

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lin-Mar Development Corp., legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.0.1 of the Zoning Regulations of Baltimore County, to allow a 50 foot minimum lot width instead of the required 55 foot minimum lot width.

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

If the said variance is not granted, Petitioner will be unable to construct any residence on the subject property.

See attached description

MAP 30  
SECTION 15  
DISTRICT 15  
BY 112  
DATE 11-20-75  
BY 112

Property is to be posted and advertised as prescribed by Zoning Regulations, or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

LIN-MAR DEVELOPMENT CORP.  
By: H. Allen Pyle  
H. Allen Pyle, Legal Owner  
President  
Address: 2543 Green Road  
Baldwin, Maryland 21013

Contract purchaser  
Address: 305 W. Chesapeake Avenue  
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of August, 1975, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 4th day of August, 1975, at 10:00 o'clock.

S. Eric DiNenna  
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING  
DATE: August 2, 1975

76-29-A  
11-20-75

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
North side of South River Drive : OF BALTIMORE COUNTY  
165 feet West of Loyola Road, :  
15th District  
LIN-MAR DEV. CORP., Petitioners : Case No. 76-29-A

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr.  
Deputy People's Counsel  
John W. Hession III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I hereby certify that a copy of the foregoing Order was mailed this 18th day of September, 1975, to R. Bruce Alderman, Esquire, 305 West Chesapeake Avenue, Towson, Maryland 21204, Attorney for Petitioner.



COLUMBIA OFFICE  
WALTER PARK  
Registered Surveyor  
PHONE 730-0060

TOWSON OFFICE  
HUDKINS ASSOCIATES, INC.  
Engineers, Surveyors and  
Landscape Architects  
300 EAST JOPPA ROAD  
ROOM 101, SHELL BUILDING  
TOWSON, MARYLAND 21204  
PHONE: 829-0060

BEL AIR  
L. GERALD WOLFF  
Landscape Architect  
PHONE 838-0888

July 15, 1975

**DESCRIPTION TO ACCOMPANY ZONING VARIANCE:**

Beginning from the same at a point on the centerline of South River Drive, said point being northwesterly 112 feet from the centerline intersection of Loyola Road and South River Drive thence northeasterly 265 feet, thence northwesterly 50 feet thence southwesterly 257 feet to the centerline of South River Drive thence along said centerline 53 feet to the place of beginning.

Containing 0.29 Acres of land more or less.

Being all of lots 284 and 285 as shown on the plat of Harewood Park recorded among the land records of Baltimore County in Plat Book 7 folio 131.



Malcolm E. Hudkins  
Registered Surveyor #5095

RE: PETITION FOR VARIANCE : BEFORE THE  
to permit a Lot Width of 50 : ZONING COMMISSIONER  
feet instead of the required : OF  
55 feet. : BALTIMORE COUNTY  
North side of South River : Case No. 76-29-A Item # 2  
Drive 165 feet West of :  
Loyola Road, 15th District.  
LIN-MAR DEVELOPMENT CORP.

**ORDER TO ENTER APPEARANCE**

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, we hereby enter our appearance in this proceeding. You are requested to notify us of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession III  
John W. Hession, III  
People's Counsel

Charles E. Kowitz, Jr.  
Charles E. Kowitz, Jr.  
Deputy People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that a copy of the foregoing Order was mailed this 27th day of July, 1975 to R. Bruce Alderman, Esquire, 305 West Chesapeake Avenue, Towson Maryland 21204, Attorney for Petitioner.

John W. Hession III  
John W. Hession, III



I will not attend

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 25, 1975  
FROM: William D. Fromm, Director of Planning  
SUBJECT: Petition #76-29-A, Petition for Variance for Lot Width, North side of South River Drive 165 feet West of Loyola Road, Petitioner - Lin-Mar Development Corporation

15 District

HEARING: Monday, August 4, 1975 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm  
Director of Planning

WDF:NEG:nb

**BALTIMORE COUNTY, MARYLAND**

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 25, 1975  
FROM: William D. Fromm, Director of Planning  
SUBJECT: Petition #76-29-A, Petition for Variance for Lot Width, North side of South River Drive 165 feet West of Loyola Road, Petitioner - Lin-Mar Development Corporation

15 District

HEARING: Monday, August 4, 1975 at 10:00 A.M.

