

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Albert & Arlyne Robbins**, legal owner(s) 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 1A00.1.2 and 1A00.1 (Parcel A). To permit a minimum linear dimension of 125 feet in lieu of the required 150 feet. To permit a 20 foot sideyard setback from the S86°05'00" E 361.39' foot line and 35' feet from the N62°32'02" W45.39' foot line in lieu of the required 50 feet. 1A00.1.3 To permit a 20 foot sideyard setback from the S65°34'52" W 58.08' foot line in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Owners reside in improvements on Parcel "B"; they desire to construct improvements on Parcel "A" for their own family use; the proposed new lines of division between Parcel "A" and Parcel "B" follow the natural wooded screening line existing on the land which they wish to preserve without destruction or damage; the improvements to be constructed are intended to lie within an existing level clearing; the division line between Parcel "A" and Parcel "B" to the north as well as the entire west portion of Parcel "A" behind the proposed new construction is very heavily wooded; natural privacy to all improvements would be afforded and assured.

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
ALBERT ROBBINS Legal Owner
Address **Linson Road, Owings Mills, Md. 21117**

Petitioner's Attorney
Myron J. Ashman
Address **1710 Court Square Building, Baltimore, Maryland 21202**

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of July, 1971, 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 108, County Office Building in Towson, Baltimore County, on the 16th day of August, 1971, at 1:00 o'clock.

Deputy Zoning Commissioner of Baltimore County
L. Alan Evans
(over)

TO: **Mr. Edward D. Bawensky**, Zoning Commissioner
Attn: **Mr. Myers**

FROM: **Planning Division**
Fire Prevention Bureau

SUBJECT: **Property Owner:**

Albert and Arlyne Robbins

Location: **W/s Linson Road, 824' SW of Caves Road**

Item # **7** Zoning Agenda July 5, 1971

Fire hydrants for the proposed site shall be in accordance with Baltimore County Standards.

The owner shall be required to comply with all applicable requirements of the 101 Life Safety Code, 1967 Edition, and the Fire Prevention Code when construction plans are submitted for approval.

Respectfully submitted:

H. J. Kelly
Planning Division
Fire Prevention Bureau

TELEPHONE 494-2413		INVOICE		No. 84934	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE July 14, 1971	
Revenue Division		COURT HOUSE		TOWSON, MARYLAND 21204	
TO: Albert Robbins 31 Ashman Rd. Owens Mills, Md. 21117		Zoning Dept. of Baltimore County		BILLED BY:	
REPORT TO ACCOUNT NO. 84-462		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$98.25	
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COST	
Description and posting of property 47-27-A				108/25	
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

TELEPHONE 494-2413		INVOICE		No. 81275	
BALTIMORE COUNTY, MARYLAND		OFFICE OF FINANCE		DATE July 23, 1971	
Revenue Division		COURT HOUSE		TOWSON, MARYLAND 21204	
TO: Albert Robbins 31 Ashman Rd. Owens Mills, Md. 21117		Zoning Dept. of Baltimore County		BILLED BY:	
REPORT TO ACCOUNT NO. 84-462		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT DUE \$98.25	
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IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO OFFICE OF FINANCE, REVENUE DIVISION COURTHOUSE, TOWSON, MARYLAND 21204					

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS

4200 ELKWOOD AVENUE / BALTIMORE, MD. 21214 (301) 426-3144
329 POPP STREET / CAMDEN, MD. 21613 (301) 228-3555
115 E. MAIN STREET / WESTMINSTER, MD. 21157 (301) 843-1700
181 WASHINGTON STREET / EASTON, MD. 21601 (301) 822-4433

June 4, 1971

Description of Parcel "A" of Lot 4-K Flat of Linson
For Zoning Variance to RUP Zone

BEGINNING for the same on the west side of Linson Road at a point distant 824.15 feet measured southerly along said side of Linson Road from its intersection with the southerly side of Caves Road, thence leaving said place of beginning and running and bining on the west side of Linson Road (1) Southeasterly by a curve to the left with a radius of 50 feet for a distance of 31.33 feet, the arc of said curve being subtended by a chord bearing South 32 degrees 42 minutes 02 seconds West 30.82 feet, thence leaving Linson Road and running thru lot 4-K as laid out and shown on the Plat of Linson, recorded among the Land Records of Baltimore County in Plat Book 311.B, No. 40 folio 12, the 9 following courses and distances, viz: (1) South 88 degrees 07 minutes 18 seconds West 135.24 feet, (2) North 89 degrees 58 minutes 59 seconds West 29.29 feet, (3) South 65 degrees 34 minutes 52 seconds West 58.08 feet, (4) South 58 degrees 20 minutes 04 seconds West 24.73 feet, (5) North 85 degrees 43 minutes 47 seconds West 23.35 feet, (6) North 45 degrees 18 minutes 47 seconds West 31.45 feet, (7) North 62 degrees 32 minutes 02 seconds East 45.39 feet, (8) North 87 degrees 39 minutes 08 seconds West 24.79 feet and (10) South 82 degrees 56 minutes 15 seconds West 135.54 feet to intersect the westernmost boundary of said lot 4-K as shown on said plat, thence running and bining on said westernmost boundary (11) North 01 degree 21 minutes 10 seconds West 111.24 feet to the northwesternmost corner of said lot, thence running and bining on the north boundary of said lot (12) South 86 degrees 05 minutes 00 seconds East 361.39 feet, thence leaving the boundary of said lot 4-K and running thru thereof (13) South 70 degrees 19 minutes 01 seconds East 150.38 feet to the place of beginning. Containing 1.00 acre of land, more or less.

