

79-236-A #157 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Thomas P. Healey and
I, or we, Mary A. Healey, legal owners 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 1B02.3C.1. to permit lot widths of 50' instead of the required 55' for lots 22 through 25 and to permit side yard setbacks of 6, 5 feet + and 7 feet + instead of 10 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate a public or practical difficulty)

The present development of the area basically has been with a minimum lot of 50' x 140'. The majority of the lots in this vicinity have been built upon and are existing on 50' lots. Since this area is located within a developed subdivision, we should not be penalized under the regulation adopted by the County Council in March, 1971. Subject lots were previously recorded among the land records of Baltimore County in Plat Book W.P.C. 8-74 as "Heaville Park".

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.

DATE April 25, 1979
ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of January, 1979, at 2:00 o'clock, P. M.

Mr. & Mrs. Thomas P. Healey
3006 Rollwin Road
Baltimore, Maryland 21207

RE: Petition for Variances
W/S of Rollwin Road, 250'
N of Rolling Road - 2nd
Election District
Thomas P. Healey, et ux -
Petitioners
NO. 79-236-A (Item No. 157)

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S of Rollwin Rd., 250'
N of Rolling Rd., 2nd District : OF BALTIMORE COUNTY

THOMAS P. HEALEY, et ux, : Case No. 79-236-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.

Peter Max Zimmerman
Deputy People's Counsel

I HEREBY CERTIFY that on this 5th day of April, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Thomas P. Healey, 3006 Rollwin Road, Baltimore, Maryland 21207, Petitioners.

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

John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
TO: Terrie H. Graft, Director
Office of Planning and Zoning
FROM: Petition #79-236-A, Item 157
SUBJECT: Petition for Variances for minimum lot widths and side yard setbacks West side of Rollwin Road, 250 feet North of Rolling Road
Petitioner - Thomas P. Healey, et ux.

2nd District

HEARING: Monday, April 23, 1979 (2:00 P.M.)

It would appear that there is sufficient total acreage in this ownership to provide for the required lot widths and setbacks without necessitating variances.

Terrie H. Graft, Director
Office of Planning and Zoning

LHG JGH:rw

Paul Lee, P.E.

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
821-5911

1.12 ACRE PARCEL KNOWN AS LOTS 22 THROUGH 25, HEAVILLE PARK,
SECOND ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is For Lot Width Variance and Side
Yard Variance.

Beginning for a point located on the west side of Rollwin Road, 30 feet wide, as shown on the Subdivision Plat of Heaville Park, and as recorded among the Land Records of Baltimore County in Plat Book 8-74, said point of beginning being 240 feet + northerly from the center line of Rolling Road. Thence leaving west side of Rollwin Road, (1) N 77 degrees 45 minutes 00 seconds W 135.25 feet, (2) N 37 degrees 07 minutes 00 seconds W 7.84 feet, (3) N 32 degrees 14 minutes 00 seconds E 343.75 feet, and (4) S 57 degrees 45 minutes 00 seconds E 140 feet to the west side of Rollwin Road thence binding along the west side of Rollwin Road (5) S 32 degrees 14 minutes 00 seconds W 350 feet to the point of beginning. Containing 1.12 acres + of ground.



Copies -- Surveyors -- In Plans

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3361

S. ERIC DI NENNA
ZONING COMMISSIONER

April 25, 1979

Mr. & Mrs. Thomas P. Healey
3006 Rollwin Road
Baltimore, Maryland 21207

RE: Petition for Variances
W/S of Rollwin Road, 250'
N of Rolling Road - 2nd
Election District
Thomas P. Healey, et ux -
Petitioners
NO. 79-236-A (Item No. 157)

Dear Mr. & Mrs. Healey:

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

Very truly yours,
S. ERIC DI NENNA
Zoning Commissioner

SED:mr

Attachment

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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 30th day of January, 1979.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Healey
Petitioner's Attorney

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1979

Mr. & Mrs. Thomas P. Healey
3006 Rollwin Road
Baltimore, Maryland 21207

RE: Item No. 157
Petitioner - Healey
Variance

Dear Mr. & Mrs. Healey:

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. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of Rollwin Road approximately 200' north of Rollwin Road in the 2nd. Election District, the subjects of this petition consist of seven lots each having a minimum width of 50' and currently improved with dwellings on three of these lots (#22, 25 & 28). Because of your proposal to construct additional dwellings on the remaining lots, each having a 50' lot width, and thereby create deficient side setbacks for the dwelling on Lot #25, this Variance is required.

