

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, NEIL B. and JO ANN WARD, legal owners 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a mobile home.

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

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

BY Neil B. Ward Contract purchaser
Address 3624 Hillford Hill Road
Baltimore, Md. 21207
BY John Ward Legal Owner
Address 3624 Hillford Hill Road
Baltimore, Md. 21207
BY _____ Petitioner's Attorney
Address _____ Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 106, County Office Building in Towson, Baltimore County, on the 18th day of August, 1971, at 1:00 o'clock.

Deputy Zoning Commissioner of Baltimore County

(over)

ALL that lot or parcel of land situate, lying and being in the Seventh Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point in or near the center of Dairy Road approximately one-half mile Southeast of Rayville Road, said beginning also being at the end of the North 47 degrees 23 minutes 30 seconds West 380.00 foot line in a Deed from Annas R. Lewis and wife to Neil B. Ward and wife, dated July 21, 1970, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5111 folio 615 etc., running thence binding on that Deed the eight following lines, North 33 degrees 17 minutes East 511.45 feet; South 46 degrees 21 minutes East 328.41 feet; South 37 degrees 11 minutes 45 seconds West 111.72 feet; South 18 degrees 45 minutes 30 seconds East 41.20 feet; South 30 degrees 40 minutes 20 seconds West 313.43 feet; South 35 degrees 23 minutes 30 seconds East 211.00 feet to a point in or near the center of Dairy Road, thence running in the center of that road the two following lines, North 32 degrees 25 minutes 40 seconds West 194.15 feet and North 47 degrees 23 minutes 30 seconds West 380.00 feet to the place of beginning, containing four acres and three hundred and three thousandths of an acre (4.303) of land more or less.

BEING: all of the same land described in the above mentioned Deed from Annas R. Lewis and wife to Neil B. Ward and Jo Ann Ward, his wife, dated July 21, 1970, recorded among the Land Records of Baltimore County in Liber O.T.G. No. 5111 folio 615 etc.

AS prepared June 14, 1971.

C. A. Myers, Subwayor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNanno, Zoning Commissioner Date: August 16, 1971

FROM: George E. Gavelis, Director of Planning

SUBJECT: Petition 722-31-X, Petition for Special Exception for a Mobile Home, East side of Dairy Road 185 feet and southeast of Rayville Road, Neil B. and Jo Ann Ward - Petitioners.

7th District

HEARING: Wednesday, August 18, 1971 (1:00 p.m.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and recommends granting this petition providing the State Department of Health regulations concerning wells and septic systems are satisfied.

GEG:msb

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno
Deputy Zoning Commissioner
FROM: C. Richard Morris
SUBJECT: Item 9
Neil B. and Jo Ann Ward
NE/S Dairy Road
SE of Rayville Road
Special Exception for Trailer

Date: July 19, 1971

Special exception for trailer should have no effect on traffic.

C. Richard Morris
Assistant Traffic Engineer
Planning and Design

CRM:jc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 22, 1971

COUNTY OFFICE BLDG.
117 N. Charles Street
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. Neil B. Ward
3624 Hillford Hill Road
Baltimore, Maryland 21207

RE: Type of Hearing: Special Exception
Location: NE/S Dairy Rd., 2640' SE of Rayville Road
Petitioners: Neil B. and Jo Ann Ward
Committee Meeting of July 13, 1971
7th District
Item 9

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 northeast side of Dairy Road. It is an unimproved wooded lot with no curb and gutter in this vicinity. The general area surrounding this property is wooded and open farm land.

BUREAU OF ENGINEERING:

The following comments are furnished in regard to the petition submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

It appears that a record plat will be required for re-subdivision of the subdivision of Linson (recorded 6.L.B. 20, Folio 12).

Highways:

Linson Road, an existing County road, is to be improved in the future as a 30-foot classed-type highway cross-section on the existing 50-foot right-of-way. No highway improvements are required at this time.

Mr. Neil B. Ward
Item 9
July 22, 1971

The entrance locations are subject to approval by the Department of Traffic Engineering.

Sediment Control:

Development of this property through stripping, 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.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property which is utilizing private on site facilities.

No public highway improvements or utilities are involved; therefore, this office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with the subject item.

BOARD OF EDUCATION:

No bearing on student population.

FIRE PREVENTION BUREAU:

This office has no comment on the proposed item.

BUILDINGS ENGINEER'S OFFICE:

This office has no comment at this time.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed

Mr. Neil B. Ward
Item 9
July 22, 1971

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

OLM:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver Myers Date: July 14, 1971
FROM: Ian J. Forrest
SUBJECT: Item 9 - Zoning Advisory Committee Meeting, July 13, 1971

9. Property Owner: Neil B. & Jo Ann Ward
Location: NE/S Dairy Rd., 2640' SE of Rayville Rd.
Present Zoning: R.D.P.
Proposed Zoning: Special Exception for Trailer
District: 7
Acres: 4.303

Prior to approval of a building application, a complete soil evaluation must be conducted, and a new well must be drilled. All private water supplies must be located 100' from any private sewage disposal system.

Ian J. Forrest
Chief
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

HVB:sm

