

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, Variances to permit a side yard setback of 10 feet instead of the required 25 feet and a setback of 30 feet from the center line of the street instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of August, 1977, that the herein Petition for the aforementioned Variances should be and the same are 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.

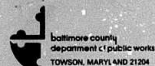
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of August, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MCKINLEY, P.E.
DIRECTOR

July 18, 1977

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

Re: Item #264 (1976-1977)

Property Owner: Gaylord Brooks Building Co.
8/5 University Ave. 690' E. Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 25' and a setback of 30' from the centerline of the street in lieu of the required 50'.
Acres: 0.179 District: 1st

Dear Mr. DiMenna:

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:

University Avenue and McTearish Avenue are indicated on the aforesaid plat "Catonville Road" as 40-foot rights-of-way. University Avenue is a partially improved public road, and provides access to Baltimore County's McTearish Avenue Sewage Pumping Station at the end thereof. McTearish Avenue is unimproved. Established grades for these roads are steep, in excess of 10%. Both roads are proposed to be improved in the future as 30 foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widening, including a fillet area for eight feet at the intersection and 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:

A drainage swale traverses this site and a drainage and utility easement is required through the property.

Item #264 (1976-1977)
Property Owner: Gaylord Brooks Building Co.
Page 2
July 18, 1977

Storm Drains: (Cont'd)

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:

There is a 6-inch public water main in University Avenue, which terminates opposite the westernmost side property line of this site, see Drawing #27-0239, File 3. There is also a 6-inch public water main in Stafford Drive, 260 feet southwesterly of University Avenue, see Drawing #27-0239, File 3.

Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:

There is 8-inch public sanitary sewerage in University and McTearish Avenues, see Drawing #74-0947, File 1. There is also an 8-inch sewage force main in McTearish Avenue.

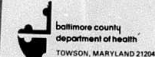
Very truly yours,

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

END: EAM: PWR: ss

C-SW Key Sheet
11 SW 18 Pos. Sheet
SW 3 & 4 Typo
101 Tax Map

cc: W. Munchel
J. Somers



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

July 14, 1977

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

Dear Mr. DiMenna:

Comments on #264, Zoning Advisory Committee Meeting, June 28, 1977, are as follows:

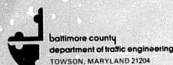
Property Owner:	Gaylord Brooks Building Co.
Location:	8/5 University Tr. 690' E. Kenwood Ave.
Existing Zoning:	D.R. 5.5
Proposed Zoning:	Variance to permit a side setback of 10' in lieu of the required 25' and a setback of 30' from the centerline of the street in lieu of the required 50'.
Acres:	0.179
District:	1st

Metropolitan water and sewer are available.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TMD/KS/rug



STEPHEN COLLINS
DIRECTOR

July 27, 1977

Mr. Eric S. DiMenna
Zoning Commissioner
1st Floor, County Office Building
Towson, Maryland 21204

Re: Item #264 - EAC - June 28, 1977

Property Owner: Gaylord Brooks Building Co.
Location: 8/5 University Dr. 690' E. Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 25' and a setback of 30' from the centerline of the street in lieu of the required 50'.
Acres: 0.179
District: 1st

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variances to the side setbacks and the setback from the centerline of the street.

Sincerely,

Michael S. Hangan
Associate Traffic Engineer

MSP/51



Paul H. Reincke
CHIEF

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

Attention: Nicholas R. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: Gaylord Brooks Building Co.

Location: 8/5 University Dr. 690' E. Kenwood Ave.

Item No. 264

Zoning Agenda June 28, 1977

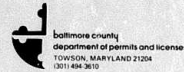
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ is not 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.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Planning Division
Special Inspection Division

Noted and Approved: Deputy Chief
Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

June 22, 1977

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

Dear Mr. DiMenna:

Comments on Item # 264, Zoning Advisory Committee Meeting, June 28, 1977 are as follows:

Property Owner: Gaylord Brooks Building Co.
Location: 8/5 University Dr. 690' E. Kenwood Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 25' and a setback of 30' from the centerline of the street in lieu of the required 50'.
Acres: 0.179
District: 1st

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. 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.
- ☒ E. 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.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burman
Plans Review Chief

Charles E. Burman
Plans Review Chief
CDB:trj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1977

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

Z.A.C. Meeting of: June 28, 1977

RE: Item No: 264
Property Owner: Gaylord Brooks Building Co.
Location: 8/5 University Dr. 690' E. Kenwood Avenue
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 10' in lieu of the required 25' and a setback of 30' from the centerline of the street in lieu of the required 50'.

District: 1st
No. Acres: 0.179

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
HAROLD W. BAYBORN

THOMAS H. BOWEN
MRS. LOURANE F. CHURCH
ROGER E. HAYDEN

ALVIN LORICK
MRS. MILDRED R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

ROBERT F. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: August 11, 1977
 FROM: Leslie H. Graef, Director of Planning
 SUBJECT: Petition #77-50-A. Petition for Variance for Side Yard and Centerline of The Street.
 South side of University Drive 690 feet, more or less, East of Kenwood Avenue
 Petitioner - Gaylord Brooks Building Co.

