

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George & Ilda McGrew, legal owners 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 250.4 to permit a building to be located 73 feet from a residential zone instead of the required 100 feet

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

See attached description

MAP
SECTION
DISTRICT
TOWNSHIP
BY
DATE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 of Baltimore County.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 of Baltimore County.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1975, at 10:00 o'clock.

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 18th day of October, 1975, at 10:00 o'clock.

John W. Hopkins, III
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
South side of Roosevelt Street
260 feet West of Broad Avenue,
8th District
GEORGE T. MCGREW, Petitioner
Case No. 76-76-A

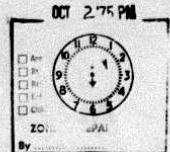
ORDER TO ENTER APPEARANCE

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.

John W. Hopkins, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2100

I hereby certify that on this 2nd day of October, 1975, a copy of the foregoing Order was mailed to Charles E. Brooks, Esquire, 640 Bayley Avenue, Towson, Maryland 21204, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Charles E. Brooks, Esq.
640 Bayley Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

George T. McGrew - Petitioner

BUREAU OF ENGINEERING

BUREAU OF FIRE PROTECTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF PLANNING

INDUSTRIAL DEVELOPMENT COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BUILDINGS ENGINEER

August 18, 1975

Charles E. Brooks, Esq.
640 Bayley Avenue
Towson, Maryland 21204

George T. McGrew - Petitioner

Dear Mr. Brooks:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(s) of the Zoning Plans Advisory Committee.

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 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. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FFdJD
Enclosure

October 31, 1975

Charles E. Brooks, Esquire
640 Bayley Avenue
Towson, Maryland 21204

RE: Petition for Variance
S/S of Roosevelt Street, 260'
W of Broad Avenue - 8th
Electoral District
George T. McGrew, et al -
Petitioners
NO. 76-76-A (Item No. 22)

Dear Mr. Brooks:

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/ew

Attachments

cc: Mr. Albert Doda
104 Harding Street
Lutherville-Timonium, Maryland 21093

John W. Hopkins, III, Esquire
People's Counsel

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

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

June 25, 1975

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

Re: Item #221 (1974-1975)
Property Owner: George & Ilda McGrew
S/S of Roosevelt St., 260' W. of Broad Ave.
Existing Zoning: M1R
Proposed Zoning: Variance from Sec. 250.4 to permit a building to be located 73' from a residential zone instead of the required 100'.
No. of Acres: District: 8th

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:

The submitted plan should be revised to include a "location plan", and to indicate the location of stated "existing public water and sewer facilities available", and the existing roadway improvements in relation to the indicated "improved" roadway.

Highways:

This portion of Roosevelt Street, an unimproved 30-foot right-of-way shown on the recorded plat of Timonium Heights (W.P.C. 5, Folio 82), is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the "alleyway" at the rear of this property shown on the recorded plat of Timonium Heights.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Item #221 (1974-1975)
Property Owner: George & Ilda McGrew
Page 2
June 25, 1975

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

Water:

Public water supply can be extended approximately 750 feet from the existing 6-inch water main in Roosevelt Street (Drawing #7-0439, File 3) to serve this property which is apparently utilizing a private onsite well system.

Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is serving this property, see Drawing #70-0490, File 1. This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Somers
W. Munchel

S-W Key Sheet
57 NW 1/4 Pos. Sheet
NW 15 A Topo
51 Tax Map

LAW OFFICES
BROOKS & TURNBULL
640 BAYLEY AVENUE
TOWSON, MARYLAND 21204

CHARLES E. BROOKS
JOHN GRAYSON TURNBULL, II
WILLIAM N. WHITE
MALCOLM F. SPIKER, JR.

Mr. Franklin T. Hogans, Jr.
Chairman of the
Baltimore County Zoning
Plans Advisory Committee
County Office Building
Towson, Maryland 21204

Re: Variance Petition Item 221
George & Ilda McGrew, Petitioners
Revised Plat

Dear Mr. Hogans:

It has come to the attention of this office that there may be some confusion within the Bureau of Environmental Services from and as a result of the revised plat filed in this case. In order to clarify the position of the Petitioners, I wish to inform you and by copy of this letter to inform Mr. Devlin, Director of the Bureau of Environmental Services, that although the revised plat indicates that public water facilities are available the same are at a distance of approximately 360 feet from the subject property, and that the Petitioners therefore desire to use the presently existing well which is indicated on the revised plat rather than connect into the public water facilities.

Should you have any further questions concerning the above, please do not hesitate to contact me.

Sincerely yours,

BROOKS & TURNBULL, BY:

Charles E. Brooks
Charles E. Brooks

CEB/slr
cc: Mr. Thomas H. Devlin

DESCRIPTION

Being located on the south side of Roosevelt Street, 260 feet west of Broad Avenue, and known as Lot Nos. 45-49, inclusive, of the Plat of "Timonium Heights," recorded amongst the Land Records of Baltimore County in Plat W.P.C. 5, Folio 82.

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 197 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship, the Variance to permit a building to be located 73 feet from a residential zone in lieu of the required 100 feet should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31 day of October, 1975, that the above Variance be and the same is hereby DENIED.

ORDER RECEIVED FOR FILING

DATE October 31, 1975

BY [Signature]

CHARLES E. BROOKS
JOHN GRIMON TURNBULL, II
WILLIAM N. WHITE
MALCOLM F. WICKER, JR.

