

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

80-12-A  
211

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Lloyd G. Johnson legal owner 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 1802-3C1 to allow a 6 foot front set back instead of the required 25 foot and a 10 foot rear yard instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (adicate hardship or practical difficulty)

lot has a width of 50 feet, it is a corner lot and it is impossible to maintain the setbacks as required.

AS SET  
4-10-79  
✓  
11/17/79

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 August 2, 1979  
ORDERED BY THE ZONING COMMISSIONER OF BALTIMORE COUNTY, THIS 23rd day of May, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1979 at 10:00 A.M.

*William E. Hammond*  
Zoning Commissioner of Baltimore County.

(over)

11/17/79  
10:00 A.M.

Lloyd G. Johnson  
NE corner Alma Ave. & Bay Front Rd  
15th District

80-12-A  
211

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
NE corner of Alma Ave. and : OF BALTIMORE COUNTY  
Bay Front Road, 15th District  
LLOYD G. JOHNSON, Petitioner : Case No. 80-12-A

**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*  
Peter Max Zimmerman  
Deputy People's Counsel  
*John W. Hessian, III*  
John W. Hessian, III  
People's Counsel for Baltimore County  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of July, 1979, a copy of the foregoing Order was mailed to Mr. Lloyd G. Johnson, 144 N. East Avenue, Baltimore, Maryland 21224, Petitioner.

*John W. Hessian, III*  
John W. Hessian, III

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 2, 1979

Mr. Lloyd G. Johnson  
144 North East Avenue  
Baltimore, Maryland 21224

RE: Petition for Variances  
NE corner of Alma Avenue and Bay  
Front Road - 15th Election District  
Lloyd G. Johnson - Petitioner  
NO. 80-12-A (Item No. 211)

Dear Mr. Johnson:

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

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH/mc

Attachments

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



**SPELLMAN, LARSON & ASSOCIATES, INC.**

SUITE 110 - JEFFERSON BUILDING  
108 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204  
823-3535

ROBERT E. SPELLMAN, P.L.S.  
JOSEPH L. LARSON  
LUDWIG J. PIASCZKI, P.E.

DESCRIPTION FOR A VARIANCE TO ZONING NO. 2107 ALMA AVENUE 15TH DISTRICT  
BALTIMORE COUNTY, MARYLAND

Beginning for the same at the corner formed by the North side of Bay Front Road and the east side of Alma Avenue, 30 feet wide, and running thence and binding easterly on the north side of Bay Front Road, 50 feet thence. Leaving the north side of Bay Front Road and running 200 feet to the centerline of a 20 foot alley and running thence and binding on the centerline of said 20 foot alley westerly 50 feet to the east side of Alma Avenue herein referred to and running thence and binding on the east side of Alma Avenue southerly 200.00 feet to the place of beginning.

Containing 0.23 acres of land, more or less.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING  
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING  
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond  
Zoning Commissioner  
Date: July 9, 1979  
TO: Norman E. Gerber, Acting Director  
FROM: Office of Planning and Zoning  
SUBJECT: Petition #80-12-A, Item 211  
Petition for front and rear yard setbacks  
Northeast corner of Alma Avenue and Bay Front Road  
Petitioner - Lloyd G. Johnson

15th District

HEARING: Tuesday, July 17, 1979 (10:00 A.M.)

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

*Norman E. Gerber*  
Norman E. Gerber, Acting Director  
Office of Planning and Zoning

NEG:JGH:rw

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

Mr. Lloyd G. Johnson  
144 N. East Avenue  
Baltimore, Maryland 21224  
cc: Spellman, Larson & Associates  
105 West Chesapeake Ave.  
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing this 23rd day of May, 1979.

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Lloyd G. Johnson  
Petitioner's Attorney *Norman E. Gerber* Reviewed by *Nicholas B. Commodari*  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

Baltimore County  
Department of Permits and Licenses  
TOWSON, MARYLAND 21204  
(301) 434-3610

JOHN D. SEVEYERT  
DIRECTOR  
April 25, 1979

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

Dear Mr. DiFenna:  
Comments on Item #211 Zoning Advisory Committee Meeting, April 10, 1979 are as follows:

Property Owner: Lloyd G. Johnson  
Location: NE Alma Ave & Bay Front Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front setback of 16' in lieu of the required 25' and a rear setback of 10' in lieu of the required 30'.  
Acres: 0.23  
District: 15th

- The items checked below are applicable:
- X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 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.
  - E. Three sets of construction drawings will be required to file an application for a building permit.
  - X F. Three sets of construction drawings with a registered Maryland Engineer's official seal may be required to file an application for a building permit.
  - 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: If the basement floor and/or the first floor will be below elevation 10, Section 320.2 of the Supplement to the Baltimore County Building Code known as Bill #33-72 shall be applicable. Please find a copy attached, you may call me at 494-2987 if there are any questions.

