

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Michael Bruce Stevenson legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801 of the Zoning Regulations to permit a minimum lot width of 50' on lots 20, 21, 22, 26 thru 34 and 39 thru 41 instead of the required 55' and to permit a minimum lot width of 44' on lot 35 instead of the required 55' and to permit a minimum distance from building to center line of Lincoln Road to be 39' instead of the required 50' feet.

Hardship: Owners have purchased recorded lots fifty (50) feet in width and have had house plans prepared which are ideally adapted to these lots. People have been building on 50 foot lots for many years in the neighborhood. Present regulations will not permit owner to build on 50 foot lots. An application for readjustment to conform to current regulations will result, if approved, in the loss of lots and increase in home costs.

To permit side setbacks of 8 feet instead of the required 10 feet on Lot 35 and 25.

See attached description

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 For Baltimore County.

Contract purchaser Michael Bruce Stevenson
Legal Owner
Address: 959 Morgan Drive
Arnold, Maryland 21012
Petitioner's Attorney _____
Protestant's Attorney _____
Address _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1977.

On _____ day of _____, 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 Office Building in Towson, Baltimore County, on the _____ day of _____, 1977, at _____ o'clock.

Eric Dinenna
Zoning Commissioner of Baltimore County.

(over)
10:45A
1/11/77
976
4-483-80

Baltimore County
Office of planning and zoning
TOWSON, MARYLAND 21204
0011-646-3001
S. ERIC DINENNA
ZONING COMMISSIONER

January 11, 1978

Mr. & Mrs. William T. Stevenson
959 Morgan Drive
Arnold, Maryland 21012

RE: Petition for Variances
NW 1/4 of Lincoln Road, 160' SW of
Monumental Road and the NE corner of
Monumental and Grant Roads -
13th Election District
Michael B. Stevenson, et ux -
Petitioners
NO. 78-134-A (Item No. 76)

Dear Mr. & Mrs. Stevenson:

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

Very truly yours,

George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mr. Donald Paylor
2000 Monumental Road
Arnold, Maryland 21012

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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW 1/4 of Lincoln Rd., 160' SW of : OF BALTIMORE COUNTY
Monumental Rd. & NE corner of :
Monumental & Grant Roads, 13th District :
MICHAEL B. STEVENSON, et ux, : Case No. 78-134-A
Petitioners :

ORDER TO ENTER APPEARANCE

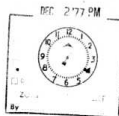
Mr. Commissioner:

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

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

I HEREBY CERTIFY that on this 1st day of December, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael B. Stevenson, 959 Morgan Drive, Arnold, Maryland 21012, Petitioners.



RE: PETITION FOR VARIANCES : BEFORE THE
NW 1/4 of Lincoln Road, 160' SW of : DEPUTY ZONING
Monumental Road and the NE corner of : COMMISSIONER
Monumental and Grant Roads - :
13th Election District :
Michael B. Stevenson - Petitioner : OF
NO. 78-134-A (Item No. 76) : BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for Variances to permit a minimum lot width of 50 feet on Lot Nos. 20, 21, 22, 26 through 34, and 39 through 41 instead of the required 55 feet, and to permit a minimum lot width of 44 feet on Lot 25 instead of the required 55 feet. Further, to permit a minimum distance from building to center line of Lincoln Road to be 39 feet instead of the required 50 feet on Lot 35 and to permit side setbacks of 8 feet instead of the required 10 feet on Lots 35 and 25.

Testimony on behalf of the Petitioner indicated that construction on 50 foot wide lots has occurred in the vicinity over a period of many years and that current regulations will not permit construction of lots less than 50 feet wide.

The sole Protestant, Mr. Donald Paylor, testified that he lives at 2000 Monumental Road on a three (3) lot tract 150' by 150', more less, diagonally across from Lot 35. Mr. Paylor indicated concern with parking, inadequate drainage, and flooding conditions.

Written comments from the Director of Planning indicated that his office does not oppose the granting of the subject Variances.