There are no comprehensive planning factors requiring comment on this petition at this time.

William D. Fromm  
William D. Fromm  
Director of Planning

WDF:NEG:nb

R. Bruce Alderman, Esquire  
305 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
N/S of South River Drive, 165' W  
of Loyola Road - 15th Election  
District  
Lin-Mar Development Corporation -  
Petitioner  
NO. 76-29-A (Item No. 2)

Dear Mr. Alderman:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. Eric DiNenna  
S. ERIC DI NENNA  
Zoning Commissioner

SED/eri

Attachments

cc: John W. Hession, III, Esquire  
People's Counsel

October 8, 1975

**PETITION MAPPING PROGRESS SHEET**

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Description checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, DA, GC, CA										
Reviewed by: <u>D.A.</u>			Revised Plans: Change in outline or description						Yes No	
Previous case:			Map #							

ORDER RECEIVED FOR FILING  
DATE *October 5, 1975*  
*John P. Lawless*

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, the Variance to permit a fifty (50) foot minimum lot width in lieu of the required fifty-five (55) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this *8<sup>th</sup>* day of *October*, 197 *5*, that the herein Petition for the aforementioned 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 the Department of Public Works and the Office of Planning and Zoning.

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 \_\_\_\_\_, 197 \_\_\_\_\_, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

**Item 2**  
Baltimore County Office of Planning & Zoning  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this *20<sup>th</sup>* day of *July*, 197*5*

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner *Lin-Mar Development Corp.*  
Petitioner's Attorney *R. Bruce Alderman* Reviewed by *Franklin T. Hogans, Jr.*  
Franklin T. Hogans, Jr.  
Chairman,  
Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Franklin T. Hogans  
Chairman

August 5, 1975

R. Bruce Alderman, Esq.  
305 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Variance Petition  
Item 2  
Lin-Mar Development Corp. -  
Petitioner

Dear Mr. Alderman:

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.

The subject property, currently zoned D.R. 5.5, is located on the northeast side of South River Drive, in the 15th Election District of Baltimore County. Single family dwellings abut the property to the north and south and across the subject property along South River Road.

The petitioner is requesting a Variance to construct a 26'x26' dwelling on a 50 foot wide lot in lieu of the required 55 feet.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less

- ZONING ADMINISTRATION
- HEALTH DEPARTMENT
- BUREAU OF FIRE PREVENTION
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE HIGHWAY ADMINISTRATION
- BUREAU OF ENGINEERING
- PROJECT AND DEVELOPMENT PLANNING
- INDUSTRIAL DEVELOPMENT COMMISSION
- BOARD OF EDUCATION
- OFFICE OF THE BUILDINGS ESTIMATOR

R. Bruce Alderman, Esq.  
Re: Item 2  
August 5, 1975  
Page 2

than 30, nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,  
*Franklin T. Hogans, Jr.*  
FRANKLIN T. HOGANS, JR.,  
Chairman,  
Zoning Plans Advisory Committee  
*Nicholas B. Commodari*  
NICHOLAS B. COMMODARI,  
Zoning Technician II

PTH:NBC:JD  
Enclosure

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

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

July 22, 1975

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

Re: Item #2 (1975-1976)  
Property Owner: Lin-Mar Development Corp.  
N/2S of South River Dr., 165' N/W of Loyola Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from Sec. 1801.2.C.4 to allow a 50' minimum lot width instead of the required 55' minimum lot width.  
No. of Acres: 0.29 District: 15th

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.

Highways:

South River Drive, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment 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 soil.

