PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONEG COMMISSIONER OF BALTIMORE COUNTY:

| Joseph Revi Easily | 1, or we New E. Kelly | 1, or w

255.2 (243.2) to permit a rear yard y petition for a Variance from Section.

Section for a Variance from Section.

Section for a Variance from Section.

25322 (24522) to permit a kind yard of the feet Thatead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Ziving Law of Baltimore County; for the following reasons: (indicate hardsin or peartical difficulty).

1. Lot is triangular in shape and producte reasonable espansion

2. Location of well and ceptic system constrain site development

Anticipated acquisition of NP Railroad Right-of-Way not enough to meet requirements

ORDER

Property is to be posted and advertised as prescribed by Zoning Regulations.

1, or we, agree to proceed and are to be bound by the zoning regulations and further agree to and are to be bound by the zoning regulations and restrictions of Ballimore County adopted pursuant to the Zoning Law For Ballimore County.

81616 Address DARAG RONG GREEN PIRE GLEN ARM M. 1/05 > Protestant's Attorney

of November 197 2, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through NO out 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

... 197 .3 at __10:00clock 4.A.M

0 1971 8405 MORVEN RD

LOCATION OF PROPERTY:

06 W

N/S of Long of Clan Arm M.

1940' N of

12226 LANG GREEN PIKE GLEN ARM, Mp. 21057

Beginning for the same at a point 1940 feet from the centerline of Glen Arm Road, in the 11th District of Beltimore hence running the full wing courses and distances: N 59° 16° W for 108.2 feet to the Maryland & Penna. Railroad Right-of-Way; Thomas N 56° 13° E for 215.6 feet, Thomas S 26° 15° W for 195.8 feet to the place of the beginning; Containing 0.24 acres]. BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S.Eric DiNenna, Zoning Commissioner Date December 21, 1973

FROM William D. Fromm, Director of Planning

SUNDECY. Petition #74-141-A. Northwest side of Long Green Fike 1940 feet, more or less, North of Glen Arn Road.

Petition for Variance for Side and Rear Yards.

Petitioner: John Earl Kelly and Mary E. Kelly

11th District

HEARING: THURSDAY, December 27, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has no comments to offer at this

WDF:NEG:rw

BALTIMORE COUNTY MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING EUSPHE J. CLIFFOLD P.E.

December 12, 1973

Mr. S. Eric GiNenna Zoning Compissioner

Re: Item 90 - ZAC - November 13, 1973 Property Owner: John Earl 6 Mary E. Kelly Long Green Pike 6 Gley Arm Road Variance to permit a rear yard setback District II

No traffic problems are anticipated by the requested variance to the rear end yards.

Very truly yours.

Michael S. Flanisan Traffic Engineer Associate

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 3, 1973

John Earl Kelly 12226 Long Green Pike Glen Arm, Maryland 21057

Re: Zoning Variance Item #90 John Earl 5 Hary E. Kelly

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 rade 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 Long Green Pike, 1540 feet northwest of Glen Arm Road in the 11th District of Baltimore County. This property is zoned H.L., and is improved with an attractive 14 story frame chelling with a detached garage.

The petitioners are requesting a variance for a side and rear yard setback of 0 feet instead of the required 25 feet and 50 feet. The rear of this small triangular shaped property abust the old Right-of-Way line of the Maryland & Pennsylvani. Batirood, The petitioners are attenpting to abust est less thaif of this land for additional yard space. The addition to the garage would be for a shop area.

No curb or gutter exist along Long Green Pike at this location.

This petition is accepted for filing on the date of the euclosed filing cartificate. 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 mear future.

Very truly yours, les, fr John J. Billon, Jr. John J. Billon, Jr. Chairman, Zoning Advisory Committee

JOOJribe Enclosur

Valtimore County, Maryland Bepartment Of Public Borks

November 28, 1973

COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Mr. S. Bric Dikenna Zoning Commissioner County Office Pailding Towson, Maryland 21204

Re: Item #90 (1973-197h)
Property Owner: John Earl and Mary E. Kelly
12226 Long Green Pike, 1940' from the centerline of Glen 12720 Long Owen Pike, 1940' from the centerline of Owen Arm Ed. Existing Zoning: Nat. Proposed Zoning: Wariance to permit a rear yard setback of 10' instead of required 50' and side yard of 25' instead of required 50' Ex

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.