Without reviewing the evidence further in detail but based upon all of the evidence at the hearing, in the opinion of the Deputy Zoning Commissioner, strict compliance with the Baltimore County Zoning Regulations (Section 1B01.2.C.3, 1B01.3.C.1 and 304) would result in practical difficulty and

unreasonable hardship upon the Petitioner, and the aforementioned Variances should be granted. In addition, the Protestant offered no evidence that the granting of these Variances would have an adverse effect upon his property.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of January, 1978, that all of the foregoing Variances should be and the same are hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

George J. Martinak
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE January 11, 1978
BY Eric Dinenna

ORDER RECEIVED FOR FILING

DATE January 11, 1978
BY Eric Dinenna

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Dinenna, Zoning Commissioner Date: December 12, 1977
FROM: Leslie H. Groef, Director of Planning
SUBJECT: Petition 78-134-A, Petition for Variance for Lot Widths and Side Setbacks
Petitioner - Michael Bruce Stevenson and Amy L. Stevenson

13th District

HEARING: Monday, December 19, 1977 (10:45 A.M.)

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

Leslie H. Groef
Director of Planning

LHG:JGM

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 8, 1977

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

Franklin T. Rogers, Jr.
Chairman

MEMBERS

BUREAU OF
ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Mr. & Mrs. Michael Stevenson
959 Morgan Drive
Arnold, Maryland 21012

RE: Variance Petition
Item Number 76
Petitioner - Michael Stevenson
Any L. Stevenson

Dear Mr. & Mrs. Stevenson:

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 suitability of the requested zoning.

This currently vacant property, consisting of a number of 50' lots, is zoned D.R. 5.5 and is located in the Oak Park Addition on Lincoln and Grant Roads in the 13th Election District. Adjacent properties are similarly zoned and are improved with detached dwellings sparsely located throughout this development. Under the present zoning classification, the required lot width is 55'. However, Section 304 of the Baltimore County Zoning Regulations allows a house to be constructed on a lot having an area or width less than required if certain requirements are satisfied.

Mr. & Mrs. Michael Stevenson
Page 2
Item Number 76
December 8, 1977

Since you own contiguous property to certain lots, this Variance is required. In addition, setback variances for two of these lots are included. Unfortunately, at the time of this writing the comments from the Bureau of Engineering and the Department of Project and Development Planning were not available. Upon receipt of these by this office, they will be forwarded to you as soon as possible. In the interim, it is suggested that you personally contact Mr. Frederick Ringler at 494-3754 and Mr. John Wimbley at 494-3335, respectively and discuss these comments with them.

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3500
STEPHEN E. COLLINS
DIRECTOR

October 27, 1977

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

Re: Item 76 - ZAC - October 25, 1977
Property Owner: Michael B. & Amy L. Stevenson
Location: NE/C Grant Road & Lincoln Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26 thru 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 39.

Acres: 13th
District: 13th

Dear Mr. DiMenna:

No traffic problems are anticipated by the requested variance.

Very truly yours,
Eric S. DiMenna
Eric S. DiMenna
Assistant Traffic Engineer

CDW/cmw

Mr. & Mrs. Michael Stevenson
959 Morgan Drive
Arnold, Maryland 21012

Item 76

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

Your Petition has been received and accepted for filing
this 15th day of October 1977.

Eric S. DiMenna
Eric S. DiMenna
Zoning Commissioner

Michael Stevenson
Petitioner Amy L. Stevenson
Petitioner's Attorney

Reviewed by *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 2, 1977

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

Dear Mr. DiMenna:

Comments on Item 76, Zoning Advisory Committee Meeting of October 25, 1977, are as follows:

Property Owner: Michael B. and Amy L. Stevenson
Location: NE/C Grant Road and Lincoln Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26 through 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 39.

Acres: 13th
District: 13th

Metropolitan water and sewer are available, therefore, no health hazards are anticipated.

Very truly yours,

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

KS:jlr

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3510
JOHN D. SEYFERT
DIRECTOR

November 2, 1977

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

Dear Mr. DiMenna:

Comments on Item # 76 Zoning Advisory Committee Meeting, October 25, 1977 are as follows:

Property Owner: Michael B. & Amy L. Stevenson
Location: NE/C Grant Road & Lincoln Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26 thru 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 39.