Particular attention should be afforded the comment of the Bureau of Engineering, concerning the proposed 50' right-of-way of Rollwin Road. In addition, since the comments from the Department of Permits and Licenses were written prior to the submittal of revised plans, indicating minimum side setbacks of 10' said comment is considered moot. However it has been included for your personal use.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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

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 Petitioners.

the above Variances should be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lot Nos. 22 thru 28 and side yard setbacks of 6.5 feet and 7 feet in lieu of the required 10 feet for Lot No. 25 should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1979, that the herein 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 Department of Public Works and 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

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1979, that the above Variance be and the same is hereby DENIED.

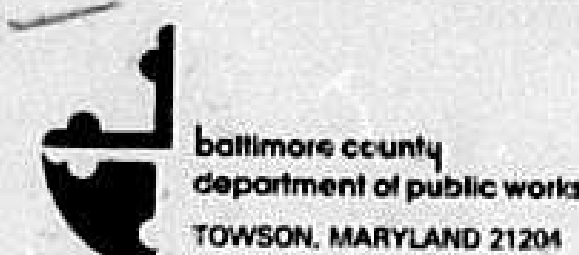
Zoning Commissioner of Baltimore County

Item No. #157
Page Two
April 9, 1979

NBC/sch

Encl.

cc: Paul Lee Engineering, Inc.
304 V. Pennsylvania Avenue
Towson, Maryland 21204



THORNTON M. MOURING, P.E.
DIRECTOR

February 22, 1979

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

Re: Item #157 (1978-1979)
Property Owner: Thomas P. & Mary A. Healey
W/S Rollwin Rd. 250' N. Rolling Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.321 District: 2nd

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:

Rollwin Road, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, 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 stripping of top soil.

Storm Drains:

The Petitioner 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 Petitioner.

Item #157 (1978-1979)
Property Owner: Thomas P. & Mary A. Healey
Page 2
February 22, 1979

Water and Sanitary Sewer:

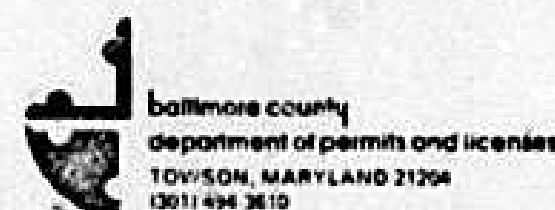
There is a public 8-inch water main and public 8-inch sanitary sewerage in Rollwin Road (Drawings #75-0221, File 3 and #75-0224, File 1, respectively).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:WR:ms

L-NE Key Sheet
15 & 16 NW 28 Pos. Sheets
NW 4 & Topo
87 Tax Map



JOHN G. SEFFERT
DIRECTOR

January 25, 1979

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

Dear Mr. DiNenna:

Comments on Item #157 Zoning Advisory Committee Meeting, January 30, 1979 are as follows:

Property Owner: Thomas P. & Mary A. Healey
Location: W/S Rollwin Road - 250' N. Rolling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 0.321
District: 2nd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

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

F. 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.

X G. 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.

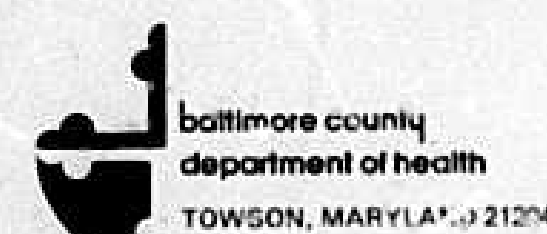
H. Requested setback variance conflicts with the Baltimore County Building Code. See Section

I. No Comment.

X J. Comment: As there are no proposed dwellings indicated, the owner should be aware of the above items.

Very truly yours,

Charles E. Burman
Charles E. Burman
Plans Review Chief



DOUGLASS J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

February 6, 1979

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

Dear Mr. DiNenna:

Comments on Item #157, Zoning Advisory Committee Meeting of January 30, 1979, are as follows:

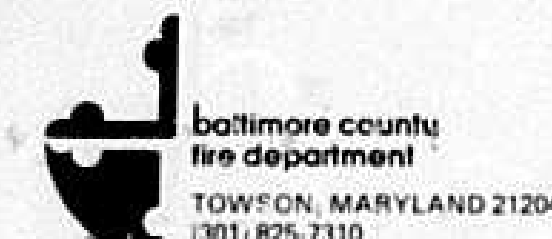
Property Owner: Thomas P. & Mary A. Healey
Location: W/S Rollwin Rd. 250' N. Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.321
District: 2nd

Metropolitan water and sewer are available.