LAW OFFICES
BROOKS & TURNBULL
410 BOSLEY AVENUE
TOWSON, MARYLAND 21204

September 16, 1975

Re: Petition for Variance
for George McGrew
No. 76-76-A
Request for Amendment

Dear Mr. DiNenna:

Please be advised that on behalf of the Petitioners in the above entitled case, I am requesting the following amendments:

1. The Petition for Variance should be amended to provide for a variance from Section 250.4 of the Zoning Regulations to allow an office building within 63 feet of a residential zone, rather than the required 100. This amendment changes the 73 feet to 63 feet.
2. The beginning point of the description erroneously stated that the property was located 260 feet west of Broad Avenue when the same should be corrected to reflect the property is 265 feet west of the center line of Broad Avenue.

Trusting the above will meet with your approval, I remain

Very sincerely yours,

BROOKS & TURNBULL

[Signature]

MFS:ldc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 14, 1975
FROM: William D. Frann, Director of Planning

SUBJECT: Petition # 76-76-A. Petition for Variance for Proximity of Structures to Residential Zones.
South side of Roosevelt Street 260 feet West of Broad Avenue.
Petitioner - George T. McGrew and Ilda D. McGrew

8th District

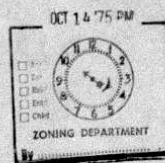
HEARING: Thursday, October 16, 1975 at 1:00 P.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

The use of this property for an office or any other use other than Residential is inconsistent with the Comprehensive Plan adopted by the Baltimore County Planning Board, October 13, 1975.

WDF:NEG:mb

[Signature]
William D. Frann,
Director of Planning



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Maryland 21204

MEMBERS

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 ENGINEER

September 26, 1975

Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 221
George & Ilda McGrew - Petitioners

Dear Mr. Brooks:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent under the above referenced subject.

Very truly yours,

[Signature]
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 24, 1975

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

Dear Mr. DiNenna:

Revised comments on Item #221, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: George & Ilda McGrew
Location: S/S of Roosevelt St. 260' W of Broad Ave.
Existing Zoning: MLS
Proposed Zoning: Variance from Sec. 250.4 to permit a bldg. to be located 73' from a residential zone instead of the required 100'.

No. of Acres: District: 8th

Consideration will be given to use the existing water well providing it conforms with the Health Department requirements. Prior to our approval of this water supply the following improvements must be made:

- A. Provide an approved well seal on the well casing.
- B. A concrete floor must be provided in the bottom of the well pit equipped with either a sump pump or positive drain.
- C. Install an approved cover over the well pit.

After the above improvements are made, this office should be contacted for a request to sample the well to determine the bacteriological quality.

Very truly yours,

[Signature]
Thomas T. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:dies

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

Franklin T. Hogans, Jr.
Chairman

MEMBERS

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 ENGINEER

June 27, 1975

Charles E. Brooks, Esq.
610 Bosley Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 221
George & Ilda McGrew - Petitioners

Dear Mr. Brooks:

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 is located on the south side of Roosevelt Street, 260 feet west of Broad Avenue, and is currently improved with a single family detached dwelling and garage. The petitioner is requesting a Variance to permit an existing structure in an M.L.R. zone to be within 100 feet of the residential zone boundary, in order that this building may be converted to office use.

Adjacent properties in the immediate environs of the site are developed with single family housing. The site plan should be revised to indicate any structures and the use of same within two hundred (200) feet of the joint front, side or rear property lines of the subject property.

Charles E. Brooks, Esq.
Item 221
June 27, 1975
Page 2

The plan must further be revised to indicate any additional ownership of the petitioner, as well as any agreement, arrangement, etc. concerning the location of the existing garage (to be used for required parking space) over an easement and property line. The comments of the Health Department should also be noted with particular interest concerning necessary revisions to the plan.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments in the foregoing, and any comments from other departments as requested.

Very truly yours,

[Signature]
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

RESIDENTS' EXHIBIT A

Name	Address
William K. Brown	104 Harding St.
Wm. S. Brown	7 Roosevelt St.
Edithworth Brown	9 Roosevelt St.
John A. Brown	4 Roosevelt St.
Marion L. Brown	16 Harding St.
Wm. J. L. Brown	10 Harding St.
Charles J. Brown	7 Harding St.
Richard J. Brown	7 Harding St.
John S. Brown	11 Harding St.
Robert C. Brown	11 Harding St.
Margaret J. Brown	3000 Broad Ave.
William J. Brown	2404 Broad Ave.
John A. Brown	2404 Broad Ave.
Henry J. Brown	4 Roosevelt St.
James J. Brown	14 Harding St.
John J. Brown	14 Harding St.
John J. Brown	106 Harding St.
Paul H. Brown	102 Harding St.
Alvin Wain	2 Roosevelt St.

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

Name	Address
Mr. Mrs. J. J. Felt	101 Washington St.
Mr. Mrs. J. J. Felt	105 Washington St.
Mr. Mrs. J. J. Felt	106 Washington St.
Mr. Mrs. J. J. Felt	102 Washington St.
Mr. Mrs. J. J. Felt	14 Washington St.
Mr. Mrs. J. J. Felt	12 Washington St.
Mr. Mrs. J. J. Felt	8 Washington St.
Mr. Mrs. J. J. Felt	6 Washington St.
Mr. Mrs. J. J. Felt	1 Washington St.
Mr. Mrs. J. J. Felt	3 Washington St.

