

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 side yard setbacks of 35 feet and 25 feet instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of June 1974, 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 Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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 June 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
410-7319

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Harold H. & Marjorie J. Greve
Location: NW/4 of Graystone Rd., 810' SW of Burke Road
Item No. 137 Zoning Agenda May 7, 1974

Gentlemen:

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at
- () 4. EXCEEDS 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.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 10, 1974

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 187, Zoning Advisory Committee Meeting May 7, 1974, are as follows:

Property Owner: Harold H. & Marjorie J. Greve
Location: NW/4 of Graystone Rd., 810' SW of Burke Rd.
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 35' and 25' instead of the required 50'
No. of Acres: 267' x 696'
District: 7

Water well is in good condition.

The percolation test was satisfactory.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/cas

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 8, 1974

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

Re: Item 187

Z.A.C. Meeting of: May 7, 1974

Property Owner: Harold H. & Marjorie J. Greve
Location: NW/4 of Graystone Rd., 810' SW of Burke Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 35' and 25' instead of the required 50'

District: 7th
No. Acres: 267' x 696'

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Farris
Field Representative

WNP/ml

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



Mo, 23, 1974

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

Dear Mr. DiNenna:

Comments on Item #187, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Property Owner: Harold H. & Marjorie J. Greve
Location: NW/4 of Graystone Road, 810' SW of Burke Road
Existing Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 35' and 25' instead of the required 50'
No. of Acres: 267' x 696'
District: 7th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner should contact this office with reference to the subdivision regulation. Contact Mr. Harry Grace, 494-3335.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3331 ZONING 494-3351

BALTIMORE COUNTY, MARYLAND

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. MALKIN
DEPUTY TRAFFIC ENGINEER

May 28, 1974

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

Re: Item 187 - ZAC - May 7, 1974
Property Owner: Harold H. & Marjorie J. Greve
NW/4 Graystone Road, 810 feet SW of Burke Road
Variance from Section 1A00.3B.3 to permit side yard setbacks of 35 feet and 25 feet instead of the required 50 feet
District 7

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

MSF/pk

Mr. and Mrs. Harold H. Greve
Rt. 2, Box 89A
Parkton, Maryland 21120

RE: Variance Petition
Item 187
Harold H. & Marjorie J. Greve -
Petitioners

Dear Mr. Greve:

The enclosed comments for Project and Development Planning Division are to be included with the Zoning Advisory Committee comments sent you under date of May 16, 1974.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: MAY 18, 1974
Posted for: PETITION FOR VARIANCE
Petitioner: HAROLD H. GREVE
Location of property: NW/4 of GRAYSTONE RD. 810' SW of BURKE RD.
Location of Sign: NW/4 of GRAYSTONE RD. 810' SW of BURKE RD.
Remarks: VARIANCE FROM SECTION 1A00.3B.3 TO PERMIT SIDE YARD SETBACKS OF 35' AND 25' INSTEAD OF THE REQUIRED 50'
Posted by: Eugene J. Clifford, P.E. Date of return: MAY 23, 1974

PETITION FOR A VARIANCE
NO DISTRICT
 VARIANCE: Petition for a Variance for a side yard.
 LOCATION: Southwest side of Graystone Road, approximately 100 feet southeast of Burke Road.
 DATE & TIME: Monday, June 3, 1974 at 10:30 A.M.
 PUBLIC HEARING: Room 101, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the following:
 Petition for a Variance from the Zoning Regulations of Baltimore County to permit side yard setbacks of thirty (30) feet and twenty-five (25) feet instead of the required fifty (50) feet.
 The Zoning Regulations to be amended are as follows:
 Section 1A-10.10.1 - The minimum distance between any building and the rear lot line shall be 30 feet.
 Section 1A-10.10.2 - The minimum distance between any building and the rear lot line shall be 25 feet.
 All that parcel of land in the Second District of Baltimore County.
 BEGINNING at a point on the southwest side of Graystone Road, approximately 100 feet southeast of Burke Road, in the Second Election District of Baltimore County, thence through the survey (17) following course:
 1. S 0° 00' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 2. N 0° 15' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 3. N 0° 15' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 4. S 0° 15' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 5. S 0° 15' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 6. S 0° 15' 00" E 100.0' to the intersection of the line of Graystone Road and the line of the survey (17) following course:
 7. and S 0° 15' 00" E 100.0' to the place of beginning.
 Being the property of Harold H. and Marjorie J. Grove, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Monday, June 3, 1974 at 10:30 A.M.
 Public Hearing: Room 101, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 May 14



TOWSON, MD. 21204 May 20 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
 Zoning Commissioner of Baltimore County
 was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 20 day of May 1974 that is to say, the same was inserted in the issue of May 16 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 16, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once successive weeks before the 3rd day of June 1974, the first publication appearing on the 16th day of May 1974.

THE JEFFERSONIAN,
S. Lamb
 Manager.

Cost of Advertisement, \$.....

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NO DISTRICT
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 BY ORDER OF
 S. ERIC DINENNA
 ZONING COMMISSIONER OF BALTIMORE COUNTY
 May 14

J. and Mrs. Harold H. and Marjorie J. Grove
 Rte. 2, Box 89A
 Parkton, Maryland 21120

Item 107

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

Your Petition has been received and accepted
 for filing this 1st day of May 1974.

S. Eric Dinenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner Harold H. & Marjorie J. Grove

Petitioner's Attorney James B. Byrnes, III
 Reviewed by James B. Byrnes, III
 Chairman,
 Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 30th day of

April 1974. Item #

S. Eric Dinenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner GREENE Submitted by GREENE

Petitioner's Attorney Reviewed by

* 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		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: <u> </u>	Revised Plans: Change in outline or description <u> </u> Yes <u> </u> No <u> </u>				Map # <u> </u>					
Previous case: <u> </u>										

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

No. 15009

DATE May 13, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Harold H. Grove
 Rte. 2 Box 89A
 Parkton, Md. 21120
 Petition for Variance
 #74-277-A

25.00

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

No. 15050

DATE June 3, 1974 ACCOUNT 01-662

AMOUNT \$47.75

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER

Harold H. Grove
 Rte. 2 Box 89A
 Parkton, Md. 21120
 Advertising and posting of property
 #74-277-A

47.75





MAP: 3F
NE 34A
ELECTRICAL
DOOR
C 1 5-3-74
TWO
✓
4N
SERIAL: 7-19-74
IN: AK