Very truly yours,  
*Charles E. Daruban*  
Charles E. Daruban  
Plans Review Chief

CEJ:rwj

ORDER RECEIVED FOR FILING

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 the strict compliance with the Baltimore County Zoning Regulations would be in practical difficulty and unreasonable hardship upon the Petitioner(s), the Variance(s) should be had; 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, the Variance(s) should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of August, 1979, that the herein Petition for Variances to permit a 6 foot front yard setback instead of the required 25 feet and a 10 foot rear yard setback instead of the required 30 feet 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.

*William E. Hammond*  
Zoning Commissioner of Baltimore County

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, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit \_\_\_\_\_

\_\_\_\_\_  
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 2, 1979

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
TOWSON, MARYLAND 21204

000  
Nicholas B. Commodari  
Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. Lloyd G. Johnson  
144 North East Avenue  
Baltimore, Maryland 21221

RE: Item No. 211  
Petitioner - Lloyd G. Johnson  
Variance Petition

Dear Mr. Johnson:  
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

This currently vacant property is located on the southeast corner of Alma Avenue and Bayfront Road in the 15th Election District. Adjacent properties are improved with single family dwellings and are zoned D.R. 5.5, as is this site.

Because of your proposal to construct a dwelling on this property within 10 feet of the rear property line and within 6 feet of the front property line, this Variance is required. It should be noted that the proposed widening of Alma Avenue is 50 feet, as indicated in the comments of Engineering. The revised plan indicates a 60 foot right-of-way on this road, but it actually scales to the required 50'. Because of this widening, the Variance forms have been altered accordingly.

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

Item No. 211  
Page 2  
July 2, 1979

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*  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NEC:mr

Enclosures

cc: Spellman, Larson & Associates  
105 West Chesapeake Avenue  
Towson, Maryland 21204

Section 320.0 Construction in Areas Subject to Flooding

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tidewater, surface water or running streams shall have floor elevations and watertightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidewaters

a. Where buildings are built in areas subject to inundation by tidewaters, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, masonry concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 inch minimum cement plaster coating. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All airways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

d. All airways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosure walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space areas and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams.

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidewaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidewaters."

*Nicholas B. Commodari*

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.  
DIRECTOR

May 23, 1979

Mr. William E. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #211 (1978-1979)  
Property Owner: Lloyd G. Johnson  
N/E cor. Alma Ave. & Bay Front Rd.  
Existing Zoning: DR 5.5  
Proposed Zoning: Variance to permit a front setback of 16' in lieu of the required 25' and a rear setback of 10' in lieu of the required 30'.  
Acres: 0.23 District: 15th

Dear Mr. Hammond:

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:

Bay Front Road and Alma (Elma) Avenue, existing public roads, are proposed to be improved in the future as 40 and 30-foot closed section roadways on 60 and 50-foot (40-foot minimum) rights-of-way, respectively.

The status of the indicated 20-foot alley is unknown to this office. It is the responsibility of the Petitioner to ascertain and clarify rights therein. This travelled way, also known or referred to as Cooks Lane and Ellen Avenue, if improved in the future as a public road, would be as a 30-foot closed section roadway on a 40-foot right-of-way.

Highway rights-of-way widenings, including fillet areas for sight distance at the intersections and any necessary reversible easements for slopes, will be required of this property.

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 or top soil.

Item #211 (1978-1979)  
Property Owner: Lloyd G. Johnson  
Page 2  
May 23, 1979

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.

Water and Sanitary Sewers:

Public 8-inch water mains and 8-inch public sanitary sewerage exist in Alma Avenue and Bay Front Road.

