means to prevent ingress or egress of vehicular traffic.

Sediment Control:

Oevolopment of this property through stripolog, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstram of the property. A grading permit is, therefore, necessivy for all grading, including the stripping of too soil.

Grading studies and sediment control drawings will be necessary to be reviewed and approved prior to the issuance of any grazing or building

Storm Orains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The petitioner must provide necessary draining facilities (temporary or permanent) to prevent creating any nuisances or demages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or immorar intellation of ¿ sinage facilities, would be the full responsibility of the patitioner.

Public water supply is available to serve this property. The petitioner shall be responsible for the costs of cappang any water main service connection if taken out of use in the development of this property.

Public sonitary severage can be made available to serve this property by construction of approximately 200 feet of 8-inch public

Clement R. Mercalde, Esq.

April 29, 1971

sanitary senerage from the existing 8-inch sanitary sener in Fulbrook Road (See Drawings #53-1957, A-10 and #61-970, A-7-c, File 1).

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject variance for offstreet parking in a residential zone should have no major effect on traffic. However, since the building is built so close to the road, the further the entrance is moved in an easterly direction, the better the sight distance.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

This of rice has no comment on the proposed site. BUILDINGS ENGINEER'S OFFICE:

Petitioner to comply with all ap; 'ichble requirements of Baltimore County Building Code and regulations when plans are submitted, Also, petitioner is to comply with requirements of parking lots, Section 409.1016.

Since this petition is for a parking variance, no health hazards

CONTING ADMINISTRATION DIVISION:

There seems to be some conflict about the subject property with relation to the proposed roning maps which will become effective May 18th. The petition roust advise this writer as to the outcome of this meeting with the Comprehensive Planning Section of the Office of Floring and Coming before any further processing can take place.

OLIVER L. MYERS, Chairman

CERTIFICATE OF POSTING 2 Lyin NG DEPARTMENT OF BALTIMORE COUNTY Town arriand District 12 Pd Date of Posting Jane Posted for Hearing Wed July 14, 1971, @ 11:00 A.M. Location of property: NE 15 of Alexander Still Rd 151, 14. SE g Fullrook Rd toration of Signe D. Signe Book by yord of 2448 Sterma Sichled Meel H ) Less Date of return July 2 - 21

TELEPHONE		
494.2413	BALTIM 'RE COUNTY, MARYL. ND	Nº 81292
	OFFICE OF STREET	NATE July 2, 197
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	
то:	Landay Enterprises, Ltd. 2019 Marth Point Road Dillimers, nd. 21206	<b>uni</b> y
DI PORT T	CCOUNT NO. U1-627 RETURN THIS PORTION WITH YOUR AS	MITTANCE SEIS-00
QUANTITY	DETACH ALONG PERFONATION AND KEEP THIS PORTION FOR YOUR	
BUANTITY I	OCIGIN AGONE PERFORM FOR YOUR YEAR TO SERVING THE YEAR OF YOUR AGONE AND ASSETTING FOR YOUR YEAR ASSETTING FOR YOUR YEAR ASSETTING FOR YOUR YEAR ASSETTING FOR YOUR AGONE AND ASSETTING FOR YOUR YEAR ASSETTING FOR YOUR YEAR	
1706	Advertising and posting of presenty for Sievenel Striet, et al.	RECORDS COST

OFFICE OF FINANCE REVENUE DIVISION

- The Pursuant to the advertisement, posting of property, and public hearing on the above earing that by reason of the following finding of facts attict.compliance with Sec. 232. 3 and it appearing that by reason of the following finding of facts attict.compliance.with. Sec. 2-2. 3 of the Baltimore County Zoning Regulation's would result in practical difficulty and unrananomable hardship upon the petitionur, and the requested variance would give relief without substantial injury to the healt', askety or general waffare, a variance to permit a. reason yard address. Letters desired 2-5, fest, a bould be GNANVED, permit a. reason. It further appearing that by reason of the following finding of facts that the public health, safety or welfare, not being adversely affected, the special hearing to permit parking in a resident': I some, should be GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County this ....? day of \_\_\_\_. August \_\_\_\_\_, 1971\_\_, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to parpoit rear yard of 0'instead of the required 20° and that the special hearing to permit parting treas yard of unaread of the required 20° and that the special hearing to permit parting treasidation than, from and after the late of this Order, should be granted, subject to compliance with Exhibit "A" approved \$15/71 to Zoning Commissions of Balt/more County by Geo. E. Carvella, Director of the Office of date of this Order, should be granted, subject to compliance with Exhibit "A" approved 8/5/71 case of this Order, anound or granular approved \$15/71 / Joning Commissioner of Baltimore County by Geo. E. Gavrella, Director of the Office of Planning & Coning, which plat is attached hereto Bureau of Public Services. Office of Planning and made a part hereof. should NOT BE GRANTED. DATE COTT IS ORDERED by the Zoning Commissioner of Baltimore County, this ... 197 ... that the above Variance be and the same is hereoy DENIED. Zoning Commissioner of Baltimore County

REC: IVED F

ORDER

## CERTIFICATE OF PUBLICATION

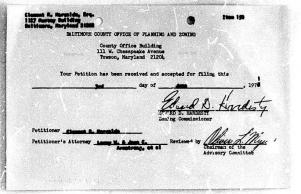
published in THE JEFFERSONIAN, a weekly newspaper printed , 19.71., the total publication appearing on the 24th day of June L. Leank Structur

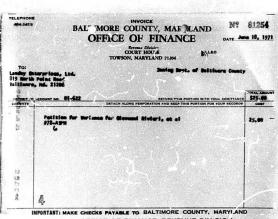
Cost of Advertisement, \$.

ORIGINAL. OF THE OF DUNDALK LIMIES DUNDALK, MD. 21222 JUNE 28 - 1972 THIS IS TO CERTIFY, that the annexed advertisement of Miward D. Hardesty Zoning Commissioner of BaltimoreCounty was inserted in THE DUNDALK TIMES, a weekly newspaper publisher in Baltimore County, Maryland, once - week for One weeks before the 26th day of JUNE 1971; that is to say, the same was inserted it the issues of June 24, 1971.

STROMBERG PUBLICATIONS, Inc.

By Ruth Margar





MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204