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

Name	Address
Mr. Mrs. J. J. Felt	13 Rose St. Timonium
Mr. Mrs. J. J. Felt	14 Rose St. Timonium
Mr. Mrs. J. J. Felt	11 Rose St. Timonium
Mr. Mrs. J. J. Felt	106 Rose St. Timonium
Mr. Mrs. J. J. Felt	108 Rose St. Timonium
Mr. Mrs. J. J. Felt	117 Rose St. Timonium
Mr. Mrs. J. J. Felt	118 Rose St. Timonium

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

Name	Address
Mr. Mrs. J. J. Felt	15 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	15 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	17 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	12 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	3 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	3 W. Main St. Timonium Md 21093
Mr. Mrs. J. J. Felt	10 W. Main St. Timonium Md 21093

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

Name	Address
Shirley D. Perry	9 W. Main Blvd.
Shirley D. Perry	9 W. Main Blvd.

October 4, 1975

We, the property owners in the Timonium Heights section of the Eighth District of Baltimore County protest the Petition for Variance from Section 250.4 of the Zoning Regulations of Baltimore County to permit a building to be located 63 feet from a residential zone instead of the required 100 feet on the south side of Roosevelt Street 265 west of Broad Avenue and known as Lots Nos. 45-49 inclusive.

Name	Address
Math R. Ford	12 Harding Timonium
Clarence H. Ford	12 Harding St.

WILLIAM D. PRC-EM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 17, 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 #221, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: George and Ida McGrew
Location: S/S of Roosevelt Street 260' W. of Broad Avenue
Existing Zoning: M.L.R.
Proposed Zoning: Variance from Sec. 250.4 to permit a building to be located 73' from a residential zone instead of the required 100'
No. of Acres:
District: 8th

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.

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

Very truly yours,
John L. Wimbley
Planning Specialist II
Project and Development Planning

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
DIRECTOR
Wm. T. MELZER
DEPUTY TRAFFIC ENGINEER

June 9, 1975

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

Re: Item 221 - ZAC - June 3, 1975
Property Owner: George and Ida McGrew
Location: S/S of Roosevelt St. 260' W of Broad Ave.
Existing Zoning: M.L.R.
Proposed Zoning: Variance from Sec. 250.4 to permit a bldg. to be located 73' from a residential zone instead of the required 100'.

No. of Acres:
District: 8th

Dear Mr. Dinenna:

No major traffic problems are anticipated by the requested variance to the setback requirement.

Very truly yours,
Michael S. Flanigan
Traffic Engineering Associate

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 2, 1975

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

Z.A.C. Meeting of: June 3, 1975

Re: Item 221
Property Owner: George & Ilda McGrew
Location: S/S of Roosevelt St. 260' N. of Broad Avenue
Present Zoning: M1A
Proposed Zoning: Variance from Section 250.4 to permit a building to be located 73' from a residential zone instead of the required 100'.

District: 8th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERRY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORICK
JOSHUA R. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD C. WULFEL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 29, 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 #221, Zoning Advisory Committee Meeting, June 3, 1975, are as follows:

Property Owner: George & Ilda McGrew
Location: S/S of Roosevelt St. 260' N. of Broad Ave.
Existing Zoning: M1A
Proposed Zoning: Variance from Sec. 250.4 to permit a bldg. to be located 73' from a residential zone instead of the required 100'.

No. of Acres:
District: 8th

Revised plot plan showing existing water wells and proposed public facilities required.

Public water must be extended to site and dug well must be back filled.

Very truly yours,

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

FHW/pjc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 1, 1975

Charles E. Brooks, Esq.
610 Bayley Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 221
George & Ilda McGrew -
Petitioners

Dear Mr. Brooks:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you June 30, 1975 under the above referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

PTH:JD
Enclosure

Form 201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Filing this _____ Your Petition has been received and accepted for
_____ day of _____ 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: *George & Ilda McGrew*

Petitioner's Attorney _____

Reviewed by *Franklin T. Hogans, Jr.*
Franklin T. Hogans, Jr.,
Chairman,
Zoning Plans
Advisory Committee

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: <i>JCB</i>	Revised Plans: Change in outline or description _____ Yes Previous cases _____ Map # _____ No									

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 25, 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 a week at one time successive weeks before the 16th day of October, 1975, the 25th day of September 1975.

THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$ _____

OFFICE OF
THE TOWSON TIMES

TOWSON, MD. 21204

Sept. 25, 1975

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Variance- George McGrew was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 16th day of Oct. 1975, that is to say, the same was inserted in the issues of Sept. 26, 1975.

STROMBERG PUBLICATIONS, Inc.

By *E.P. Smith*

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 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 a week at one time successive weeks before the 16th day of October, 1975, the 18th day of September 1975.

THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$ _____

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of May 1975. Filing Fee \$ 25.00 Received ☒ Check ☐ Cash ☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *McGrew* Submitted by *SPICER*

Petitioner's Attorney *Brooks* Reviewed by *JCB*

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

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

No. 25919

DATE Oct. 15, 1975 ACCOUNT 01-662

AMOUNT \$17.00

RECEIVED FROM *Jack J. Bookman & Associates, Inc. 1309 Conifer Ct. Glen Arm, Md. 21057 Advertising and posting for Geo. McGrew #76-76-A*

499841 15 470086

VALIDATION OR SIGNATURE OF CASHIER

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

No. 25922

DATE Oct. 15, 1975 ACCOUNT 01-662

AMOUNT \$15.20

RECEIVED FROM *Jack J. Bookman & Associates, Inc. 1309 Conifer Ct. Glen Arm, Md. 21057 Advertising and posting of property for George McGrew #76-76-A*

8604801 15 452086

VALIDATION OR SIGNATURE OF CASHIER

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

No. 23345

DATE Aug. 26, 1975 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM *McGrew, Brooks & Turnbull, 610 Bayley Ave., Towson 1204, Petition for Variance for George S. McGrew #76-76-A*

8107840 26 250086

VALIDATION OR SIGNATURE OF CASHIER

EX. 1STY. ST. & M. DWLG.

PETITIONER'S EX #2

VACANT LOTS

ZONED DR 3.5
ZONED M.L.R.

M1 TO 2
HARDING STREET

PROPERTY LINE 2 126.0'

NEW LANDSCAPING - 3 DOGWOODS, 14 AZALEAS

PROPOSED PAVING FOR DRIVEWAY

EXISTING GARAGE
180 SQ. FT.
TO BE RAZED

EXISTING CAR PORT
TO BE RAZED

PROPOSED PARKING AREA
EACH SPACE 9'0" x 18'0"
3 CAR

EXISTING HOUSE
248 SQ. FT.

ENCLOSURE
8'0" x 10'0"
EXISTING

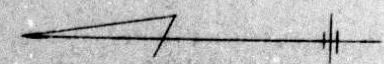
EXISTING LANDSCAPING - TREES & SHRUBS

126.0'

VACANT LOTS

ZONED M.L.R.

100'



VACANT LOTS

ZONED M.L.R.

M.L.R. NOTES

1. EXPECTED MAX. NO. OF EMPLOYEES - 8
2. TIMES OF OPERATION - MON.-FRI. 9:00
3. THERE WILL BE NO ROUTING OF RAW MATERIALS OR FINISHED PRODUCTS.
4. THERE WILL BE NO EXCESSIVE LEVELS OF NOISE, GLARE, DUST, ODOR, VIBRATIONS, OR HEAT.

GENERAL NOTES

- EXISTING ZONING - M.L.R.
- PARKING DATA
PROPOSED OFFICES 180/200 - 4 SPACES REQUIRED
4 SPACES PROVIDED
- ALL EROSION - 9'0" x 18'0"
- PUBLIC WATER AND SEWER AVAILABLE

ZONED M.L.R.

ROOSEVELT STREET
(UNPAVED)

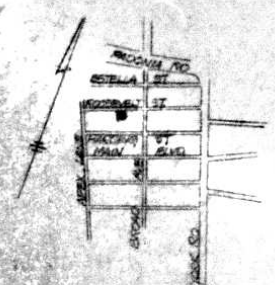
EX. 3.7

PROG. 80' C & S

EXISTING 20'0" R/W

PROPOSED 50' R/W

VICINITY MAP
SCALE 1"=100'



"TIMONIUM HEIGHTS"

