## PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CCRP, Joint Venture ... legal owner, of the property situate in Baltimore County and which is described in the description and plat stached herete and made a part bread,

hereby petition for a Variance from Section 255.1 (236.1) to permit a front setback of 15' instead of the required 25' and a distance from the center of

the street of 35' instead of the required 50' (238.2) to permit side

setback of 20' instead of the required 30' and the distance of 34' instead

of required 60'(25.1' 1102.2') to parent a distance between buildings of
of the Zening Regulations of Baltimore County, in the more County, in the 34' infollowing reasons: (indicate hardship or practical difficulty)

sead of the required 60'

stead of the required 60

The required scheek pubms the now building into unstable earth conditions required excessive earth removal 5 recompaction space is not available to confirm with the conditions required earth of the configuration do not permit a 60° separation of buildings. All other buildings in area are built to approx. 10° seeback

Parton Ja CCHP. Joint Venture Legal Owner . 1408 Bare Hills Avenue Beltimore, Maryland 2120 Protestant's Attorney JA T

missioner of Baltimore County, this 22nd August 197 that the subject matter of this petition be advertised, as ulred by the Zoning Law of Baltimore County, in two newspapers of general circulation through Baltimore County, that property be posted, and that the public hearing be had before the Zoning ministence of Baltimore County in Koom 100, County Office Building in Towson, Baltimore

County, on the ... 13th

35

RE: PETITION FOR VARIANCES NW/C Bare Hills & Sementine Rds., 3rd District

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

CCHP, JOINT VENTURL, Petitioner : Case No. 79-111-A

...... ORDER TO ENTER APPEARANCE

Mr. Commissioner:

ant 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.

Later Mry James was Peter Max Zimmerwan Deputy People's Courset

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

I HEREBY CERTIFY that on this 27th day of October, 1978, a cop; of the aforwaging Order was mailed to Mr. Edward W. Cranston, Jr., Partner, CCHP. Joint Venrure, 1408 Bare Hills Avenue, Baltimore, Maryland 21209, Petitioner

John W. Hessian, III

George J. Martinak

Mr. Edward W. Granston, Jr. CCHP, Joint Venture 1408 Bare Hills Avenue Baltimere, Maryland 21209

> RE: Petition for Variances NW/corner of Bare Hills and Serpentine Roads - 3rd Election Listrict CCHP, Joint Venture -Petitioner NO. 79-111-A (Item No. 35)

Dear Mr. Cranelan

I have this date passed my Order in the above referenced matter, In accordance with the attached.

> S. ERIC DI NENNA Zoning Commissioner

> > 4790 Byron Road Pikesville, Maryland 21208

S. ERIL DI NENNA

very truly yours,

Attachment

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

CCUP Toint Venture

Baltimore, Maryland 21209

this 22nd day of August

Petitioner CCHP Joint Venture

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

PROPERTY DESCRIPTION

PROPERTY AT THE NORTH WEST CORNER OF THE WILLS AND SEEPERTING ROADS. PIEGERFING AT A POINT 298' SOUTH OF FALLS HOAD ON THE VEST SIDE OF BARK HILLS ROAD AT A MAILTON'D SPIKE AND PROCESSIONS S 50 51' 37" W & DISTANCE OF 164.05" TO N. INC. ITPS. THEN 3 770 27' 90" W A DISTANCE OF 175.00" TO AN TROM FIFE, T. W. " 120 33' 00" W A DISTANCE OF 164.90" TO AN ILON BAR, THEN N 590 3' 30" L A DISTANCE OF 125,48" TO AN LIGH PIPE, THEN " 180 3" 47" E A DISTANCE OF 99.53" IC A. L.C. BAR, THEN N 410 28' 3" E A DITTANCE OF 110.50"

THE ACTA OF THE PROPERTY SHOULDNESS HEEDING 0.745 ACRES.



## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

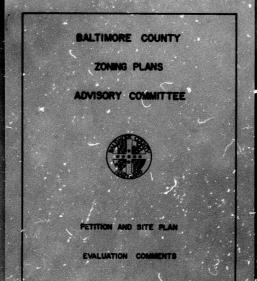
November 9, 1978 S. Eric DiNenna, Zoning Commissioner Leslie H. Groef, Director of Planning

THEM 7 35

"IEM" 35
Patition \*79-111A. Patition for Variances
Northwest comer of Bare Hulls and Serpertine Roads
Patitioner - CCHP, Joint Venture
3rd District HEARING: Monday, November 13, 1978 (11:00 A.M.)

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

LHG:JGH:n





October 3, 1979

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

Item 23 (1971-1973)

Now to be a seen and the second seen as the second second seen as the second sec

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.

The comments supplied for this property in connection with the 2cming Advisory Committee review for Item #16 (1977-1978), 78-74-A are referred to for your consideration

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in commection with this item #35 (1978-1979).

Chewol Mon for mice ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

O-NE Key Sheet 31 & 32 NW 9 Pos. Sheet NW 8 C Topo 79 Tax Map

Attachment

Pursuant to the advancement, posting of property, and publishering on the Petition aring that by reason of the following finding of facts that strict compliance with nty Zoning Regulations would result in practical difficulty and ble hardship upon the Petitioner(e), the Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the he ith, safety, and general welfare of the community. Variances to permit a front yard setback of 15 feet is lieu of the required 25 feet, a distance from the centerline of the street of 30 feet in lieu of the required 50 feet, a side yard setback of 20 feet in lieu of the required 30 feet, and a disbetween buildings of 34 feet in lieu of the required 60 feet should be granted. 197 8 that the herein Petition for the aforementioned Vari-ORDEH RECEI hould be and the same is/are GRAFFED, from and after the date of this the ubject to the approval of a site plan by the Department of Public Works--

and and Coning and Zoning. Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreas

IT IS ORDERED by the Zoning Commissioner of Baltimore County, th's \_\_\_\_\_day is/are hereby DENIED.

Zoning Commissioner of Baltimore County

Angust 16, 1977

Mr. S. Eric DiNenna Zoning Commissioner County Office Buildin Towson, Maryland 212

No. Item 816 (1977-1978)
Property Owner: COUNT point Venture
N/S have William 02-297 S. Fills No.
Existing Scaling: N. I.
Proposed Country of the Property of the Property of the Property of the Property of the State of the serviced 027 and 35% to the center of the stress in lieu of the required 90° and aids authorise of 18 and 15. In lieu of the Property of the Pr

Dear Mr. DiNenna

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Livisory Committee in connection with the subject item.

Serportine Road is a private road without curb and gutter, sidewalk, entrances, sprous, drains and with a marrow perment. This road, if improved in the future as a public road would be on a 60-foot right-of-roay.

Development of this property through stripping, grading and stabilization could result in a satisant pollution problem, denoging private and public holdings downstraws of the property. A grading permit is, therefore, necessary for all grading, including two stripping of top soil:

Store Drains

 $p_{\ell} \sigma visions$  for accommodating storm water or drainage have not been indicated on the submitted plan.

The Patitioner must provide necessary draining facilities (temporary or permanent to prevent creating any mulasmose or domages to adjacent properties, especially by the concentration of muricae vetera. Correction of any problem which may result, due to improve rading or improved installation of draininge facilities, would be the full respon a mid-off of the Patitions.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Bureas of Department of Traffic Engineering State Posds Counts

Burea- of Health Department Project Planning Building Departmen Board of Education Loning Mainterra

Industrial Development

CCHP Joint Venture 1408 Bare Hills Avenue Baltimore, Maryland 21209

RE: Item No. 35 Petitioner - CCHP Joint Venture Variance Petition

November 3, 1978

Gentlemen

The Zoning Plans A 'risory Committee has reviewed the plans submitted with the above reierenced petition and has made an on-site field inspection of the property. The following criments are removed, the state of the property of the commissioner with recommendations as to the suitability of the requested zoning.

