

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be granted, and it further appearing that by reason of the relaxation of the Variance requested not directly affecting the health, safety, and general welfare of the community, Variance to permit side yard setbacks of 36 feet in lieu of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of June, 1978, that the herein Petitioner for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and Deputy Zoning Commissioner of Baltimore County the Office of Planning and Zoning.

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

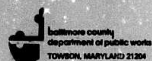
Baltimore County highway and utility improvements are not directly involved and are as required by Public Works Agreement No. 87606, executed in accordance with the development of "Knollcrest Manor - Section Three", of which this property is lot 13, Block "B", Plat of Knollcrest Manor, Section Three (E.N.E., Jr. 40, Folio 87).

This office has no further comment in regard to the plan submitted for zoning advisory committee review in connection with this item #205 (1977-1978).

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of June, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. McLENNAN, P.E.
DIRECTOR

May 22, 1978

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

Re: Item #205 (1977-1978)
Property Owner: Louis Leon
N/S Crestroll Rd. 116' W. of Knollcrest Rd.
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit side setback of 36' in lieu of the required 50'.
Acreage: 163/157 x 225/243 District: 8th

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.

General:

Baltimore County highway and utility improvements are not directly involved and are as required by Public Works Agreement No. 87606, executed in accordance with the development of "Knollcrest Manor - Section Three", of which this property is lot 13, Block "B", Plat of Knollcrest Manor, Section Three (E.N.E., Jr. 40, Folio 87).

This office has no further comment in regard to the plan submitted for zoning advisory committee review in connection with this item #205 (1977-1978).

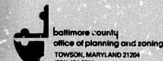
Very truly yours,

Edward M. Dwyer
EDWARD M. DWYER, P.E.
Chief, Bureau of Engineering

END: EAM: WMB:es

cc: R. Orvahey

W-SE Key Sheet
63 NW 22 Pos. Sheet
SW 16 P Topo
50 Tax Map



LESTER ORAF
DIRECTOR

May 15, 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 #205, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

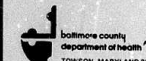
Property Owner: Louis Leon
Location: N/S Crestroll Road 116' W. of Knollcrest Road
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit side setback of 36' in lieu of the required 50 feet
Acreage: 163/157 x 225/243
District: 8th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

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



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

April 28, 1978

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

Dear Mr. DiNenna:

Comments on Item #205, Zoning Advisory Committee Meeting, April 4, 1978, are as follows:

Property Owner: Louis Leon
Location: N/S Crestroll Road 116' W. of Knollcrest Road
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit side setback of 36' in lieu of the required 50'
Acreage: 163/157 x 225/243
District: 8th

This lot is located in a recorded subdivision and meets State and County requirements for proposed water supply and sewage disposal systems. The requested variance does not interfere with either system, therefore no health hazards are anticipated.

Very truly yours,

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

TED/ES, fth



STEPHEN E. COLLINS
DIRECTOR

April 17, 1978

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

Item No. 205 - ZAC - April 4, 1978
Property Owner: Louis Leon
Location: N/S Crestroll Rd. 116' W. of Knollcrest Rd.
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit side setback of 36' in lieu of the required 50 feet.

Acreage: 163/157 x 225/243
District: 8th

Dear Mr. DiNenna:

The subject variance should have no effect on traffic.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning and Design

CRN/dm



Paul H. Reinecke
Chief

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

Attention: J. Conradi, Chairman
Zoning Advisory Committee

Re: Property Owner: Louis Leon
Location: N/S Crestroll Rd. 116' W. of Knollcrest Rd.

Item No. 205 Zoning Agenda Meeting of 04/04/78

Gentlemen:

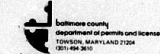
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" are applicable and required to be corrected or incorporated into the final plans for the property.

- (1) Fire hydrants for the referenced property are required and shall be located at intervals or "R" fee, 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 _____ EXCEEDS 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 on beginning of operations.
- (5) The buildings and structures existing on 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.
- (7) The Fire Prevention Bureau has no comments, at this time.

EDWARD M. DWYER

Edward M. Dwyer
Edward M. Dwyer
Special Inspection Division

Noted and Approved: *Charles E. Dwyer*
Charles E. Dwyer
Fire Prevention Bureau



JOHN L. WIMBLEY
DIRECTOR

April 6, 1978

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

Dear Mr. DiNenna:

Comments on Item #205 Zoning Advisory Committee Meeting, April 4, 1978 are as follows:

Property Owner: Louis Leon
Location: N/S Crestroll Road 116' W. of Knollcrest Road
Existing Zoning: R-C-5 and R-C-5
Proposed Zoning: Special Zoning for offstreet parking in a residential zone
Parking lot for adjacent commercial and office development

Acreage: 1.5
District: 3rd

The items checked below are applicable:

- A. The proposed shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Additional permits shall be required.
- D. Three sets of construction drawings will be required to file an application for a building permit.
- E. 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.
- F. The time within which the proposed shall be permitted within 30% of a property line. On-site Building Department if distance is between 30% and 60% of property line.
- G. Requested setback variance conflict with the Baltimore County Building Code. See Section _____.
- H. No Comment.
- I. Comment:

Very truly yours,
Charles E. Dwyer
Charles E. Dwyer
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 5, 1978

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

Z.A.C. Meeting of: April 4, 1978

Re: Item No. 205
Property Owner: Louis Leon
Location: N/S Crestroll Road 116' W. of Knollcrest Road
Existing Zoning: R-C-5
Proposed Zoning: Variance to permit side setback of 36' in lieu of the required 50 feet.

