

73-974 #35 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, we, Nelson W. and Josephine A. Meekins, legal owner... 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 1A00.3(B)(3) to permit side setback of 38' and 23' instead of required 50' and to permit a front yard setback of 73' from center of street instead of required 75'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Proposed addition cannot feasibly be located in any other part of this

property, due to existing facilities on property.

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: Josephine A. Meekins Legal Owner
Address: Rt. 2 Box 30
Chromine Road
Reisterstown, Maryland
Petitioner, Attorney: _____
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September 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 25th day of October, 1972, at 10:15 o'clock.

Ellsworth N. Dyer, P.E.
Zoning Commissioner of Baltimore County
(over)



DESCRIPTION
0.484 ACRE PARCEL, SOUTHE/ST SIDE OF CHROMINE ROAD, SOUTHWEST OF BERRYMAN'S LANE, FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Yard Variances.

Beginning for the same at a point on the southeast side of Chromine Road, at the distance of 1350 feet, more or less, as measured westerly along said southeast side of Chromine Road from the southwest side of Berryman's lane, said beginning point being at the beginning of the land conveyed to Nelson W. Meekins and wife by deed recorded among the Land Records of Baltimore County in Liber O.T.G. 5157, page 68, running thence binding on the outline of said land three courses: (1) S 13° 39' E 200 feet, (2) S 64° 25' W 100 feet, and (3) N 18° 32' W 197.3 feet, thence along the southeast side of said Chromine Road and the last line of said land, (4) N 64° 25' E 116 feet to the place of beginning.

Containing 0.484 of an acre of land, more or less.

HGW:mp1
July 31, 1972
Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 29, 1972
Mr. Nelson W. Meekins
Rte. #2, Box 30
Chromine Road
Reisterstown, Maryland

RE: Variance Petition
Item 35
Nelson W. and Josephine A. Meekins -
Petitioners

Dear Mr. Meekins:

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 southeast side of Chromine Road, 1350 feet southwest of Berryman's Lane, in the 4th District of Baltimore County. Our field investigation revealed that the area and existing structure are as indicated on the submitted site plan with the exception of a house on the east side of the Meekins property. Also, it was noted that the proposed addition was under construction apparently without a building permit.

This petition is accepted for filing, however, revised plans must be submitted prior to the hearing that reflect the comments of the Bureau of Engineering and indicate the house immediately to the east.

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 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
John S. Dillon, Jr.
Chairman,
Zoning Advisory Committee

JJD:JD
Enclosure

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

August 31, 1972
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 35, Zoning Advisory Committee Meeting, August 29, 1972, are as follows:

Property Owner: Nelson W. and Josephine A. Meekins
Location: S/E/S Chromine Road, 1350' S/W of Berryman's Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3(B)(3) to permit side yards of 38' and 23' instead of required 50' and to permit a front yard setback of 73' from center of street instead of required 75'.
District: 4
No. Acres: 0.484

Private water well and private septic system appear to be adequate, with no evidence of failure.

Very truly yours,
Thomas H. Nevils
Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mnp

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DYER, P.E., CHIEF

August 31, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #35 (1972-1973)

Property Owner: Nelson W. and Josephine A. Meekins
S/W/S Chromine Rd., 1350' S/W of Berryman's Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3(B)(3) to permit side yards of 38' and 23' instead of required 50' and to permit a front yard setback of 73' from center of street instead of required 75'.
District: 4th Mo. Acres: 0.484 acre

Dear Mr. DiNenna:

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

Highways:

Chromine Road, an existing public road, is proposed to be improved in the future as a 36-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, based upon the centerline of the present right-of-way, and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Controls:

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 Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages 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.

Item #35 (1972-1973)
Property Owner: Nelson W. and Josephine A. Meekins
Page 2
August 31, 1972

Water and Sanitary Sewers:

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

This property is beyond the limits of the Baltimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewage Plan for 1980-2010, Amended 1971, and lies within the Liberty Watershed.

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

ENCLOSURE

Y-ME Key Sheet
52 NW 1/4 Section 34
NW 23 1/2 Topo
57 Top Map

cc: John Somers

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

September 18, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 35 - ZAC - August 22, 1972
Property Owner: Nelson W. & Josephine A. Meekins
Chromine Road SW of Berryman's Lane
Variance from Section 1A00.3(B)(3) to permit side yards of 38' and 23' instead of required 50' to permit a front yard setback of 73' from center of street instead of req. 75'.
District 4

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 23, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #35 ZAC meeting of August 22, 1972
Property Owner: Nelson W. and Josephine A. Meekins
Location: S/E Chromine Rd. 1350' S/W of Berryman's Lane
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3(B)(3) to permit side yards of 38' and 23' instead of required 50' and to permit a front yard setback of 73' from center of street instead of required 75'.
District: 4
No. Acres: 0.484 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WN:Pld

