

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following findings of fact 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 findings of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a building setback of 45 feet in lieu of the required 75 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of March, 1977, that the above 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 State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

It is further ORDERED that the Variance to permit a building setback of 25 feet in lieu of the required 75 feet, having been withdrawn, be and the same is hereby DENIED without prejudice.

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 Commission, of Baltimore County, this _____ day of _____, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Mr. Mildred Peper
43 Aspen Circle
Towson, MD 21286

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21286

YOUR PETITION HAS BEEN RECEIVED AND ACCEPTED FOR FILING THIS 11th DAY OF DECEMBER, 1977.

Eric S. DiNenna
Zoning Commissioner

Reviewed by
Nicholas S. Commodari
Chairman, Zoning Plans Advisory Committee

Petitioner: Ms. Mildred Peper
Development Design Group, Ltd.
303 West Pennsylvania Avenue
Towson, Maryland 21284

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 26, 1978

Ms. Mildred Peper
Item Number: 124
Petitioner - Mildred Peper

Dear Ms. Peper:

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 5.64 acre tract, partially zoned D.R. 16 and 5.5, is located on the southwest corner of Philadelphia Road and King Avenue in the 14th Election District. Adjacent properties are zoned D.R. 16 and 5.5, respectively, while individual dwellings and vacant land, zoned D.R. 5.5 and part of the Kings Court Development, exist to the south.

Because of your client's proposal to construct townhouses in the D.R. 16 zoned portion of this tract within 45' and 25' of land zoned D.R. 5.5, this Variance is required. The latter request, pertaining to the proposed townhouses along King Avenue, was included after a consultation with Mr. Richard Williams, who

Ms. Mildred Peper
Page 2
Item Number 124
January 26, 1978

prepared the site plan. A review of this plan indicates that it appears to satisfy the requirements for approval by the Office of Planning and Zoning. However, your client is reminded that some detailed changes may be required before final approval.

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 S. Commodari
Chairman
Zoning Plans Advisory Committee

cc: Development Design Group, LTD.
303 West Pennsylvania Avenue
Towson, Maryland 21284

ORDER RECEIVED FOR FILING
DATE: March 26, 1977

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

THORNTON M. MOURING, P.E.
DIRECTOR

January 13, 1978

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

Re: Item #124 (1977-1978)
Property Owner: Mildred Peper
S/W cor. Philadelphia Rd. & King Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone.
Acres: 3.68 District: 14th

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:

The comments supplied September 22, 1977 for this property for Project IDCA No. 77-157, and the comments supplied December 14, 1977, in connection with the preliminary plan "kingsberry" by the Developers Design Approval Section of the Bureau of Engineering, are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #124 (1977-1978).

Very truly yours,
Eric S. DiNenna
Zoning Commissioner
Baltimore County
Chief, Bureau of Engineering

END: EAM, PWR: ss
cc: S. Morton
P. Koch

Attachments
N-SW Key Sheet
N1 & 22 NS 29 Pos. Sheets
NS & N Topo
82 Tax Map

BALTIMORE COUNTY, MARYLAND

SUBDIVISION REVIEW COMMENTS
DATE: September 22, 1977

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

PROJECT NAME:	Peper Property	IDCA PLAN	
PROJECT NUMBER:	IDCA No. 77-157	PRELIMINARY PLAN	X
LOCATION:	S/W cor. Philadelphia Road and King Avenue	TENTATIVE PLAN	
DISTRICT:	1108	DEVELOPMENT PLAN	
		FINAL PLAN	

This application for subdivision (No. 77-157) was received by the Developers Design and Approval Section on August 29, 1977 and we comment as follows:

GENERAL:

This site is located within the Urban-Rural Demarcation Line and falls within an Urbanized Area.

WATER (Second Zone)

This site is on Map N-178 of the Baltimore County Water Maps and falls within an "Existing Service Area". This site has road frontage on King Avenue in which public water exists and is available to serve this property. As no flow problems have been reported, this office recommends approval of the project. (Library)

SEWERAGE (Whitmarsh Run)

This site is on Map S-178 of the Baltimore County Sewer Maps and falls within an "Existing Service Area". Public sanitary sewer is currently being constructed within King Avenue and will be available to serve this property. This site will contribute approximately 0.02 mgd to the Whitmarsh Sewer, which has a capacity of 24.57 mgd. As no dry weather flow problems have been reported, this office recommends approval of the project. (Library)

