

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 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 had; and it further appears that the granting of the Variances will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of April, 1980, that the herein Petition for the Variance(s) to permit minimum lot widths of 19 feet for proposed Lots 6 thru 10, Lots 13 thru 17, and Lots 20 thru 24 in lieu of the required 20 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.

Jan M. H. Jones
Deputy 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
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

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

Dear Mr. Hammond:

Comments on Item # 150, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: William J. Motschiederler
Location: 238' SE Vailthorne Road 100' SW Grovethorn Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 19' in lieu of the required 20' for Lots No. 6 to 10, 13 to 17, and 20 to 24.
Acres: 4.65
District: 15

Metropolitan water and sewer are available. Any existing wells and sewage disposal systems must be located and backfilled in an approved manner prior to construction of the townhouses.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: William J. Motschiederler

Location: 238' SE Vailthorne Rd. 100' SW Grovethorn Rd.

Item No: 150 Zoning Agenda: 1-29-80

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.
- (X) 3. The vehicle dead end condition shown at Whitethorn way exceed 300' for permanent turn-around. A standard On-Go-Sag required. 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.

REVIEWER: *Carl J. Kelly* Noted and Approved: *George M. Hagmann*
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

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

Dear Mr. Hammond:

Comments on Item #150 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: William J. Motschiederler
Location: 238' SE Vailthorne Road 100' SW Grovethorn Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 19' in lieu of the required 20' for lots No. 6 to 10, 13 to 17, and 20 to 24.

Acres: 4.65
District: 15th

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous 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 Architect or Engineer's original seal will 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 _____.
- X J. Comments: Individual units shall be separated by an 8" masonry wall. Basements below elevation established by 100 yr storms will be prohibited. See Section 319.1 of Bill 199-79.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

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

CEB:rrj

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section, added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

rrj/

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Petition No. 80-206A Item 150
SUBJECT: _____

Petition for Variance for lot widths
Beginning 238 feet Southeast of Vailthorne Road, 100 feet
Southwest of Grovethorn Road
Petitioner - William J. Motschiederler

Fifteenth District

HEARING: Thursday, April 10, 1980 (10:00 A.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

PEITION FOR VARIANCE

15th District

ZONING: Petition for Variance for lot widths
LOCATION: Beginning 238 feet Southeast of Vailthorne Road, 100 feet Southwest of Grovethorn Road
DATE & TIME: Thursday, April 10, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit 19 foot minimum lot widths instead of the required 20 feet on proposed Lots #6 through 10, Lots #13 through 17 and Lots #20 through 24 inclusive

The Zoning Regulation to be excepted as follows:

Section 1B01.2.C.4 - Minimum area standards in residential transition areas

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William J. Motschledler, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 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

Mr. William J. Motschledler
8808 Littlewood Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variance - Leg. 238' SE of Vailthorne Road, 100' SW of Grovethorn Road - Case No. 80-206-A

TIME: 10:00 A.M.

DATE: Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. Gordon L. Greenspan
c/o Basic Development Company
Heaver Plaza, Suite 106
Lutherville, Maryland 21093

George W. Stephens, Jr. and Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

3/10/80

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 26, 1980

William J. Motschledler
8808 Littlewood Road
Baltimore, Maryland 21234

RE: Petition for Variance
Leg. 238' SE Vailthorne Road,
100' SE Grovethorn Road
Case No. 80-206-A

Dear Sir:

This is to advise you that \$66.88 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WJH:aj

WM. J. MOTSCHLEDLER

March 29, 1980

Re: Baltimore County Zoning Board

From: Louis Wadmanister
President, Hawthorne Civic Association

Dear Sirs:

As President of the Hawthorne Civic Association, it is my duty to inform the community's opposition to zoning issue no. 80-206-A, a request for variance of 12-2000 lots rather than 20-foot lots.

The entire community is against allowing the variance, and a petition illustrating their concern will follow this letter.

There can be only one real reason for the variance: to build as many units as possible on the available acreage. In fact, this petitioner is not entitled to do that; he wants more.

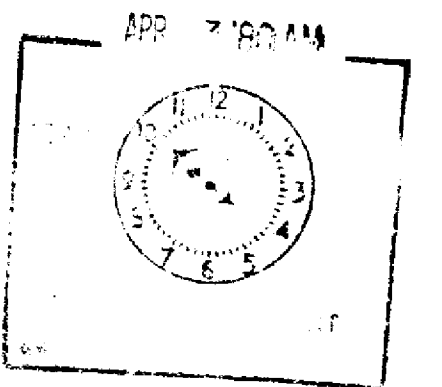
Allowing the variance would have absolutely no benefit for the Hawthorne community, quite the contrary is true. The lots as they now stand will raise the cost of housing in the area as a whole, including a 10% increase.