Very truly yours,  
*Ellesworth N. Diver, P.E.*  
ELLESWORTH N. DIVER, P.E.  
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Tremmer  
J. Coopers  
J. Wimbly

A-NE Key Sheet  
28 & 29 SE 31 Pos. Sheets  
SE 7 & 8 H Topo  
111 Tax Map

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

June 8, 1979

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Hammond:

Comments on Item # 211, Zoning Advisory Committee meeting of April 10, 1979, are as follows:

Property Owner: Lloyd G. Johnson  
Location: NE/C Alma Ave. & Bay Front Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a front setback of 16' in lieu of the required 25' and a rear setback of 10' in lieu of the required 30'.  
Acres: 0.23  
District: 15

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,  
*Ian J. Forjast, Director*  
IAN J. FORJAST, DIRECTOR  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/JRP:phg

Baltimore County  
Fire Department  
TOWSON, MARYLAND 21204  
13011 825-7310

Paul H. Reincke  
CHIEF

May 21, 1979

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Lloyd G. Johnson

Location: NE/C Alma Ave. & Bay Front Rd.

Item No. 211

Zoning Agenda Meeting of 4/10/79

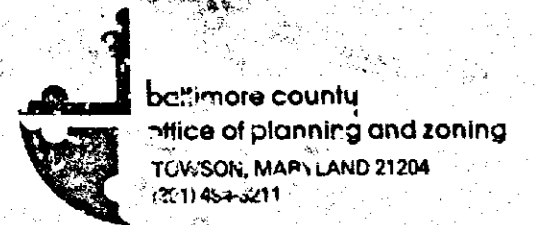
Gentlemen:

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 or \_\_\_\_\_ 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", 1975 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

Approved: *H. J. Kelly*  
Planning Group  
Special Inspecting Division

Noted and Approved: *Paul H. Reincke*  
Fire Prevention Bureau



LESLIE K. GRAEF  
DIRECTOR

July 6, 1979

Mr. William Hammond, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #211, Zoning Advisory Committee Meeting, April 10, 1979, are as follows:

Property Owner: Lloyd G. Johnson  
Location: NE/C Alma Avenue and Bay Front Road  
Existing Zoning: D,R,5,5  
Proposed Zoning: Variance to permit a front setback of 16' in lieu of the required 25' and a rear setback of 10' in lieu of the required 30'.  
Acres: 0.23  
District: 15h

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



STEPHEN E. COLLINS  
DIRECTOR

baltimore county  
department of traffic engineering  
TOWSON, MARYLAND 21204  
(301) 494-3550

May 2, 1979

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

Dear Mr. DiNenna:

The Department of Traffic Engineering has no comments on Items 205, 206, 208, 209, 210, and 211 of the Zoning Advisory Committee Meeting of April 10, 1979.

Very truly yours,

*Michael S. Flanigan*  
Michael S. Flanigan  
Engineer Associate II

MSF/hmd

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 17, 1979

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

Z.A.C. Meeting of April 10, 1979

RE: Item No: 205, 206, 207, 208, 209, 210, 211  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

*W. Nick Petrovich*  
W. Nick Petrovich  
Field Representative

WNP/bp

JOSEPH N. MCGOWAN, PRESIDENT  
V. BAYARD WILLIAMS, JR., VICE-PRESIDENT  
MARCUS M. BOTSAKIS

THOMAS H. ROYER  
MRS. LORRAINE F. CHIRCUS  
ROGER S. HAYDEN

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

ROBERT Y. DUBEL, SUPERINTENDENT

80-12-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 7/11/79  
Posted for: Petition for Variance  
Petitioner: Lloyd G. Johnson  
Location of property: N/E corner Alma Ave. & Bay Front Rd.  
Location of Signs: fully & completely facing Bay Front Rd. (2107 Alma Ave.)  
Remarks:  
Posted by: Gene Glendon Signature Date of return: 7/16/79

*1 sign*

### PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 She#1	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: GCF Revised Plans:  
Change in outline or description: Yes  
Previous case: none Map #         

#### PETITION FOR VARIANCE 15h DISTRICT

LOCATION: Northeast corner of Alma Avenue and Bay Front Road  
DATE & TIME: Tuesday, July 17, 1979 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Section 1802.5.C.1—front and rear yard setbacks  
All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same at the corner formed by the North side of Bay Front Road and the east side of Alma Avenue, 30 feet wide and running thence and binding easterly to the north side of Bay Front Road, 50 feet thence leaving the north side of Bay Front Road and running 50 feet to the centerline of a 30 foot alley and running thence and binding on the east side of Alma Avenue southerly 200.00 feet to the place of beginning.

