

5/24/77 77-208-11 186 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LARRY E. KNIGHT, legal owner, of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

herely petition for a Variance from Section 1802.2B (208-11) - 25-1-5

Permit a lot width of 57 ft. in lieu of the 70 ft. required

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

That the owner is unable to obtain additional land from the adjoining property owners in order to increase the area of the lot. Without the granting of a variance, the owner cannot construct a dwelling on the lot and, therefore, will result in a hardship.

see attached description

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

As we agree to pay expenses of above Variance advertising, posting, etc. upon filing of the petition, and further agree to said act to be heard by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser LARRY E. KNIGHT Legal Owner

Address 458 Main Street

Reisterstown, Md. 21136

Lloyd J. Hammond, Esquire, Towson, Md. 21204

828-5004 21204

ENDORSED By The Zoning Commissioner of Baltimore County, this 25th day

of January 1977, 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 Civic Building in Towson, Baltimore County, on the 19th day of April, 1977, at 10:00 o'clock

--- a.m.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

10:00A
4/11/77

14-895-46 #

ORDER RECEIVED FOR FILING

DATE 25/11/77

BY John W. Hession, III

14-895-46 #

ORDER RECEIVED FOR FILING

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ORDER RECEIVED FOR FILING

DATE 25/11/77

BY John W. Hession, III

14-895-46 #

RE: PETITION FOR VARIANCE
E/S of New Avenue, 165' N of
Bond Avenue - 4th Election District
Larry E. Knight - Petitioner
NO. 77-208-A (Item No. 156)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

It has come to the attention of the Deputy Zoning Commissioner, subsequent to the hearing, that the subject property in the above referenced case, was not properly posted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of May, 1977, that the Order passed on April 20, 1977, in the above captioned matter, be and the same is hereby RECORDED. It is further ORDERED that the subject case be reposted and scheduled for hearing at the earliest possible date.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
E/S of New Avenue, 165' N of
Bond Avenue - 4th Election District
Larry E. Knight - Petitioner
NO. 77-208-A (Item No. 156)

BEFORE THE
DEPUTY ZONING
COMMISSIONER
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition requesting a Variance to permit a lot width of 57 feet in lieu of the required 70 feet on a lot in the subdivision called "Lee Manor," located on the east side of New Avenue, 165 feet, more or less, north of Bond Avenue, in the Fourth Election District.

Testimony by the Petitioner indicated that he proposes to construct a house 30 feet in width on his lot and that he would be unable to comply with setback regulations unless the Variance were granted.

Nearby residents, in protest, cited their concern for drainage, density, and whether the proposed construction was in a floodplain.

Without reviewing all of the testimony at the hearing, but based on all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner has met the requirements of Section 307 of the Baltimore County Zoning Regulations and the Variance should be granted, since strict compliance with the zoning regulations would result in "practical difficulty or unreasonable hardship."

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 20th day of April, 1977, that 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, Health Department, and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
E/S of New Ave, 165' N of Bond Ave.,
4th District
LARRY E. KNIGHT, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-208-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

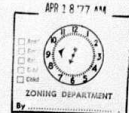
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in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

Charles E. Knight, Jr.
Charles E. Knight, Jr.
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 15th day of April, 1977, a copy of the foregoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-68-2001

ZONING COMMISSIONER

June 21, 1977

May 19, 1977

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Variance
E/S of New Avenue, 165' N of Bond Avenue - 4th Election District
Larry E. Knight - Petitioner
NO. 77-208-A (Item No. 156)

Dear Mr. Hammond:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

Dear Mr. Hammond:

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

Very truly yours,
George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Alice LeGrande
Zoning Chairwoman
Reisterstown-Owings Mills-Glyndon
Coordinating Council
25 Olive Lane
Owings Mills, Maryland 21117
John W. Hession, III, Esquire
People's Counsel