If all these reasons are not enough, I can offer another. I have reason to believe that the entire issue of Maryland's "Prescriptive Use Doctrine" will be settled in court.

Respectfully,

Louis Wadmanister

Louis Wadmanister



3-29-80
Return to
2245 Hawthorne Rd.
BALTIMORE, MARYLAND 21220
THE *Hawthorne*
CIVIC ASSOCIATION INC.

The citizens of Hawthorne community do oppose case # 80-206A asking for a 19 ft lot instead of the 20 ft. lot and also oppose any building on this lot until "Prescriptive use Doctrine or Adverse possession is settled."

Questions of sewerage, traffic and safety must be answered prior to the community accepting any changes on this property.

Row homes would not be comparable to the rest of the shore homes in which all of the rest of the homes are individual homes.

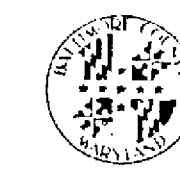
Louis Wadmanister
President Hawthorne
Civic Association



The Community of Pleasant Living

- 1 Mawin D. Naylor 2203 Graythorn Rd.
- 2 J.R. Wagner 2215 Graythorn Rd.
- 3 Linda J. Wagner 2215 Graythorn Rd.
- 4 Betty Naylor 2203 Graythorn Rd.
- 5 David D. Perry 2212 Graythorn Rd.
- 6 George T. Perry 2214 Graythorn Rd.
- 7 George T. Perry 2214 Graythorn Rd.
- 8 Joyce Evans 2214 Graythorn Rd.
- 9 John Keady 2245 Graythorn Rd.
- 10 Eileen Tobin 2247 Graythorn Rd.
- 11 Jack Wall 2247 Graythorn Rd.
- 12 John Maguire 2243 Graythorn Rd.
- 13 Anna Maguire 2243 Graythorn Rd.
- 14 Donna Maguire 2243 Graythorn Rd.
- 15 Betty J. Benicewicz 2237 Graythorn Rd.
- 16 Richard Benicewicz Jr. 2237 Graythorn Rd.
- 17 David Benicewicz 2239 Graythorn Rd.
- 18 Mary J. Maffei 2237 Graythorn Rd.
- 19 Beverly Maffei 2237 Graythorn Rd.
- 20 Jennifer Maffei 2237 Graythorn Rd.
- 21 Robert C. Maffei 2233 Graythorn Rd.
- 22 Stephanie Huber 2231 Graythorn Rd.
- 23 Michael 2229 Graythorn Rd.
- 24 Rita Vardany 2225 Graythorn Rd.
- 25 Tony Vardany 2225 Graythorn Rd.

- 26 Mary Massaro 2293 Graythorn Rd.
- 27 Joe Massaro
- 28 James Massaro
- 29 Joseph Massaro 222
- 30 David Kerkhove 2205 Graythorn Rd.
- 31 Ellen Hefner 2205 Graythorn Rd.
- 32 James Hefner 2205 Graythorn Rd.
- 33 Lita Roark 2205 Graythorn Rd.
- 34 John H. Brown 2221 Graythorn Rd.
- 35 Jane M. Brown 2221 Graythorn Rd.
- 36 Richard Brown 2221 Graythorn Rd.
- 37 Dalton C. Reiber 2219 Graythorn Rd.
- 38 Florence Schmidt 2213 Graythorn Rd.
- 39 M.C. Schmidt 2213 Graythorn Rd.
- 40 Tom Schmidt 2213 Graythorn Rd.
- 41 Ruth Blankinship 2209 Graythorn Rd.
- 42 Steve Blankinship 2207 Graythorn Rd.
- 43 Martha Blankinship 2207 Graythorn Rd.
- 44 David Patten 2207 Graythorn Rd.
- 45 Ellen Patten 2207 Graythorn Rd.
- 46 Martha Van Dusen 2254 Graythorn Rd.
- 47 Mark Van Dusen 2254 Graythorn Rd.
- 48
- 49
- 50
- 51



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 19, 1979

Mr. J. Strong Smith
George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Maryland 21204

RE: Selford Townhouses
Sulphur Spring Road and I-95
13th Election District

Dear Mr. Smith:

Reference is made to your letters of November 8 and July 20, 1979, requesting information concerning minimum lot sizes for the above referenced development. Your letter of July 20th makes reference to our meeting of that day, at which time we discussed the effect of the Baltimore County Zoning Regulations as they pertain to the minimum lot size for the above development. This letter correctly indicates that it was the consensus of opinion at that time that the application of the transition area requirements in this particular instance would not have the effect of establishing a minimum lot size.