STORM DRAINAGE (Whitmarsh Run)

Flooding problems exist downstream of this site. This property will contribute approximately 20 cfs increased run-off based on a 100-year storm. Under these conditions, this office recommends denial of the project; however, should a 100-year storm water management facility with controlled release be installed as part of the development, it would then be recommended for approval. (Library)

Ellsworth M. Diver
ELLSWORTH M. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM, PWR: ss

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
1201-49-3211

January 31, 1978

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 #124, Zoning Advisory Committee Meeting, December 13, 1977, are as follows:

Property Owner: Mildred Peper
Location: SW/C Philadelphia Road and King Avenue
Existing Zoning: D.R. 5.5 and D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone
Acres: 3.68
District: 14th

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 has previously commented at the J.S.P.C. meeting, these comments are still in effect.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
1201-49-3650

STEPHEN E. COLLINS
DIRECTOR

January 29, 1978

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

Item No. 124 - December 13, 1977
Property Owner: Mildred Peper
Location: SW/C Philadelphia Rd. & King Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone.
Acres: 3.68
District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit a setback of 45 feet in lieu of the required 75 feet.

Very truly yours,
Michael S. Hanigan
Traffic Engineer Associate

SEP/ma

Project #7200
Kingsberry
Page 3
December 14, 1977

BALTIMORE COUNTY, MARYLAND

PROJECT: SUBDIVISION REVIEW COMMENTS
DATE: December 14, 1977

FROM: Ellsworth H. Dwyer, P.E.
Chief, Bureau of Engineering

TO: [Blank]

PROJECT NAME: Kingsberry
PROJECT NUMBER: 87200
LOCATION: S/W corner Philadelphia Road and King Avenue
DISTRICT: 14C8

ICMA PLAN 77-157
PRELIMINARY PLAN 2
TENTATIVE PLAN
DEVELOPMENT PLAN
FINAL PLAN

The preliminary plan entitled "Kingsberry", Election District 14C8, dated October 26, 1977 and revised November 16, 1977, has been reviewed by the Developers and Approval Section of the Bureau of Engineering and the following comments are furnished:

- HIGHWAY COMMENTS:**
- Philadelphia Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road cross under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road Right-of-Way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.
- King Avenue is an existing road which shall ultimately be improved with a 50-foot combination curb and gutter cross-section on a 70-foot right-of-way. Improvements in connection with this subdivision shall consist of curb and gutter and a minimum of 30 feet of paving along the frontage of the subdivision. The Developer's responsibilities shall be as follows:
- 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 shown at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=8' vertical scale.
 - The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
 - The preparation of the right-of-way plats for any offsite road Right-of-Way required to meet 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.

- Project #7200
Kingsberry
Page 3
December 14, 1977
- HIGHWAY COMMENTS:** (Cont'd)
- The construction of combination curb and gutter in its ultimate location and a minimum of 20.5 feet of paving adjacent thereto along the frontage of the property.
 - The relocation of any utilities or poles as required by the road improvements.
- The entrance locations are subject to approval by the Department of Traffic Engineering.
- Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-3, R-3a and R-3b, 1971 Edition), as the Developer's total responsibility.
- All interior streets are considered private and shall be the Developer's full responsibility for construction and maintenance.
- Private roads within Condominiums and Homeowner Association subdivisions are subject to the following:
- The alignment and profile shall conform with Baltimore County Standards.
 - The road widths shall be a minimum of 24 feet with concrete curb and gutter.
 - The road metal shall consist of one (1) of the following paving sections:
 - 1 1/2-inch Bituminous Concrete Surface Course (Band SN) on 4-inch Bituminous Concrete Base Course (Band SN)
 - or
 - 2-inch Bituminous Concrete Surface Course (Band SN) on 8-inch Crusher Run Base CR-6 or CR-7 placed in 2 1/4-inch layers
 - The 1968 State Highway Administration Specifications shall be used as a guide for construction and materials.
 - Inspection shall be by the Developer's engineer and certified to Baltimore County.
 - The Developer must supply the Baltimore County Testing Laboratory, through the Baltimore County Highway Inspection Division with core samples taken by an approved testing laboratory. Developments with substandard core results shall be notified in writing and permitted thirty (30) working days to correct the paving. Failure to comply will result in the termination of all processing of the Developer's projects, or projects in which any of the principals have an interest, regardless of location.