W. T. SADLER, INC.
attorneys-

DESCRIPTION TO ACCOMPANY APPLICATION FOR LOT WIDTH VARIANCE

PARCEL 'A' - LEE MANOR
4th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

APPLICANT: LARRY E. KNIGHT

DATE: JANUARY 3, 1977

DESCRIPTION:

All that lot or parcel of ground on the East side of New Avenue, approximately 165 feet, more or less, North of Bond Avenue, in the Fourth Election District, Baltimore County, Maryland and designated as Parcel 'A' as shown on the Plat of Lee Manor, which plat is recorded among the Land Records of Baltimore County in Plat Book O.T.C. 36, folio 67.



By: William T. Sadler DATE: 1-11-77
William T. Sadler PLS 7730

W. T. SADLER, INC.
attorneys-

March 18, 1977

Nicholas B. Comodori,
Acting Chairman
Zoning Plans Advisory Committee
County Office Bldg.
111 W. Chesapeake Ave.
Towson, Md. 21204

RE: Application for Lot Width
Variance - Parcel A -
Lee Manor - 4th Election District

Dear Sir:

In accordance with our conversation of March 17, 1977, regarding the above-referenced project, I am herewith submitting the following information relative to the area and density requirements for the subject lot and subdivision.

The density information shown on the approved Tentative Plan for Lee Manor include the following:

1. Gross area = 7.22 acres, more or less
2. Number of lots = 22
3. Gross density = 1.51/lots/acre
4. Open space = 3600 square feet
5. Net area = 34,000 square feet
6. Set area = 6.27 acres, more or less
7. Average lot size = 12,400 square feet
8. Net density = 3.51/lots/acre

In addition to the above, and relative to Section 208.1 of the B-10 zoning regulations, it appears that lots 17, 18 and Parcel A are the only lots not meeting the 10,000 square foot requirements of said regulations. Three lots of a total of 22 lots would be within the fifteen percent criteria stated in said Section 208.1.

If you have any questions pertaining to this matter, please do not hesitate to contact this office.

Very truly yours,
William T. Sadler
W. T. Sadler

cc: Lloyd Hammond, Atty.
Larry E. Knight

ORDER RECEIVED FOR FILING

DATE

June 21, 1977
Lester P. Long, etc.

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 a lot width of 57 feet instead of the required
a Variance 70 feet should be granted.

Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st
day of June, 1977, 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.

BY

Deputy [Signature]
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 _____, 1977, 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 ZONING ADVISORY COMMITTEE

April 5, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Acting Chairman

Lloyd J. Hammond, Esquire
204 Courtland Ave.
Towson, MD 21204

RE: Variance Petition
Item No. 156
Mr. Larry E. Knight

Dear Mr. Hammond:

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 Commission with recommendations as to the appropriateness of the requested zoning.

This currently vacant wooded site, designated as Parcel "A" as shown on the Plat of Lee Manor (Liber 35, Folio 67), is located on the east side of New Avenue approximately 165' north of Bond Avenue in the 4th Election District. Properties immediately to the north and south of this site consist of a dwelling and vacant land, respectively.

In view of the fact that your client owns the adjoining lot to the north, this Variance to permit a lot width of 57' in lieu of the required 70' is necessitated.

As indicated in our previous conversation, I was concerned with the area of this lot, which is less than 10,000 square feet. However, based on a letter from Mr. W. T. Sadler, dated March 18, 1977, and made a part of this file, it appears that all applicable requirements of Section 208.1 of the zoning regulations have been maintained.

Particular attention should be afforded the comments

Lloyd J. Hammond, Esq.
Page 2
April 5, 1977

of the Health Department concerning approval for the proposed sewer connection.

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,

Nicholas B. Commodari
Acting Chairman,
Zoning Plans Advisory
Committee

cc: Mr. T. Sadler, Inc.
11 W. Pennsylvania Ave.
Towson, MD 21204

Item #156

Lloyd J. Hammond, Esq.
204 Courtland Ave.
Towson, MD 21204

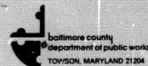
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 5th day of April, 1977.