Containing 0.23 acres of land, more or less.  
Being the property of Lloyd G. Johnson, as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, July 17, 1979 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
June 28

### CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 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., on one time successive weeks before the 11th day of July, 1979, the first publication appearing on the 28th day of June, 1979.

THE JEFFERSONIAN,  
*L. Leank Shuster*  
Manager.

Cost of Advertisement, \$         

PETITION FOR VARIANCE  
15h DISTRICT  
ZONING: Petition for front and rear yard setbacks  
LOCATION: Northeast corner of Alma Avenue and Bay Front Road  
DATE & TIME: Tuesday, July 17, 1979 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:  
Section 1802.5.C.1—front and rear yard setbacks  
All that parcel of land in the Fifteenth District of Baltimore County  
Beginning for the same at the corner formed by the North side of Bay Front Road and the east side of Alma Avenue, 30 feet wide and running thence and binding easterly to the north side of Bay Front Road, 50 feet thence leaving the north side of Bay Front Road and running 50 feet to the centerline of a 30 foot alley and running thence and binding on the east side of Alma Avenue southerly 200.00 feet to the place of beginning.  
Containing 0.23 acres of land, more or less.  
Being the property of Lloyd G. Johnson, as shown on plat filed with the Zoning Department. Hearing Date: Tuesday, July 17, 1979 at 10:00 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.  
By Order of  
WILLIAM E. HAMMOND,  
Zoning Commissioner  
of Baltimore County  
June 28



TOWSON, MD. 21204 June 28 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Lloyd G. Johnson 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 29th day of June 1979, that is to say, the same was inserted in the issues of June 28, 1979.

STROMBERG PUBLICATIONS, INC.

BY *Esther Berger*

### BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 29th day of March 1979. Filing Fee \$ 25.00. Received Check Cash Other

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner Lloyd Johnson Submitted by           
Petitioner's Attorney          Reviewed by GCF

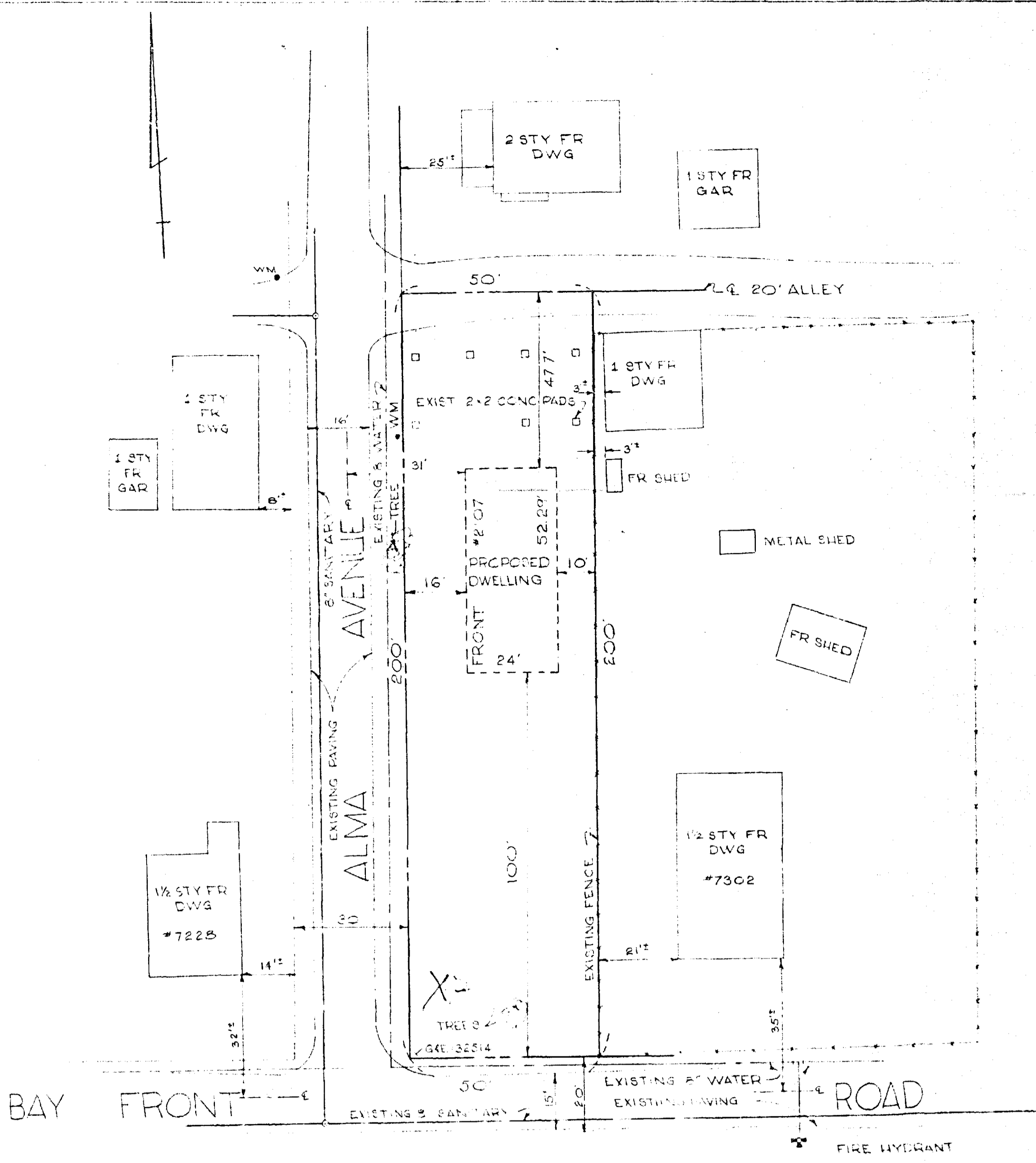
\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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