Very truly yours,

Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

LJS/JRP/fth



Paul H. Reinecke
CHIEF

February 7, 1979

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

Attorney N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Thomas P. & Mary A. Healey

Location: W/S Rollwin Rd. 250' N. Rolling Rd.

Item No. 157 Zoning Agenda Meeting of 1/30/79

Gentlemen:

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 _____ 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 or beginning of operations.

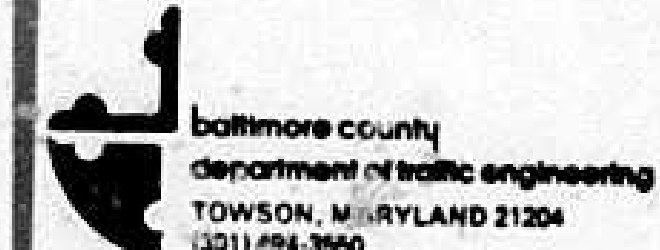
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

REVIEWED: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau



STEPHENE COLLINS
DIRECTOR

March 12, 1979

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

Item No. 157 - ZAC - January 30, 1979
Property Owner: Thomas P. & Mary A. Healey
Location: W/S Rollwin Rd. 250' N. Rolling Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Acres: 0.321
District: 2nd

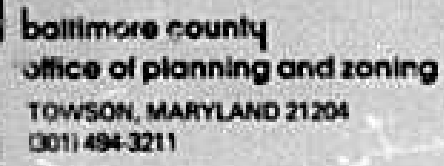
Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments relative to this item.

Very truly yours,

Michael S. Flanagan
Engineer Associate

MSF/hmd



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

Comments on Item #157, Zoning Advisory Committee Meeting, January 30, 1979, are as follows:

Property Owner: Thomas P and Mary A. Healey
Location: W/S Rollwin Road 253' N. Rolling Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.
Acres: 0.321
District: 2nd

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

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

TOWSON, MARYLAND - 21204

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

Z.A.C. Meeting of: January 30, 1979

RE: Item No: 157
Property Owner: Thomas Pl & Mary A. Healey
Location: W/S Rollwin Rd. 250' N. Rolling Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 55'.

Dear Mr. DiNenna:

No bearing on student population.

W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER D. HAYLEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.

FUNCTION

Denier

Granted by
ZC, BA, CC, CA

Reviewed by: *mm*

Previous case:

Revised Plans:
Change in outline or description _____ Yes
_____ No

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 25 day of Jan 1978. Filing Fee \$ 25. Received check

____ Cash
____ Other


S. Eric DiNenna,
Zoning Commissioner

Petitioner Thom & My Hardy Submitted by Karl Lee
 Petitioner's Attorney _____ Reviewed by gms

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

TOWSON, MD., April 5, 1979.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each at one time successive weeks before the 23rd day of April, 1979, the first publication appearing on the 5th day of April 1979.

L. Frank Strickland
Manager.

Cost of Advertisement, \$.....

TOWSON, MD. 21204 April 5 1979

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCES - Thomas P. Healey, et ux
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
6th day of April 1979, that is to say, the same
was inserted in the issues of April 5, 1979

STROMBERG PUBLICATIONS, INC.

Esther Burger

PETITION FOR VARIANCES:
See District 2
ZONING: Petition for Variance for minimum lot widths and side yard setbacks
LOCATION: West side of Roman Road, 150' east of intersection of Roman Road and Highway 100
DATE & TIME: Monday, April 23, 1978 at 2:00 A.M.
OFFICE: Planning Commission Room 106, County Office Building, 11 W. Chesapeake Avenue, Towson, Maryland
THE Zoning: District 2 Zoning Ordinance of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, set forth a public hearing on the petition for a variance from minimum lot widths of 90 feet instead of the required 85 feet for LCI No. 22 through 28 and side yard setbacks of 10 feet, more or less, and 7 feet, more or less instead of the required 10 feet.
The Zoning Regulation: To be located in the Planning Commission's Section 1802.3C.1 - minimum lot widths and side yard setbacks
All that parcel of land in the Second District of Baltimore County

[illegible]

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

March 27, 1979 01-662
DATE AMOUNT

\$25.00
AMOUNT

RECEIVED Paul Lee
FROM
FOR Filing Fee for Case No. 79-236-A Thomas P. Healey
Set for Hearing /23/79 at 2:00 P.M.