Eric DiNenna
Zoning Commissioner

Petitioner: Mr. Larry E. Knight
Petitioner's Attorney: Lloyd J. Hammond, Esq.
Reviewed by: Nicholas B. Commodari, Planning & Zoning Associate III

cc: Mr. W. T. Sadler, Inc.
11 W. Pennsylvania Ave.
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

February 24, 1977

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

Re: Item #156 (1976-1977)
Property Owner: Larry E. Knight
R/S New Ave., 165' N. Bond Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'.
Acres: 54.72 x 145.00 District: 4th
65.98 x 145.44

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This site, known and designated as Parcel "A" of the subdivision plat of "Lee Manor" (recorded O.T.G. 35, Folio 67) is subject to Baltimore County Subdivision Regulations, particularly in regard to "Parcels".

Baltimore County highway and utility improvements are secured by Public Works Agreement #47011 (Revised and signed January 13, 1977 in connection with the further development of "Lee Manor" (O.T.G. 35/67) excluding Lots 19 and 21).

This property is tributary to the Owyens Falls Sanitary Sewerage System, subject to State Health Department regulations.

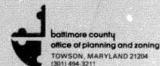
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #156 (1976-1977).

Very truly yours,

Thornton M. Mouring, P.E.
Chief, Bureau of Engineering

END:EMM:PM:es

cc: R. Morton (file Lee Manor)
J. Wimbley
H. Shalowitz



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 #156, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

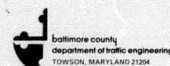
Property Owner: Larry E. Knight
Location: E/S New Avenue 165' N. Bond Avenue
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'
Acres: 54.72 x 145.00
25.98 x 145.44
District: 4th

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
Project and Development Planning



STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 156 - ZAC - January 25, 1976
Property Owner: Larry E. Knight
Location: E/S New Ave. 165' N. Bond Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'.
Acres: 54.72 x 145.00
65.98 x 145.44
District: 4th

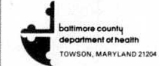
Dear Mr. DiNenna:

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

Very truly yours,

Michael A. Flanagan
Traffic Engineer Associate

MBF/jlf



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

February 1, 1977

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

Comments on 156, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Larry E. Knight
Location: E/S New Ave. 165' N. Bond Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'.
Acres: 54.72/65.98 x 145.00/145.44
District: 4th

A moratorium was placed on new sewer connections in the Owyens Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 11, 1974; therefore approval may be withheld for this connection.

Metropolitan sewer must be extended to this property prior to final approval of the Health Department. Retain two water exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB/BJW/rhs

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

Attention: Nicholas E. Commodari
Zoning Advisory Committee

Re: Property Owner: Larry E. Knight

Location: E/S New Ave. 165' N Bond Ave.

Item No. 156

Zoning Agenda January 25, 1977

Comments:

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 or _____ 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 _____ EXCEEDED 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 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 "Life Safety Code", 1970 Edition prior to occupancy.
6. Site plans are approved as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *[Signature]* Noted and approved. *[Signature]*
Planning Group Approved
Special Inspection Division
Mittalion Chief
Fire Prevention Bureau

1-Sign

77-208-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: June 3, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: LARRY E. KNIGHT
Location of property: E/S of New Ave. 165' N of Bond Ave.
Location of Sign: E/S of New Ave. 195' N of Bond Ave.
Remarks: Flowers E. Deland
Posted by: Flowers E. Deland Date of return: June 10, 1977

1-Sign

77-208-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: APRIL 3, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: LARRY E. KNIGHT
Location of property: E/S of New Ave. 165' N of Bond Ave.
Location of Sign: E/S of New Ave. 200' N of Bond Ave.
Remarks: Flowers E. Deland
Posted by: Flowers E. Deland Date of return: APRIL 7, 1977

