PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 74.20.14) ZONING COMMISSIONER OF BALTIMORE COUNTY:

L or we J. B. & V irginia S. Vaughan and owner of the property situate in Baltimore and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 1802. 3. at 1 to permit lot widths

of 50 ft., instead of the required 55 ft.

The entire area in Cliver Beach are all 50 ft., lots and would c ause me undum hardship, by leaving me with one 45 ft. that I could not build on.



L

Iten #1: (1973 - 1971) Property Owner: J. Edward Vaushan, Jr. et ux

Public water supply and sanitary sewerage are available to serve this property.

Elloworth N. Diver p. W. SLISTEFF N. DIVER, P.S. Chief, Bureau of Engineering

Page 2 July 17, 1973

END: EAM: FWR: SS

MM-SW Key Sheet 29 1E 50 Pos. Sheet ME 8 M Topo 8h Tax Map

Water and Sanitary Sewer:

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 ton, and further agree to and are to be bound by the zoning regulations and restrictions of other County adopted pursuant to the Zoning Law For Baltimore County.

Virginia S. Vaughan

Addres 1659 Vakora Rol Bolt med 21204

y The Zoning Commissioner of Bailfmore County, this 6th day

197 3 that the subject matter of this petition be advertised, as Zoning Law of Baltimore County, in two newspapers of general circulation through-sounty, that property be posted, and that the public hearing be had before the Zoning & Baltimore County in Roor. 108, County Office Building in Towson, Baltimore ., 1973 ... at 10:15 o'clock

Baltimore County, Maryland Bepartment Of Public Morks

July 17, 1973

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

Re: Item #h (1973 - 1974)
Property Owner: J. Edward Vaugham, J-. et ux
M/S of Petucent Ret., 1864 S/N of Greenhank Rd.
Present Zoning: S.S. 5.5
Proposed Zoning: Variety Pres Section 1802.3 e.l to
permit lot width of 50 instead of the required 55'
Districts ISth No. Acres: 50 x 200' each

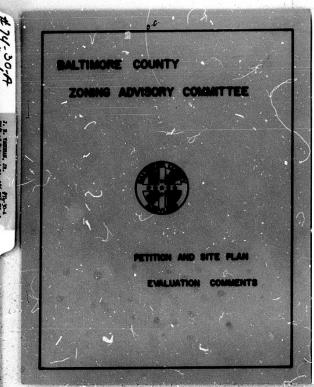
The following comments are furnished in regard to the plat submitted to this office review by the Zoning Advisory Committee in connection with the subject item.

Patuxant Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadsey cross-section on a 50-foot right-of-way. Alighway improvements are not required at this time.

Development of this property through stripping, grading and stabilization could result in a sedient pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, mecessary for all grading, including the stripping of top boil.

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

The property to be developed is located adjacent to the water front. The Fevitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby alevation limitations are placed on first finer levels of residential and conserval development and other special construction features are



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 31, 1973

COUNTY OFFICE BLDG 11 T. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF SAFFIC ENGINEERING STATE ROADS COMMISS

RI ALTH DEPARTMENT FROJECT PLANNING HOARD OF EDUCATION

INDUSTRIAL DEVELOPMENT

Mr. J. Edward Vaughan, Jr., 1659 Yakona Road Waltimore, Maryland 21204

RE: Variance Petition

: Variance Feet Item 4 J. Edward Vaughan, Jr. et ux -Petitioners

Dear Mr. Vaughan

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.

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

The subject property is located on the northwest side of Patusent Road, 186 feet southwest of Greenbank Road, in the 15th District of Baltimore County. This unimproved wooded lot is sounded by 1.5 and has 10 neet to 1.5 and has 1

There is no curb and gutter existing along Patuxent Road at this location

There are existing dwellings in the vicinity, however, there are no existing dwellings on the

Mr. J. Edward Vaughan, Jr., Item 4 Page 2 July 31, 1973

immediate adjacent lots.

This petition is accepted for filing on the date of the enclosed filing cortificate. Notice of the state of t

-BALTIMORE COUNTY, MARYLAND

July 9, 1973

Comments on Itea 4. Zoning Advisory Committee Meeting July 3, 1973, are as follows:

Since metropolitan water and sever are available, no health hazard is anticipated.

Propercy Owner: J. Edward Vaughan, Jr., et ux Location: NW/S Patuxent Rd., 186 Sw of Greenbank Road Present Zoning: D.R. 5. Proposed Zoning: Variance from Section 1802. J. c.l to permit Lot widths of 50' instead of required 55' District: 15 No.Acres: 2 lots - 50' x 200' each

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

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

Dear Mr. DiNenna:

DEPARTMENT OF HEALTH-

JOHN J. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Baltimore County Fire Department



Towson, Maryland 21204 825-7310

Office of Planning and Zoning Baltimere County Office Building Towson, Haryland 21204

Attention: Ilr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: J. Edward Vaughan, Jr., et ux

NW/S of Patuxent Rd., 186' SW of Greenbank Rd. Location:

Zoning Agenda Tuesday, July 3, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable 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 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Zublic Jorks.
() 2. A second means of vehicle access is required for the site.

