

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, Brenbrook Construction Co., Inc. 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve semi-detached housing on the lots 7, 8, 9, and 10 as shown on the plat of Springbrook.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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
Address 3809 Clark Ave.
Baltimore 21215, MD
Petitioner's Attorney
Address 3612 J. Edgar Lane
Baltimore 21215

ORDERED BY the Zoning Commissioner of Baltimore County, this 5th day of April, 1972, 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 5th day of June, 1972, at 9:00 o'clock A.M.

(over)

RE: PETITION FOR SPECIAL HEARING
E/S of McDonough Road,
153' N of Meadow Heights Road,
2nd District
Brenbrook Construction Company,
Incorporated - Petitioner
NO. 72-274-SPH (Item No. 176)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The Petitioner has filed a request for an interpretation of the Baltimore County Zoning Regulations as to whether or not semi-detached houses can be developed on Lots 7, 8, 9, and 10, as shown on the plat of Springbrook. Said property being located on the east side of McDonough Road, one hundred and fifty-three (153) feet north of Meadow Heights Road, in the Second District of Baltimore County.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the opinion of the Zoning Commissioner of Baltimore County, semi-detached houses as proposed by the developer, cannot be built on the aforementioned lots. The subject lots could not and were not "grandfathered" for semi-detached housing under the original R6 zoning and subsequent to the R6 zoning, the subject property was zoned R10 zoning and having not been approved under the R6 zoning, the Baltimore County Zoning Regulations, as now exist, indicate that the property is a residential transition area and prohibits the use of these lots for semi-detached units.

For the foregoing reasons, the subject property cannot be developed into semi-detached housing as had been proposed by the developer, thus the existing Baltimore County Zoning Regulations are applicable, thereto.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of November, 1972, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Beginning for the same on the eastside of McDonough Road 153 feet north of the northside of Meadow Heights Road. Being known as Lots 7, 8, 9, and 10 of Flat 2, Section 1 and amended Plat of Block "A", Springbrook recorded in Plat records of Baltimore County in Plat Book OTG 35, folio 52

2nd District

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: June 2, 1972
FROM: George E. Gervelli, Director of Planning
SUBJECT: Petition #72-274-SPH. East side of McDonough Road 153 feet north of Meadow Heights Road.
Petition for Special Hearing to approve Semi-detached houses.
Brenbrook Construction Company, Inc. - Petitioner
2nd District
HEARING: Monday, June 5, 1972 (9:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

The subject property is now zoned D.R. 5.5. It had been zoned R-10 and prior thereto the property was zoned R-6. Under the R-6 zoning, subdivision plans were approved, none of which indicated, as is required, a semi-detached housing use on this property. The planning staff has concluded, therefore, that the lots were not and could not be "grandfathered" for semi-detached housing under the original R-6 zoning and that semi-detached housing was not allowed here under the more recent R-10 zoning. The present residential transition area provisions of the D.R. zones prohibit the use of these lots for semi-detached units.

GEG:cm

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 11, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week on one time before the 5th day of June, 1972, the 11th publication appearing on the 11th day of May, 1972.

THE JEFFERSONIAN
A. J. Smith, Jr., Manager

Cost of Advertisement, \$.....

PETITION FOR SPECIAL HEARING
2nd DISTRICT
ZONING: Petition for Special Hearing to approve Semi-detached housing on the east side of McDonough Road 153 feet north of the northside of Meadow Heights Road. Being known as Lots 7, 8, 9, and 10 of Flat 2, Section 1 and amended Plat of Block "A", Springbrook recorded in Plat records of Baltimore County in Plat Book OTG 35, folio 52.

Baltimore County Fire Department



Towson, Maryland 21204
925-7310
April 21, 1972

J. Austin Deitz
Chief

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
ATT: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

RE: Property Owner: Brenbrook Construction Company, Inc.
Location: S/E/S McDonough Road, 153' N/E of Meadow Heights Road
Item No. 176 Zoning Agenda 4/18/72

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are amicable and required to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- (2) A second means of vehicle access is required for the site.
- (3) The vehicle dead-end condition shown at the intersection of McDonough Road and Meadow Heights Road EXCEEDS the maximum allowed by the Fire Department.
- (4) The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (5) The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 301 "The Life Safety Code" 1970 Edition prior to occupancy.
- (6) Site plans are approved as drawn.
- (7) The Fire Prevention Bureau has no comments at this time.