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item #156 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Larry E. Knight
Location: E/S New Ave. 165' N Bond Ave.
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'.
Acres: 54.72 x 145.00
65.98 145.44
District: 4th

The items checked below are applicable:

- Structure shall conform to Baltimore County Building Code (B.C.C.B.) 1970 Edition and the 1971 Supplement and other applicable codes.
- A building permit shall be required before construction can begin.
- Three sets of construction drawings will be required to file an application for a building permit.
- Three sets of construction drawings with a registered Maryland architect or Engineer's original seal will be required to file an application for a building permit.
- Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- No comment.
- Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

[Signature] Charles E. Burnham
Plans Review Chief
CSEB

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

Your Petition has been received * this 11 day of Jan 1977. Filing Fee \$ 21 Received ✓ Check ✓ Cash ✓ Other ✓
[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner L. KNIGHT Submitted by L. WARD
Petitioner's Attorney L. WARD Reviewed by P. B.
* this is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

MORE COUNTY, MARYLAND No. 46495
DEPT. OF FINANCE-REVENUE DIVISION
RECEIVED JAN 28 1977
DATE: Jan. 28, 1977 AMOUNT: 61-669
AMOUNT: \$25.00
RECEIVED FROM: Edward J. Ward, Esq. 11 211 1/2 Court, Beltsville Md. 21136
FOR: Petition for Variance for Larry E. Knight 77-208-A
VALIDATION OF SIGNATURE OF CASHIER

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

Z.A.C. Meeting of: January 25, 1977

Re: Item No. 156
Property Owner: Larry E. Knight
Location: E/S New Ave. 165' N Bond Avenue
Present Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a lot width of 57' in lieu of the required 70'.

District: 4th
No. Acres: 54.72 x 145.00
65.98 145.44

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich
Field Representative

JOSEPH H. McILWAIN, PRESIDENT
T. HARVEY WILLIAMS, JR., VICE-PRESIDENT
MARION M. BOYDARD

THOMAS H. BRYAN
WES. LONGSHAW F. CHURCH
ROGER B. HAYDEN
ROBERT T. DUBEL, SUPERINTENDENT

ALVIN LORICK
BESS. HILTON R. SMITH, JR.
RICHARD W. TRACY, D.V.M.

OFFICE OF
THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 March 30, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Knight was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☐ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 18th day of April 1977, that is to say, the same was inserted in the issues of March 30k, 1977.

STROMBERG PUBLICATIONS, INC.

By *[Signature]*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna, Zoning Commissioner Date: April 2, 1977
FROM: Wm. E. Deland, Director of Planning
SUBJECT: Item #156, Petition for Variance for a Lot Width
that site of New Avenue 165 feet North of Bond Avenue
Petitioner - Larry E. Knight

4th District

DATE: Monday, April 10, 1977 (Baltimore)

There are no comprehensive factors requiring comment on this petition.

[Signature]
Wm. E. Deland
Director of Planning

WJD:jhm

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 1977.

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 18th day of April 1977, the same publication appearing on the 31st day of March 1977.

THE JEFFERSONIAN.

[Signature]
Manager

Cost of Advertisement, \$.....



CHATS WORTH GROVE
Section II
OTG 31-27

CURVE DATA

N/E	Δ	RADIUS	7/2N	LENGTH	CHD	CHD BEARING
A	58°18'02"	300.0'	121.999	254.007	23.973	N 60°17'50" W
B	58°18'02"	300.0'	121.999	254.007	23.973	N 60°17'50" W
C	78°12'47"	143.205	113.427	107.085	182.500	N 60°17'50" W
D	78°12'47"	143.205	113.427	107.085	182.500	N 60°17'50" W
E	41°24'35"	300.0'	121.999	254.007	23.973	N 60°17'50" W
F	41°24'35"	300.0'	121.999	254.007	23.973	N 60°17'50" W
G	54°31'10"	200.0'	56.604	229.353	78.000	N 60°17'50" W

