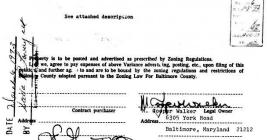
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

Dam. M. Cooper Walker ___legal owner__of the property situate in Baltimore

hereby petition for a Variance from Section 1A00.3, B3 of the Zoning Regulations of Baltimore County to permit a set-back of 28 feet instead of the required 75 feet.

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

practical difficulty and extreme hardship



Address 305 W. Allegheny Avenue Towson, Maryland 21204 ORDERED By The Zoning Commissioner of Faltimore County, this12th...

of January 197 3, 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 Law. Baltimore County in Room 106, County Office Building in Townon, Baltimore 21st day of Pebruary 197 3 at 10:30 clock

Zoning Commissioner of Balamore County 10 30 ft 20173

14em #128 (1972-1973) Property Owner: M. Cooper Walker Page 2 Jenuary 31, 1973

OROE

John Grason Turnbull, II Pe

Lane M

Provisions for accommodating storm water or drainage have not been indicated

Drainage and utility easements will be required along the outlines of this

The Politicer must provide recessary drainage facilities (temporary or parament) to prevent creating any muisances or danages to adjacent properties, especially by the concentration of surface waters. Correction of any robules witch any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Politicars.

Water and Sanitary Sewer:

Public water supply and sanitary cewerage are not available to serve this

This property is beyond the limits of the Mallimore County Metropolitan District and the Baltimore County Comprehensive Water and Sewage Flan for 1970-1980, Amended 1971.

Very truly yours,

57. Quier Chief, Bureau of Engineering

PWD-PAW-PMP-88

ec: John Somers

JJ-SW Key Sheet 125 NW 30 & 31 Position Sheet NW 32H Topo 15 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE PETITION AND SITE PLAN

BALT: MORE COUNTY ZONING ADVISORY COMMITTEE

JOHN J. DELLON. IF

MEMBERS BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING STATE BOADS COMMISS BUREAU OF FIRE PREVENTION

REALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION ZONING ADMINISTRATIO INDUSTRIAL DEVELOPMENT

John Grason Turnbull, II, Esq. 305 W. Allegheny Avenue Towson, Maryland 21204

RE: Variance Petition Item 128 H. Cooper Walker - Fetitioner

Dear Mr. Turnbull:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made ewere of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may fite a written report with the Zoning Commissioner with secondariations on the appropriateness of the requested zoning.

The subject property is located on the east side of Foreston Road, \$40 feet southeast of Unper Beckleyaville Road, in the 6th District of Pattimer County. This residential (R.O.P.) property is currently improved with a barnand a small shad. The property abust the Prestylogy Reservoir on the south and east sides. The property to the north and west is currently unimproved. Foreston Road at present is not existing along the frontage of this property.

This patition is accepted for filing on the date of the ended filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more then 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Johns J. Dillow for Jets JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

JJDJr.:GAE:JU

A street

(Enclosure) cc: Robert E. Spellmin 101 Shell Bidg., 200 E. Joppa Rd. (21204) The following comments are furnished in regard to the plst submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Burers of Engineering

Mr. S. Brig DiNenna

Zoning Commissioner County Office Building Towson, Maryland 2120h

The status of Foreston Road along the frontage of "his property is unknown and assumed to be public. It is the responsibility of the Patitioner to associate and clarify rights therein. Prior to impounding water in the Prettybey Repervoir, Foreston Road was continuous from Foreston Road to Mt. Carmel Pond (Mt. 137). It appears that the Baltimore City Mater Division, Watersheds, may have rights within this section of Foreston Road.

Baltimore County, Maryland Bepartment Of Bublic Borks

COUNTY OFFICE BUILDING

TOWSON, MATYLAND 21204

January 31, 197)

Re: Item #128 (1972-1973)

Property Owner: M. Cooper Walker Foreston Road, 540' S/E of Upper Beckleysville Road

Present Zoning: R.D.P.
Present Zoning: R.D.P.
Proposed Zoning: Variance from Segment 1400.83 to permit a setback of 28' instead of required 75'
Districts 6th No. Acres: 2.95 Seres

Foreston Road is proposed to be improved in the future as a public road with a 30-foreston Road by producy cross-section on a 50-foot right-of-way from Feeklayrullae Feedlah Company from the company of the company

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.

BALT.MORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIPPORD. P.E. WH. T. MELZER

January 17, 1973

Mr. S. Epic DiNenna Zoning Commissioner County Office Building Towson, Haryland 21204

Re: Item 128 - ZAC - January 9, 1973 Property Owner: H. Cooper Walker Foreston Road SE of Upper Beckleyaville Rd. Variance from Section 1A00,3.83 to permit a setback of 20 instead of required 75 bistrict 6

No major traffic problems are anticipated by the requested variances.