This decision was based primarily on the fact that the subject development is bordered on the northeast by Density, Residential (D.R. 10.5) zoned property and improved with townhouses (Group IV uses). Since the schedule in Section 1B01.2.C.4 of the Zoning Regulations does not provide for Group IV uses, it was and is our opinion that the intent of the Zoning Regulations in this particular instance, is not to restrict lot sizes.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED/sf

cc: Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

CIVIC ASSOCIATION INC.

The citizens of Hawthorn Community do oppose request # 80-206.A asking for 19ft lots instead of the required 20ft lots.

We also oppose any building on this property, until Prescription Use Doctrine or adverse possession is settled.

Questions of sewerage traffic, and safety must be answered prior to the community accepting any changes on this property.

Low homes would not be comparable to the other individual shore homes in our area

Louis Waldmister
President



The Community of Pleasant Living

1. Doyle Ledford 2202 Fairthorn Rd. Balto, Md. 21220
2. Nancy A. Ledford 2202 Fairthorn Rd. Balto Md 21220
3. Agnes Roberts 2200 Fairthorn Rd Balto Md 21220
4. Lynda White 2200 Fairthorn Rd Balto Md 21220
5. Chapman White 2201 Fairthorn Rd " " "
6. Deborah Ward 2201 Fairthorn Rd " " "
7. Carol E. Harris 2206 Fairthorn Rd " " "
8. Margie B. Harris 2206 Fairthorn Rd " " "
9. Paul D. Harris 2204 Fairthorn Rd Balto Md 21220
10. Susan Shelly 2204 Fairthorn Rd Balto Md 21220
11. Agnes L. Harris 2202 Fairthorn Rd Balto Md 21220
12. Edna Harris 2202 Fairthorn Rd Balto Md 21220
13. Shirley Perkins 2218 Fairthorn Rd Balto, Md 21220
14. Betty Marshall 2220 Fairthorn Rd Balto, Md 21220
15. Callie Harris 2224 Fairthorn Rd " " "
16. Brenda Eugene 2210 Fairthorn Rd Balto, Md. 21220
17. Gene C. Fullam 2240 Fairthorn Rd Balto Md 21220
18. Paul J. Fullam 2235 Fairthorn Rd Balto Md 21220
19. Mrs. Eugene Shellenberg 324 Darkwood Rd Balto 21220
20. Mrs. R. Shellenberg 328 Darkwood Rd Balto 21220
21. Philip P. Cantrell 2216 Fairthorn Rd. Balto. Md. 21220

2200 Block of
Fairthorn Rd.

Doyle Ledford 687-8149

- 2232 Vailthorn Rd.
2232 Vailthorn Rd.
2230 Vailthorn Rd.
2232 Vailthorn Rd.
2232 Vailthorn Rd.
2237 Vailthorn Rd.
2239 Vailthorn Rd.
2237 Vailthorn Rd.
2235 Vailthorn Rd.
2241 Vailthorn Rd.
2236 Vailthorn Rd.
2226 Vailthorn Rd.
2236 Vailthorn Rd.
2230 Vailthorn Rd.
2235 Vailthorn Rd.
2202 Vailthorn Rd.
2220 Vailthorn Rd.
2222 Vailthorn Rd.
2222 Vailthorn Rd.
2218 Vailthorn Rd.
" " "
" " "
" " "

- Mr + Mrs John Schyluske 2216 Vailthorn Road
Thomas J. Schyluske 2214 Vailthorn Rd.
James B. Schyluske 2210 Vailthorn Rd.
Kathleen M. Schyluske 2208 Vailthorn Rd.
Macom E. Morgan 2206 Vailthorn Rd.
Barbara Bayle 2204 Vailthorn Rd.
Richard Bayle 2204 Vailthorn Rd.
Sue Sann 2209 Vailthorn Rd. 51230
Mary S. Sann 2215 Vailthorn Rd. 21220
Georgia Sann 2217 Vailthorn Rd 21220
Donald Sann 2217 Vailthorn Rd 21220
Elizabeth Sann 2217 Vailthorn Rd 21220
Donald J. Sann 2217 Vailthorn Rd 21220
John Schyluske 2221 Vailthorn Rd 21220
Roy S. Schyluske 2219 Vailthorn Rd 21220
Richard Schyluske 2223 Vailthorn Rd 21220
Constance Schyluske 2223 Vailthorn Rd 21220
Robert Sann 2225 Vailthorn Rd 21220
Joseph C. Sann 2227 Vailthorn Rd 21220
Allen J. Sann 2229 Vailthorn Rd 21220
Kathleen M. Sann 2231 Vailthorn Rd 21220
Thomas J. Sann 2240 Vailthorn Rd. 21220

THE Hawthorne
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962
CIVIC ASSOCIATION INC.