Long Green Pike, an existing County road, is proposed to be improved in the future as a Mo-Foot closed-type roadway cross-section on a GO-Foot right-of-way. Hishway improvements including highway right-of-way widening an mosesary reversible easements for slopes will be required in connection with any grading or building permit

The entrance locations are subject to approval by the Department of Traffic Engineering and chall be constructed in accordance with Bultimore County Standard

Sediment Control:

Development of this property through strippine, grading and stabilization could result in a mediant pollution problem, damaging private and public holdings domestream of the property. A grading parmit is, therefore, measury for all grading, including the stripping of top cell.

Storm Drains:

The Petitioner must provide processary drainage facilities (temporary or permanent) to prevent creating any mnisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to the proper grading or improper installation of drainage facilities, would be the full responsibility or the Petitioner.

Item #90 (1973-1974)
Property Owner: John Barl and Mary E. Kelly
Page 2 ber 28, 1971

Water and Sanitary Sewer:

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

Very truly yours,

SLLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: TAM: FWR: 35

Q-NW Key Sheet 59 NE 24 Pos. Sheet NE 15 F Topo 53 Tax Map

FER 11 1074

di.

Baltimore County Fire Department



625-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: John Earl & Mary 2. Kelly

Location: 12,226 Long Green Pike, 1940 feet from the centerline of Glen Arm Road

Item Jo. 90 Zoning Agenda November 13, 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 plaus for the prometry.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along ar approved road in accordance with Maltimore County Standards as published by the Department of Public Ports.

() 2. A second means of wehicle access is required for the site.

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

EXCHEST the maximum allowed by the Fire Department.
The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

of the Fire Prevention Code prior to occupancy or beginning of operations.
The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the Theorem of the site shall comply the state of the state

Reviewer: A Trop. 2 Marcha Approved: Deputy Chief Research Special Inspection Division Fire Prevention Bureau

mls 4/16/73

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD. P.E.

WM. T. MELZER

December 12, 1973

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

Re: Item 90 - ZAC - November 13, 1973 Property Owner: John Earl & Mary E. Kelly Long Green Pike & Glen Arm Road Variance to permit a rear yard setback District II

No traffic problems are anticipated by the requested variance to the rear end yards.

Very truly yours,

Michael Hangan Michael S. Flanigan Traffic Engineer Associate

MSF:nlc

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

November 21, 1973

DONALD J. ROOP, M.D., MPH.

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

Comments on Item 90, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: John E. & Mary E. Kelly Location: 12226 Long Green Pike, 1940' from C/L Glen Arm Rd. Present Zoning: M.L. resent Zoning: N.L.
Proposed Zoning: Variance to permit reer yard setback
of 10' instead of req'd 50' and sideyard of 25'
No. Actes: 0 13
District: 13

Water well in good physical condition.

Septic system functioning satisfactorily at this time.

Very truly yours,

Thomas H. Deviin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mne

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

November 30, 1973

DONALD J. ROOP, M.D., M.P.

Zouing Commissioner of Baltimore County

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

Dear Mr. DiNenna:

Comments on Item 90, Zoning Advisory Committee Meeting November 13, 1973, are as follows:

Property Owner: John E. & Mary E. Kelly
Location: 12226 Long Green Fise. 1940' from C/L Glen Arm Rd.
Proposed Coning: Variance to permit rear yard sethack
of 10' instead of ree'd 50' and sie yard of 25'
instead of ree'd 50'.
No. Acres: 0.35
District: 11

Water well in good physical condition. Septic system operating satisfactorily at this time.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mn#

WILLIAM D. FROMM

S. ERIC DINENNA



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

Dear Mr. DiNenna

Comments on Item #90, Zoning Advisory Committee Meeting, November 13, 1973, are as follows

Property Owner: John Earl & Mary E. Kelly
Locations: 1226 Lang Green Pike, 1940 feet from the centerline of Glen Arm Road
Esisting Zoning M. L.
Proposed Zoning: Verinces to permit a rear yard setback of ten (10) feet instead of
required fifty (50) feet and side yard of twenty-five (25) feet instead
of required fifty (50) feet

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

Very truly yours. John fellembley John L. Wimbley

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ANEA CODE 301 PLANNING 69-3211 20NING 49-3381 SUITE 301 JEFFI RSON BUILDING

OF BALTIMORE COUNTY

BOARD OF EDUCATION

TOWSON, MARYLAND - 21204

Date: November 14, 1973

Mr. S. Eric DiNenna Zoning Commissioner County Office Building Towsen, Maryland 2120/

Z.A.C. Meeting of: November 13, 1973

Re: Item 90

Property Order:
John Earl & Mary E. Kelly
Location:
Location:
Location:
M.L.
Proposed Zoning:
Which
Proposed Zonin

District.