Acres: 13th
District: 13th

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. Lots #36, 37, 38 are not illustrated on the plans.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burrows
Charles E. Burrows
Plans Review Chief
CBS:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 24, 1977

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

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

RE: Item No: 76
Property Owner: Michael B. & Amy L. Stevenson
Location: NE/C Grant Rd. & Lincoln Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26 thru 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 39.

District: 13th
No. Acres:

Dear Mr. DiMenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WNP/lsp

JOSEPH H. McDONALD, PRESIDENT
T. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
HAROLD H. BAYNE

THOMAS H. BRYER
MRS. LOURANE F. CONNORS
ROGER A. WATKIN
ROBERT T. DUBIEL, SUPERINTENDENT

ALVIN LOROCK
MRS. MILTON B. SMITH, JR.
STEWART W. TRACY, D.D.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 12, 1977

Mr. & Mrs. Michael Stevenson
959 Morgan Drive
Arnold, Maryland 21012

RE: Variance Petition
Item Number 76
Petitioner - Michael Stevenson
Amy Stevenson

Dear Mr. & Mrs. Stevenson:

The enclosed comments were forwarded to this office subsequent to those sent to you on December 8, 1977. If any revisions to the site plan are required, these revisions should be made and submitted to this office prior to the scheduled hearing date.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

Enclosure

THORNTON M. MOORE, P.E.
DIRECTOR

December 7, 1977

Mr. B. Eric Dillema
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #76 (1977-1978)

Property Owner: Michael B. & Amy L. Stevenson
N/E cor. Grant Rd. & Lincoln Rd.
Existing Zoning: D.M. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26 thru 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 29.
District: 13th

Dear Mr. Dillema:

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:

Comments dated November 28, 1977 were supplied by this office to the Bureau of Public Services in connection with the preliminary plan for "Baltimore Terrace and Oak Park Addition", Project #7173, of which, this property is a part. A copy of those comments is attached for your consideration.

Very truly yours,

Edward M. Diver, P.E.
EDWARD M. DIVER, P.E.
Chief, Bureau of Engineering

END/EM:PMW:BS

CC: R. Norton

R. Conway

C-W Key Sheet
21 & 22 SW 12 & 13 Pos. Sheets
SW 6 C & D Topo
109 Top Map

Attachment

Project #7173
Baltimore Terrace
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November 28, 1977

SEWAGE CONTROL AND STORM WATER MANAGEMENT COMMENTS (Cont'd)

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the proposed subdivision. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Self-Permanant Seeding)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

In accordance with Baltimore County Council Ordinance (Bill No. 10-77) a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division, for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water can be made available to serve this property by constructing a public water main extension, approximately 1,600 feet in length, from the existing 8-inch water main in Jeanne Avenue, shown on drawing 872-0122. High water pressure can be expected from the Western Second Zone.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of public water main extension required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plat required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. The total Water System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract. This charge is in addition to the normal front foot assessment and permit charges.

SANITARY SEWER COMMENTS:

Public sanitary sewers are available to serve this property from the existing 8-inch sanitary sewers in Jeanne Avenue, Hannah Avenue and Catana Avenue, as shown on drawings 872-0125, 872-0127 and 61-0366.

Permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

A public sanitary sewer extension, approximately 420 feet in length is required in Baltimore Avenue from the existing 8-inch sanitary sewer in Jeanne Avenue.

