### DETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 14-2-77-A 1187

TO THE SOURCE CONTROL OF DATE WORK COUNTY.

hereby petition for a Variance from Section 1A00.3B.3 to permit side yard

setbacks of thirty-five (35) feet and twenty-five (25) feet

instead of the required fifty (50) feet.

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

Present requirements would prevent effective utilization of the property for residential use.

NE 34-H

11. 7.9.2

Can attached description

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

For we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this stilled, and further agree to and are to be bound by the zoning regulations and restrictions of silmed County adopted pursuant to the Zoning Law For Baltimere County. Mainie Seewe 450 Rt & Box F94 Pulta m /21/20 ORBER ORDERED By The Zoning Commissioner of Baltimore County, this......lat..... 1974 at 10:30 clock 613174

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 16, 1974

0

RE: Variance Petition Item 187 Haroid H. & Marjoric J. Grewe -Petitioners

Mr. and Mrs. Harold H. Grewe Rte. 2, Box 89A Parkton, Maryland 21120

Dear Mr. Grewe:

XXXXXXXXXXXX

MERICIA BATRILAC DE

STATE ROADS COMM

BLUEAU OF REALTH DEDUCTORS PROTECT DEASSING

DEVELOPMENT

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 sware of plans or problems with regard to the development plans that may have a bearing on this came. 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 Graystone Road, approximately 810 feet southwest of Burke Road, in the 7th Election District of Baltimore County. The property, containting 5.1 acres, is presently unimproved.

Surrounding properties all exist with large acreage and are improved with various dwellings.

The petitioner is requesting side yard variances of 25 feet and 35 feet instead of the required 50 feet. A 35'x71' dwelling is proposed.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of

June 3. 1974

Mr. & Mrs. Wareld W. C. Route 2, Box 89 A
Parkton, Maryland 21120

> RE: Petition for Variance NW/S of Graystone Road, 310' SW of Burke Road - 7th District Harold H. Grewe, et ux - Petitioners NO. 74-277-A (Item No. 187)

Dune Mr. & Mrs. Grewe

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours, Comes -

> JAMES E. DYER Deputy Zoning Commissions

JED/me

45

X

Mr. and Mrs. Harold H. Grove Item 187 May 16, 1974

Page 2

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

Very truly yours,

JAMES B. BYRNES, III

Chairman, Zoning Advisory Committee

JBB:JD

Enclosure

#### DESCRIPTION FOR VARIANCE

Beginning at a point on the northwest side of Graystone Road, approximately 810 feet mouthwest of Burke Road, in the Seventh Election District of Baltimore County. Running thence the seven (7) following courses and distances:

1. S 43°03' W 137.7'
2. N 49°50' E 260.5'
3. N 46 1/2° 267.0'
4. N 45 1/2°W 267.0'
5. S 46 1/2°W 696.0'
6. S 47 1/2°W 133.5'
7. and S 50°46' E 260.78' to the place of beginning.

# BAR IMORE COUNTY MARY ND

#### INTER OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date May 30, 1974

FROM William D. Fromm, Director of Planning

SUBJECT Petition #74-277-A. Northwest side of Graystone Road, approximately 810 feet southwest of Burke Road.

Petition for a Variance for a side yard.

Hearing: Monday, June 3, 1974 (10:30 A.M.)

recition for a variance for a side yard. Petitioner - Harold H. and Mariorie J. Greek

The staff of the Office of Planning and Zoning has reviewed the subject ne: ition and has the following comment to offer.

The granting of this request would not be inconsistent with the

William D. From Director of Planning

WDF:NEG:rw



## 8 Baltimore County, Maryland Bepartment Of Bublic Borke

COUNTY OFFICE BUILDING

Bureau of Engineering

May 20, 1974

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

Re: Item #187 (1973-1974) Hem #187 (1973-1974)
Property Owner: Narold H. & Marjorie J. Orewe
N/MS of Graystone Rd., 8100 S/N of Burke Rd.
Existing Zoning: R.D.F.
Proposed Zoning: Wariance from Section 1400,38,3 to
permit side yard setbacks of 35's and 25' instead of the
required 50'
No. of Acress 267' x 696' District; 7th

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.

Orsystone Road, an existing County road, is proposed to be improved in the future as a ho-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway rint-of-way widening; including any mosessary revertible essements for slopes will be required in connection with any grading or bulling permit application.

Sediment Control:

Development of this property through stripping, grading and stabilisation could result in a sedient 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 sells.

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

A drainage and utility easement or reservation is required in the rear of this

Item #187 (1973-1974) 
Froperty Owner: Harold H. & Marjorie J. Grewe Page 2
Name 20, 1974

Water and Samitary Sewer:

Public water supply and sanitary sewerage are not available to serre this property shich is located beyond the Baltinore County Matropolitan District and the Urban Saral Desarraction line. The Baltinore County Comprehensive Mater and Sewerage Plan (July 1973) indicates no planned service for this area.

Very truly yours.

ELISWORTH N. DIVER, P.S. Chief, Bureau of Engineering

END: FAM: FWE: 65

KE-SE Key Sheet 13k & 135 NE 3 Pos. Sheets NE 3k A Topo 13 Tax Map

	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
) H	the Variance requested not adver tely affecting the health, safety and general
# 1/3	welfare of the community.
5 /3	to permit side yard setbacks of 35 feet and 25 feet instead
3 2	a Variance of the required 50 feet should be granted.
E 23	IS ORDERED by the Zonnin Commissioner of Baltimore County this 3 LR
MIE THE THE STEEL OF THE ING	day of June 197 4., that the herein Pelition for a Variance should be and the
ORC.	same is granted, from and after the date of this order, subject to the approval of a site and by Department of Public Works and the Office of Planning and Zoning.  Deputy Zoning Commissioner of Baltimore County
	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, tb/s
	of, 197, that the above Variance be and the same is hereby DENIED.
	Zening Commissioner of Ballimore County

Ben

May 24, 1974

Mr. and Mrs. Harold H. Grewe Rte. 2, Box 89A Parkton, Maryland 21120

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

Petitioners

Dear Mr. Grewe:

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. Bynnson JAMES B. BYRNES, III Chairman, Zoning Advisory Committee

JBB: JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz



Harold H. & Marjorie J. Grewe

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner:

Location: NW/S of Graystone Rd., 810' SW of Burke Road

Item No. 187

Zoning Agenda Hay 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 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Morks.