- Project #7200
Kingsberry
Page 3
December 14, 1977
- HIGHWAY COMMENTS:** (Cont'd)
- 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 rights-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.
- 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.
- In accordance with Bill No. 33-77, 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 cable, pole and fixtures. The County will assume the cost of the power after installation along the public roads.
- 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 above water runoff 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 grading in fee to the County of the right-of-way. Preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment 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.
- Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on the required construction plans.
- 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.

- Project #7200
Kingsberry
Page 4
December 14, 1977
- STORM DRAIN COMMENTS:** (Cont'd)
- The Developer shall provide a minimum 10-foot drainage and utility easement along all bounding property lines which are not adjacent to County rights-of-way or storm drain reservations, unless a similar easement has previously been provided along the property lines of the adjacent subdivision.
- SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:**
- 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.
- Grading studies, storm water management drawings and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any records 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 permit 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 1-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 road-out 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 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.

Project #7200
Kingsberry
Page 5
December 14, 1977

WATER COMMENTS: (Cont'd)

Public water is available to serve this property. There is an existing 12-inch and 16-inch water main in King Avenue and Philadelphia Road, respectively.

Water mains outside of public right-of-way serving a proposed site are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform with Baltimore City Standards. Permission to obtain a metered connection may be obtained from the Department of Permits and Licenses.

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 application for the plumbing permit.

The determination of System Connection Charges applicable to townhouse developments in addition to the individual homes will also be predicated on the relationship of one (1) townhouse representing one (1) dwelling unit and using a 5/8 inch water meter at a cost of \$450.00 per dwelling unit.

SANITARY SEWER COMMENTS:

Public sanitary sewerage is available to serve this property. There is an existing 8-inch sanitary sewer in King Avenue and Philadelphia Road.

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

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 public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the plumbing permit.

The determination of System Connection Charges applicable to townhouse developments in addition to the individual homes will also be predicated on the relationship of one (1) townhouse representing one (1) dwelling unit and using a 5/8 inch water meter at a cost of \$700.00 per dwelling unit.

A Public Works Agreement must be executed by the owner and Baltimore County for the above mentioned improvements, prior to the recording of a record plat.

Ellsworth H. Dwyer, P.E.
Chief, Bureau of Engineering

EDS:BAK:PR:SS
cc: File

Maryland Department of Transportation
State Highway Administration

December 19, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21284

Attention: Mr. N. Comodorari

Re: S.A.C. Meeting, Dec. 13, 1977
Item: 124
Property Owner: Mildred Peper
Location: SW/C Philadelphia Rd. (Rte. 7)
Towson, Maryland 21284
Existing Zoning: D.F. 5-5 to D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone.

Acres: 3.68
District: 14th

Dear Mr. DiNenna:

There is an 80' right of way (40' from centerline of existing highway) proposed for Philadelphia Road. This should be indicated on the plan.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
By John E. Meyers

CL:EM:dj

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County
Department of Health
TOWSON, MARYLAND 21284

DEVALD I. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 12, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

The following are comments on Item # 124, Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: Mildred Peper
Location: SW/C Philadelphia Rd. & King Ave.
Acres: 3.68
District: 14th

Metropolitan water is available, a revised plan must be submitted showing the location of sanitary sewer.

Very truly yours,
John E. Meyers
Bureau of Environmental Services

EDS:BAK:PR:SS
DEC 15 1978

Baltimore County
Department of Health
TOWSON, MARYLAND 21284
010825-730

Paul H. Reincke
Chief

January 12, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: N. Comodorari, Chairman
Zoning Advisory Committee

Re: Property Owner: Mildred Peper
Location: SW/C Philadelphia Rd. & King Ave.
Item No. 124
Zoning Agenda Meeting of 12/13/77

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 approved and shall be located at intervals of 200 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
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.

REMARKS the maximum allowed by the Fire Department.

Noted and approved: [Signature]
Paul H. Reincke
Chief, Fire Prevention Bureau

EDS:BAK:PR:SS
Special Inspection Division

JOHN D. SEYFFERT
DIRECTOR
December 9, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21286

Dear Mr. DiNenna:

Comments on Item # 10, Zoning Advisory Committee Meeting, December 13, 1977 are as follows:

Property Owner: Mildred Peper
Location: 8740 Philadelphia Road and King Ave.
Existing Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone.