1982 APR 28 25.00 HSL
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: APRIL 7, 1977
 Posted for: PETITION FOR VARIANCES
 Petitioner: THOMAS P. HEWLEY, et ux
 Location of property: w/s Rokkum Rd. 250' N of Rokking Rd.
 Location of Signs: (1) w/s Rokkum Rd. 300' or - N of Rokking Rd.
(2) w/s Rokkum Rd. 470' or - N of Rokking Rd.
 Remarks: _____
 Posted by: Thomas P. Roland Date of return: APRIL 11, 1977
 Signature

2-SIGNS

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

No. 78634

DATE April 18, 1979 ACCOUNT 01-662

AMOUNT \$59.35

RECEIVED FROM Mary A. Healey

FOR Cost of Advertising and Posting Case No. 79-236-1

APR 18 1979

5935 MSC

VALIDATION OR SIGNATURE OF CASHIER

A hand-drawn map showing the location of the subject site. The site is a rectangular area bounded by Rolling Rd to the north, Rollwin Rd to the south, and Mill Rd to the east. Richwood Rd is shown to the east of Mill Rd. The subject site is located on the north side of Rollwin Rd, between Rolling Rd and Mill Rd.

GENERAL NOTES

1. TOTAL AREA OF SITE = 1.12 AC.
2. EXIST. ZONING OF SITE = DR.5.5"
3. " USE OF SITE = "RESIDENTIAL"
4. PROP. ZONING OF SITE = "DR.5.5"
5. " USE OF SITE = "RESIDENTIAL"
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1-B02.3.C (1) TO PERMIT A MIN. LOT WIDTH OF 50' INSTEAD OF THE REQ'D. 55'
7. PETITIONER REQUESTING A VARIANCE TO SECT. 1-B02.3.C(1) TO PERMIT A MIN. SIDE YARD OF 6.5' & 7' INSTEAD OF THE REQ'D. 10' AND A TOTAL SIDE YARD OF 13.5' INSTEAD OF REQ'D. 20' (2ND)
8. EXIST. LOT AREA: LOTS 23 THRU 28 = 7,000 S.F., LOT 22 = 6,965 S.F.
9. OFF-STREET PARKING = 1 SPACE / LOT
10. SITE HAS PUBLIC SEWER / WATER.

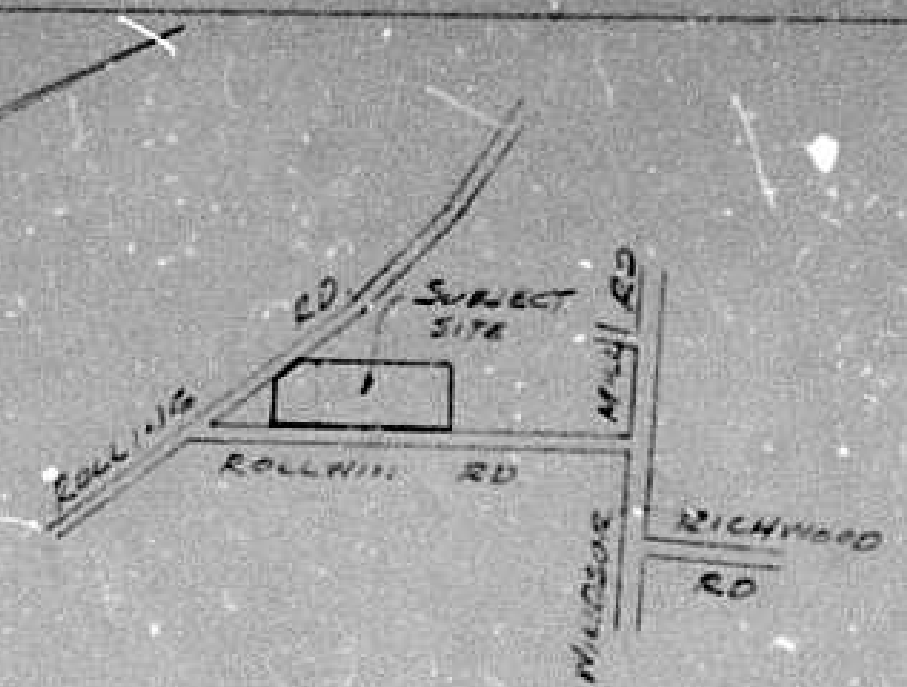
ELECT. DIST. 2 BALTIMORE Co., MD
SCALE: 1" = 30' JAN. 3, 1979

