

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 yards of 20 and 30 feet instead of the required 30 feet for Lot #9, #10 and #14 should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of March, 1975, that the herein Petition for a Variance should be and the

same is granted, from and after the date of this order, subject to revising record plat to reflect new front yard setback and approval of a site plan by 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 day of 1975, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 150

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 14th day of February, 1975

Eric DiNenna
Zoning Commissioner

Petitioner: Gaylord Brooks Investment Company

Petitioner's Attorney: Robert E. Carney, Jr. Reviewed by Franklin T. Hoggan, Jr.
cc: E. F. Raphael & Associates 201 Courtland Avenue
Towson, Md. 21204
Chairman, Zoning Plans Advisory Committee

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DIVER, P.E., CHIEF

February 26, 1975

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

Re: Item #150 (1974-1975)
Property Owner: Gaylord Brooks Investment Co.
Rep. 740' N/E of Manor Rd. on E/S of Vineberry St.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side yards of 20' and 30' instead of the required 30'.
No. of acres: Lots 9, 10 & 14. 6.208 Acres
District: 11th

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.

General:

Baltimore County utilities and highway improvements are as secured by Public Works Agreement #117607 executed in conjunction with the development of "Manor Woods Addition".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #150 (1974-1975).

Very truly yours,

Ellsworth N. Diver
Chief, Bureau of Engineering

END:RAN:PM:iss

P-WE Key Sheet
52, 53 & 54 NE 16 & 17 Pcs. Sheets
13 & 14 NE 1 & 2 Tops
62 Tax Map

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 26, 1975

Robert E. Carney, Jr., Esq.
406 Jefferson Building
Towson, Maryland 21204

RE: Variance Petition
Item 150
Gaylord Brooks Investment
Company - Petitioner

Dear Mr. Carney:

The Zoning Plans 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.

This petition is a request for side yard variances involving three building lots in an RDP zone. A field inspection reveals a troublesome slope on lots 9 and 10 in the area of the easement as indicated on the plat. Lot No. 14 is traversed by a transmission tower right of way.

In light of the fact that this is a relatively new subdivision, there are no existing residences in this area other than those presently under construction.

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

Robert E. Carney, Jr., Esq.
Re: Item 150
February 26, 1975

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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 near future.

Very truly yours,

Franklin T. Hoggan, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD, P.E. DIRECTOR

Wm. T. MILLER
DEPUTY TRAFFIC ENGINEER

March 3, 1975

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

Re: Item 150 - ZAC - January 28, 1975
Property Owner: Gaylord Brooks Investment Co.
Location: Beg. 740' NE of Manor Rd. on E/S of Vineberry Ct.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side yards of 20 and 30' instead of the required 30'.
No. of Acres: Lots 9, 10 & 14. 6.208 Acres
District: 11th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested side yard variances.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., MPH
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 31, 1975

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

Dear Mr. DiNenna:

Comments on Item 150, Zoning Advisory Committee Meeting, January 28, 1975, are as follows:

Property Owner: Gaylord Brooks Investment Co.
Location: Beg. 740' NE of Manor Rd. on E/S of Vineberry Ct.
Existing Zoning: RDP
Proposed Zoning: Variance from Sec. 1A00.3B.3 to permit side yards of 20 and 30' instead of the required 30'.
No. of Acres: Lots 9, 10 & 14. 6.208 Acres
District: 11th

Comments: An approved water well must be provided prior to approval of a building permit.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

DRVB/bza

MSF/bza