Storm Drains:

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

Item #2 (1975-1976)  
Property Owner: Lin-Mar Development Corp.  
Page 2  
July 22, 1975

Storm Drains: (Cont'd)

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

Water and Sanitary Sewer:

Public water supply and sanitary sewerage exist in South River Drive.

Very truly yours,  
*Ellsworth N. Diver*  
ELLSWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:rs

cc: J. Somers

M-SW Key Sheet  
28 & 29 NE L7 Pos. Sheets  
NE 7 & 8 L Topo  
83 Tax Map

BOARD OF EDUCATION  
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 2, 1975

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

Z.A.C. Meeting of: July 1, 1975

Re: Item 2  
Property Owner: Lin-Mar Development Corporation  
Location: NE/S of South River Drive, 165' N.W. of Loyola Road  
Present Zoning: Variance from Section 1801.2.C.4 to allow a 50' minimum lot width instead of the required 55' minimum lot width.

District: 15th  
No. Acres: 0.29

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,  
*W. Nick Petrovich*  
W. Nick Petrovich,  
Field Representative.

H. CHARLIE PARKS  
LUDWIG C. NESE  
MRS. ROBERT L. BEANEY

MARCUS M. BOTSARIS  
JOSEPH N. MCGOWAN  
ALVIN LOBECK  
JOSHUA B. WHEELER

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.E.  
MRS. RICHARD K. WUERFEL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

July 9, 1975

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 #2, Zoning Advisory Committee Meeting, July 1, 1975, are as follows:

Property Owner: Lin-Mar Development Corp.  
Location: NE/S of South River Dr. 165' NW of Loyola Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance from sec. 1801.2.C.4 to allow a 50' minimum lot width instead of the required 55' minimum lot width.

No. of Acres: 0.29  
District: 15th

Since metropolitan water and sewer exist, this Department has no objection to this variance.

Very truly yours,  
*Thomas H. Bevilin*  
THOMAS H. BEVILIN, Director  
BUREAU OF ENVIRONMENTAL SERVICES

EHVB:mah



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD P.E. Director  
Wm. T. MILLER Deputy Traffic Engineer

July 21, 1975

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

Re: Item 2 - ZAC - July 1, 1975  
Property Owner: Lin-Mar Development Corp.  
Location: NE/S of South River Dr. 165' NW of Loyola Road  
Existing Zoning: Variance from Sec. 1801.2C.4 to allow a 50' minimum lot width instead of the required 55' minimum lot width.  
No. of Acres: 0.29  
District: 15th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to the lot width.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering Associate

MSF/bza

WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER



July 23, 1975

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 #2, Zoning Advisory Committee Meeting, July 1, 1975, are as follows:

Property Owner: Lin-Mar Development Corp.  
Location: NE/S of South River Dr. 165' NW of Loyola Road  
Existing Zoning: Variance from Sec. 1801.2C.4 to allow a 50' minimum lot width instead of the required 55' minimum lot width.  
No. of Acres: 0.29  
District: 15th

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 must comply with the subdivision regulations of Baltimore County.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 494-3211 ZONING 494-3251

PETITION FOR A VARIANCE  
15th DISTRICT  
ZONING: Petition for a Variance for Lot Width.  
LOCATION: North side of South River Drive 165 feet West of Loyola Road.  
DATE & TIME: WEDNESDAY, SEPTEMBER 4, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variance from the Zoning Regulations of Baltimore County to permit a 50 foot minimum lot width instead of the required 55 feet.  
Section 1801.2C.1 - Lot Width - 55 feet.  
All that parcel of land in the Fifteenth District of Baltimore County.  
Beginning for the same at a point on the corner of South River Drive, said point being northwesterly 200 feet from the centerline intersection of Loyola Road and South River Drive thence northwesterly 207 feet thence northwesterly 50 feet thence southwesterly 500 feet to the centerline of South River Drive thence along said centerline 17 feet to the place of beginning.  
Containing 0.29 Acres of land more or less.  
Being all of lots 214 and 217 as shown on the plat of Harvest Park recorded among the land records of Baltimore County in Plat Book T folio 111.  
Being the property of Lin-Mar Development Corp., as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, August 4, 1975 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

76-29  
OFFICE OF  
THE DUNDALK TIMES

DUNDALK, MD. 21222 Sept. 4, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- Lin Mar Development Corp. was inserted in THE DUNDALK TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 21st day of Sept. 1975, that is to say, the same was inserted in the issues of Sept. 4, 1975.