Dear Mr. DiNenna:

No bearing on student population.

Very truly years. with tetronel W. Nick Fetrovich Field Representative

CERTIFICATE OF POSTING CORTIFICATE OF FASTING COUNTY H74-141-A Towson, Maryland

District. // P/ Date of Posting Lee - 7 1973 Possed for Floring There Die 27 1973 & 10.00 A.M. Location of property NA 15 of Long Sheen Och 1940 No of Show are ket Location of Signs One Sign Lapart C. 1940 No. of Slew Com At

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Posted by Meet H Hers Date of return des 13 73

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plan of the Separate
a Carl Scip and Mary
Savenber 27, 1829 of
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CERTIFICATE OF PUBLICATION

HOSEDALE, . . , December 10, 1973 THIS IS TO CERTIFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Accedale, Saltimore County, Ma., one time tefore the 27th day of December , 1973 , the publication appearing on the 6th 3ay of

December 1973. THE OBSERVER.

Relate a Batter _ advertising Mgr.

Cost of Advertisement \$12.18

CERTIFICATE OF FUBLICATION

HOSEDALE, ND. , December , 1973 THIS IS TO CHILFY, that the annexed advertisement was published in THE OBSERVER, a weekly newspaper published in Rosedale, Baltimore County, Md., Otte time terore the 17th day of December , 1973 , the publication appearing on the 2946 day of November 1973. THE OBJANVER.

advertising Mgr.

Cost of advertisement \$11.97

CERTIFICATE OF PUBLICATION 74-141

ROSEDALF, MD. January 41974

THIS IS TO CERTIFY, that the annexed advert sement was ablished in THE OBSERVER, a weekly newspaper published

METHOR ING LABORACE	Grand Opening
NDO: Person for Variance for finite and Boar Variety. A STATE - Numbered with of Long Green Piles	CERAMICS
N. A. THEN TRANSPORT (November 27, 1972 at 10-10 n.m. S.H. DEANING. Steen 105, County Office Dailting, 112 W. Obraggeate Ave., Toward, Warphate	20% -#
The Stening Commissioner of Bullishing Country, or hearts of the Stening Art and Augustioner of more Country, with heat a public hearting. Delivers for Voltagers from the Stening obstance of Bullimore Country to person a near further to the Stening of the Stening of the Shark of Stening Country to person a near further to the Stening of the Stening of the Stening of Stening Country to person a near further to the Stening of the Stening of the stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening of the Stening o	استنسا
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or W. to 1954 here to the place of the beginning toming 1624 artes. Integrate property of John East Kelly and Mary offs, as shown or pair place find with the "many of the state of pair place find with the "many to the state of pair place find with the "many harding factor. Manigar, Property 477, 1979, at 1	
To the Control of the	Call 866-5300
	Maria and and a

BALTIMORE	COUNTY	OFFICE	OF PLANNING	ALID	ZONING
	County	Office	Building		

BALTIMORE COUNTY, MARYLAND

FUNCTION Descriptions checked and outline plotted on map

Denied Granted by ZC, BA, CC, CA Reviewed by:

Previous case:

Revised Plans

Change in outline or description ____Yes

DATE Nov. 26, 1973 ACCOUNT 01-662

AMOUNT \$25.00

PETITION MAPPING PROGRESS SHEET

PINE AGENCY YELLOW

Petition for Variance for John E. Kelly

BALTIMORE COU	NTY, MARYLAND
OFFICE OF FINANL	REVENUE DIVISION
MISCELLANEOUS	CASH RECEIPT

Dec. 17, 1973 ACCOUNT 01-662

AMOUNT \$38.18

PINK AGENCY TELLOW CUSTOMER

Advertising and posting of property for John E. Kelly 38.18 isc

CERTIFICATE OF PUBLICATION

pearing on the 29th day of November THE JEFFERSONIAN.

Coat of Advertisement, \$.

SALTIMORE COUNTY OFFICE OF PLANNING AND ZONING ROW AND

CERTIFICATE OF PUBLICATION

