TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

1, or we. William T. Tonlinson legal owner...of the property situate in Baltimore County and which is described in the description and plat atlached heret, and made a part hereof n for a Variance from Section 1 A00. B(3) to permit a sideyard setback

of 10 feet instead of the required 50 feet and a front yard setback of 46 feet

instead of the required 50 feet.

FOR FIL

IVE D

ORDER

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

(1) Due to existing conditions.

See attached description

DATE

Mr. William T. Tomlinson 131 South Ann Street Beltimore, Maryland 21231

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

Merch 22, 1972

RE: Type of Hearing: Verience Location: 5/5 New Section Road, 505' E, of Sence: Road Petitioner: William T, Tominson Committee Nesting of February I, 1972 15th District Item 117

COUNTY OFFICE By DG 111 W Chesapeske Ave. Towner, Maryland 2120s

Charmen MENDERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERIN STATE ROADS COMMISS BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING BUILDING DEPARTMENT BOARD OF EDUCATION ZONING ADMINIST RATIO INDUSTRIAL DEVELOPHENT

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 south side of New Section Road approximately 505' east of south Senece Road. The morthern half of this parcel is presently improved with two small storage buildings and a small one story brick residence, in the southern half of the site, the proceed structure is appearance the structure does not resemble a typical dealling and it is difficult to determine that this is the actual intended use. The property to the west is unimproved and wooded and the property to the sext is wern. To the north and each limit she would be succeeded to the north and each limit she would be succeeded to the north and each limit she would be succeeded to the north and each limit she would be the property is the sext is wern. To the north and each limit she would be the property is the Senect Feed and the story frame dwellings.

BUREAU OF ENGINEERING

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

Highways:

New Section Road, en existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross

ZONING DESCRIPTION OF LOTS NOS. 334 AND 335 SECOND ADDITION TO PLAT NO. 2 BOULEYS QUARTERS SITUATED IN 15TH SLEDTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same on the southeast side of New Section Road 30 feet wide, at the distance of 505.55 feet, measured northeasterly the southeastern right-of-way line of said Road, from its inter northeast side of South Seneca Road, 30 feet wide, and fronting on the southeast side of said New Section Road 103.0 feet total distance with

Being known as Lots Nos. 334 and 335 as shown on the plat titled, "SECOND ADDITION TO FLAT NO. 2, BOWLEYS QUARTERS", recorded among the Land Records of Baltimore County, Maryland in Plat Book No. 10 Polio 64, containing



March 22, 1972

section on a 50-feet right of way. Highway improvements are not required at this time. Highway right of way and widening of verying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right of way widening as shown in red on the attached the proposed highway right of way widening as shown in red on the attached the proposed highway right of way widening as shown in red on the attached the proposed highway right of way widening as shown in red on the attached the proposed highway right of way widening as them in red on the attached the proposed highway right of way widening as them.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltieros County Standards.

Development of this property through stripping, grading and stabilization could result in a sadiment sollution problem, damaging private and public holdings downstream of the property. A grading cornel is, therefore, necessary for all grading, including the str'ing of too soil.

The Patitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent proporties, 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 Patitioner.

The property to be developed is located adjacent to the water front. The Patitioner is advised that the proper sections of the Battimer County Building Code must be followed whereby elevation initiations are placed in first floor levels of residential or consercial development and other special terral contractions.

Public water supply is available to serve this property.

Public sentery sewerage is not available to serve this property which is utilizing private on site sewerage.

Sodiment Control:

Waters

Sanitary Sewert

construction features are required.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPO

TO Mr. S. Eric DiNenna, Zoning Commissioner Date. April 21, 1972

FROM Leslie H. Graef, Deputy Director of Planning

SUBJECT Petition #72-246-A, Southeast side of New Section Road 505, 55 feet
Northeast of South Senson Road. Petition for Variance for Front and Side Yards

15th District

HEARING: Monday, April 24, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject pe

We see no objection to granting the requested variances as long as the existing dwelling is modified to a non-residential use.

LHG: NEG: cr

Mr. William T. Tomlinson Re: Item 117 Page 2

March 22, 1972

0

HEALTH DEPARTMENT:

The Department of Health will not approve this building for living quarters unless it is proven through a soil evaluation that the soil is suitable for underground sewage disposal.

Soil percolation tests will only be conducted during the period from Jenuary 15 to May 15.