Michael & Hanger

Michael S. Flanigan Traffic Engineer Associate

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

January 10, 1973

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

Comments on Item 128, Zoning Advisory Committee Meeting January 9, 1973, are as follows:

Property Owner: M. Cooper Walker Location: Foreston Road, 540' S/E of Upper Beckleysville

Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1Au0.3B3 to
permit a setback of 28' instead of required 75'.
Di .ict: 6
No.Acres: 2.95

Complete soil evaluation must be conducted and approved; approved water well must be completed prior to issuance of building

Very truly yours,

Thomas H. Devin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn &

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Acting Direct

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

Comments on Item 128, Zoning Advisory Committee Meeting, January 9, 1973,

January 29, 1973

Property Owner: M. Cooper Walker Location: Foreston Road, 540' 57E of Upper Beckleysville Road Present Zonling: R.D.P. "Proposed Zonling: Variance from Section 1A00.3.83 to permit a serback of 26 Instead of required 75'

No. Acres: 2.95 acres

Foreston Road should be continued to the beginning of petitioners property as a public road, however, it may be necessary for the petitioner to continue a right of way to the Baltimore City reservoir property.

John L. Wenkley John L. Wimbley Planner I

Project Planning Division
Office of Planning and Zoning

OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Re: Item 128

Tiem 108

H. Dopper Malker
Location:
Present Zonian:
Proposed Zoning: Variance free Section 100.3.B) to permit a methack of 20 landead of required 75'

District:

Dear Mr. DiNenna

BOARD OF EDUCATION

Date: January 10, 1973

Mr. S. Fric DiNenna Zoning Commissioner County Office Building

No bearing on student population

Very truly yours, W. Wich tetroird

OCOMMUNITE IMES

RANDALLSTOWN, MD. 21133 February 5 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dimensa Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

was inserted in the issues of February 1, 1973.

STROMBERG PUBLICATIC 'S, Inc.

By Buth morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feorusty 1

THIS IS TO CERTIFY, that the annexed advertisement was day of ____February______, 19.73_, the man publication app wring on the lat day of February

THE JEEGERSONIAN,

BALTIMORE COUNTY, MARYLAND OFFICE OF POCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE Jan. 29, 1973 ACCOUND1-6/2 DISTRIBUTION PINK - AGENCY Nessure. Brooks & Turnbull
305 W. Alleghamy Ave.
Townon, Md. 21204
Petition for Yarlance for M. Cooper Walker
5.00 MG.

CIVIL ENGINEERS & LAND SURVEYORS 101 SHELL BUILDING - 200 EAST JOPPA RGAD TOWSON, MARYLAND 21204 · VAlley 3-8820

DESCRIPTION FOR VARIANCE TO ZONING, FORESTON ROAD, 6TH DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point in the center of Foreston Road at the distance of 540 feet, more or less, Southeasterly from the juncture of Upper and Lower Backleysville Roads and running thence and binding on the center of Foreston Road South 42 Degrees 30 Minutes East 509,03 feet to the outline of the Prettyboy Reservoir thence leaving the center of Foreston Road and binding on said outline North 61 Degrees 30 Minutes East 214,50 feet and North 34 Degrees 00 Minutes West 524,00 feet and running thence South 56 Degrees 00 Minutes West 288,75 feet to the place of beginning.

CONTAINING 2.95 acres of land, more or less.



November 29, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric DiNenna, Zoning Commissioner Date. January 30, 1973 ...

FROM Norman E. Gerber, Office of Planning and Zoning

SUBJECT Patition #73-185- A. East side of Foreston Road 540 feet, more or less, Southeast of Upper and Lower Beckleysville Roads. Petition for Variance for Front Property Line. Petitioner - M. Cooper Walker

6th District

HEARING: Wednesday, February 21, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comment to make at this time.



PETITION MAPPING PROGRESS SHEET FUNCTION Descriptions checked and outline plotted on map Granted by ZC, BA, CC, CA Reviewed by: Revised Plans: Change in outline or description___Yes Map #

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	16. 7064
DATE POD. 28, 1973 ACCOUNTS	662
AVOUNT_	119.25
WHITE - CASHER PIRE - AGENCY HORETS. ATOOLY & TERMINIL 305 V. Allogivary Ave. Torscom, 141. 21204	AETFOM - CREAOMER
Atvertising and posting of propo-	rty sfor Cooper Wilton

-	1,	1.7
BALTIMORE COUN OFFICE OF LONCE - R MISCELL ANEOUS	EVENUE DIVISION	5 7022
DATE Jam. 26, 15	73 ACCOUNT 0	1-662
	AMOUNT \$2	5.00
WHITE - CASHIER	PINK - AGENCY	VELLOW - CUSTOMER
Evelyn C. S 3001 Morela Baltimore, 1 Petition for	id Ave.	

APR 30 1973