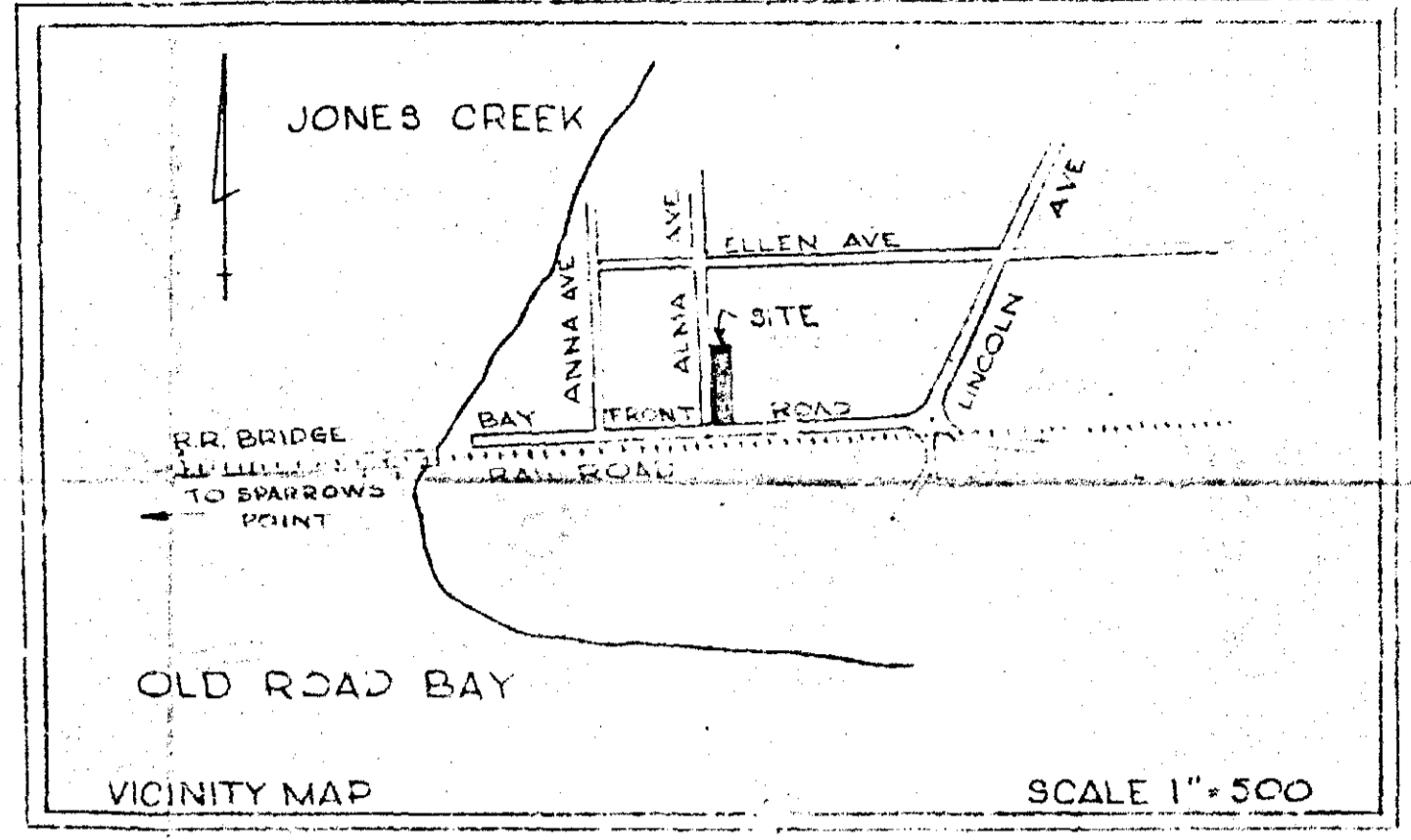
No. 78787  
DATE: July 12, 1979 ACCOUNT: 801-662  
AMOUNT: \$16.23  
RECEIVED FROM: Lloyd G. Johnson  
FOR: Advertising and Posting for Case #80-12-A  
30322 12 4623MSC  
VALIDATION OR SIGNATURE OF CASHIER