District: 8th
No. Acreage: 163/157 x 225/243

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrowich
W. Nick Petrowich
Field Representative

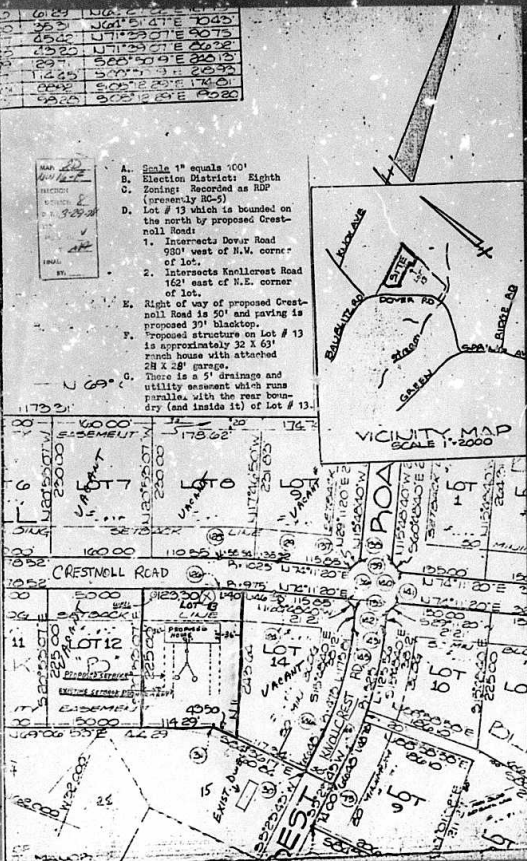
WNP/tp

JOSEPH H. MULLIGAN, PRESIDENT
V. HAROLD HOLLAND, JR., VICE PRESIDENT
MARJORIE M. ROBINSON

THOMAS H. BRYER
WILLIAM L. BRYER, JR.
ROGER B. HAYDEN

ALVIN LENTZ
WILLIAM M. SMITH, JR.
RICHARD W. TRACY, D.D.M.

ROBERT V. DUBEL, SUPERINTENDENT



- A. Scale 1" equals 100'
 B. Election District: Eighth
 C. Zoning: Recorded as RFP (currently R6-C)
 D. Lot # 13 which is bounded on the north by proposed Crestnoll Road
 1. Intersects Dover Road 900' west of S.W. corner of lot.
 2. Intersects Knollcrest Road 102' east of S.E. corner of lot.
 E. Right of way of proposed Crestnoll Road is 50' and parking is proposed 30' blacktop.
 F. Proposed structure on Lot # 13 is approximately 32 x 60' ranch house with attached 28 x 28' garage.
 G. There is a 5' drainage and utility easement which runs parallel with the rear boundary (and inside 13) of lot # 13.

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 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 one time consecutive days before the 31st day of May, 1978, the first publication appearing on the 11th day of May, 1978.

THE JEFFERSONIAN,
L. L. Smith, Jr.
 Manager

Cost of Advertisement, \$.....



TOWSON, MD. 21204 May 11 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCES - Louis Leon was inserted in the following:

- ☐ 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 one successive weeks before the 12th day of May, 1978, that is to say, the same was inserted in the issues of May 11, 1978

STROMBERG PUBLICATIONS, INC.

BY *E. R. Binger*

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

No. 65639

DATE May 31, 1978 ACCOUNT MS-32 01-662

AMOUNT \$1.32

RECEIVED FROM Mr. Miles S. Stromberg, Cost of Advertising and Printing for Case No. 78-255-A

FOR 2804287 31 4532MC

VALIDATION OF SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 8 Date of Posting 5-15-78

Posted for: Variance, side yard

Petitioner: Louis Leon

Location of property: 3/3 of Crestnoll Rd. 116' W. of Knollcrest Rd.

Location of Signs: End of Knollcrest Rd. (westbound)

Remarks: Read to subject, has not been built as of 5-12

Posted by: Angela Adams Signature Date of return: 5-16-78

1-pg

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					3-29	MB				
Petition number added to outline										
Denies										
Granted by Z., BA, GC, CA										
Reviewed by: <u>JP</u>					Revised Plans: Change in outline or description _____ Yes _____ No					
Previous case: <u>None</u>					Map # <u>MS-16 F</u>					

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

You, Petitioner has been received * this 22nd day of March, 1978. Filing Fee \$ 25.00. Received ☒ Check ☐ Cash ☐ Other

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner Louis Leon Submitted by Miles Stromberg
 Petitioner's Attorney _____ Reviewed by JP

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

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

No. 65596

DATE May 1, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM Miles Stromberg, 3703 Collier Rd. Baltimore, Md. 21113 - Petition for Variance No. 78-255-A (Case No. 205)

FOR 2804287 5 2510MC

VALIDATION OF SIGNATURE OF CASHIER