

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

**DEPARTMENT OF TRAFFIC ENGINEERING**

EUGENE J. CLIFFORD, P.E.

DIRECTOR

WM. T. MELZER

DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 182 - ZAC - March 27, 1973
Property Owner: The Stefanowicz Corporation
S/E/S of Tregarone Road and Burlwood Road
Variance from Sections 208.2 and 1802.3(B) to permit a front yard
setback of 29.1' instead of required 30'
District 8

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to
the side yard.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MCF/pk

JUL 05 1973

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 Variance requested not adversely affecting the health, safety and general welfare of the community

to permit a front yard setback of 29.1' instead of the required 30' for Lot 1, Block "K", Coachford

Deputy Zoning Commissioner of Baltimore County this 25th day of May, 1973, 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 Department of Public Works 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 19th day of May, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

0.2994 ACRE PARCEL, SOUTHEAST SIDE OF TREGARONE ROAD AND BURLWOOD ROAD, LOT 1, BLOCK K, SECTION FIVE, PLAT ONE, "COACHFORD", EIGHTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR FRONT YARD VARIANCE

Beginning for the same at a point on the south side of Tregarone Road, 50 feet wide, and at the north end of the gusset line connecting the south side of said Tregarone Road and the east side of Burlwood Road, 50 feet wide, shown on the plat of the land of "Coachford", Section 5, Plat 1, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, Page 124, running thence binding on the south side of said Tregarone Road (1) easterly, by a curve to the right with the radius of 2212.92 feet, the distance of 110.51 feet, the chord of said arc being S 88° 14' 42" E 110.49 feet, thence binding on the division line between Lot 1 and Lot 2, Block K as shown on said plat, (2) S 03° 11' 02" W 105.06 feet, thence binding on the division line between Lot 1 and Lot 2 of said Block K, (3) S 89° 17' 14" W 118.24 feet to the east side of said Burlwood Road, thence binding on the east side of said Burlwood Road, (4) N 00° 42' 46" W 94.80 feet to the south end of said gusset line connecting said Burlwood Road and said Tregarone Road, then, binding on said gusset line, (5) N 44° 42' 41" E 21.05 feet to the place of beginning.

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

Lester Matz
John C. Childs
Associates
Ronald W. Boyles
Robert W. Craban
William E. Frankovich
Edmund P. Halle
Norman P. Harman
Bernard S. Hyatt, Jr.
Paul Lee
Fred P. Morrison
Paul S. Shotton

MCA
MATZ, CHILDS & ASSOCIATES, INC.

feet to the place of beginning.

Containing 0.2994 of an acre of land.

CAE:ejq

J.O.# 71156

January 19, 1973



MORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric Dismore, Zoning Commissioner Date: May 15, 1973

From: William D. Froms, Director

SUBJECT: Petition 273-287-A, Southeast corner of Tregarone and Burlwood Roads. Petitioner for Variance for a Front Yard. Petitioner - The McGraw-Hill Corporation

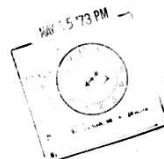
8th District

HEARING: Thursday, May 24, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comments on this petition at this time.

SIGNED: William D. Froms, Director

MDP:REG:W



CERTIFICATE OF PUBLICATION

TOWSON, MD. MAY 3, 1973

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., successively on the 1st, 8th, 15th, 22nd, 29th, and 5th days of May, 1973, the first publication appearing on the 1st day of May, 1973.

THE JEFFERSONIAN

L. Lawrence Smith, Jr., Manager

Cost of Advertisement, \$

PETITION FOR A VARIANCE FOR THE TOWSON TIMES
LOCATION: Southeast corner of Tregarone and Burlwood Roads, Lot 1, Block K, Section 5, Plat 1, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, Page 124. The Petitioner is requesting a front yard setback of 29.1 feet instead of the required 30 feet for Lot 1, Block K, Section 5, Plat 1, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, Page 124. The Petitioner is requesting a front yard setback of 29.1 feet instead of the required 30 feet for Lot 1, Block K, Section 5, Plat 1, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, Page 124. The Petitioner is requesting a front yard setback of 29.1 feet instead of the required 30 feet for Lot 1, Block K, Section 5, Plat 1, recorded among the Land Records of Baltimore County in Plat Book O.T.G. 34, Page 124.