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

No. 78734  
DATE: June 18, 1979 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED FROM: Robert Spellman  
FOR: Filing Fee for Case No. 80-12-A  
4922 19 5000MSC  
VALIDATION OR SIGNATURE OF CASHIER



**GENERAL NOTES**  
 EXISTING ZONING DR5.5  
 PROPOSED ZONING DR5.5 WITH A VARIANCE TO FRONT YARD SETBACK TO 16' INSTEAD OF THE REQUIRED 25' AND WITH A VARIANCE TO REAR YARD SETBACK OF 10' INSTEAD OF THE REQUIRED 30' SETBACK  
 AREA OF PARCEL 10,000<sup>sq</sup> = 0.23 Ac.<sup>±</sup>  
 AREA OF BLDG COVERAGE 1279<sup>sq</sup>  
 12.8%

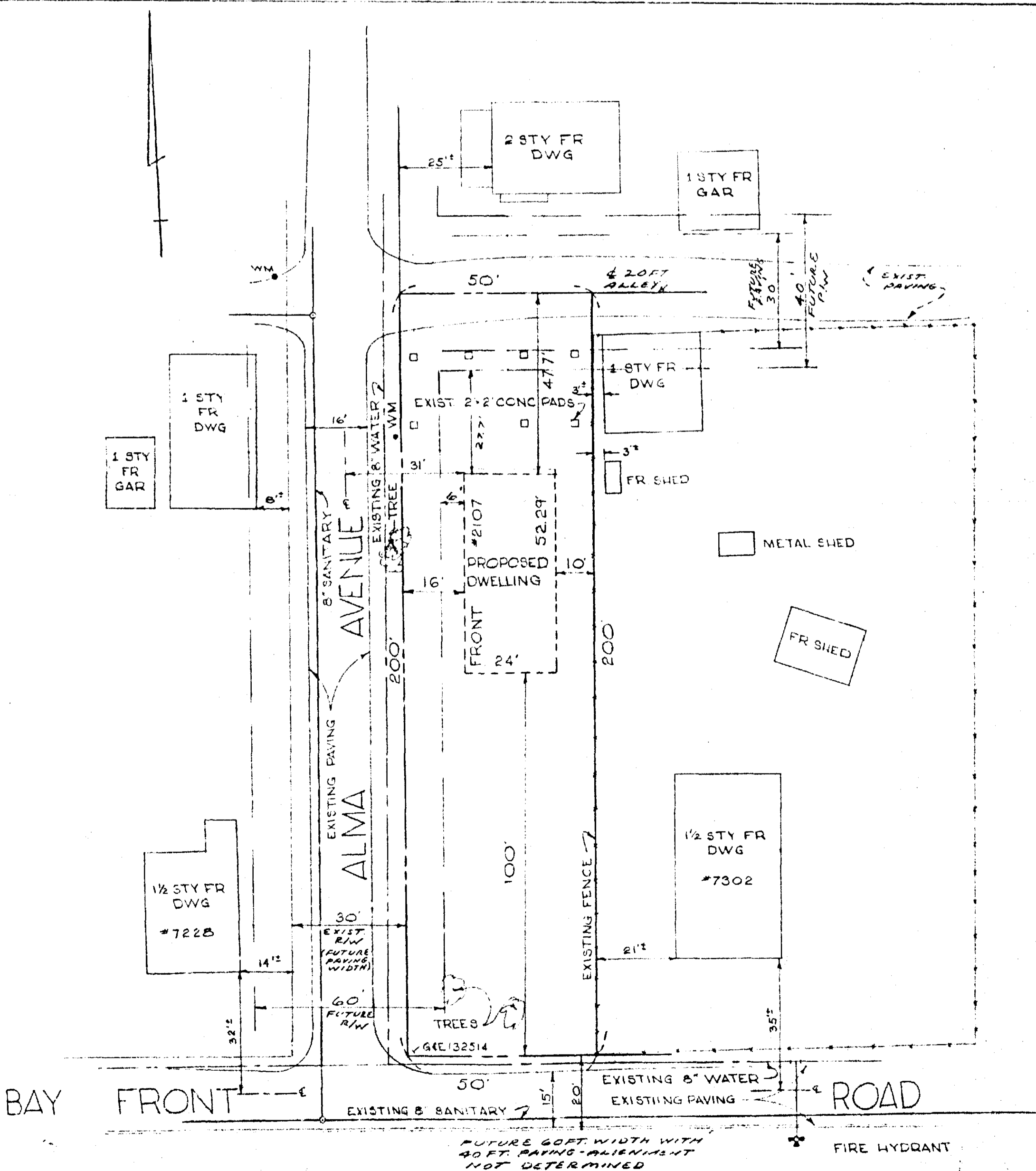


**PLAT FOR VARIANCE TO ZONING**  
 2107 ALMA AVENUE  
 CHESAPEAKE TERRACE  
 LOT 14 WPC 5-34  
 15<sup>TH</sup> ELECTION DISTRICT BALTIMORE CO., MD.  
 SCALE 1"=20' MARCH 20, 1977