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: November 28, 1977

FROM: Edward M. Diver, P.E.
Chief, Bureau of Engineering

PROJECT NAME:	Baltimore Terrace and Oak Park Addition	IDEA PLAN	
PROJECT NUMBER:	#7173	PRELIMINARY PLAN	X
LOCATION:	Washington Boulevard	DEFINITIVE PLAN	
DISTRICT:	13th	FINAL PLAN	

The subject plat, dated July 18, 1977, consisting of a part of the previously recorded plat of Baltimore Terrace, W.C. 7/72, and Oak Park Addition, W.C. 7/23, has been reviewed by the Developer Design and Approval Section of the Bureau of Engineering and the following comments are furnished for the respective recorded plats:

BALTIMORE TERRACE

SEWAGE CONTROL

Jeanne Avenue, Catana Avenue and Hannah Avenue are existing County maintained roads consisting of broken macadam, crusher run and stone chips. Baltimore Avenue is a recorded paper street.

All streets in the subdivision shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. Where the developer has frontage on both sides of the road, he will be responsible for the full improvement. Where the Developer's frontage is limited to one side of the road, he shall be responsible for curb and gutter and a maximum of 27 feet of paving. In addition, the Developer shall also be responsible for the following:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat plan, and the dedication of any widening and slope assessments at no cost to the County.
- The preparation of the right-of-way plat plan for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.

Project #7173
Baltimore Terrace
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November 28, 1977

SANITARY SEWER COMMENTS (Cont'd)

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plat required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

This project is located within the Patapsco Sanitary Drainage Area; therefore, an allocation is required for the addition of sewage flow into the public system.

An allocation has been assigned to Baltimore County for additional flows to the Patapsco System; however, this allocation is not available for use until completion of the primary portion of the Patapsco wastewater treatment plant.

Application for inclusion on the allocation list should be made to the Bureau of Public Services, which is handling the allocation of sewage flow within Baltimore County.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This charge is in addition to the normal front foot assessment and permit charges. The total Sanitary Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract and/or upon application for the Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements.

OAK PARK ADDITION

SEWAGE CONTROL

Monumental Road is an existing road which shall ultimately be improved with a 40-foot combination curb and gutter cross-section on a 6-foot right-of-way. Improvements in connection with this subdivision shall consist of curb and gutter and a minimum of 20 feet of paving along the frontage of the subdivision.

Lincoln Avenue, easterly from Monumental Road, is an existing road which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. Improvements in connection with this subdivision shall consist of curb and gutter and a maximum of 27 feet of paving along the frontage of the subdivision.

Grant Avenue and Lincoln Avenue, westerly from Monumental Road are recorded paper streets which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 50-foot right-of-way. Improvements in connection with this subdivision shall consist of curb and gutter and a maximum of 27 feet of paving along the frontage of the subdivision.

Project #7173
Baltimore Terrace
Page 2
November 28, 1977

SEWAGE CONTROL (Cont'd)

- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.

Core borings of the existing road metal will be required to determine whether the existing paving can be utilized as a base with a lean concrete overlay.

Various road intersections should be revised to provide a more desirable and adequate traffic movement. The Developer's engineer shall submit alternate realignment studies for review and approval.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent right-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way. A formal road closure may be required in connection with the abandonment of any existing road and/or right-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

Driveways shall be constructed in accordance with Baltimore County Standards (detail R-17), with depressed curb and 7-inch concrete aprons within the right-of-way.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards so that comments can be given on these, as well as other County requirements. The Developer will be responsible for the full costs of installation of the cables, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

STORM DRAIN COMMENTS

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way, both onsite and offsite - including the dealing in fee to the County of the rights-of-way. Preparation of all construction, right-of-way and assessment drawings including engineering and survey, and permit of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Project #7173
Oak Park Addition
Page 6
November 28, 1977

SEWAGE CONTROL (Cont'd)

Grant Avenue should be relocated to provide a 90° intersection through lot #14 to Monumental Road.

Lincoln Avenue, westerly, shall be provided with a permanent tie-backturnaround.

In addition to the above paving requirements, the Developer shall also be responsible for the following for each road:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.
- The submission of cross-sections as deemed necessary for design or construction purposes. The sections are to be taken at 50-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat plan, and the dedication of any widening and slope assessments at no cost to the County.
- The preparation of the right-of-way plat plan for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent right-of-way along proposed roads to be used as control for the stake-out of utilities.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way. A formal road closure may be required in connection with the abandonment of any existing road and/or right-of-way.