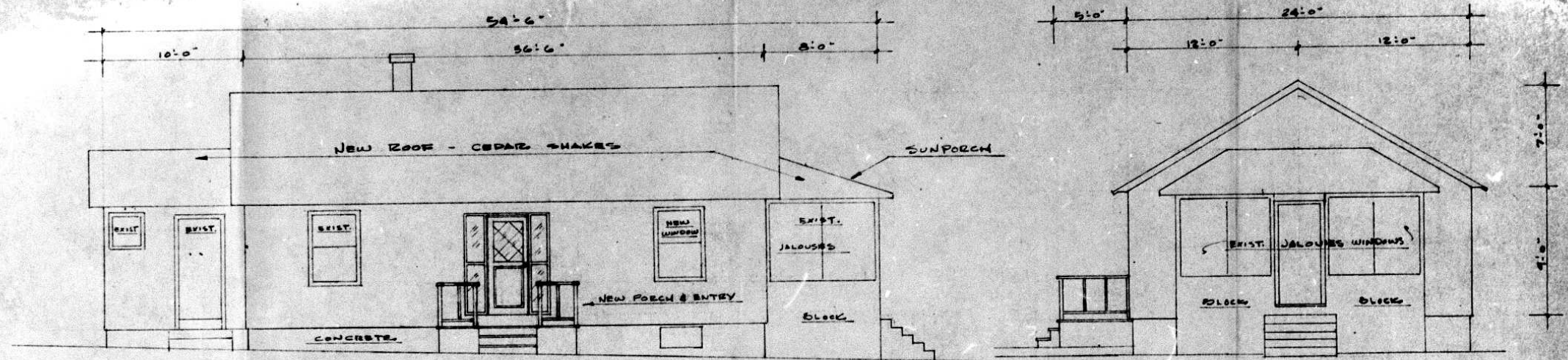
SECTION R' LOTS 46-49

PLOT # WFO 5-82

ELECTION DISTRICT NO. 8 BALTIMORE CO. MARYLAND
SCALE 1"=10'
REV.: SEPT. 15, 1975



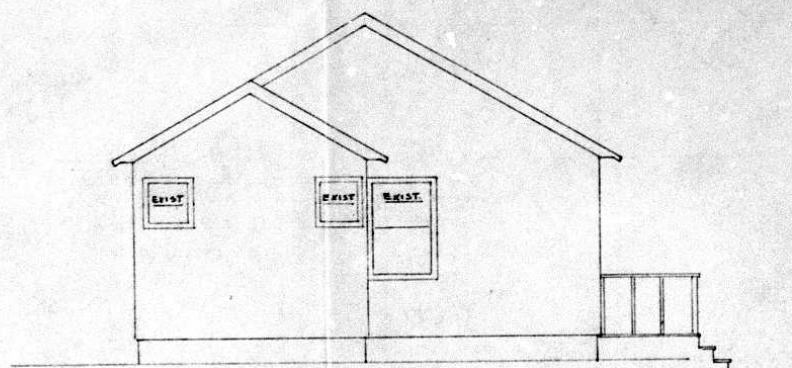
PETITIONER'S
EXHIBIT #1



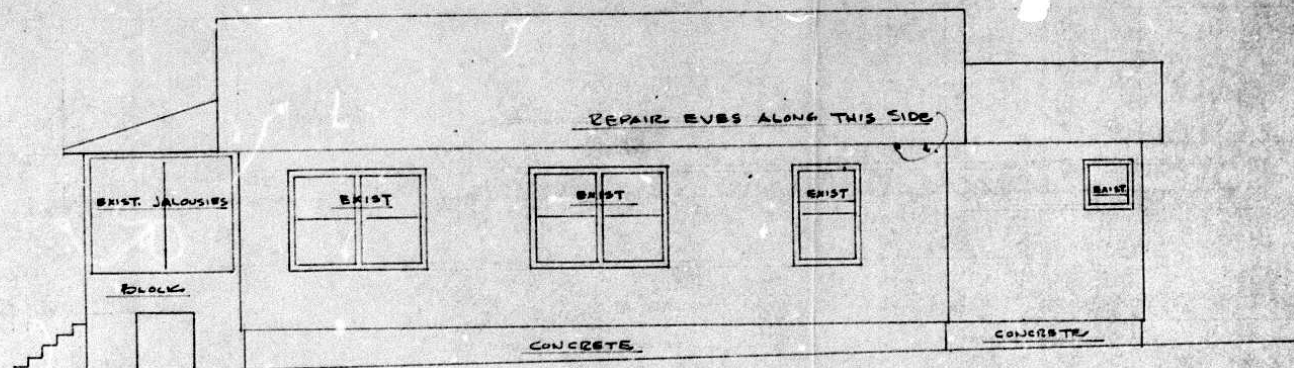
ELEVATION OF NEW FRONT
EAST SIDE

ELEVATION OF EXISTING FRONT
NORTH SIDE

ALTERNATE - REMOVE SUNPORCH
CHANGE EXTERIOR DOOR OPENING TO WINDOW
REPAIR EXISTING WINDOWS



ELEVATION OF REAR
SOUTH SIDE



ELEVATION OF BACK SIDE
WEST SIDE

EXISTING SIDING - ASPHALT SHINGLES

RECOVER WITH ROUGH CUT CEDAR EXTERIOR PANELS
COVER OR REPLACE EXTERIOR WINDOW FRAMES WITH
SAME OR MATCHING MATERIAL
PAINT TRIM

