

Attachment

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be granted and it further appearing that by reason of the granting of the Variance(s) requested, not adversely affecting the health, safety, and general welfare of the community...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is/are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works...

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 unreasonable hardship...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of November, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

LOCAL OFFICE (L.O.)
111 W. Chesapeake Ave.
Towson, Maryland 21204

who
Nicholas B. Commodari
Chairman

MEMBERS
CCHP Joint Venture
1408 Bare Hills Avenue
Baltimore, Maryland 21209

BOARD OF
PLANNING
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Protection
Health Department
Police Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

November 3, 1978

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

Gentlemen:

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 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.

Located on the northwest corner of Bare Hills Avenue and Serpentine Road in the 3rd Election District, the subject of this petition is a tract of land, zoned M.L. and improved with a two-story office and warehouse building, which was the subject of a previous zoning hearing (Case No. 78-74-A). Surrounding properties are similarly zoned and are improved with various types of industrial uses.

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 the necessary building permits, landscaping, as indicated in the comments of the Department of Current Planning and Development, should be provided.

Item No. 35
CCHP Joint Venture
November 3, 1978

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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
Chairman
Zoning Plans Advisory Committee

NBC/af

cc: Jerome Shuman
4790 Byron Road
Pikesville, Maryland 21208

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
(301) 494-3500

STEPHEN C. LIMS
DIRECTOR

October 20, 1978

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

Item No. 35 - EAC - August 22, 1978
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'.
Acres: 0.745
District: 3rd

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances.

Very truly yours,

Michael S. Flanagan
Engineer Associate II

HST/psw

August 16, 1977

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

Re: Item #14 (1977-1978)
Property Owner: CCHP Joint Venture
W/S Bare Hills Rd. 290' S. Falls Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18 and 12' in lieu of the required 30'.
Acres: 0.745 District: 3rd

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.

Highways

Serpentine Road is a private road without curb and gutter, sidewalk, entrance, drains and with a narrow pavement. This road, if improved in the future as a public road would be on a 60-foot right-of-way.

Soil/erosion Control

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, discharging private and public buildings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent parties, especially by the concentration of surface waters. Correction of any problem which may result, due to the use of grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #16 (1977-1978)
Property Owner: CCHP Joint Venture
Page 2
August 16, 1977

Water and Sanitary Sewer

This property proposes to use an existing onsite well. There is an 8-inch public water main and valve in Bare Hills Avenue at Falls Road, (See Drawing #56-1773, File 3).

Additional fire hydrant protection is required in the vicinity.
Public sanitary sewerage exists in a 10-foot utility easement within the private Bare Hills Road and Serpentine Road, (See Drawing #56-1773, File 3).

This property is tributary to the Jones Falls Sanitary Sewer System subject to State Health Department regulations.

Very truly yours,

STEPHEN C. LIMS, D.P.E.
Chief, Bureau of Engineering

ENCLOSURE

cc: J. Trimmer
J. Loom
W. Wutzel

G-82 Pay Sheet
11 & 12 1/2 x 14 in. Sheet
100 x 80 Paper
79 The Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3511

LESLIE H. GORDON
DIRECTOR

October 23, 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 #35, Zoning Advisory Committee Meeting, August 22, 1978, are as follows:

Property Owner: CCHP Joint Venture
Location: NW/C Bare Hills and Serpentine Road
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25', a setback of 25' to the centerline in lieu of the required 50' and a distance between buildings of 34' in lieu of the required 60'.
Acres: 0.745
District: 3rd

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.

Landscaping should be provided.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

Donald J. Moore, M.D., D.P.H.
DEPT. OF STATE AND COUNTY HEALTH OFFICER

September 21, 1978

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

Dear Mr. DiNenna:

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

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'.

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

Any new installation of fuel burning equipment should contact the Division of Air Pollution Control, 640-3775, to obtain requirements for such installation before work begins.

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

Very truly yours,

Thomas H. Devlin, Director
Bureau of Environmental Services

THD/JP/afg

2. RENTS: ML
 3. 2RD. ELECTION DIST.
 4. AREA - 0.746 ACRES
 5. PARKING -
 6. EST. BLDG. OFFICE AREA - 3276 SF.
 7. 414 REQ'D 3276/300 = 11 SPACES, REQ'D
 8. PROVIDED - LIGHT MFR. AREA (NEW BLDG.)
 9. NO. EMPLOYED = 15
 10. 414 REQ'D = 15/3 = 5 MFR. REQ'D
 11. TOTAL PARKING REQ'D 16 SP.
 12. PROVIDED 20 SP.
 13. SPACES 2 X 18 @ 12 X 18
 14. 5. VARIANCES REQUIRED FOR PROPOSED BLDG.
 15. A. SIDE SETBACK OF 20' IN VIEW OF 30'
 16. B. FRONT SETBACK OF 15' " 25'
 17. C. DISTANCE BETWEEN BUILDINGS OF
 18. 24' IN VIEW OF 60'
 19. G. USE OF FRONTYR DPG. MFR. OF ELECTRONIC COMPONENTS

MAP: 3C
NW 1-C
SECTION
DISTRICT: 3
D. T. 8-21-78
TYPE
MARK C: ☒
BY HT
FINAL
BY _____

SITE PLAN 1-20

SPECIAL EXCEPTION FOR
FRONT & SIDE SETBACKS
& BUILDING SPACING

PROPOSED BUILDING
CCHP JOINT VENTURE
SERPENTINE & BAKE HILLS

JEROME SHUMAN
Consulting Engineer
4790 Byron Road
PIKESVILLE, MD. 21208

Draw: S P-1
Date: July, 78