Reviewed: J. Austin Deitz Chief
Planning Group
Special Inspection Division
Fire Prevention Bureau

CERTIFICATE OF PUBLICATION

PR. willie, Md., May 11, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 5th day of June, 1972 the first publication appearing on the 11th day of May, 1972.

THE NORTHWEST STAR

Manager

Cost of Advertisement, \$ 17.25

LEADS
PETITION #72-274-SPH
2nd DISTRICT
ZONING: Petition for Special Hearing to approve Semi-detached housing on the east side of McDonough Road 153 feet north of the northside of Meadow Heights Road. Being known as Lots 7, 8, 9, and 10 of Flat 2, Section 1 and amended Plat of Block "A", Springbrook recorded in Plat records of Baltimore County in Plat Book OTG 35, folio 52.

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF April 18, 1972

Petitioner: Brenbrook Const. Co.
Location:
District: 2
Present Zoning:
Proposed Zoning:
No. of Acres:

Comments: NO BEARING ON STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE June 5, 1972 ACCOUNT 01-662

AMOUNT \$39.25

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Brenbrook Construction Co., Inc.
3809 Clark Ave.
Baltimore, Md. 21215
Advertising and posting of property
#72-274-SPH

3925 REC

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>J. Austin Deitz</u>		Revised Plans: Change in outline or description	Yes		
Previous case:		Map #	No		

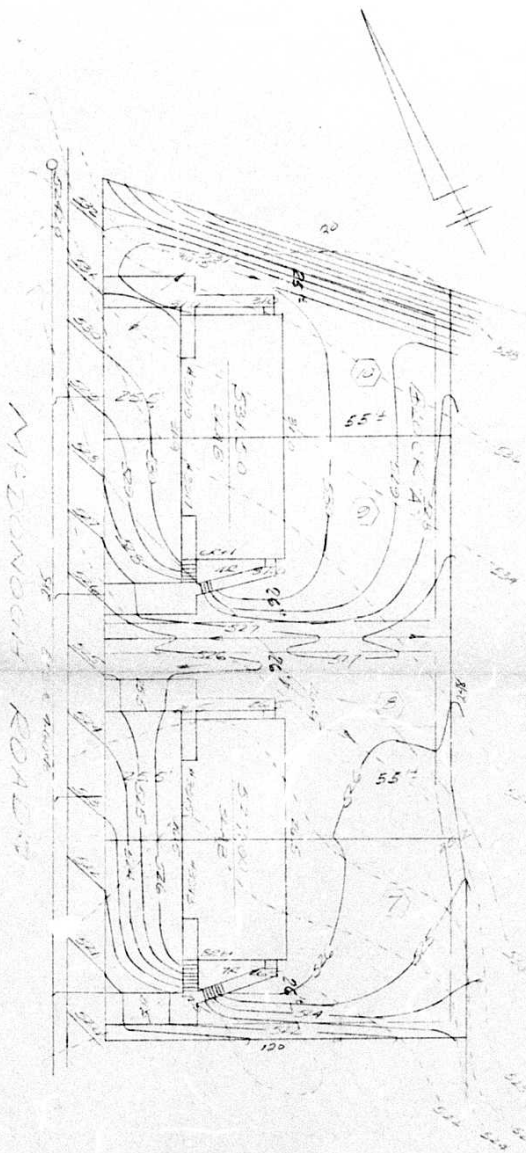
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE May 2, 1972 ACCOUNT 01-662

AMOUNT \$25.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Brenbrook Construction Co.
3812 Parris Lane
Baltimore, Md. 21215
Petition for Special Hearing
#72-274-SPH

2500 REC



GRADE PLAN (REVISED)

SPRINGBROOK

PLAT TWO SECTION ONE
 2ND ELECTION DIST. BALTO COUNTY, MD
 SCALE 1" = 20' FEB 27, 1912

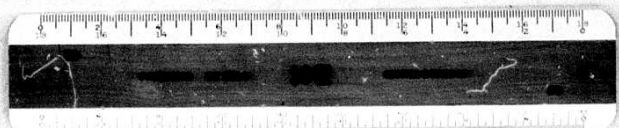
PREPARED BY

PREPARED BY
 121 CHURCH ST.
 BALTIMORE, MD 21202



MAP	30
ELECTION	1007
DISTRICT	2
D. TL.	1007
TYPE	
HEARING	11
BY	11
FINAL	
REV.	