Acres: 3.68
District: 115h

- 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. See Section 907.3, Baltimore County Supplement to the Basic Building Code (BOCA)
 - 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
Charles E. Burman
Plans Review Chief
CDB:rw

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204
Date: December 7, 1977

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

Z.A.C. Meeting of: December 13, 1977

RE: Item No: 124
Property Owner: Mildred Peper
Location: S/WC Philadelphia Rd.-4 King Ave.
Present Zoning: D.R. 5.5 & D.R. 16
Proposed Zoning: Variance to permit a 45' setback in lieu of the required 75' in a D.R. 16 zone.

District: 115h
No. Acres: 3.68

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NKP/tp

JOSEPH H. MCGOWAN, PRESIDENT
T. BEYARD WILSON, JR., VICE-PRESIDENT
LACUS M. ROTHEISS

THOMAS H. BOYER
WES. LORANGER F. COVACIO
ROGER B. HAYDEN
ROBERT Y. DUEEL, SUPERINTENDENT

ALVIN LORECK
MRD. MILTON B. SMITH, JR.
RICHARD W. TRACY, D.V.M.

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 19, 1978

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on ~~xxxxxx~~ one time ~~xxxxxx~~ before the 20th day of February 1978, the one publication appearing on the 19th day of January 1978.

THE JEFFERSONIAN,
L. Leonard Johnston
Manager.

Cost of Advertisement \$ _____

PETITION FOR VARIANCE
FOR BUILDING PERMITS
FOR THE PROPOSED CONSTRUCTION OF A 1 1/2 STORY, 2 1/2 UNIT APARTMENT BUILDING ON 8740 PHILADELPHIA ROAD AND KING AVENUE, TOWSON, MARYLAND 21286. THE PROPOSED VARIANCE IS TO PERMIT A 45' SETBACK IN LIEU OF THE REQUIRED 75' SETBACK IN A D.R. 16 ZONE.

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 January 19 1978

THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - MILDRED PEPER - SE/COOP. PHILA. RD. AND KING AVENUE N. - 5135 was inserted in the issues of:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the 20th day of January 1978, that is to say, the same was inserted in the issues of January 19, 1978

STROMBERG PUBLICATIONS, INC.
By *Esther Burger*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland #98-162-P

District: 115h Date of Posting: 1-19-78
Posted for: Mildred Peper
Petitioner: Mildred Peper
Location of property: S.W. Corner of Phila. Rd. & King Ave.
Location of Sign: 10000 Eastern Ave. Cor. of King Ave. & State Rd.
Remarks: _____
Posted by: Mark A. Nease Date of return: 1-26-78

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 5 day of DEC 1977 Filing Fee \$ 25 Received check Cash _____ Other _____

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner PEPER Submitted by D. Williams
Petitioner's Attorney _____ Reviewed by NBC

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					<u>1/4</u>	<u>1/4</u>				
Petition number added to outline										
Denied										
Granted by XC, BA, CC, CA										
Reviewed by: <u>NBC</u>										
Previous case: _____										
Revised Plans: _____										
Change in outline or description: _____										
Map # <u>166-A</u>										



