### PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS 78-50

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Gaylord Brooks
I, or we,Building Company I, or we.Building Company legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a pass hereof,

hereby petition for a Variance from Section 1 BO2.3 C 1 to permit A side set back of 10 feet instead of the required, 1 B01, 2.C.3. and to permit

A set back of 30 feet from centerline instead of the required 50 feet

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

The subject property is a lot 60' X 130' located on the corner of university Dr. And Mc Tavish Ave. McTavish Ave. is a paper street so in order to build on the lot and front on University Dr. the requested set back variances are necessary.

See attached description

DATE

GITTS OF HARMON & TOWNS

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

Low 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 roming regulations and restrictions of Balispore Country adopted pursuant to the Zoning Law For Boltimore Country.

Gaylord Brooks Building Co James M. Bose, Jacquese Legal Owner Contract nurchaser Address P.O. Rox 228 Ellicott City, Maryland 21043 Protestant's Attorney Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 21,th ....

55 Commission of Baltimore County, in two newspapers of general circulation throughout Baltimore County, has properly be posted, and that the public hearing be had before the Zoning (Commissioner of Baltimore County in Room 106, County Office Balding in Townon, Baltimore day of \_\_ August \_\_\_\_\_\_, 197 7., at \_19345'clock 4. M.

Zoning Commissioner of Palitimore County

Bea

RE: PETITION FOR VARIANCE

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COLINTY

GAYLORD BROOKS BUILDING

6

......

ORDER TO ENTER APPEARANCE

Mr. Commissioner

H #264

Aty Dr.

63

Pursuant to the autnority 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,

Carles S. Lounty Jr Charles E. Kountz, Jr. Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of August, 1977, a copy of the aforegoing Order was mailed to James M. Moore, Treasurer, G-ylord Brooks Building Co., P. O. Box 228, Ellicott City, Maryland 21043, Petitioners.

> Soluto Alexiando John W. Hessian, III



August 25, 1977

Robert J. Ryan, Esquire 406 Jefferson Building Towson, Maryland 21204

> RE: Petition for Variances Petition for Variances
> S/S of University Drive, 690' E of
> Kenwood Avenue - 1st Election District
> Gaylord Brooks Building Company Petitioner. NO. 78-50-A (Item No. 264)

Dear Mr. Ryans

I have this date passed my Order in the above captioned matter in

Veryfrily youre

Northing

Northing

TNAK

'aner Deputy Zoning Commissioner

GJM/mc

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

AYLORD BROOKS BUIL NG CO. GENERAL CONTRACTORS

P.O. BOX 228

Ellicott City, Maryland 21043

TEL. 465-7171

Subject property located on the South side of University brive. Starting from a point 690+or East of Kenwood Ave. Consisting of lots # 24,25,26 Catonsville Knolls, Subject property recorded State of Maryland, Liber 5675 Polio 764. Catonsville Knolls record plat reference # 7/50

Sincerely,

for a Whorn Gaylord Brooks Bld. Co.

James M. Moore, Treasurer

ZONING PLANS

BALTIMORE COUNTY

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 1, 1977

Nicholasos B. Comme Estrible NX NR27 Chairman MEMBERS

BUREAU OF ENGINEERING DEPARTMENT OF TRAFFIC ENGINEER

STATE ROADS CO

MEALTH DEPARTMENT PROJECT PLANNING BUILDING DEPARTMEN BOARD OF EDUCATION 20NING ADMINISTRA

Gaylord Brooks Building Company P. O. Box 228 Ellicott City, Maryland 21043

RE: Variance Petition Item No. 264 Petitioner - Gaylord Brooks

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an en 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 perties are node aware of plans are not all the second properties and 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, zoned D.R. 5.5 is located on the south side of University Drive, 695 feet east of the south side of University Drive, 695 feet east of paper street, Nerdwish Avenue, runs along the west side of this vacant lot. Adjacent properties are improved with single Tamily devilings and are also zoned D.R. 5.5.

This Variance hearing is necessitated by the proposal to build a single family dwelling which will have a side setback of 5 feet instead of the required 25 feet and 30 feet from the centerline of the street instead of the required 50 feet.

Gaylord Brooks Building Company Page 2 Item No. 264 August 1, 1977

Since McTavish Avenue is a paper street, it must be treated as a proposed right-of-way.