DEPT. OF TRAFFIC ENGINEERING

No traffic problems are enticipated from the construction of a dwelling at this site,

FIRE DEPARTMENT:

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVICION:

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 3C, nor nore 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

PETITION	MAPPING			PROGRESS			SHEET			
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	ciate	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:	3_	-	(or desc	riptic		Yes No

3010		35000							
			BALTIN	ORE COUNT	Y 0FF10	E OF P	LANNING	AND	ZONIN
	556 00 . J								

Pursuant to the advelement, posting of property, and publicaring on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner ve Varianceschould be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of ten feet (10') instead of the required fifty feet (50'); and to permit a front yard setback of forty-six feet (46') instead of the required fifty feet (50') IT IS ORDFRED by the Zoning Commissioner of Baltimore County this 3.5-14 day of April 1972., that the herein Petition for a Variancembould be and the same is Granted, from and after the date of this Order, to permit a side yard setback of same is Granted, from and after the date of this evider, to permit a size yard seconds to ten feet (10⁴) instead of the required (fifty feet (50⁴); and to permit a front yard setback of forty-six feet (40⁴) instead of the require (fifty feet (50)) subject to the approval of a site plan by the Bureau of populyzoning Commissioner of Baltimore County Public Services and the Office of Planting and Zoning. suant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...... the above Variance should NOT BE GRANTED. IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday 197 ... that the above Variance be and the same is hereby DENIED.

CEIVED FOR

Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING IG DEPARTMENT OF BALTIMORE COUNTY #72-246-A Posted for Heavery Miles Gr. 24. 19.22 d. 10. 2. a A. al. Location of property: SE/S & Dew Section Rd 505 55 NE X Spott Sent Senera Rd Location of Signer I Sign Portel O New Section Red Posted by Med H. Herr. Date of return: 4-13-72

ORIGINAL TICE OF RANDALLSTOWN, MD. 21133 April 10 - 1972 THIS IS TO CERTIFY, that the annexed advertisement of S. Frig Dinenua S. Eric Dinema Zoning Commissioner of Baltimore County as inacted in the following ☐ Catonsville Times ☐ Towson Times Dundalk Times ☐ Arbutus Times Z Essex Time weekly newspapery published in Baltimore County, Maryland, once a week for one monocorne week before the 10 day of April 19 72, that it to say, the same was inserted in the issue of April 6, 1972. STROMBERG PUBLICATIONS, INC. BY Ruth margan Sent its de 12 miles



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., 3 appearing on the ___6th ___day of ___April