STROMBERG PUBLICATIONS, Inc.

By *James Smith*

PETITION FOR A VARIANCE  
15th DISTRICT  
ZONING: Petition for a Variance for Lot Width.  
LOCATION: North side of South River Drive 165 feet West of Loyola Road.  
DATE & TIME: Wednesday, September 4, 1975, at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variance from the Zoning Regulations of Baltimore County to permit a 50 foot minimum lot width instead of the required 55 feet.  
Section 1801.2C.1 - Lot Width - 55 feet.  
All that parcel of land in the Fifteenth District of Baltimore County.  
Beginning for the same at a point on the corner of South River Drive, said point being northwesterly 200 feet from the centerline intersection of Loyola Road and South River Drive thence northwesterly 207 feet thence northwesterly 50 feet thence southwesterly 500 feet to the centerline of South River Drive thence along said centerline 17 feet to the place of beginning.  
Containing 0.29 Acres of land more or less.  
Being all of lots 214 and 217 as shown on the plat of Harvest Park recorded among the land records of Baltimore County in Plat Book T folio 111.  
Being the property of Lin-Mar Development Corp., as shown on plat plan filed with the Zoning Department.  
Hearing Date: Wednesday, September 4, 1975, at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
By order of  
S. ERIC DINENNA,  
Zoning Commissioner of Baltimore County  
Sept. 4.

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 4, 1975

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 in each of one successive weeks before the 21st day of September, 1975, the last publication appearing on the 17th day of September, 1975.

THE JEFFERSONIAN  
*L. Leank Smith*  
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY #76-29-A  
Towson, Maryland

District: 15th Date of Posting: 7-17-75  
Posted for: Hearing Monday, Aug. 4, 1975 @ 10:00 A.M.  
Petitioner: Lin-Mar Dev. Corp.  
Location of property: NE/S of South River Drive 165' West of Loyola Rd.  
Location of Sign: 1 Sign South end Lot 214 to Harvest Park  
Remarks:  
Posted by: *Michael H. Han* Signature Date of return: 7/24/75

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 25th day of June 1975. Filing Fee \$ 25. Received \_\_\_\_\_ Cash \_\_\_\_\_ Other \_\_\_\_\_

*S. Eric DiNenna*  
S. ERIC DINENNA  
Zoning Commissioner

Petitioner: *Lin-Mar Development* Submitted by: *Bruce Alderman*  
Petitioner's Attorney: *Bruce Alderman* Reviewed by: *Douglas Brown*

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

PETITION FOR A VARIANCE  
15th DISTRICT  
ZONING: Petition for Variance for Lot Width.  
LOCATION: North side of South River Drive 165 feet West of Loyola Road.  
DATE & TIME: Monday August 4, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variance from the Zoning Regulations of Baltimore County to permit a 50 foot minimum lot width instead of the required 55 feet.  
Section 1801.2C.1 - Lot Width - 55 feet.  
All that parcel of land in the Fifteenth District of Baltimore County.  
Beginning for the same at a point on the corner of South River Drive, said point being northwesterly 200 feet from the centerline intersection of Loyola Road and South River Drive thence northwesterly 207 feet thence northwesterly 50 feet thence southwesterly 500 feet to the centerline of South River Drive thence along said centerline 17 feet to the place of beginning.  
Containing 0.29 Acres of land more or less.  
Being all of lots 214 and 217 as shown on the plat of Harvest Park recorded among the land records of Baltimore County in Plat Book T folio 111.  
Being the property of Lin-Mar Development Corp., as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, August 4, 1975 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
By Order of  
S. ERIC DINENNA  
Zoning Commissioner of Baltimore County  
July 17.