Particular attention should be afforded to Particular attention should be afforded to the comment made by the Bureau of Engineering; McTavish Avenue has a proposed 30 feet paved width revised for tighter-fewsy. Site plans must be revised for tighter-fewsy. Site plans must be for the 40 foot as shown. Additional fewsy instead of the 40 foot as shown. Additional fewsy instead of the few fewsy in the few fewsy fewsy fewsy fewsy fewsy fewsy fewsy few fewsy few fewsy few fewsy fews

This polition is accepted for filing on the date of the enclosed filing certificate. Notice of the half of the molecular filing certificate while he held not less than 30 nor more than 30 nor held to the filing certificate will be forwarded to you in the near future.

Very truly yours,

Muhle b Commoden Kors NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

Pino dette M'S DIANA ITTER Planning & Zoning Associate III



hilo 27 1977

Mr. Eric S. DiNenna, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Townson, Maryland 21204

bearing on this petition.

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

Property Owner: Gaylord Brooks Building Co.

Property Current Caylard Brooks Building Co.
Location: 5'X binventy Dr. 6'0'Y. Extensed Avenue
Existing Zonling: D.R.5.5'
Fraposed Zonling: Variance to permit a side subtack 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

This office has reviewed the subject perition 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 function so this cast line.

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

Very truly yours.

John Zevenbly John L. Wimbley Planner III

Project and Development Planning

	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
	Variances requested not adversely effecting the health, safety and general welfs
1	of the community, Variances to permit a side yard setback of 10 feet instead of
197	the required 25 feet and a setback of 30 feet from the center line of the street
3	one Gad of the required 50 feet should be granted.
1	<b>₹</b>
1	IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25%
4	day of
J	to the approval of a site plan by the Department of Public Works and the Office
5	Planning and Zoning.
	Debut Zonids 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
	· <u></u>
	the above Variance should NOT BE GRANTED.
	IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday
	of, 197, that the above Variance be and the same is hereby DENIED.
	Zoning Commissioner of Baltimore County



ances

abject

July 18, 1977

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

> Re: Item #264 (1976-1977) Item 8264 (1976-1977)
> Property Owner: Gaylord Brooks Bailding Co.
> 8/8 University Nave 500° E. Kamecod Ave.
> 8/8 Continuated Nave 1970 (1970)
> Froposed Scaling; Variance to permit a side sethack of 10° in lieu of the required 25° and a sethack of 30° from the centerline of the street in lieu of the required 50°.
> Acres: 0.179 District; 1st

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.

university /vecus and were the Assessed at Indicated on the aforesaid rist
'Catemeria In Broile as ad-Force figured."

"Assessed Poundary and the Assessed County's Extending Variety
improved public road, and provides access to Baltimore County's Extendin Avenue
Seesepe Poundary Station at the onthereof. Workwish Avenue is unisproved. Established
grades for these roads are steep, in excess of 10%. Both roads are proposed to be
grades for these roads are steep, in excess of 10%. Both roads are proposed to be
injudyed the control of the County o

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.

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

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any maisances or damages to adjacent properties, sepecially by the concentration of surface veters. Correction of any probles which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

There is a 6-inch public water main in University Avenue, which terminates opposite the westermost side property line of this site, see Drawing 427-0238, File 3. There is also a 6-inch public water main in Stafford Drive, 260 feet southwesterly of University Avenue, see Drawing 227-0239, File 3.

Additional fire hydrant protection is required in the vicinity.

### Sanitary Sewer:

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

Very truly yours. Ellewith n. Llui pur Rm U.
ELLSWORTH N. DIVER, P.E.

G-SW Key Sheet 11 SW 18 Pos. Sheet SW 3 E Topo 101 Tax Map



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

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

Property Owner: Location: Existing Zoning:

July 14, 1977

Gaylord Brooks Building Co. 5/8 University I., 690' E Kenwood Ave. D.H. 5,5' Variance to permit a side settack of 10' in lieu of the required 25' and a settack of 30' from the centerline of the streat in lieu of the required 50'.

0.179

Acres: District: Metropolitan water and sever are available.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

THD/KS/fthc



July 27, 1977

Mr. Eric S. DiNenna Zoning Commissioner 1st Ploor, County Office Building Towson, Maryland 21204

Re: Item 264 - 25C - June 28, 1977
Propecty Owner: Gaylord Brooks Building Co.
Location: 376 Diterestive F. 600 'E Femood Ave.
Proposed Zoniog: Variance to permit a side setback of 10' in
lieu of the required 25' and a setLack of 30' from the centerline of the street in lieu of the
requires 0.176

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

Michael S. Flanigan
Associate Traffic Engineer

MSF/4f1



Paul H. Reincke

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204 Attention: Nicholas B. Commodari, Chairman Zoning Adivsory Committee

Re: Property Owner: Gaylord Brooks Building Co.