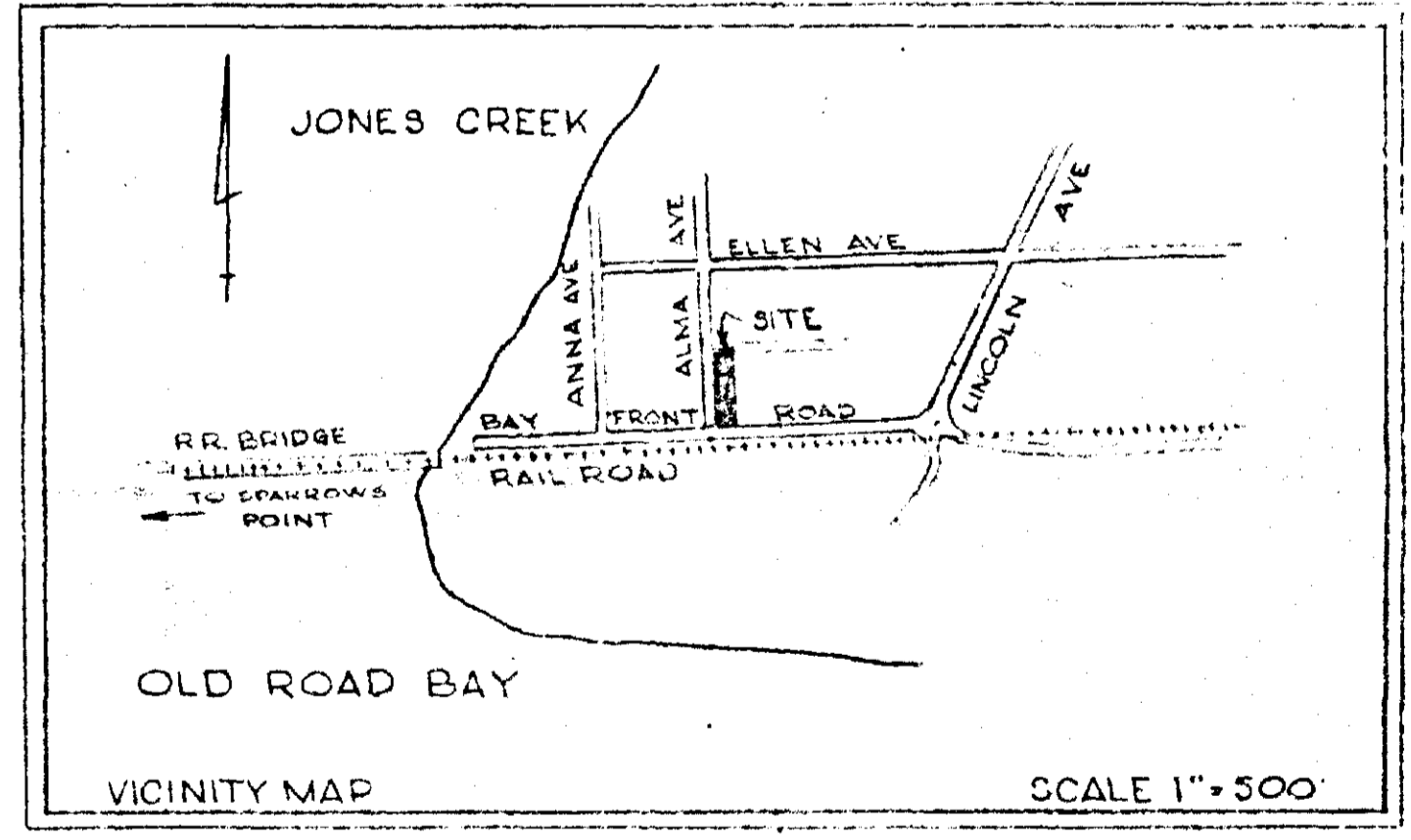
MAP 3-77  
 15  
 477-79



**SPILLER, LARSON & ASSOCIATES, INC.**  
 Towson, Maryland 21284  
 823-5535

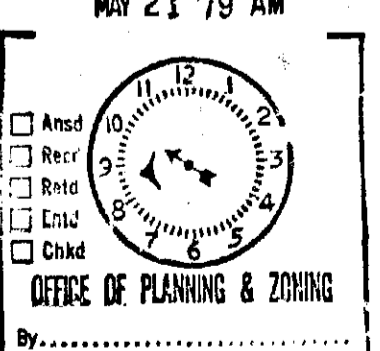


**GENERAL NOTES**  
 EXISTING ZONING DR5.5  
 PROPOSED ZONING DR5.5 WITH A VARIANCE TO FRONT YARD SETBACK TO 6' INSTEAD OF THE REQUIRED 25' AND WITH A VARIANCE TO REAR YARD SETBACK OF 10' INSTEAD OF THE REQUIRED 30' SETBACK  
 AREA OF PARCEL 10,000<sup>sq</sup> = 0.23 Ac.<sup>±</sup>  
 AREA OF BLDG COVERAGE 1279<sup>sq</sup>  
 12.8%



**PLAT FOR VARIANCE TO ZONING**  
 2107 ALMA AVENUE  