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 17, 1975

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 in each of one successive weeks before the 17th day of August, 1975 the first publication appearing on the 17th day of July, 1975.

THE JEFFERSONIAN  
*L. Leank Smith*  
Manager

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE  
15th DISTRICT  
ZONING: Petition for Variance for Lot Width.  
LOCATION: North side of South River Drive 165 feet West of Loyola Road.  
DATE & TIME: MONDAY, AUGUST 4, 1975 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.  
Petition for Variance from the Zoning Regulations of Baltimore County to permit a 50 foot minimum lot width instead of the required 55 feet.  
Section 1801.2C.1 - Lot Width - 55 feet.  
All that parcel of land in the Fifteenth District of Baltimore County.  
Beginning for the same at a point on the corner of South River Drive, said point being northwesterly 200 feet from the centerline intersection of Loyola Road and South River Drive thence northwesterly 207 feet thence northwesterly 50 feet thence southwesterly 500 feet to the centerline of South River Drive thence along said centerline 17 feet to the place of beginning.  
Containing 0.29 Acres of land more or less.  
Being all of lots 214 and 217 as shown on the plat of Harvest Park recorded among the land records of Baltimore County in Plat Book T folio 111.  
Being the property of Lin-Mar Development Corp., as shown on plat plan filed with the Zoning Department.  
Hearing Date: Monday, August 4, 1975 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.  
BY ORDER OF  
S. ERIC DINENNA  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
July 17 (48)

76-29-A  
OFFICE OF  
THE ESSEX TIMES

ESSEX, MD. 21221 July 27 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - NORTH SIDE OF RIVER DRIVE was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 17th day of Aug. 1975 that is to say, the same was inserted in the issues of July 17, 1975

STROMBERG PUBLICATIONS, Inc.

By *C. Carson*



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

No. 21671

DATE July 10, 1975 ACCOUNT 01-662  
AMOUNT \$25.00

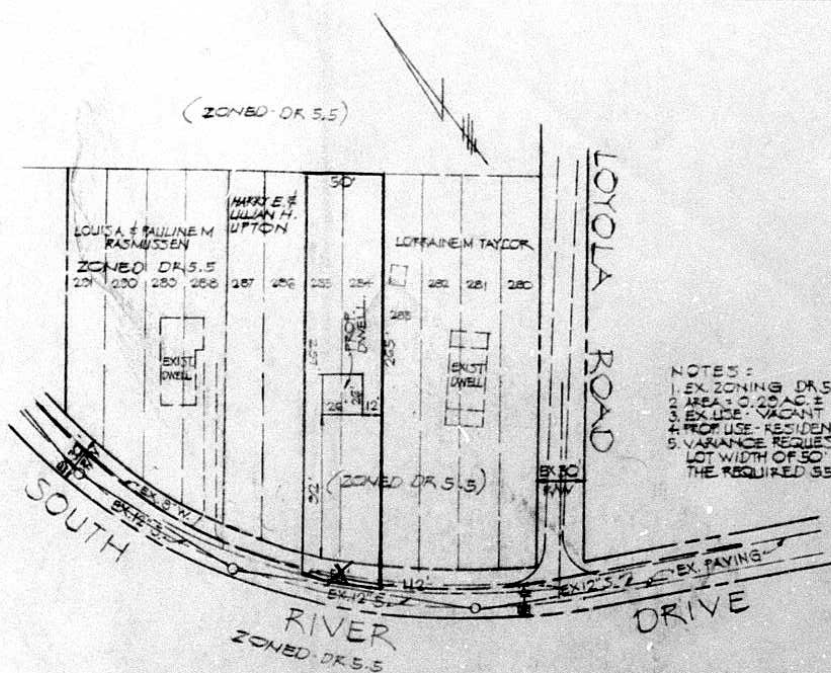
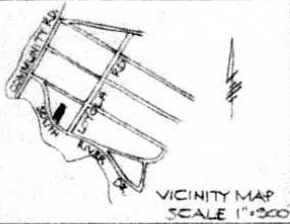
DISTRIBUTION  
WHITE CASHIER  
PINK AGENT  
YELLOW CUSTOMER  
RECEIVED FROM: Lin-Mar Dev. Corp. 2543 Green Rd., Baldwin, Md. 21013  
FOR: Advertising and posting of property #76-29-A  
100.50