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

No. 65438

DATE: Feb. 3, 1978 ACCOUNT: 01-662

AMOUNT: \$10.00

RECEIVED Philip Talles 611 Park Heights Ave. Apt. 608
BALTIMORE, MD. 21215

FOR: Advertising and posting of property for Mildred Peper - #78-162-A

8945 EFB 6 49.00 MC

VALIDATION OR SIGNATURE OF CASHER

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

No. 65424

DATE: Jan. 30, 1978 ACCOUNT: 01-662

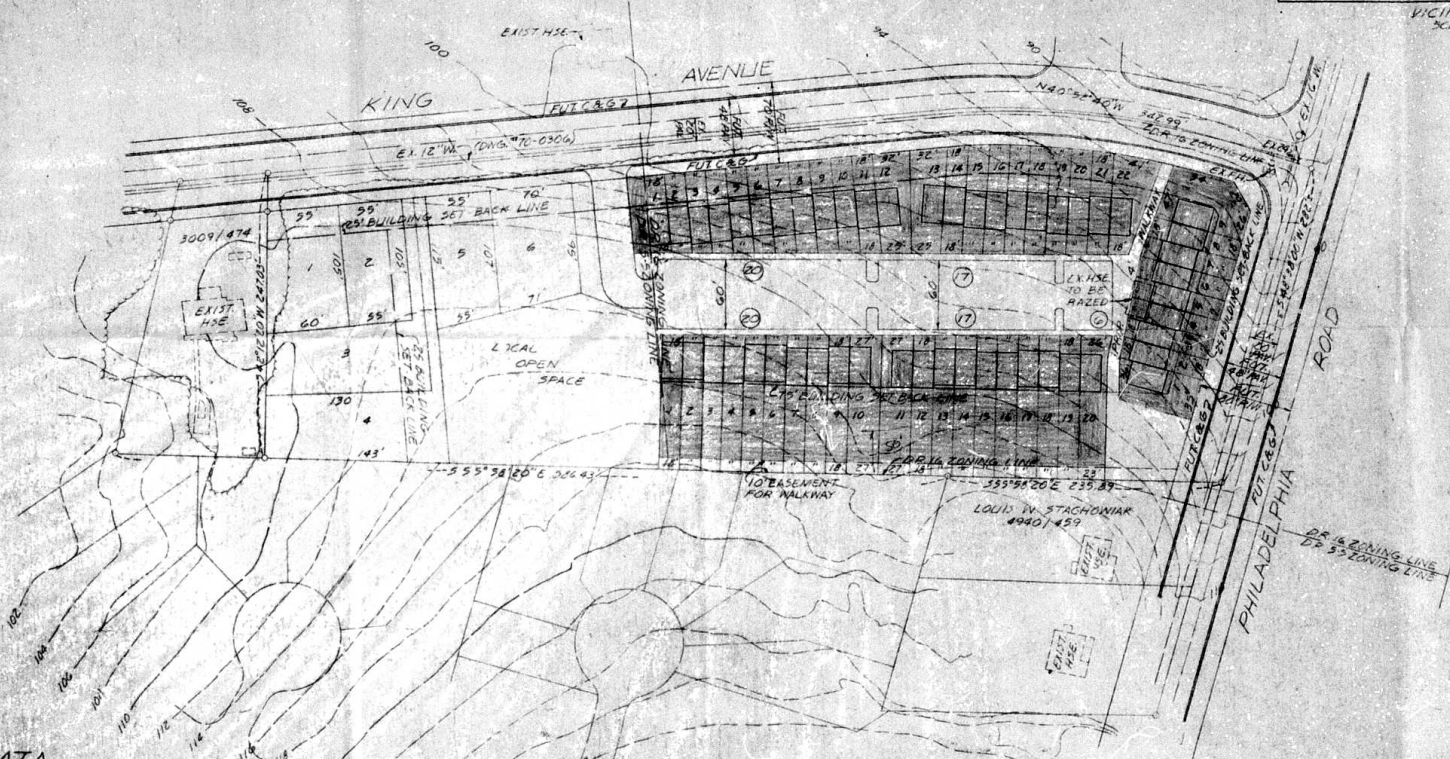
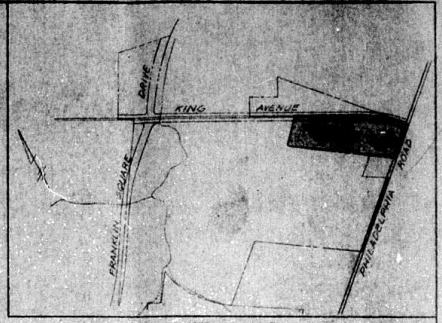
AMOUNT: \$25.00

RECEIVED Devalpment Design Group LTD., 303 W. Penna. Ave.
TOWSON, MD. 21204

FOR: Petition for Variance for Mildred Peper #78-162-A

891772 JAN 30 25.00 MC

VALIDATION OR SIGNATURE OF CASHER



DENSITY DATA

GROSS ACREAGE	516.4 ACRES
EXISTING ZONING	DF-16 & DR-55
NUMBER OF UNITS ALLOWED	360 x 16 = 5760 DENSITY UNITS 1.96 x 55 = 107.8 DWELLING UNITS
NUMBER OF UNITS PROPOSED	31 x 2 BEDROOM TOWNHOUSES = 62 DENSITY UNITS 6 SINGLE FAMILY HOMES = 6 DWELLING UNITS
NO. OF PARKING SPACES REQ'D	61 UNITS x 1.53 = 92.33 90.03 SPACES PROVIDED 6 x 2 = 12
OPEN SPACE REQUIRED	1.96 AC. x 6% = .117 AC. 3.68 AC. x 7.5% = .276 AC. TOTAL = .393 AC.
OPEN SPACE PROVIDED	.69 AC.
ADG.A. NUMBER	7757