NEW ROOF - CEDAR SHAKE SHINGLES
EXTERIOR PANELING STAINED WITH EXTRA PIGMENTATION ADDED

JACK J. ROCKMAN & ASSOCIATES, INC.
P. O. BOX 137
GLEN ARN, MARYLAND 21057

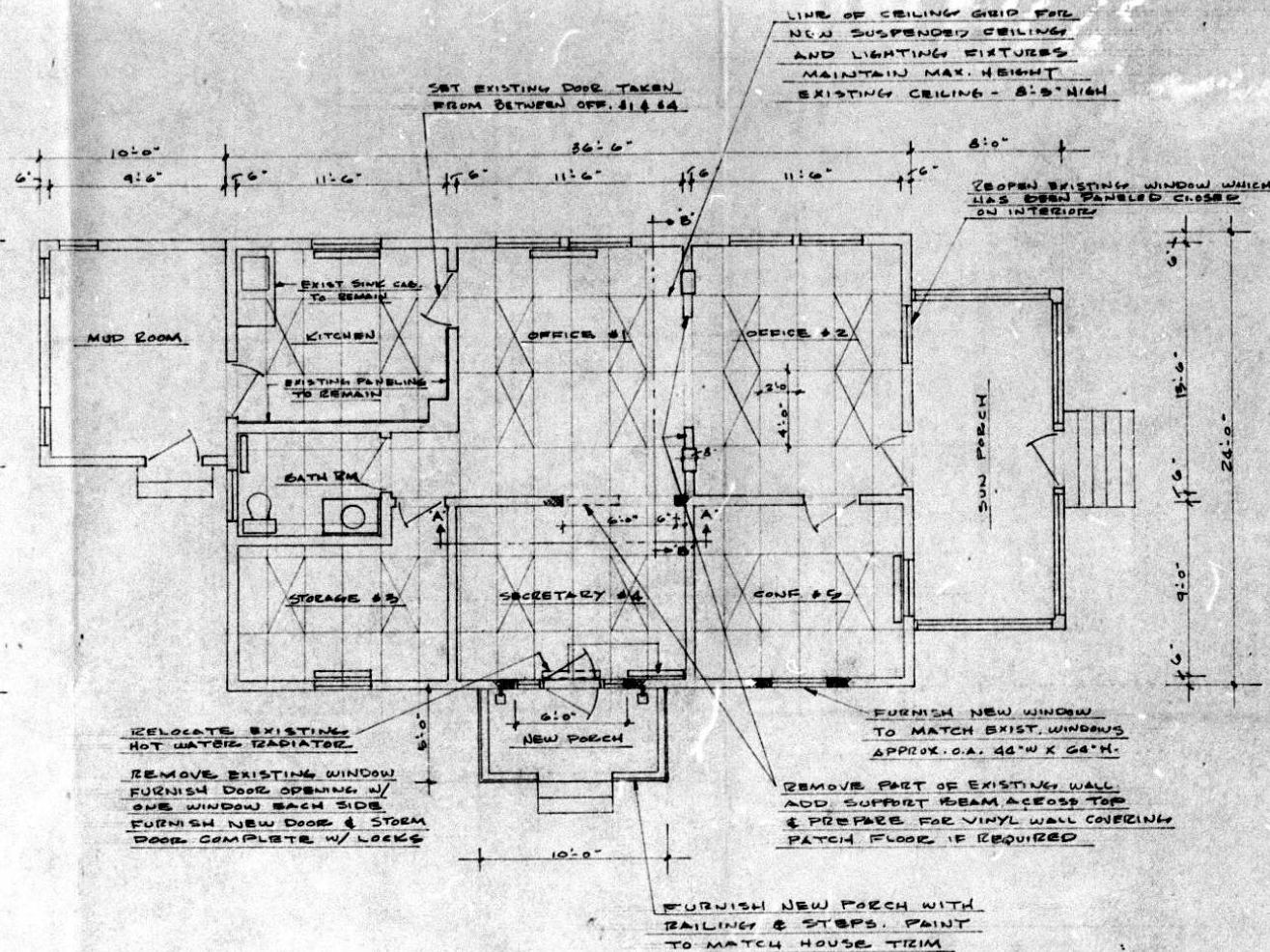
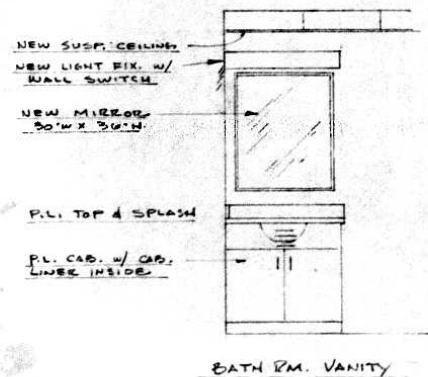
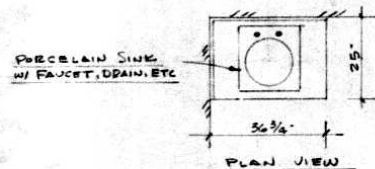
OFFICES
109 ROOSEVELT STREET
TIMONIUM, MARYLAND 21093

SCALE: 1/4" = 1'-0"	APPROVED BY: [Signature]	DATE: 6/8/75	REVISED BY: [Signature]
EXTERIOR ELEVATIONS		1 - 1/2"	
		J-2151	

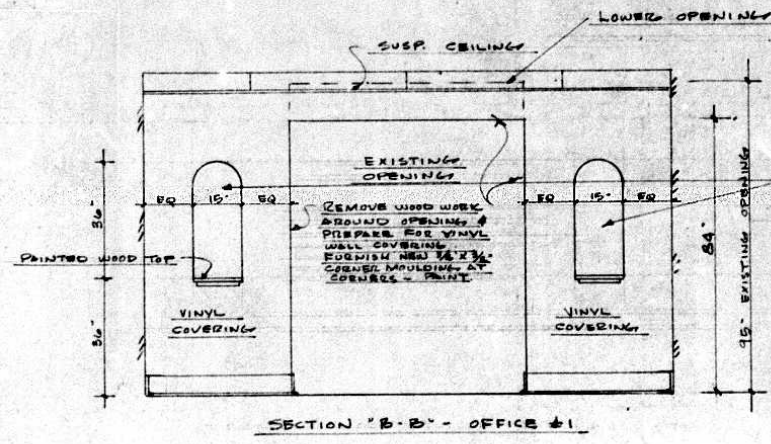
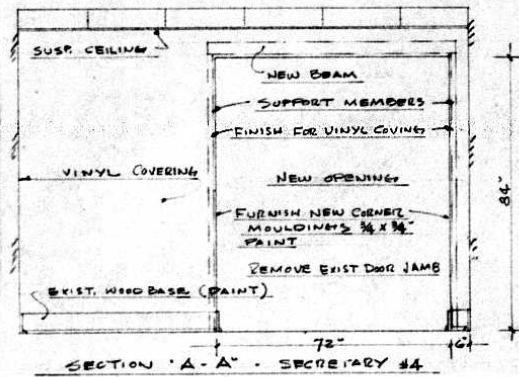


NOTED

BATH ROOM
REMOVE EXISTING
FIXTURES (TOILET, TUB
& WASH BOWL).
FURNISH NEW TOILET
& VANITY W/ SINK,
FAUCET, ETC.