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 LOT 14 WPC 5-34  
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 SCALE 1"=20' MARCH 20, 1977

REVISED PLAN



**SPILLER, LARSON & ASSOCIATES, INC.**  
 Towson, Maryland 21284  
 823-5535

REVISED MAY 17, 1979

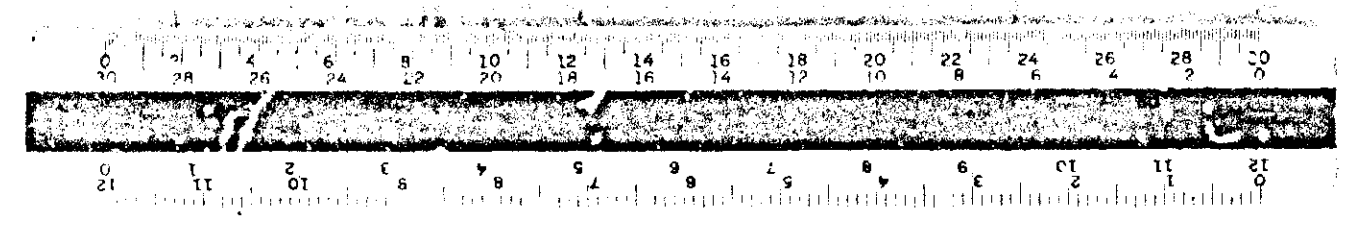
TERRACE

A 5/34

creek



Scale - 50 feet to one inch  
 All bearings & distances  
 shown on this map  
 shall govern



Map filed for record  
 May 10, 1910  
 Twp. 10 N. R. 10 E. S. 10

CHESAPEAKE TERRACE

SECT - A 5/34

Creeks