Sidewalks are required on all public roads adjacent to this site. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County Standards (detail R-20) which places the back edge of the sidewalk 2 feet off the property line.

Project #7173
Baltimore Terrace
Page 2
November 28, 1977

SEWAGE CONTROL (Cont'd)

Open stream drainage requires a drainage reservation or easement of sufficient width to contain the flood plain of a 100-year design storm. The Developer's engineer shall submit adequate drainage data necessary to establish the drainage reservation.

The Developer is responsible for the cost of any rechanneling required to keep 100-year storm flows within the drainage reservation or easement provided. Rechanneling must be in accordance with Baltimore County Storm Drain Design Standards, adequate for 100-year storm flows with banks stabilized with rock. Side slopes are not to be steeper than 5-foot horizontal to 1 foot vertical. Rechanneling required is to be shown on drainage construction plans and channel work completed prior to execution of utility contracts.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under County inspection.

The Developer 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 Developer.

Any offsite rights-of-way that may be necessary for storm drains will have to be acquired prior to the issuance of building permits.

A grading plan is required for processing construction plans.

SEWAGE CONTROL AND STORM WATER MANAGEMENT COMMENTS

The development of this property through strippling, 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 strippling of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 100-year frequency storm may be provided on the site. Controlled release allowing the original runoff based on a 2-year frequency must also be provided.

Project #7173
Oak Park Addition
Page 7
November 28, 1977

SEWAGE CONTROL (Cont'd)

Driveways shall be constructed in accordance with Baltimore County Standards (detail R-17), with depressed curb and 7-inch concrete aprons within the right-of-way.

In accordance with Bill No. 32-72, street lights are required in all subdivisions. The Developer's engineer shall indicate on the preliminary plan the locations of the light standards so that comments can be given on these, as well as other County requirements. The Developer will be responsible for the full costs of installation of the cables, poles and fixtures. The County will assume the cost of the power when the streets have been accepted for County maintenance.

STORM DRAIN COMMENTS

In accordance with the drainage policy, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way, both onsite and offsite - including the dealing in fee to the County of the rights-of-way. Preparation of all construction, right-of-way and assessment drawings including engineering and survey, and permit of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

Construction drawings are required for offsite drainage facilities and any onsite facilities serving offsite areas. The plans are to be designed in accordance with Baltimore County Standards and Specifications, and the drawings submitted for review and approval by the Baltimore County Bureau of Engineering. Construction is to be accomplished under County inspection.

The Developer 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 Developer.

Any offsite rights-of-way that may be necessary for storm drains will have to be acquired prior to the issuance of building permits.

A grading plan is required for processing construction plans.

SEWAGE CONTROL AND STORM WATER MANAGEMENT COMMENTS

The development of this property through strippling, 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 strippling of top soil.

Drainage studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

All proposed subdivisions are subject to the requirements of the Storm Water Management Program. It shall be the responsibility of the Developer's engineer to obtain and familiarize himself with the requirements and design criteria available from this office.

SEWAGE CONTROL AND STORM WATER MANAGEMENT COMMENTS (Cont'd)

A permanent method for retaining storm water runoff in excess of the original runoff based on a 100-year frequency storm must be provided on the site. Controlled release allowing the original runoff based on a 2-year frequency must also be provided.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion of the initial grading of the proposed subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seeding)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 10-77) a grading plan shall be approved and a performance bond posted prior to issuance of a grading permit. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division, for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

Public water is available to serve this property. There are existing 12-inch mains in Monumental Road and 8-inch mains in Lincoln Avenue, as shown on Drawings 449-113B, 70-0012 and 49-0577, respectively.

A public water main extension, approximately 600 feet in length, is required in Grant Avenue. A water main extension, approximately 340 feet in length, is required in Lincoln Avenue, west of Monumental Road.

The Developer is responsible for any deficit due incurred by the construction, under County contract and inspection, of public water main extension required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plans required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the County.

This property is subject to a Water System Connection Charge based on the size of water meter utilized. This charge will be in addition to the normal front foot assessment and permit charges. The total Water System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract and/or upon application for the Plumbing Permit.