Serpentine Road in the northwest corner of Pare Hills Av. one and Serpentine Road is the 3rd Election District. the subject of this office and warehouse budders, which was the subject of a previous soning hearing (Case No. 78-74-A). Surrounding properties are similarly some and are is provided with various types of ondustrial uses. In addition to this property, the entire area has seen the subject of assorted Variance requests throughout the years.

Because of your proposal to construct an additional building on this property in conflict with the required setbacks, this Variance is required.

If this Petition is granted, and at the time of application for If this Petriton is granted, and at the time of application for the necessary building permits, land. aping, as indicated in the comments of the Department of Current Planning and Development, should be provided.

CCHP Joint Ventur November 3, 1978

Page 2

This petition is a cept d 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.

> Will B Common NICHOLAL B. COMMODARI Chairman Zoning Plans Advisory Committee

cc: Jerome Shuman 4790 Byron Road Pikesville, Maryland 21208

STEPHEN E. CCLLINS

October 20, 1978

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

Item No. 35 Existing Zoning:

ZAC - August 22, 1978
 CORP Joint Venture
 More Table 111 is Septentine Rd.
 Variance to permit a front methack of 15' in lieu of the required 25', a sethack of 15' to the centerline in lie. of the required 50' and a distance between buildings of 3s' in lieu of the required 40', 0.745
 3rd.

Dear Mr. DiNenna:

No traffir problems are anticipated by the requested variances.

- 1 - 11 /1- ---Michael S. Flanigar Engineer Associate II

MSF/hust

Item #16 (1977-1978) Property Owner: COMP Joint Venture

Page 2 August 16, 1977

Water and Sanitary Sewer:

This property proposes to use an existing ombite well. There is an y-inch public externain and valve in Bare Hills Avenue at Falls Road, (See Drawing \$54-177), File 3:.

Additional fire hydrant protection is required in the vicinity.

Public sanitary mover '/o maints in a 10-frot utility ensement within the private Bare Hills Road and Serpentine Pool, Drewing #03-22-17, le 1.

. This property is tributary to the Jones Palis Canitary Junuar Systom subject to Etate Health Department regulations.

New truly yours.

ELISHBER N. DIVER, F.E.

END: ZAM: PWR: BE

GG: J. Trenner J. Loos H. Hunchel

O-NE Tey Shoot 31 & 32 NW 9 NOS. Shoets NW 8 C Topo 79 Tax Nap

office of planning and zoning 10WSON MARYLAND 21204 (301-494-321)

October 23, 1978

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

Conments on Item #35, Zoning Advisory Committee Meeting, August 22, 1978, are is follows

Property Cover CCLP Joint Venture
Location Novi Char Mills and Serpentine Road
Existing Zening M. L.
Proposed Zening M. L.
Proposed Zening variance to premit a from serbock of 15' in flev of the required 25' or
a serbock of 35' to the centraline in flev of the required 30' and
2.5' decided to the centraline of 34' in flev of the required of 00'.

This affice has reviewed the subject petition and offers the following comments. These comments Into attice has reviewed the subject petition and offers the following comments. These comments re not intended to indicate the appropriateness: if 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.

Landscaping should be provided

Very truly yours,

John & Wentley FH Planner III
Current Planning and Development

boitimore county TOWSON MARYLAND 21204

DONALT J ROOP M.D. M.P.H.

September 21, 1978

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

Comments on Item #35, Zoning Advisory Committee Meeting, August 22, 1978, are as follows:

Property Owner: Location: Existing Coning: Proposed Zoning: CCHP Joint Venture NW/C Bare Hills & Serpentine :.d.

NW/C Bare Hills & Serpentine :d.

\*\*Mainance to permit a front setback of 15' in lieu of
the required 25', a setback of 35' to the centerline
in lieu of the required 50' and a dixtance between
buildings of 34' in lieu of the required 60'.