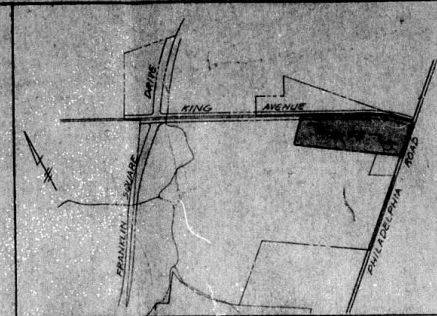
KING'S COURT
SECTION III, PHASE I

ENGINEER
DEVELOPMENT DESIGN GROUP, LTD.
303 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND 21284

OWNER & DEVELOPER
TALLES CONSTRUCTION COMPANY
4010 GLENVIEW AVE.
BALTIMORE, MD 21213

PRELIMINARY PLAN
OF
KINGSBERRY
14TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
SCALE 1" = 50'
OCTOBER 26, 1977

NOTE:
 1. Entire Subdivision within Transition Zone
 2. No windows in facing and walls of groups



VICINITY MAP
 SCALE 1"=500'



DENSITY DATA

GROSS ACREAGE	5.64 ACRES
EXISTING ZONING	DR-16 & DR-33
NUMBER OF UNITS ALLOWED	3.68 x 16 = 58.88 DENSITY UNITS 1.96 x 55 = 107.80 DWELLING UNITS
NUMBER OF UNITS PROPOSED	51-2 BEDROOM TOWNHOUSES = 51 DENSITY UNITS 4- SINGLE FAMILY HOMES 6- SINGLE FAMILY LOTS = 6 DWELLING UNITS
NO. OF PARKING SPACES REQ'D	51 UNITS x 1.53 = 78.03 SPACES PROVIDED 92 6 x 2 = 12
OPEN SPACE REQUIRED	1.96 AC. 16% = .117 AC. TOTAL .670 AC.
OPEN SPACE PROVIDED	3.68 AC. 19% = .593 AC. .69 AC.
I.D.C.A. NUMBER	77157