E. HAROLD WILLIAMS, JR., CHAIRMAN
JAMES J. HARRIS, JR., VICE CHAIRMAN
WILLIAM J. BARNETT
EUGENE C. HESS
W. RUSSELL HUBERT
JOSHUA S. WHEELER, JR., TREASURER
H. ENRIKE PAINES
RICHARD W. TRACY, M.D.
JAMES RICHARD W. WHEELER

ORIGINAL FOR FILING

Pursuant to the advertisement, posting of property, and public hearing 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

the above Variance should 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

to permit side yards of thirty-eight (38) feet and twenty-five (25) feet and to permit a front yard setback of seventy-three (73) feet from the center of the street should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Bureau of Public Services and the Office of Planning and Zoning.

Pursuant 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, this day of 1972, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Dinenna
Zoning Commissioner

RE Petition for Variance
SE/5 of Christine Rd., 1350'
SW of Berryman Lane, 4th
District
Nelson W. Minkins Petitioner
No. 73-97-A (Area No. 33)

Dear Mr. Dinenna

I will be responsible for all problems that may arise from the issuance of this building permit.

Mrs. Josephine A. Minkins
H. 2 Box 30, Christine Rd.
Rustletown, Md. 21136

Sworn to before me this 27th day of October, 1972.

Dorothy M. Leaver
Notary Public

My Commission expires: July 1, 1974

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

15160 73-97-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *7th* Date of Posting: *OCT. 7-1972*

Posted for: *VARIANCE*

Petitioner: *NELSON W. MINKINS*

Location of property: *SE/5 of CHRISTINE RD. 1350 FT. SW of BERRYMAN LANE*

Location of Sign: *SE/5 of CHRISTINE RD. 1350 FT. SW of BERRYMAN LANE*

Remarks: *Charles P. P. P. P.*

Posted by: *Charles P. P. P. P.* Date of return: *OCT. 13-1972*

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

No. 5050

DATE Oct. 2, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
Nelson W. Minkins
Rt. 2 Box 30 - Christine Rd.
Rustletown, Md. 21136
Petitioner for Variance
#73-97-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

25.00 CMC

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

No. 5716

DATE Oct. 25, 1972 ACCOUNT 01-662

AMOUNT \$51.00

WHITE - CASHIER
Nelson W. Minkins
Rt. 2 Box 30 - Christine Rd.
Rustletown, Md. 21136
Advertising and posting of property
#73-97-A

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

53.00 CMC

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 October 10, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 10th day of Oct., 1972 that is to say, the same was inserted in the issue of October 5, 1972.

STROMBERG PUBLICATIONS, Inc.

By: *Beth Morgan*

PETITION FOR A VARIANCE

OF THE BALTIMORE COUNTY ZONING REGULATIONS

IN THE MATTER OF THE PETITION OF NELSON W. MINKINS FOR A VARIANCE TO PERMIT THE CONSTRUCTION OF A RESIDENTIAL BUILDING ON A PORTION OF THE SE/5 OF CHURCH RD. 1350' SW OF BERRYMAN LANE, 4TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

THE BALTIMORE COUNTY ZONING COMMISSIONER HAS ORDERED THAT THE PETITION BE HEARD ON THE 10TH DAY OF OCTOBER, 1972, AT 10:00 A.M. IN THE BALTIMORE COUNTY ZONING COMMISSIONER'S OFFICE, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

THE BALTIMORE COUNTY ZONING COMMISSIONER HAS ORDERED THAT THE PETITION BE HEARD ON THE 10TH DAY OF OCTOBER, 1972, AT 10:00 A.M. IN THE BALTIMORE COUNTY ZONING COMMISSIONER'S OFFICE, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

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CERTIFICATE OF PUBLICATION

TOWSON, MD. October 5, 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., on one time before the 25th day of October, 1972, the last publication appearing on the 5th day of October, 1972.

THE JEFFERSONIAN

L. Leach Smith
Manager

Cost of Advertisement, \$ *10.00*

Mr. Nelson W. Minkins
Rt. 2, Box 30
Christine Road
Rustletown, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 22nd day of September, 1972.

R. D. Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Nelson W. and Josephine A. Minkins

Petitioner's Attorney Reviewed by *John P. P. P.*
Advisory Committee

Mr. Nelson W. Minkins
Rt. 2, Box 30
Christine Road
Rustletown, Md. BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
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Zoning Commissioner

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Petitioner's Attorney Reviewed by *John P. P. P.*
Advisory Committee