Location: S/S University Dr. 690' E Kenwood Ave.

Zoning Agenda June 28, 1977

Fursuant 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.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCENDS 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 operation

( ) 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 Bureou has no comments, at this time.

PONITIONS Hamilton Grant Approved: Approved House M. Management Special Despection Bureous Pick Prevention Bureous Pick Prevention Bureous



June 22, 1977

Mr. 5. Eric DiNenna, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 264 Zoning Advisory Committee Meeting, June 28, 1977

Property Owner Gaylord Brooks Building Co Location: 3/5 University Br. (90) S. Kemwood Ave. Entitled T-map 20.1. 5/5 person of the State of 10' in lieu of the required Proposed Soming Computer Science of 10' from the conterline of the street in lieu of 20' and a setback of 30' from the conterline of the street in lieu of the required 50'. Agree: 0.179 Delricht: lat

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit shall be required before construction can begin. (X) 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.

(X) 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.

G. Requested setback variance conflicts with the Bultimore County Building Code. See Section \_\_\_\_\_\_.

Charles & Sumbon-Charles E. Burnham CER

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23 1977

Mr. S. Eric DiNenna 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: 5/5 Bhiversity Dr. 694' E. Kenwood Avenue
Present Toning: D.R. 5.5

Proposed Zoning: Variance to permit 's side setback of 10' in
lieu of the required 25' and a setback of 30'
from the centerline of the street in liea of
the required 50'.

District: 1st No. Acres: 0.179

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

6. Trick felical W. Nick Petrovich. Field Pepresentative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT T. BAYARD WILLIAMS, JR., VICE-PRESIDENT MARCUP N. BOTBARIS

ROGER B. HATDEN ROBERT Y. DUREL. SUPERINTENDENT

## BATTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDE

TO S. Eric Di Nenna, Zoning Commissioner	Date August 11, 1977

Leslie H. Groef, Director of Planning

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 Ave. us Petitioner – Gaylord Brooks Building Co.

lst District

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

There are no comprehensive planning factors requiring comment on this petition

IHG-IGH-W





TOWSON, MD. 21204 July 28

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Gaylord Brooks Bldg. Co. WAS inscribed in the title wing. 690' E of Kenwood Ave.

- ☐ Arbutus Times

- ☐ Essex Times
  ☐ Suburban Times East
- ☐ Community Times

☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 29th day of July 19-72, that is to say, the same was inserted in the iss\_e; of July 28, 1977

> STROMBERG PUBLICATIONS, INC. BY Este Burgee



### CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenu-Towson, Maryland 21204

Your Petition has been received \* this /372 day of June 1977. Filing Fee \$ 5500 . Received Acheck

Petitioner Carles Becoms Old. Co. Submitted by James Meser Petitioner's Attorney Reviewed by

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

78-50-A

# CERTIFICATE OF POSTIN

1-SIGN

Date of Posting July 30, 1977 Posted for: PETITION FOR VARIANCE Petitioner: GAYLORD BROOKS BUILDING Co. Location of property 5/S OF UNIVERSITY DR. 690' E. OF KENWOOD AVE

Location of Signs S/S OF UNIVERSITY DR. 700'+an- E OF Henwood Ave

Posted by Lliamas F. Roland

Date of return: A 06- 5, 1977

LTIMORE COUNTY OFFICE OF PLANNING & ZONING

\*County Office Building 111 M. Chesapeake Ave. Towson, Maryland 21204

Your Petition has been received and accepted for filing this 38th day of June 197.

BALTIMORE COUNTY, MARYLAND FFICE OF FINANCE - LEVENUE DIVIS

ATE July 22, 1977 ACCOUNT 01-6

18277FJL 25

Aug. 12, 1972 .... 01-662

1391 60 MG 15

VALIDATION OR SIGNATURE OF CASHIER

AMOUNT \$45.75

Gaylord Brooks Building Co., P.O. Box 228

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

Gaylord Brooks Building Co., P.O. Box 228

25.00 MSI

No. 51882

4 5.75 MSE