1 3. The vehicle dead-end condition shown at

() 3. The vehicle dead-end condition shown at

EXCESS 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 latest of the state of the property of the process of the state of the state of the state of the protection Association Standard No. 101

"The Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(XX) 7. The Fire Prevention Bureau has no comments at this time.

: Lt T Kolly Note Appr Planning Group & RRM Special Inspection Division

Hoted and Paul 74 Reinebe Deputy Chief Fire Prevention Bureau

mls 4/16/73

OCT 10 1975

Description Of Property Begining at a point on the northwest side of Patuzent

Road, 186.71 feet southwest of Greenbank Road, and being

in Plat Book J. W. B., Polio-37

Lots 182 and 143 of the subdivision of Oliver Beach, Section B.

RECEIVED FOR FILING



July 5, 1973

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

Comments on Item *4, Zoning Advisory Committee Meeting, July 3, 1973 are as follows:

Property Owner: J. Edward V ughan, Jr., et ux.*
Location: NW '5 of Patusent Road, 186' SW of Greenbank Road
Present Zoning: D.R.3.5.5
Proposed Zoning: Voriance from Section 1802.3.c.1 to permit lot widths of 30' instead of the required 55'

No. Acres: 2 lots - 50' X 200' each

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John Levelberg John L. Wimbley Planning Specialist II

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 3, 1973

Mr. 3. Eric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Z.A.C. Meeting of: Tuesday July 3, 1973

Tem ii
Property Omer: J. Biward Vaughan, Jr., et ux
Location: NM/S of Fatument Road, 1866 SM of Greenbank Road
Present Zoning: D.R. 5.5
Proposed Zoning: Variance from Section 1862.3 c.1 to permit lot widths
of 560 Instead of the required 555

No effect on student population.

Very truly yours,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date July 19, 1973

FROM William D. Fromm, Director

SUBJECT. Petition. 114-39-A. Morthwest side of Patuxent Road 186.71' Southwest of Greenbank Road Petition for Variance for Lot Widths. Petitioner J. E. and Winginia S. Vaughan, Jr.

15th District

HEARING: Wednesday, August 1, 1973 (10:15 A.M.)

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

WDF:NEG:NO





appearing on the 12th day of July

CERTIFICATE OF PUBLICATION

OFFICE OF

Essex Times

CERTIFICATE OF POSTING

Greenload Rd. Rotal on Gatesant Kd les Book of St.

Protect by Meet to Mass. Date of return. 7./19.673.

Posted for Hildship Wed Aug 1 " 1973 & 18115 A.M.

Here Here Asum for to go

NG DEPARTMENT OF BALTIMORE COUNTY # 24-30-A

Date of Posting Full 12 73

July 16 -19 73

THIS IS TO CERTIFY, that the annexed advertisement of Aoning Commissioner of Baltimore Coury

1973 ; that is to say,

By Kill morgan

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	cate	by	date	by	date	by	date	by	date	Ьу
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by:		-	(Change	d Pla e in ou	tline	or des	riptio		Yes No

			Ite	
J. Should Vengha	ı, Jr.,	12		
timere, Maryland	11204			
	BALTEMORE COUNTY	OFFICE OF PLANNIN	& ZONING	
	111 1	ty Office Building fo Chasepsoke Aven yng Harylami 21204		
	Your Potition	. has been receive	d and accepted for	filling
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Patitions 3, 30	eri Tarahan, Ar.		`	·O
			vioual by	10/60

BALTIMO. COUNTY OFFICE OF PLANNING OID ZONING
County Office Building III W. Champosite Avenue Tomon, Maryland 2004
Tomas Mary hard 21204 Your Putition has been received " this 19th day of 19th. Item "
Roll.
Putting F Vaughan, V. School by J. F. Vaughaus V.
Puritional's Attentoy Reviewed by Achters
* This is not to be interperted or acceptance of the Puttion for assignment of a hooring date.

BALTIMORE COUNTY, MARYLAND OFFICE OF PING. 5 - REVENUE GIVISON MISCELLANICOUS CASH RECEIPT	10891
July 9, 197" ACCOUNT	03-662
AMOUNT	825.00 •
J & B Contractors 1559 Takens Bend Bal'inore, Mi. 2120h	VELLOW - GUSTOMEN
Potition for Taxioner - \$7	25,00 is

BALT/MORE COUNTY, MARYLAND

OFFICEL ARCOURS DIVISION

OFFICEL ARCOURS CASH RECEIPT

PROSPUSE 1, 1973

ACCOUNT 01-682

AMOUNT \$33,38

WHITE CASHEE PRA AGENCY VELLOW CUSTOMER

Cash Advertising and posting of property

for J. 1984 985220 1 72 5-602