NAME	ADDRESS
Mrs. & Mr. Thomas Schyluske	417 Hawthorne Rd.
Betty White	415 Hawthorne Rd.
Agnes Roberts	413 Hawthorne Rd.
Lynda White	411 Hawthorne Rd.
Chapman White	409 Hawthorne Rd.
Deborah Ward	407 Hawthorne Rd.
Carol E. Harris	405 Hawthorne Rd.
Margie B. Harris	403 Hawthorne Rd.
Paul D. Harris	401 Hawthorne Rd.
Susan Shelly	399 Hawthorne Rd.
Agnes L. Harris	397 Hawthorne Rd.
Edna Harris	395 Hawthorne Rd.
Shirley Perkins	393 Hawthorne Rd.
Betty Marshall	391 Hawthorne Rd.
Callie Harris	389 Hawthorne Rd.
Brenda Eugene	387 Hawthorne Rd.
Gene C. Fullam	385 Hawthorne Rd.
Paul J. Fullam	383 Hawthorne Rd.
Eugene Schellenberg	381 Hawthorne Rd.
R. Schellenberg	379 Hawthorne Rd.
Philip P. Cantrell	377 Hawthorne Rd.

THE Hawthorne
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962
CIVIC ASSOCIATION INC.

NAME	ADDRESS
James Schyluske	317 Hawthorne Rd.
Thomas Schyluske	315 Hawthorne Rd.
James B. Schyluske	313 Hawthorne Rd.
Kathleen M. Schyluske	311 Hawthorne Rd.
Macom E. Morgan	309 Hawthorne Rd.
Barbara Bayle	307 Hawthorne Rd.
Richard Bayle	305 Hawthorne Rd.
Sue Sann	303 Hawthorne Rd.
Mary S. Sann	301 Hawthorne Rd.
Georgia Sann	299 Hawthorne Rd.
Donald Sann	297 Hawthorne Rd.
Elizabeth Sann	295 Hawthorne Rd.
Donald J. Sann	293 Hawthorne Rd.
John Schyluske	291 Hawthorne Rd.
Roy S. Schyluske	289 Hawthorne Rd.
Richard Schyluske	287 Hawthorne Rd.
Constance Schyluske	285 Hawthorne Rd.
Robert Sann	283 Hawthorne Rd.
Joseph C. Sann	281 Hawthorne Rd.
Allen J. Sann	279 Hawthorne Rd.
Kathleen M. Sann	277 Hawthorne Rd.
Thomas J. Sann	275 Hawthorne Rd.



The Community of Pleasant Living

THE Hawthorne
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Thomas J. Sann	275 Hawthorne Rd.



The Community of Pleasant Living

THE Hawthorne
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962
CIVIC ASSOCIATION INC.

NAME	ADDRESS
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Georgia Sann	299 Hawthorne Rd.
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Donald J. Sann	293 Hawthorne Rd.
John Schyluske	291 Hawthorne Rd.
Roy S. Schyluske	289 Hawthorne Rd.
Richard Schyluske	287 Hawthorne Rd.
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Joseph C. Sann	281 Hawthorne Rd.
Allen J. Sann	279 Hawthorne Rd.
Kathleen M. Sann	277 Hawthorne Rd.
Thomas J. Sann	275 Hawthorne Rd.