118 73 77
118 39 77

COORDINATE TABLE

N/E	NORTH	WEST	N/E	NORTH	WEST
1	20558708	50002542	12	20724442	50000000
2	20978559	50022005	13	20610357	50054061
3	20978559	50022005	14	205089103	50071490
4	20978559	50022005	15	20507588	50075001
5	20781712	50018760	16	20504330	50078282
6	20542637	50002470	17	20578577	50028449
7	20500071	50002021	18	20570108	50004029
8	20500720	50002542	19	20746006	50070266
9	20504027	50003361	20	20825057	50070504
10	20766442	50007648	21	20015285	50001611
11	20774115	50008600	22	20825007	50001026

NOTE:

OTG 35 FOLIO 67
RECEIVED for Record
MAR 30 1972 at 4 PM
same day recorded in Liber
0.7.6. No. Folio
One of the Records of
Baltimore County and ex-
amined, per

Coordinates shown hereon are referred to the system
established by the Baltimore County Metropolitan
District & are based upon the following Townships Sections
"6292 N 62801.47 W 51697.45
"6297 N 61876.54 W 50660.47

Chas. T. Hurd!

Clear

"LEE MANOR"

4th East Dist. for Baltimore County
Reisterstown Non Profit Housing Corp.
RD 195 Reisterstown, Md. 21156

SURVEYOR'S CERTIFICATE

I, Carroll J. Evans, Registered Land Surveyor of the
State of Maryland, do hereby certify that the foregoing plat
has been duly filed for record in the Office of the
County Clerk of Baltimore County, Maryland, and that
the same is a true and correct copy of the original
survey as shown to me by the owner thereof.

EVANS, HAGAN & HOLBEIN

DATE: _____ BY: _____
APPROVED BY: _____
DRAWN BY: _____
CHECKED BY: _____
DATE: _____
DRAWING NO. 2075

OWNER'S CERTIFICATE

The requirements of Sections 72A to 72D of Article 17 of the
Annotated Code of Maryland, 1959 Edition, Chapter 1016 of the
Acts of 1945, as amended by Chapters 84 and 708 of the Acts of
1947, and subsequent Acts if any, supplementary thereto, in far as
they concern the making of the plat and setting of the markers,
have been complied with.
Reisterstown Non-Profit Housing Corp.
By: Richard E. Hagan, President

Approved: Baltimore County Planning Board

DATE: 9/30/70

Approved: Baltimore County Highway Department

DATE: 10/1/70

Approved: Baltimore County Health Department

DATE: 10/1/70

The streets and/or roads as shown hereon and mentioned in the
attached deed are for the purpose of dedication only and the
same are not intended to be dedicated to public use; the fee
simple title to the lands thereof is especially reserved in
the quarters of the deed to which this PLAT is attached, their
heirs & assigns.



A vicinity map showing the location of the site. The map includes labels for 'CHERRY STREET', '7th St', 'ALCANTARA', 'VICINITY MAP', and 'SITE'. A small black rectangle indicates the site location near the intersection of 7th St and ALCANTARA.

EXISTING ZONING - DR.3.5

10
New 165
✓
2277
✓
TV 28
F1-77
M. 1977

77-208-A

REF: NO. 1120



SURVEYOR
W.T. BOYLE, INC.
11 WEST PENNSYLVANIA AVENUE
PITTSBURGH, PA 15222
412-261-1111

WILLIAM H. JOHNSON
12/26/100

LEWIS REFEEDER
8726/270

FILED PLAN TO ACCOMPANY APPLICATION FOR
LOT WIDTH VARIANCE
PARCEL A - LEE MANOR

BLADE ON CORN 24
CORN 11 30

BALTIMORE GATH. MARYLAND
DECEMBER 1, 1916

OWNER
LARRY E. LIGHT
400 MAIN STREET
ROCKFORD, ILL. 61101
414