Metropolitan sever exists and the proposed variance will not interiers with the well location, therefore no health hazards are anticipated.

Any new installation/s of fuel burning equipment should contact the division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

The parking area/s should be surfaced with a dustless, bonding material.

Very truly yours, Thomas Ha Devlin, Director Bureau of Environmental Services

THD/JRP tph&

## RALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Date August 28, 1978 TO ... Nicholas B. Commodari Zoning Advisory Committee PROM Rosellen Plant, Indus rial

SUBJECT 'tem No. 35 - Property Owner: CCHP Joint Venture
Location: NW/C Bare Hills & Serpentine Rd. Existing Zoning: M. L.

Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25', a setback of 35' to the centerline in lieu of the required 50' and a distance between buildings of 34' in lieu of the required 60'.

The Industrial Development Commission is in agreement with the Battimore County 1976 Comp. character Zoning Maps, as adopted by the County Council, except in obvious cases of change of neighborhood or technical errors in the

Krallin & Plant



CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE IEFFERSONIAN a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each day of November 1978 ... the first publication appearing on the 26th day of Cloper 19.78

THE JEFFERSONIAN.

Cost of Advertisement, \$





September 22, 1978

35 Zoning Advisory Committee Meeting, August 22, 1978

NI.

\*\*Variance to permit a front methods of 15' in lieu of the required 25', as setback of 35' by the centerline in lieu of the required 50' and a distance between buildings of %' in lieu of the required 60'.

\*\*O.70.5\*\*

X.A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Basif commed and and other supplicable codes.

Permits shall be required.

b. suiling shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building penalt.

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.

Yood frame walls are not permitted within 3'0" of a property line Contact Building Department if Alatance is between 3'0" and 6'0" of property line.

B. Requested setback variance conflicts with the Baltimore County Smilding Code. See Section

. N Crement.

X.J. Comment The reduced set backs from interior lot lines and other cuildings, may very veil limit future expansion unless provisions are provided thru upe of construction, etc. in the early planning stages of design of the building.

Pary truly yours.

Souther Sumber Charles E. Burnher

CENTER



THIS IS TO CERTIFY that the invested advertisement of PETITION FOR VARIANCE - CCHP. Joint Venture

a is inserted in the following

Dundalk Limes Essex 1 mes Subject on Lines Last Arbutus Limes

x. Community Limes

weekly newspapers published in Baltimore, County, Maryland; an opening weeks before the 27th da . October 1978 that is to say, the same was inserted in the issues of | Deteber 26 - 1978

STROMBERG PUBLICATIONS INC

BY Suite Suige

BALTIMORE COUNTY, MARYU. 4D OFFICE OF FINANCE REVENUE DIVISIO MISCELLANEOUS SH RECEIFT	N Ko. 76085
DATE Oct. 18, 1978 ACCOU	O1-662
444	ar \$25.00
Piling Pee for Case No.	Inc.



Cetober 3, 1979

Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2120.

Attention: F. Conmodern Chairmen Zoning Adivsory Committee

Be: Property Owner: GCHF Joint Venture Location: NW/C Bere Hills & Serpentine Rd.

Zoning Agenda heeting of 75/2./78

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

(X) 1. Fire hydrants for the referenced property are required and shall be Pire hydrants for the referenced property are required and small be located at intervals or \$\frac{3C}{3C}\$ feet along an approval road in accordance with Paltience County Standards as published by the Department of Public Vorks.

( ) 2. : second means of vehicle nocess is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_ EXCERCS the maximum allowed by the Fire Department.

( ) L. The site shall be made to comply with all applicable parts of the Pire Provention Code prior to occupancy or beginning of operations.

The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Notional Fire Protection Association Student No. 101 "Lif Safety Code", 1976 Million prior to occupancy.

PALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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

Your Petition has been received • this 9

Zoning Commissioner

( ) 6. Site plans are approved us drawn.