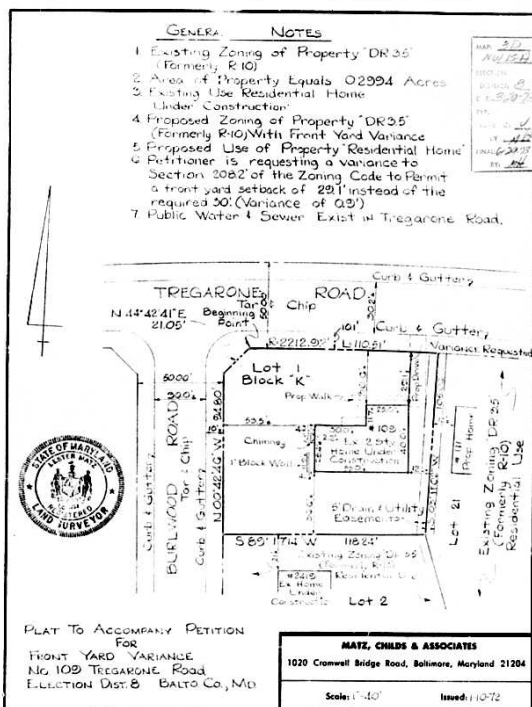
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THE TOWSON TIMES
TOWSON, MD. 21204 May 7 - 1973

THIS IS TO CERTIFY that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 7th day of May, 1973 that is to say, the same was inserted in the issue of May 3, 1973.

STROMBERG PUBLICATIONS, INC.

By: Ruth Morgan



PLAT TO ACCOMPANY PETITION FOR FRONT YARD VARIANCE NO. 102 TREGARONE ROAD ELECTION DIST. 8 BALTO CO, MD

MATZ, CHILDS & ASSOCIATES
1020 Cromwell Bridge Road, Baltimore, Maryland 21204

Scale: 1"=40' Issued: 1-10-73

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: 5-3-73
Posted for: Henry, Mrs. May 24, 1973 B. Mrs. B.M.
Petitioner: The McGraw-Hill
Location of property: S.E. Corner of Tregarone & Burlwood Rd.
Location of Signs: 1 Sign - Posted at E. Cor. of Tregarone & Burlwood Rd.
Remarks: Mark H. Smith
Posted by: Mark H. Smith Date of return: 5-10-73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 13th day of

1973

Item # March

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Stefanowicz Submitted by Romodan

Petitioner's Attorney Romodan Reviewed by JBB

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		GOO 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: <u>JBB</u>	Revised Plans: Change in outline or description <u>Yes</u> _____ No _____									
Previous case: _____	Map # _____									

Robert J. Gaudin, Esq.
2150 Eastern Boulevard
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Form 100

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 13th day of March 1973.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner The Stefanowicz Corporation

Petitioner's Attorney Robert J. Gaudin

Reviewed by J. J. DiNenna Jr.
Chairman,
Zoning Advisory Committee

one block, Old Mt. & Associates
1000 Crumpler Bridge Road (21084)

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

No. 8313

DATE May 2, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
The Stefanowicz Corp.
10854 York Road
Cockeysville, Md. 21030
Petition for Variance
#73-288-A

DISTRIBUTION

PINK - AGENCY

YELLOW - CUSTOMER

25.00 MSC

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

No. 10804

DATE May 24, 1973 ACCOUNT 01-662

AMOUNT \$59.00

WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

Stefanowicz Corp.
10854 York Rd.
Cockeysville, Md. 21030
Advertising and posting of property
#73-207-A

59.00 MSC