ENGINEER
 DEVELOPMENT DESIGN GROUP, LTD.
 303 W. PENNSYLVANIA AVE.
 TOWSON, MARYLAND 21284

OWNER & DEVELOPER
 TALLE'S CONSTRUCTION COMPANY
 4010 GLENGLYLE AVE.
 BALTIMORE, MD 21215

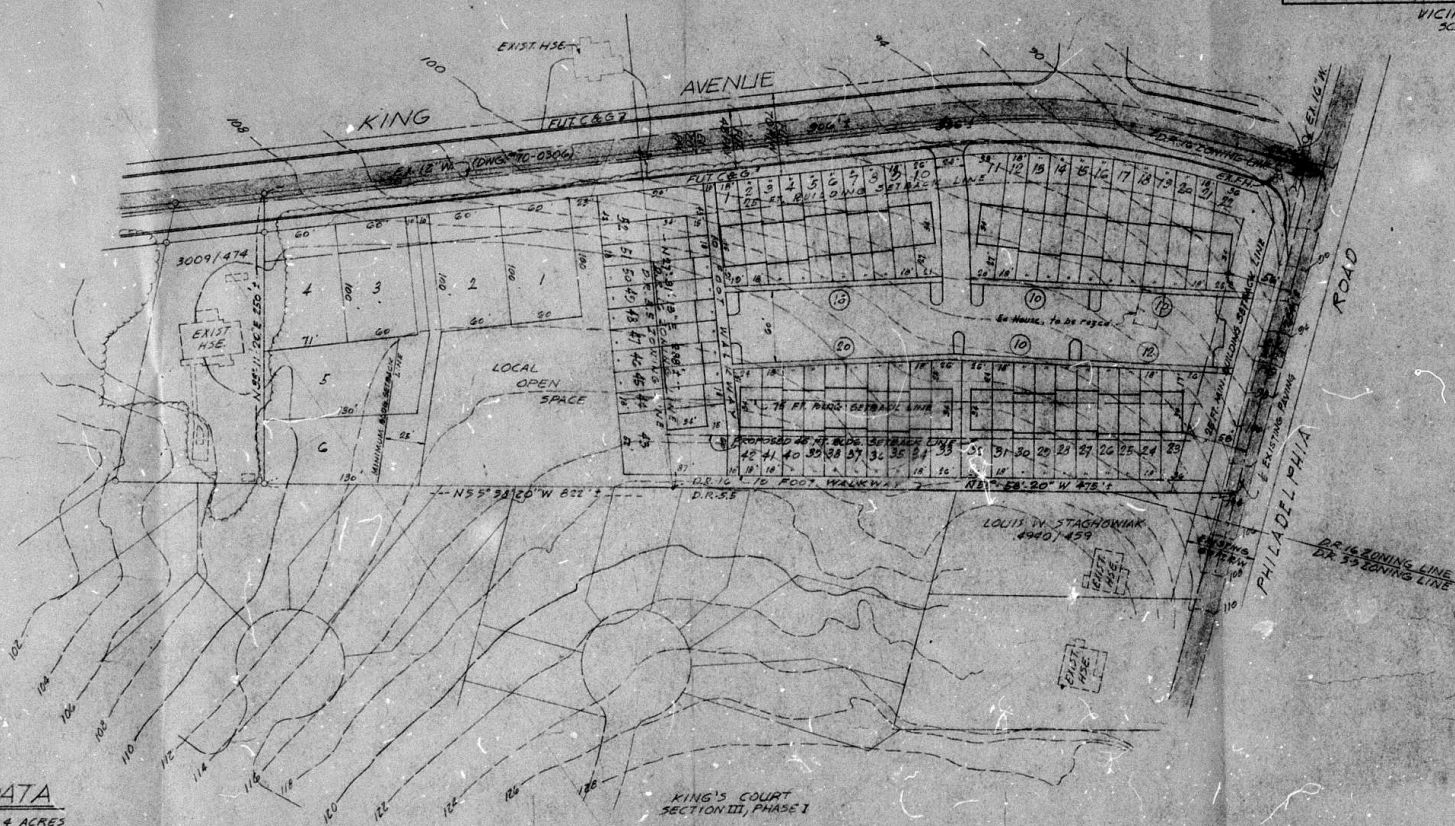
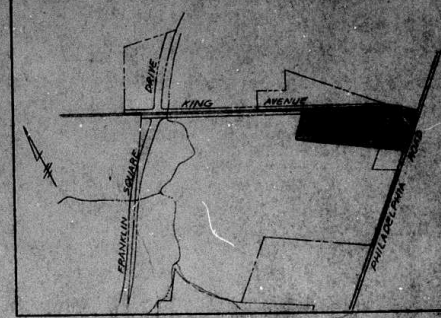
PLAT TO ACCOMPANY PETITION
 FOR VARIANCE OF SECTION 1 B02.2-C
 TO REDUCE THE REQUIRED 75 FEET TO 45 FEET

KINGSBERRY

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD.
 SCALE 1"=90' NOVEMBER 17, 1977
 REVISED DEC. 2, 1977



- NOTE:
 1. Entire Subdivision within Transition Zone
 2. No windows in facing and walls of groups



DENSITY DATA

GROSS ACREAGE	5.64 ACRES
EXISTING ZONING	DR-16 & DR-55
NUMBER OF UNITS ALLOWED	3.68 x 16 = 58.88 DENSITY UNITS 1.96 x 55 = 107.8 DWELLING UNITS
NUMBER OF UNITS PROPOSED	51 - 2 BEDROOM TOWNHOUSES = 51 DENSITY UNITS 6 - SINGLE FAMILY HOMES 6 - SINGLE FAMILY LOTS = 6 DWELLING UNITS
NO. OF PARKING SPACES REQ'D	51 UNITS x 153 = 7803 90.03 SPACES - PROVIDED 98 6 x 2 = 12
OPEN SPACE REQUIRED	1.96 AC. x 6% = .117 AC. TOTAL .670 AC. 3.68 AC. x 15% = .553 AC.
OPEN SPACE PROVIDED	.69 AC.
LOC. A. NUMBER	77157

ENGINEER
 DEVELOPMENT DESIGN GROUP, LTD.
 303 W. PENNSYLVANIA AVE.
 TOWSON, MARYLAND 21284

OWNER & DEVELOPER
 TALLEY CONSTRUCTION COMPANY
 4010 GLENVIEW AVE.
 BALTIMORE, MD 21215

PLAT TO ACCOMPANY PETITION
 FOR VARIANCE OF SECTION 1 B02.2-C
 TO REDUCE THE REQUIRED 75 FEET TO 45 FEET

KINGSBERRY

14TH ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE 1" = 50'
 NOVEMBER 17, 1971
 REVISED DEC. 2, 1971