REVISED PLANS

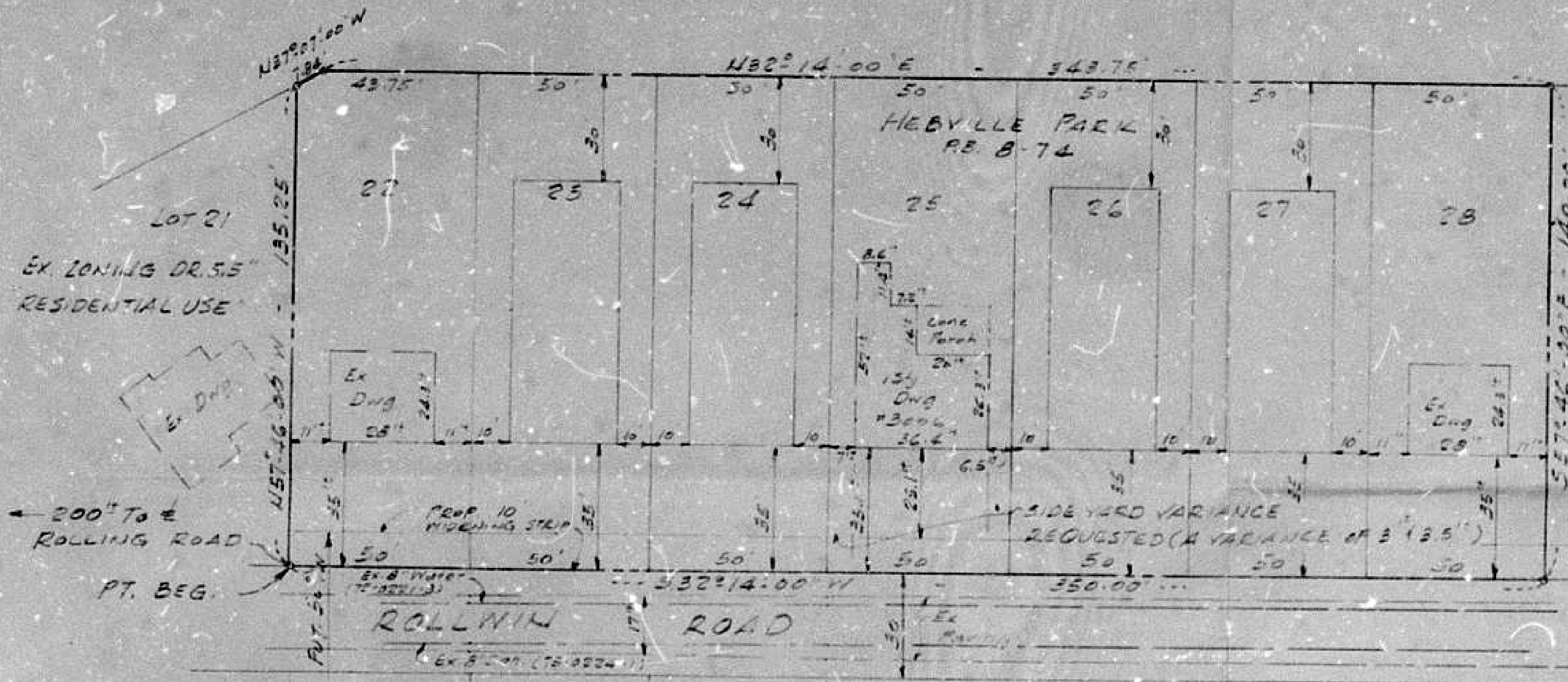
FEB 21 '79 PM



EXIST. ZONING "DR 5.5"
RESIDENTIAL USE



LOCATION PLAN
SCALE: 1"=500'