THE JEFFERSONIAN each Structon

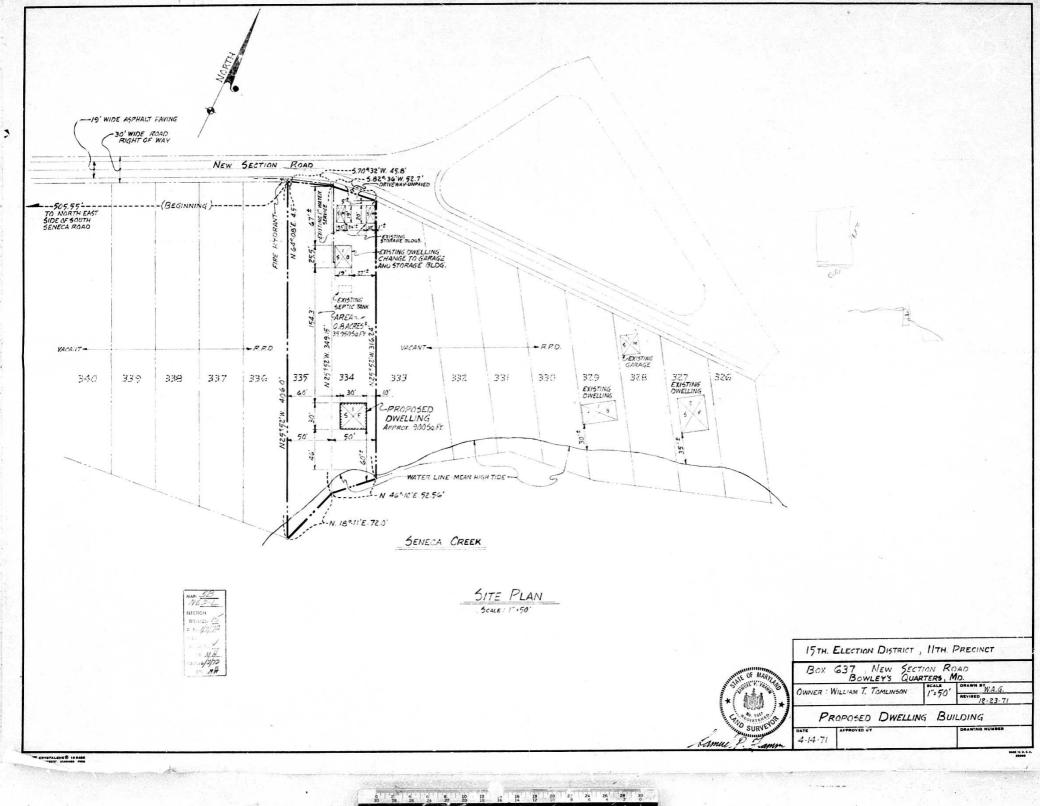
Cost of Advertisement, \$____

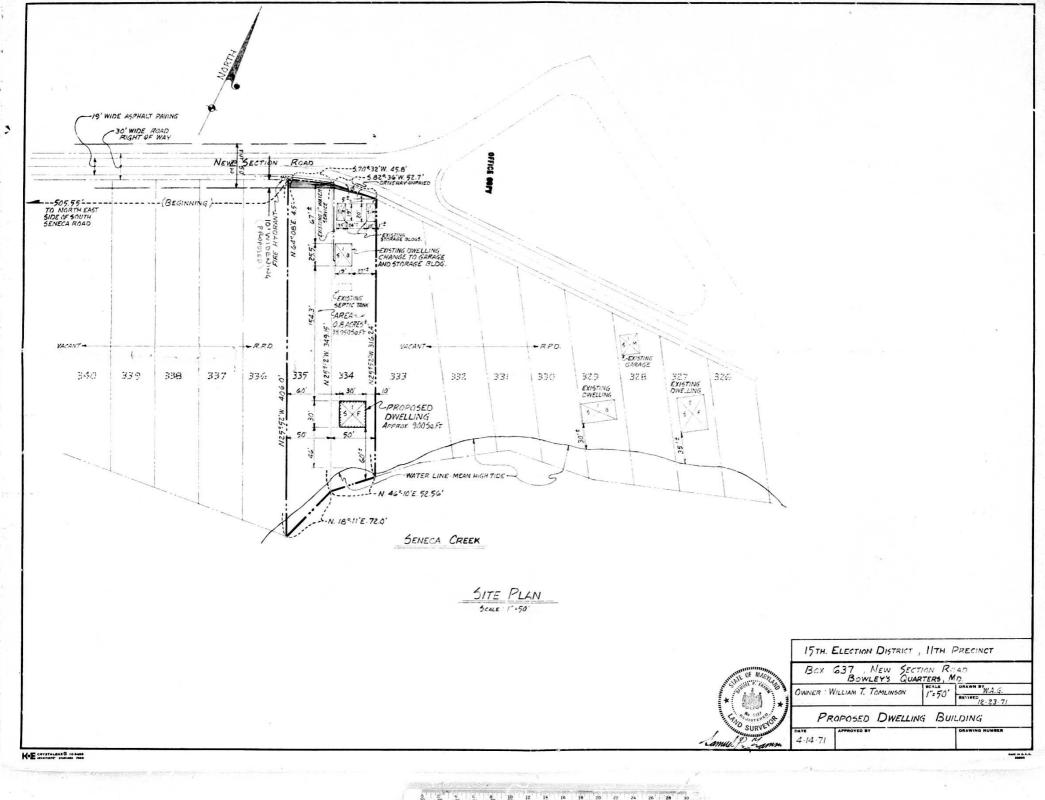
BALTIMORE COUNTY, MARYLAND No. 1478 OFFICE OF FINANC REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jan. 7, 1972 ACCOUNT 01-662

AMOUNT_\$25.00 PINE - AGENCY Cash
Petition for Variance for William T. Tomlinson
231 South Ann 31.
Baltimore, Hd. 21231
7 25.0

25.0 CMSC

BALTMORE COUNTY, MARYLAND No. 2159 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE April 24, 1972 ACCOUNT 01-662 AMOUNT_ \$48.50 PINE - AGENCY William. T. Tenlinson 231 South Ann St. Baltimore, Md. 21231 Advertising and posting of pr #72-246-A 34 772-424 48.5Cm





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