Lots which have frontage on the existing water mains may be served by a permit application for a metered connection from the Department of Permits and Licenses.

SANITARY SEWER COMMENTS:

Public sanitary sewerage is available to serve this property. There are existing 8-inch sanitary sewers in Monumental Road, Grant Avenue and Lincoln Avenue, as shown on Drawings 470-0943, 70-0945 and 70-0946, respectively.

Permission to connect to the existing public sanitary sewers may be obtained from the Department of Permits and Licenses.

The subject plan shows a proposed 8-inch sewer extension from the existing 8-inch sewer in Northeast Avenue through offsite property to serve three lots on Lincoln Avenue. Offsite rights-of-way necessary for the construction of this sewer will have to be acquired prior to the issuance of building permits for those lots. The Developer is responsible for all accompanying right-of-way acquisition costs.

The Developer is responsible for any deficit to be incurred by the construction, under County contract and inspection, of the public sanitary sewerage required to serve this property. He is responsible for the preparation and cost of construction drawings and right-of-way plans required. He is further responsible for conveying the required right-of-way to Baltimore County at no cost to the County.

This project is located within the Patapsco Sanitary Drainage Area; therefore, an allocation is required for the addition of sewage flow into the public system.

An allocation has been assigned to Baltimore County for additional flows to the Patapsco System; however, this allocation is not available for use until completion of the primary portion of the Patapsco Wastewater Treatment Plant.

Application for inclusion on the allocation list should be made to the Bureau of Public Services, which is handling the allocation of sewage flows within Baltimore County.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of water meter used. This charge is in addition to the normal front foot assessment and permit charges. The total Sanitary Sewer System Connection Charge is determined, and payable, upon receipt of bids for the utility construction contract and/or upon application for the Plumbing Permit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements.

END COMMENTS
cc: File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. BOWEN ST.
TOWSON, MARYLAND 21204

cc:
Nicholas B. Commodari
Chairman

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

December 16, 1977

Mr. & Mrs. Michael Stevenson
959 Morgan Drive
Arnold, Maryland 21012

RE: Variance Petition
Item Number 76
Petitioner - Michael Stevenson
Amy Stevenson

Dear Mr. & Mrs. Stevenson:

The enclosed comments were forwarded to this office subsequent to those sent to you on December 8, 1977. If any revisions to the site plan are required, these revisions should be made and submitted to this office prior to the scheduled hearing date.

If you have any further questions regarding this matter, please feel free to contact this office.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf
Enclosure

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

Dear Mr. DiNenna:

Comments on Item #76, Zoning Advisory Committee Meeting, October 25, 1977, are as follows:

Property Owner: Michael B. and Amy L. Stevenson
Location: NE/C Grant Road and Lincoln Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a minimum lot width of 50' on lots 20, 21, 22, 26, 28, 41 and a minimum lot width of 44' on lot 25 in lieu of the required 55' and to permit a minimum distance from the building to the centerline of 39' in lieu of the required 55' on lot 29.
District: 13th

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 office concurs with the Bureau of Engineering.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Michael B. and Amy L. Stevenson

Location: NE/C Grant Rd. & Lincoln Rd.

Item No. 76 Zoning Agency Meeting of 10/25/77

Comments:

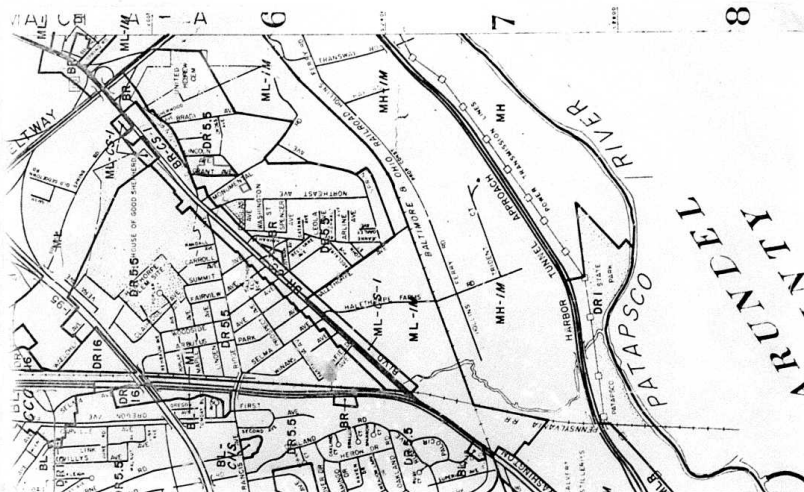
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