EX. ZONING "DR 5.5"
RESIDENTIAL USE
LOT 23 VACANT

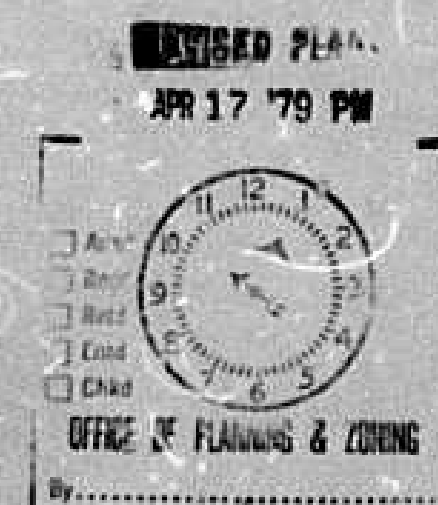
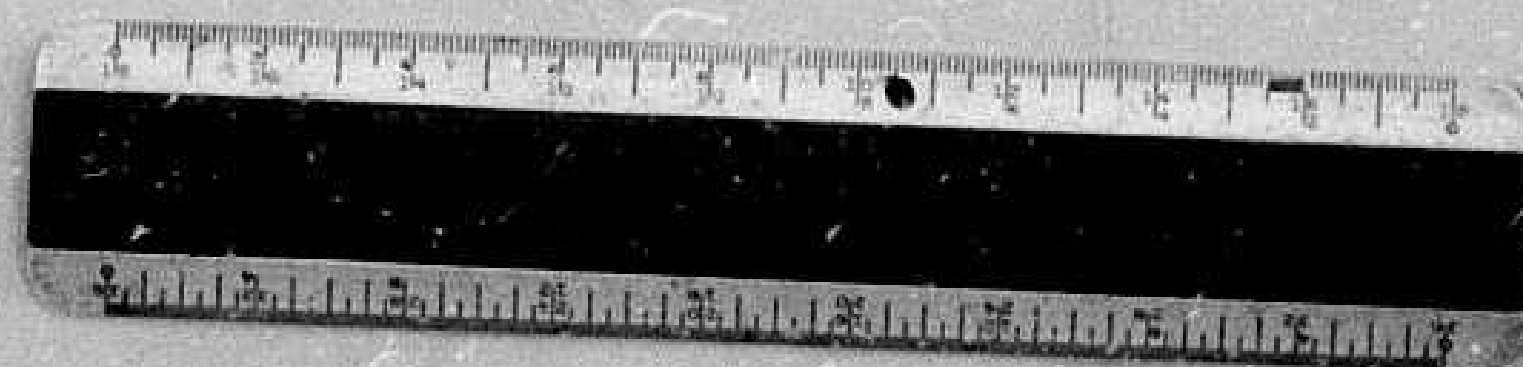
GENERAL NOTES

1. TOTAL AREA OF SITE = 1.12 AC.
2. EXIST. ZONING OF SITE = DR 5.5
3. " USE OF SITE = RESIDENTIAL
4. PROP. ZONING OF SITE = DR 5.5
5. " USE OF SITE = RESIDENTIAL
6. PETITIONER IS REQUESTING A VARIANCE TO SECTION 1-802.5C (1) TO PERMIT A MIN. LOT WIDTH OF 50' INSTEAD OF THE REQ'D 55'
7. PETITIONER REQUESTING A VARIANCE TO SECT 1-802.3 (2X1) TO PERMIT A MIN. SIDE YARD OF 6.5' AT 1" INSTEAD OF THE REQ'D 10' AND A TOTAL SIDE YARD OF 13.5' INSTEAD OF REQ'D 20' (14' 25')
8. EXIST. LOT AREA: LOTS 23 THRU 28 = 1,000 SF, LOT 22 = 6,086 SF
9. OFF-STREET PARKING = 1 SPACE/LOT
10. SITE HAS PUBLIC SEWER & WATER

EXIST. ZONING DR 5.5
RESIDENTIAL USE
VACANT

PLAT TO ACCOMPANY PETITION
FOR
LOT WIDTH & SIDE YARD VARIANCE
VICINITY
ROLLING & ROLLWIN ROADS

Paul L. Engineering, Inc.
304 W. Drexel Ave.
Towson, Maryland 21204



ELECT. DIST. 2
SCALE: 1"=30'

BALTIMORE CO., MD.
JAN 3, 1979
REV. APRIL 15, 1979