STATE, CIVIL, & F. L. L.
 1120 GREENWICH BRIDGE RD.
 BALTIMORE, MD 21204



COORDINATES		
No	NORTH	WEST
75	28600 56	42210 30
110	28578 62	42180 07
111	28492 09	42102 56
280	28312 09	42100 77
285	28346 15	42177 07
435	28337 44	42344 00
636	28243 87	42317 34
637	28265 96	42210 35

O.T.G. 35 FOLIO 59

RECEIVED for Records

MAR 23 1972 at 11 AM

same as recorded in libe

O.T.G. N. 110 folio

One of the Records of

Baltimore County and ex

amined, per

Charles T. Childs

Plant

PLAT 2 SECTION 1
AND AMENDED PLAT OF BLK "A" LOT 7, 8, 9
SPRINGBROOK
2ND ELECT. DIST. BALTIMORE CO MD
SCALE 1"=50' AUGUST 19, 1970

DEVELOPER
SPRINGBROOK CONSTRUCTION CO INC
PO BOX #320 BALTIMORE, MD 21205

APPROVED, BALTIMORE COUNTY PLANNING BOARD

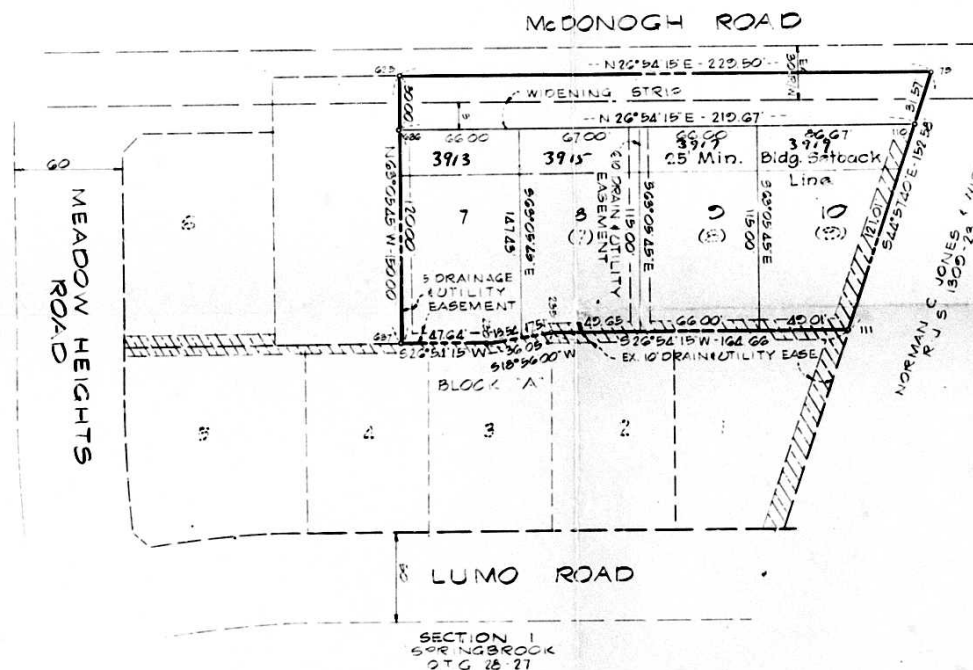
3/16/72 *Ray Z. Sauter*
DATE: DIRECTOR

APPROVED:
3/30/72 *Ronald H. Brown*
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER

APPROVED:
3/17/72 *Thurston M. Manning*
DATE: COUNTY ROADS ENGINEER

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.

COMPUTED: H.G.W. DRAWN: PD CHECKED: J.O. & G.P.G.



SECTION 1
SPRINGBROOK
O.T.G. 28-27

NOTE:

STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:

COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:

12860	145° 00' 00"	127000 01
12867	145° 00' 00"	127000 01
12868	145° 00' 00"	127000 01
12869	145° 00' 00"	127000 01

OWNERS CERTIFICATE:

The requirements of Section 72-B, Article 17 of the Annotated Code of Maryland, (Plat 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.

SPRINGBROOK CONST CO INC.

OWNER

DATE

SURVEYORS CERTIFICATE:

I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #459, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.

REGISTERED LAND SURVEYOR: No. 3622 DATE