The Community of Pleasant Living

④

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Richard Hauer	2149 Redthorn
② Reggie Naege	2151 Redthorn
③ Elaine King	2153 Redthorn
④ Janet Bailey	2157 Redthorn Rd.
⑤ Sam Bailey	" "
⑥ Nick Prato	2159 " "
⑦ LINDA HOLEVAS	2163 Redthorn Rd.
⑧ Henry Holes	2163 Redthorn Rd.
⑨ Donna Riggins	2165 Redthorn Rd.
⑩ Paul Tisdale	2169 Redthorn
⑪ J. A. Fills Jr.	2168 Redthorn Rd.
⑫ E. Donald Phillips	2168 Redthorn Rd.
⑬ Joseph H. King	2153 Hawthorne Rd.
⑭ Beverly Kozogaki	2117 Vailthorn Rd.
⑮ Stanley Kozogaki	" "



The Community of Pleasant Living

③

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Carolyn Fawcett	2121 Redthorn Rd.
② John Fawcett	2121 Redthorn Rd.
③ W.R. Yommer	2123 Redthorn Rd.
④ Sharon E. Yommer	2123 Redthorn Rd.
⑤ Betty L. Yommer	2123 Redthorn Rd.
⑥ Janice Yommer	2125 " "
⑦ U.B. Strickland	2127 " "
⑧ Helen E. Warren	2129 " "
⑨ Donald R. Kimmel	2131 " "
⑩ Joyce Kimmel	2131 " "
⑪ Anne-Marie Kimmel	2131 " "
⑫ Constance Kesterson	2141 Redthorn Rd.
⑬ RJ Kesterson	2141 Redthorn Rd. LD20
⑭ George A. Seib	2143 Redthorn Rd. 21220
⑮ Jan L. Seib	" " "



The Community of Pleasant Living

②

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Ray R. Key	2137 Hawthorne Rd.
② Emma Paul Sliger	2135 Hawthorne Rd.
③ Cheryl Fiedler	2200 Southorn Road
④ Walter F. Fiedler	2200 Southorn Road
⑤ Robert Fiedler	2143 Vailthorn Road
⑥ Elizabeth Keener	2143 Vailthorn Road
⑦ Frank J. Hyman	2157 Vailthorn Rd.
⑧ Janice Hyman	2151 Vailthorn Rd.
⑨ William E. Jolley	2153 Vailthorn Rd.
⑩ Carol J. Jolley	2107 Vailthorn Rd. *
⑪ Joyce E. Ziegler	2109 Redthorn Rd.
⑫ J. J. Ziegler	2109 Redthorn Rd.
⑬ H. M. Hinkle	2115 Redthorn Rd.
⑭ Charles J. Hinkle	2119 Redthorn Rd.
⑮ Anne V. Hinkle	2119 Redthorn Rd.



The Community of Pleasant Living

①

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① William E. Tomask	148 Ruisthorne Road
② Linda Fiedler	450 Shorthorn Rd.
③ John F. Fiedler	2145 Redthorn Rd.
④ John W. Fiedler	2107 Vailthorn Rd.
⑤ Robert Fiedler	2107 Vailthorn Rd.
⑥ John Fiedler	2113 Vailthorn Rd.
⑦ Robert Fiedler	2121 Vailthorn Rd.
⑧ John Fiedler	2121 Vailthorn Rd.
⑨ John Fiedler	2123 Vailthorn Rd.
⑩ Mae Antkowiak	2125 Vailthorn Rd.
⑪ Douglas Tomask	148 Ruisthorne Road
⑫ Frank W. Antkowiak	2125 Vailthorn Rd.
⑬ Ruth M. Antkowiak	2127 Vailthorn Rd.
⑭ James E. Antkowiak	2129 Vailthorn Rd.
⑮ James E. Antkowiak	2129 Vailthorn Rd.



The Community of Pleasant Living

⑤

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962
CIVIC ASSOCIATION INC.

Mr. & Mrs. William Keener 14 Kingston Park Rd.
Mr. Marshall Craig 12 Kingston Park Rd.
Mrs. George Smith 16 Kingston Park Rd.
Miss Kimberly J. Koch 118 Kingston Rd.



The Community of Pleasant Living

BRANCH OFFICE
EQUITABLE BLDG.
220 S. MAIN ST.
BAL. AIR. MD. 21014
879-1500
838-3800

20-311
day hearing
10:00
2/10

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

MAIN OFFICE
303 ALLEGHENY AVENUE
P.O. BOX 8628
TOWSON, MD. 21204
958-8120

January 31, 1980

RECEIVED
JAN 31 1980
RECORDS DEPARTMENT

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

Re: Motschieder Property
Item 150

Dear Mr. Hammond:

Enclosed is a print of the Motschieder property as Tentatively Approved. Note the group 280 feet in length (14 townhouses 20 feet in width). Also enclosed is a print showing a much improved layout which the Contract Purchaser, Mr. Gordon Greenspun, would prefer to build. It has recently been determined that to build in accordance with the improved layout will require a Variance. In spite of the fact that the existing townhouses which east the transition area are only 16 feet wide, those on the referenced site are required to have a 20 foot width.