1st District

HEARING: Monday, August 15, 1977 (10:45 A.M.)

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

Leslie H. Graef
 Leslie H. Graef
 Director of Planning

LHG:JGH:rw

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13th day of June 1977. Filing Fee \$ 25.00. Received ☒ Cash ☐ Check ☐ Other

S. Eric DiNenna
 S. Eric DiNenna,
 Zoning Commissioner

Petitioner Gaylord Brooks Bldg. Co. Submitted by James M. Mose
 Petitioner's Attorney _____ Reviewed by JP

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Gaylord Brooks Building Co. County Office Building
 P.O. Box 228 111 W. Chesapeake Ave.
 Millersville City, Maryland 21104 Towson, Maryland 21204

Item No. 264

Your Petition has been received and accepted for filing
 this 24th day of June 1977.

S. Eric DiNenna
 S. Eric DiNenna
 Zoning Commissioner

Petitioner Gaylord Brooks Building Co. Reviewed by Nicholas E. Commodari
 Petitioner's Attorney _____ Chairman, Zoning Plans
 Advisory Committee

1-SIGN 78-50-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1-4 Date of Posting July 30, 1977
 Posted for: PETITION FOR VARIANCE
 Petitioner: GAYLORD BROOKS BUILDING CO.
 Location of property: 9/5 OF UNIVERSITY DR. 690' E. OF KENWOOD AVE.
 Location of Sign: S/8 OF UNIVERSITY DR. 700' +/- E OF KENWOOD AVE.
 Remarks: _____
 Posted by: Thomas K. Robert Date of return: AUG. 5, 1977



TOWSON, MD. 21204 July 28 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Gaylord Brooks Bldg. Co. was published in the following: 690' E of Kenwood Ave.

- | | |
|---|--|
| ☒ 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 20th day of July 1977, that is to say, the same was inserted in the issue of July 28, 1977

STROMBERG PUBLICATIONS, INC.

By Esther Burger

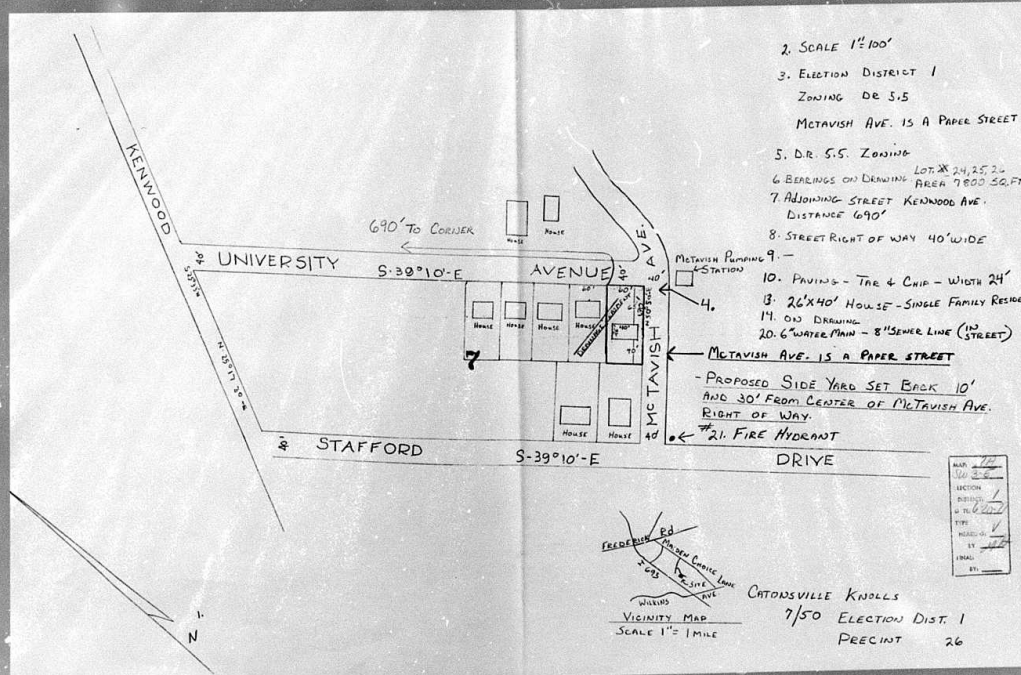
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 28, 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 for one successive weeks before the 20th day of August 1977, the first publication appearing on the 28th day of July 1977.

THE JEFFERSONIAN
L. Frank Stutts
 Manager

Cost of Advertisement, \$ _____



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

DATE July 28, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Gaylord Brooks Building Co., P.O. Box 228
Millersville City, Md. 21104
 FOR Petition for Variance
#78-50-A

AMOUNT 25.00

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

DATE Aug. 12, 1977 ACCOUNT 01-662

AMOUNT \$25.75

RECEIVED Gaylord Brooks Building Co., P.O. Box 228
Millersville City, Md. 21104
 FOR Advertising and posting of property
#78-50-A

AMOUNT 45.75

VALIDATION OR SIGNATURE OF CASHIER