FIRST FLOOR PLAN - SCALE 1/4" = 1'-0"



- PLUMBING REQUIREMENT**
1. RELOCATE RADIATOR IN SEC. RM. #4
 2. REMOVE FIXTURES IN BATH ROOM. FURNISH NEW TOILET & VANITY & LIGHT FIX.
 3. CHECK EXIST. HEATING PLANT & PIPES
- ELECTRICAL REQUIREMENTS**
1. FURNISH TWO (2) NEW OUTSIDE LIGHT FIXTURES AT FRONT ENTRANCE ONE EACH SIDE OF NEW DOOR W/ SWITCH
 2. KITCHEN - FURNISH TWO CEILING FIXTURES W/ 1 WALL SWITCH
 3. OFF. #1, #2 & SEC. #4. FURNISH TEN CEILING FIXTURES W/ 3 WALL SWITCHES
 4. STOR. #3 - FURNISH TWO CEILING FIXTURES W/ 1 WALL SWITCH
 5. CONF. #5 FURNISH TWO CEILING FIXTURES W/ 1 WALL SWITCH
 6. CHANGE ALL OUTLETS TO MOST ONE
- GENERAL CONSTRUCTION**
1. CHANGE EXTERIOR DOOR LOCKS
 2. NEW SUSPENDED CEILING - KITCHEN, BATH & ROOMS #1 THRU #5
 3. VINYL WALL COVERING - KITCHEN, BATH, & ROOMS #1 THRU #5
 4. KITCHEN FLOOR TILE TO REMAIN
 5. CARPET - BATH & ROOMS #1 THRU #5
 6. PAINT EXISTING WOOD WORK
 7. REPAIR WALLS IN ROOMS #1 & #4
 8. NEW ENTRANCE & PORCH AT ROOM #4 & NEW WINDOW IN ROOM #5
 9. BESIDE EXTERIOR, REPAIR EAVE & EAVE TROUGH, PAINT TRIM, ETC.
 10. FURNISH NEW ROOF
 11. ALTERNATE - REMOVE SUNPORCH

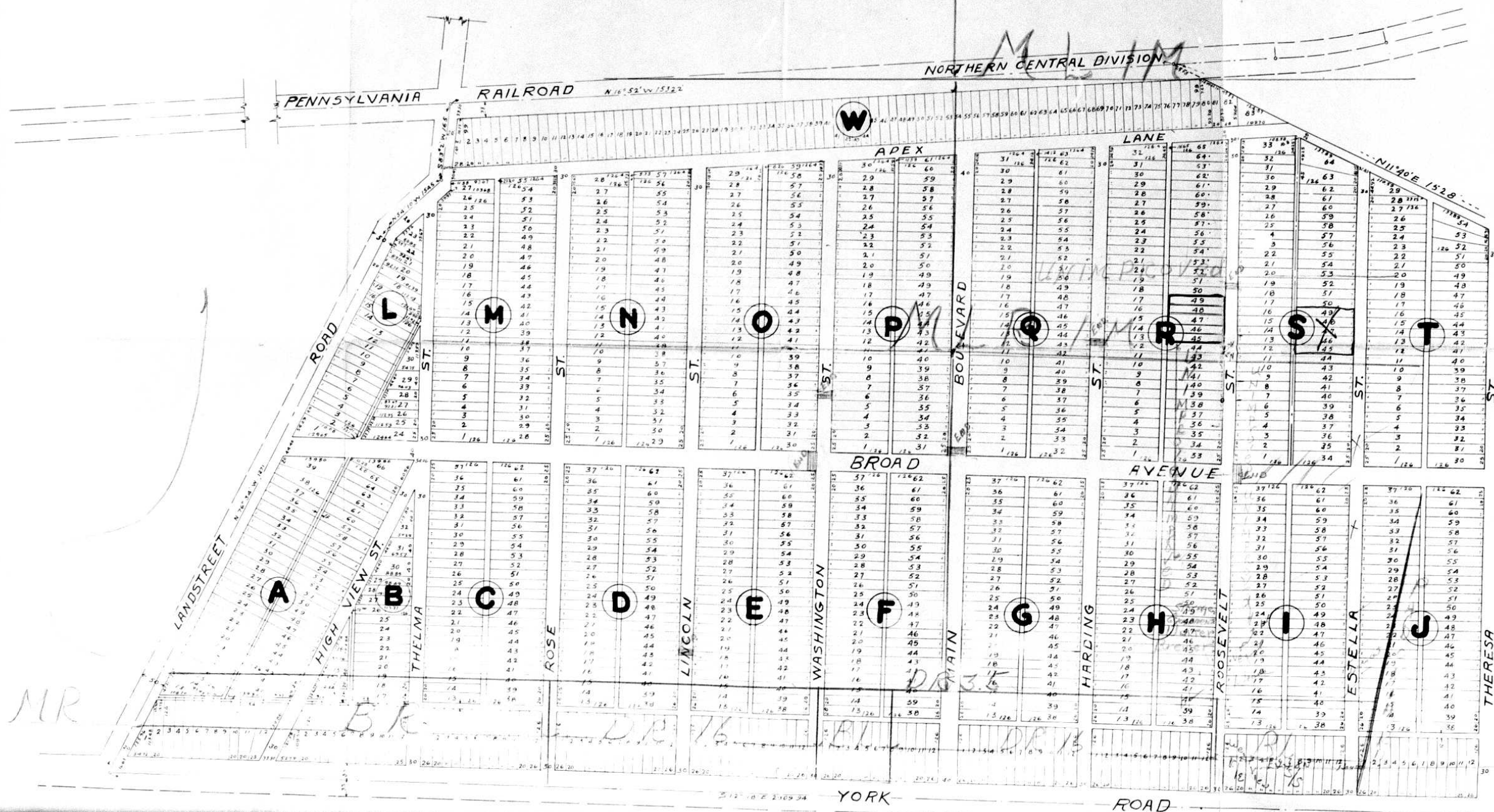
JACK J. ROCKMAN & ASSOCIATES, INC.
P. O. BOX 137
GLEN ARN, MARYLAND 21057