( ) 7. The Fire Prevention Bureru has no comments, at this time.

1978. Piling Fee \$ 25

Petitioner come lat bet Submitted by

Petitioner's Attorney\_\_\_\_

Bottom Brown Topolin Barton and Legge M Negard Special Special Street and Account M Negard

. Received -Check

Reviewed by 275

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON MARYLAND 21204

Date: August 16 1978

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

7.A.C. Meeting of: August 22 1978

NE: Item No. 35
Property Owner: GCMP Joint Venture
Location N/N hare Hills & Serpentine Hood
Present Zoring: 17-th.
Proposed Joning: Nationac to general a Francischark of 15' in lieu of
Proposed Joning: Nationac to general a Francischark of NY in the contention
in lieu of the inquired 25' and a distance between
buildings of 31' in lieu of the required 10'.

District: 3rd No. Acres: 0 715

Dear Mr. DiNenna

So bearing on student population.

Very truly yours,

I had thank W. Nick Petrovich

MNP/bp

--------------

THOMAS II BOTE" .....

PETITION MAPPING PROGRESS SHEET Wall Map Original Duplicate Tracing 200 Sheet FUNCTION Les riptions elecked au Petition number , shed to outling ZC. FA. CC. CA Revised Plans: Renewed by: 275 Change in outline or description \_\_\_\_Yes M-p \* \_\_\_\_\_ Previous case: 75 29

> 79-11:-A CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY Townen, Maryland

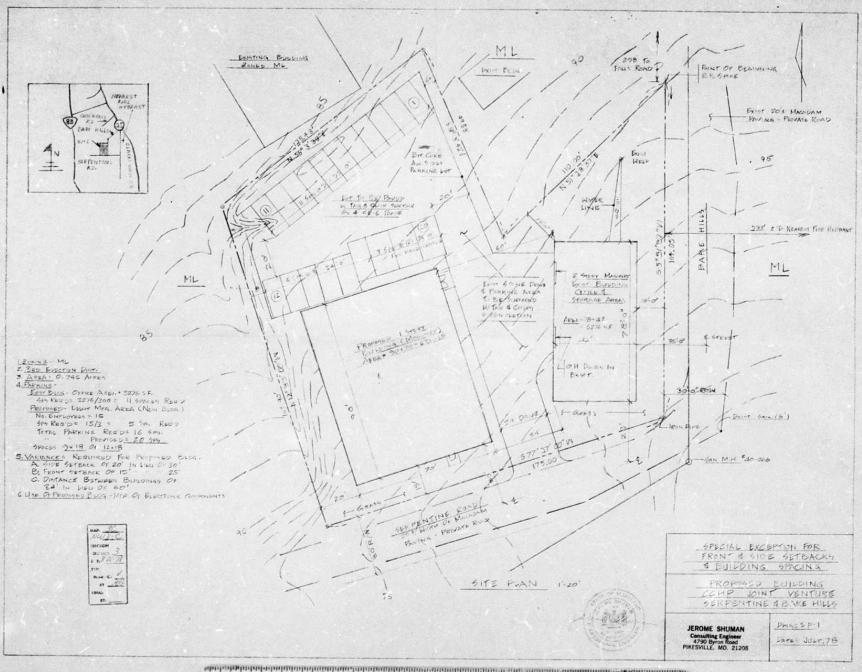
Date of Presting CCT 28,1978 Posted for Petition For PAUBACES

Petitioner CCH? JOINT VEATURE Location of property NW! / CORNIE PARE HILLS & SEPTELLIME 18ds

Location of Signs N/S of SERPRULING 18d Scitor WELF BARE HILLS Pd

Posted by Thomas & 180 6 of Daie of return Nov. 1, 1978

March 1979 S M T W T F S



Set of St. 25 St. 25 St. 25 St. 25 St. 25 St. 20 St. 21 St. 22 St. 22 St. 25 St