( ) 2. A second nears of vehicle access is required for the site.

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

EXCREDS 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 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 site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall comply with all applicable requirements of the site shall be s

Hoted and Approved: Part Principle

Deputy Chief

Pire Prevention Bureau Reviewer:
Planning Group
Special Inspection Division

0

mls 4/16/73

WILLIAM D. FROMM DIRECTOR S. ERIC DINENNA



Ma, 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. Di Nenna

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

Property Owner: Harold H. and Marjarie J. Grewe Proposed Zoning: R.D.P.
Proposed Zoning: Variance from Section 1A00.3B.3 to permit side yard setbacks of 35'

No. of Acres: 267' X 696'

This office has reviewed the subject petition and offers the following communits. 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

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

Very truly yours,

John I Wimbley

John L. Wimbley
Planning Specialist I!
Project and Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE
AREA CODE 301 PLANNING 404-3311 20 ING 404-3351

# -BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

May 10, 1974

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

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: NM/S of Graystone Rd., 810' SW of Burke Rd. Falsting Zoning: R.J. Location Long. 38.2 to Prepased Zoning: Location Long. 38.2 to peralt side yard setbacks of 35' and 25' instead of the required 39' 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

DEPARTMENT OF TRAFFIC ENGINEERING

WM. T. MELZER

EUCENE J. CLIFFORD. P.E.

May 28, 1974

Very truly yours.

michaels Flanger

Michael S. Flanigan Traffic Engineer Associate

Re: Item 187 - ZAC - May 7, 1974 Propercy Owner: Haroid and Marjorie Grewe Warlance from Section 1800, 38, 30 of Britan Variance from Section 1800, 38, 30 pert tide yard setbacks of 35 feet and 25 feet instead of the required 50 feet District 7

No traffic problems are anticipated by the requested variance

HVB/cas

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

Mr. S. Fric D. Nonna

HSF/pk

Zoning Commissioner County Office Building Towson, Maryland 21204

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: May 8, 1974

Mr. S. Eric DiNenna

Z.A.C. Meeting of: May 7, 1974 Re: Item 187

Item 187
Property Owner: Barold H. & Marjorle J. Green
Wood Gruystone Bi., 810' 3M. of Burke Road
Present Zoning: Wood Fresent Zoning: Warlance Free Section 1800,380 to permit side
yard setbacks of 35' and 25' instead of the
required Section 25' and 25' instead of the

District.

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

Which theoret

1-5,6N

# CERTIFICATE OF POSTING NG DEPARTMENT OF BALTIMORE COUNTY

District - th	Date of Posting 1784 18,1974
Posted for Petition Fee	KHEINKE
Petitioner: HARALL H. GR	ewe
Location of property: NW/S &F G	RAYSTES & P. S. S. S. C. F. BURKE R.
Location of Signs: NW/S oF CRH	ystome RJ 875+44- STU &F
7.5. 21	***************************************

Remarks BURNE Rd NOT I STENDED TO GROYETONE Rd Posted by I Gorman A. Dola Date of return MAY 23, 18,244

CRICE OF

# TOWSON LIMITES

TOWSON, MD. 21204

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

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

# CERTIFICATE OF PUBLICATION

TOWSON, MD.,.... Ray. 16......, 19.74 THIS IS TO CERTIFY, that the annexed advertisement was ablished in THE JEFFERSONIAN, a weekly newspaper printed 19.74.

Item 187

Cost of Advertisement, \$\_\_\_\_

Dea

				w_	
BALTIMORE COUNTY	OFFICE	OF	PLANNING	AND	ZONIN

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

Your Petition has been received \* this 30TH day of

1974 Item #

Zoning Commissioner

Petitioner_	GREW	·-	Submitted by	G	BENE	-
Petitioner's	Attorney	_	Reviewed	ьу_	GBBIT	

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

	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204
Your	Petition has been received and accepted
for filing this 1st	day of 1974.
	Seni li Venna
	S. ERIC DINENNA, Zoning Commissioner
Petitioner Harold H. & Herje	
Petitioner's Attorney	Reviewed by Charman B. Byrres, III. Johning Advisory Committee

At. and Mrs. Harold Handy ORE COUNTY OFFICE OF PLANING & ZONING

PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wall Map		Orig	ginal	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, GC, GA										
Reviewed by: JBM		-	(	Chang	ed Pla	tline		riptio	on	

BALTIMORE COUNTY, MAR OFFICE OF FINA REVENUE DI MISCELLANEOUS CASH RE	VISION	No.	15009
DATE May 13, 1971,	CCOUNT_	01-662	
	AMOUNT_	\$25.00	
Harold Grove	AGENCY	YELLO	W - CUSTOMER
Parkton, Md. 21 Petition for Va			25.00 m

BALTIMORE COUNTY, MARYLAND No. 15050 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE June 3, 1974 AMOUNT \$47.75 PINK - AGENCY Harold H. Grewe Rt. 2 Box 894 Parkton, Md. 21120
Advertising and posting of property 47.75 NSC