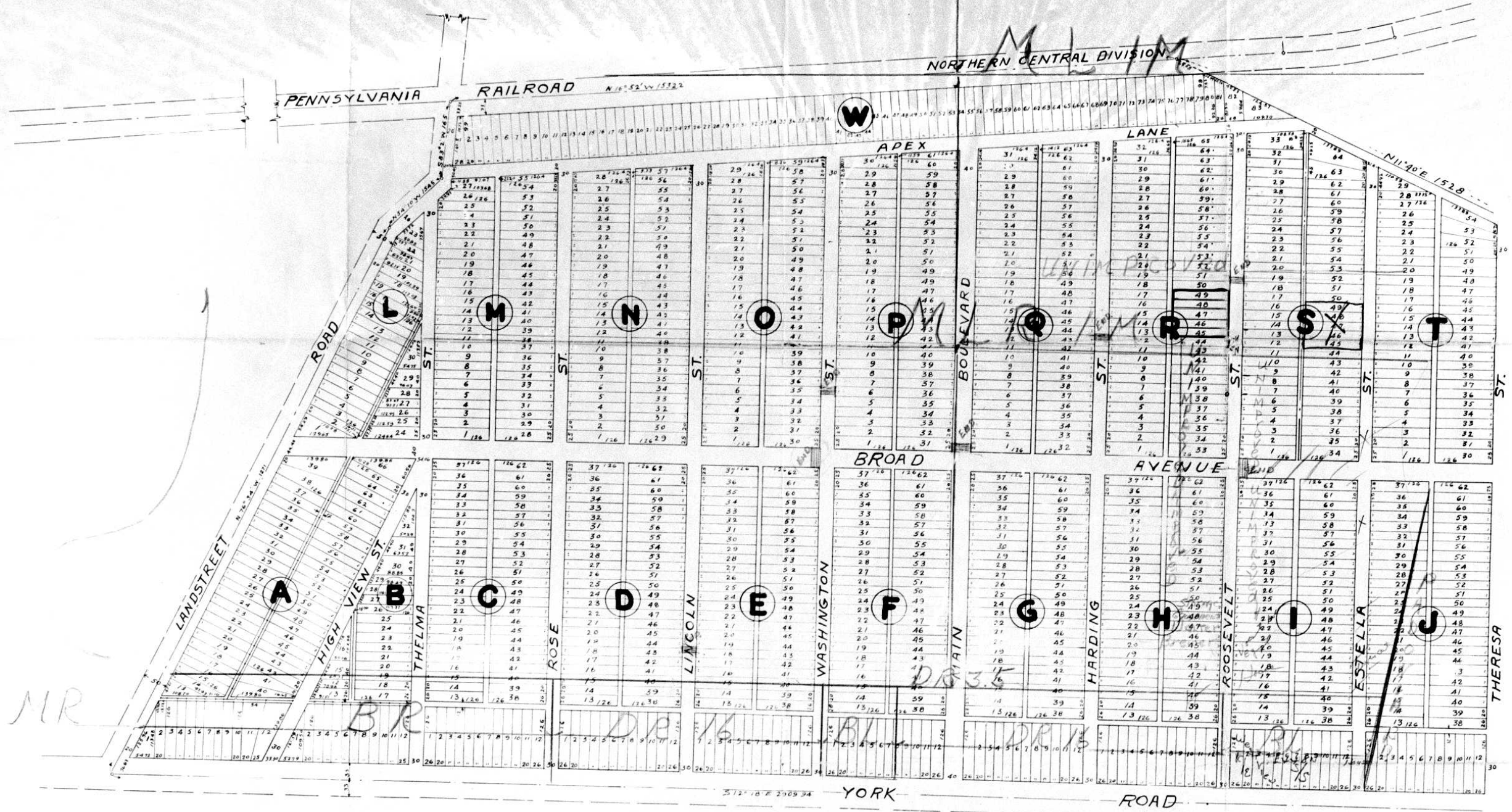
OFFICE
109 ROOSEVELT STREET
TIMONIUM, MARYLAND 21088

SCALE: AS NOTED APPROVED BY: [Signature]
DATE: 5/8/75 Rev. 6/2/75
FLOOR PLAN & DETAILS
2. of 2
J-2151



TIMONIUM HEIGHTS





Plat of Timonium Heights
 Filed for record October 29, 1920
 Test: J. M. P. Cole Clerk

PETITIONER'S EX. #3