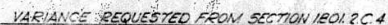
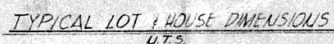
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- REMOVED 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 shown.
- (xx) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. Ziem* Noted and Approved: *John L. Wimbley*
Baltimore County Special Inspection Division Fire Prevention Bureau





- A. TO PERMIT MINIMUM DISTANCE FROM BUILDING TO CENTERLINE OF LINCOLN ROAD TO BE 50' INSTEAD OF 50'.
- B. LOTS 20, 21, 22, 23 7.18U 34 AND 35 THRU 41 TO PERMIT LOT WIDTHS OF 50' INSTEAD OF 55'.
- C. TO PERMIT MINIMUM LOT WIDTH OF 45' INSTEAD OF 55'.

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

OAK PARK ADDITION

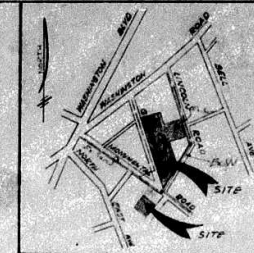
SECTIONS A & B
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARY.

SCALE: 1" = 50'

DATE _____

OWNER
AMY L. & MICHAEL B. STEVENSON
959 MORGAN DR.
ARNOLD, MARYLAND 21012

DEVELOPER
CLASSIC DEVELOPERS INC
385 MORGAN DR.
ARNOLD, MARYLAND 21012



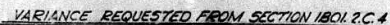
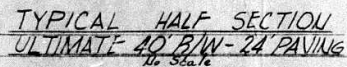
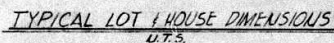
VICINITY MAP
Scale 1" = 500'

LEGEND

EXISTING WATER _____
EXISTING SEWER _____
PROPOSED WATER _____ W _____
PROPOSED SEWER _____ S _____ S _____
PROPOSED STREETLIGHTS _____ H _____

GENERAL NOTES

- 1 TWO(2) PARKING SPACES TO BE PROVIDED ON EACH LOT.
- 2 EXISTING ZONING D.R. 55
- 3 ALL LOTS LOCATED IN D.R. 55 (TRANSITION AREA)



- A. TO PERMIT MINIMUM DISTANCE FROM BUILDING TO CENTERLINE OF LINCOLN ROAD TO BE 30' INSTEAD OF 50'.
- B. LOTS 20, 21, 22, 26 THRU 34 AND 35 THRU 41 TO PERMIT LOT WIDTHS OF 80' INSTEAD OF 55'.
- C. TO PERMIT MINIMUM LOT WIDTH OF 45' INSTEAD OF 55'.

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE

OAK PARK ADDITION

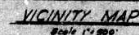
SECTIONS 'A' & 'B'
18TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

CAT

OWNER
AMY L. & MICHAEL S. STEVENSON
952 MORGAN DR.
ARNOLD, MARYLAND 21012

DEVELOPER
CLASSIC DEVELOPERS INC
955 MORGAN DR.
ARNOLD, MARYLAND 21018



LEGEND

EXISTING WATER _____
EXISTING SEWER _____
PROPOSED WATER _____
PROPOSED SEWER _____
PROPOSED STREETLIGHTS _____

GENERAL NOTES

1. TWO(2) PARKING SPACES TO BE PROVIDED ON EACH LOT.
2. EXISTING ZONING D.R. 5.5
3. ALL LOTS LOCATED IN D.R. 5.5 (TRANSITION AREA)