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

L. Alan Evans



EVANS, HAGAN & HOLDEFER, INC.

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June 4, 1971

Description of Parcel "B" of Lot 4-K Flat of Linson
For Zoning Variance to RUP Zone

BEGINNING for the same on the west side of Linson Road at a point distant 855.48 feet measured southerly along said side of Linson Road from its intersection with the south side of Caves Road, thence leaving said place of beginning and running and bining on the west side of Linson Road (1) Southeasterly by a curve to the left with a radius of 50 feet for a distance of 76.23 feet, the arc of said curve being subtended by a chord bearing South 28 degrees 55 minutes 40 seconds East 69.06 feet, thence leaving Linson Road and running and bining on the outline of lot 4-K as laid out and shown on the Plat of Linson, recorded among the Land Records of Baltimore County in Plat Book 311.B, No. 40 folio 12, the 3 following courses and distances, viz: (1) South 39 degrees 48 minutes 21 seconds West 264.29 feet, (2) North 86 degrees 05 minutes 00 seconds West 340.00 feet and (3) North 01 degree 21 minutes 10 seconds West 231.35 feet, thence leaving the outline of lot 4-K as shown on said plat and running thru said lot the 9 following courses and distances, viz: (1) North 82 degrees 56 minutes 15 seconds East 135.52 feet, (2) South 87 degrees 39 minutes 08 seconds East 24.79 feet, (3) South 62 degrees 32 minutes 02 seconds East 45.39 feet, (4) South 45 degrees 18 minutes 47 seconds East 31.45 feet, (5) South 85 degrees 43 minutes 47 seconds East 23.35 feet, (6) North 65 degrees 34 minutes 52 seconds East 58.08 feet, (7) South 89 degrees 58 minutes 59 seconds East 29.29 feet and (8) North 88 degrees 07 minutes 18 seconds East 135.24 feet to the place of beginning.

Containing 2.533 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.

L. Alan Evans



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 22, 1971

COUNTY OFFICE BLDG.
115 CAMDEN AVE.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

MEMBERS:
BUREAU OF ENGINEERING
TRAFFIC ENGINEERING
STATE POLICE
HEALTH DEPARTMENT
PROJECT PLANNING
HUMAN RESOURCES
PLANNING DIVISION
ZONING ADMINISTRATION
REVENUE DIVISION

RE: Type of Hearing: Variance
Location: W/s Linson Road, 824' SW of Caves Road
Petitioner: Albert Arlyne Robbins
Committee Meeting of July 6, 1971
3rd District
Item 7

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 located on the west side of Linson Road a subdivision known as Linson. To the south of the sub' is property there is an existing one story brick building in good condition, and to the north of the subject property is also improved with existing residential. There are no cars and pattern existing on Linson Road at this time.

DEPT. OF TRAFFIC ENGINEERING:

The subject variance should have no effect on traffic.

BUILDINGS DEPARTMENT:

No objection from this office to the plan.

BOARD OF EDUCATION:

No objection from this office to the plan.

HEALTH DEPARTMENT:

Refer to the Health Department for further action. The subject property is located on the west side of Linson Road at a point distant 855.48 feet measured southerly along said side of Linson Road from its intersection with the south side of Caves Road, thence leaving said place of beginning and running and bining on the west side of Linson Road (1) Southeasterly by a curve to the left with a radius of 50 feet for a distance of 76.23 feet, the arc of said curve being subtended by a chord bearing South 28 degrees 55 minutes 40 seconds East 69.06 feet, thence leaving Linson Road and running and bining on the outline of lot 4-K as laid out and shown on the Plat of Linson, recorded among the Land Records of Baltimore County in Plat Book 311.B, No. 40 folio 12, the 3 following courses and distances, viz: (1) South 39 degrees 48 minutes 21 seconds West 264.29 feet, (2) North 86 degrees 05 minutes 00 seconds West 340.00 feet and (3) North 01 degree 21 minutes 10 seconds West 231.35 feet, thence leaving the outline of lot 4-K as shown on said plat and running thru said lot the 9 following courses and distances, viz: (1) North 82 degrees 56 minutes 15 seconds East 135.52 feet, (2) South 87 degrees 39 minutes 08 seconds East 24.79 feet, (3) South 62 degrees 32 minutes 02 seconds East 45.39 feet, (4) South 45 degrees 18 minutes 47 seconds East 31.45 feet, (5) South 85 degrees 43 minutes 47 seconds East 23.35 feet, (6) North 65 degrees 34 minutes 52 seconds East 58.08 feet, (7) South 89 degrees 58 minutes 59 seconds East 29.29 feet and (8) North 88 degrees 07 minutes 18 seconds East 135.24 feet to the place of beginning.

Myron J. Ashman, Esq.
Item 7
July 22, 1971

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 60 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

OLIVER L. MYERS
Enc.