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

No. 23390

DATE Oct. 1, 1975 ACCOUNT 01-662  
AMOUNT \$100.50

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FOR: Advertising and posting of property #76-29-A  
100.50



MAP 513  
NO. 242  
SECTION 15  
D. H. P. 25  
TYP. ✓  
BY J. H.

- NOTES:
1. EX. ZONING DR 5.5
  2. AREA = 0.25 AC. ±
  3. EX. USE - VACANT
  4. PROP. USE - RESIDENTIAL
  5. VARIANCE REQUESTED TO ALLOW LOT WIDTH OF 50' INSTEAD OF THE REQUIRED 55'.

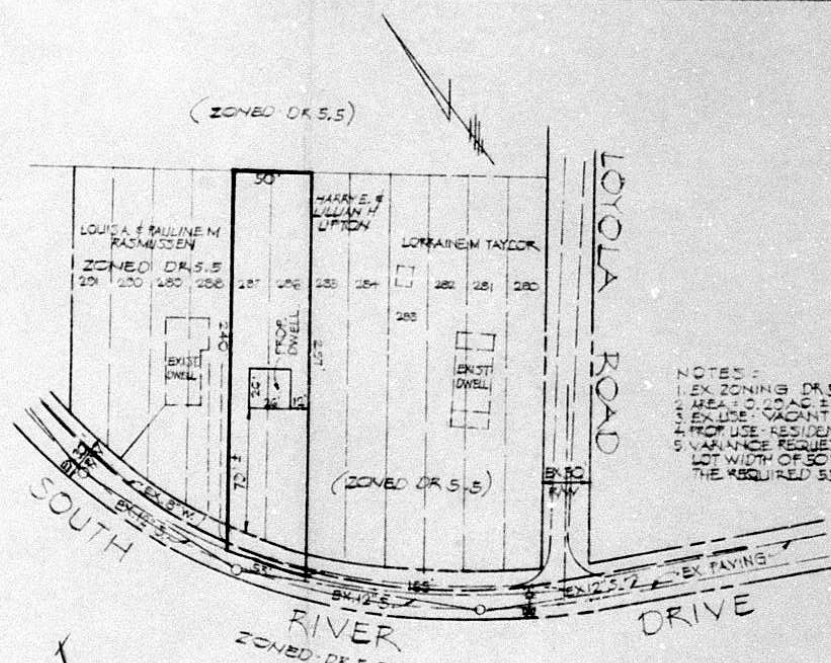
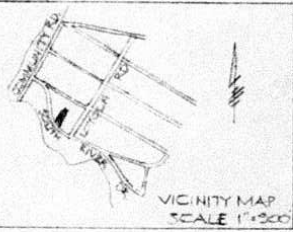


WILSON ASSOCIATES, INC.  
400 GREEN BUILDING  
330 E. 1022A ROAD  
TOWSON, MARYLAND 21284

OWNER:  
LIN-MAR DEVELOPMENT CORP.  
2543 GREEN RD.  
BALDWIN, MD 21013

PLAN TO ACCOMPANY APPLICATION  
FOR ZONING VARIANCE  
LOTS 284 & 285 HAREWOOD PARK  
SOUTH RIVER DRIVE  
ELECTION DISTRICT 15  
BALTIMORE CO., MARYLAND  
SCALE 1"=50'  
JULY 16, 1975

5423



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BALTIMORE CO., MARYLAND  
SCALE 1"=50'  
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*old Plat*

5423