A Variance has been applied for. We have been advised that this Case will not be heard until May. This delay will create a financial burden for the Contract Purchaser.

Prior to his purchase of the property, those of us involved in the project were led to believe that Mr. Greenspun would be permitted to build townhouses less than 20 feet in width and that a favorable, written response to that effect was forthcoming. We requested a clarification from Mr. Dyer on a nearly identical situation involving the Selford Townhouse project. We received a response from Mr. Dyer on December 19, 1979 that the 20 foot width requirement does not apply to Selford Townhouses. Believing that this response applied to the Motschieder property, Mr. Greenspun contracted to purchase the property. He was later advised that the Selford Townhouse ruling does not apply to the Motschieder property.

We will greatly appreciate your scheduling of the Hearing on this case, if possible, within the next 60 days.

Very truly yours,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CC: Mr. Motschieder
Mr. Greenspun

J. Strong Smith
J. Strong Smith

Mr. James E. Dyer, Zoning
Zoning Office
County Office Building
Towson, Maryland 21204

Dear Mr. Dyer:

Thanks to you and Mary who was meeting with Barry Hooper and me on July 20, 1979, to discuss the proposed project.

Enclosed find the print of the proposed subdivision dated July 20, 1979.

The consensus of opinion at our meeting was that Group IV use limitations apply. This would mean that townhouse lots 18 feet wide and 90 feet in depth as shown on the proposed subdivision.

Mr. Hooper being the contract purchaser needs to have your interpretation in writing. Please let us know if you require additional information.

Best regards,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

JSS/csp

cc: Mr. Mutschieder

Description For Variance
Request
Waters Watch

January 10, 1980

Beginning for the same at a point on the south side of an existing 16 foot wide alley distant 238 feet S65° 21' 57" E from the center of Vailthorne Road 50 feet wide as shown on a Plat of Hawthorne filed among the Flat Records of Baltimore County in Plat Book G.L.B. #19 folio 77 thence running to and binding on or near the shore line of Middle River the four following courses and distances: (1) S45° 55' 50" W 77.00 feet (2) S68° 00' 50" W 338.25 feet (3) N34° 19' 51" W 355.16 feet and (4) N37° 32' 48" W 279.19 feet thence (5) N 49° 25' 50" E 205.10 feet to the southwest side of said 16 foot wide alley as shown on said plat thence binding on the said southwest and south side of said alley as shown on said plat the three following courses and distances (6) S 40° 34' 10" E 369.33 feet (7) Southeasterly by a line curving to the east with a radius of 276.00 feet for an arc distance of 119.45 feet and (8) S 65° 21' 57" E 270.76 feet to the place of beginning.

Containing 4.65 Acres of land more or less.

Charles P. Stark #3026

April 28, 1980

Mr. William J. Motschieder
8808 Littlewood Road
Baltimore, Maryland 21234

RE: Petition for Variances
Beginning 238' SW of Vailthorne Rd.,
100' SW of Grovethorn Rd. - 15th
Election District
William J. Motschieder - Petitioner
NO. 80-206-A (Item No. 150)

Dear Mr. Motschieder:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Louis Workmeister
President
Hawthorne Civic Association
2245 Southern Road
Baltimore, Maryland 21220

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

Mr. Gordon L. Greenspun
Basic Development Company
Heaver Plaza, Suite 406
Lutherville, Maryland 21093

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	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: <u>DI</u>										
Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____ Map # _____										

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/13/80
Posted by: Petitioner for Variance
Petitioner: William J. Motschieder
Location of property: Beginning 238' SW of Vailthorne Rd., 100' SW of Grovethorn Rd., 15th Election District
Location of Signs: At Northwest corner of property facing Vailthorne Rd. & facing Vailthorne Way, 100' from Vailthorne Rd.
Remarks: _____
Posted by: William J. Motschieder Date of return: 3/17/80
Signature: William J. Motschieder
2 signs

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

Your Petition has been received this _____ day of _____, 19 ____

Filing Fee \$25.00 Received: ☒ Check
☐ Cash
☐ Other

Item 150

Petitioner William J. Motschieder Submitted by William E. Hammond

Petitioner's Attorney _____ Reviewed by William E. Hammond

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

Legal Notices

PETITION FOR VARIANCE

15th District
Zoning Petition for Variance
for lot width
Location: Beginning 238 feet
Southwest of Vailthorne road,
100 feet Southwest of
Grovethorn road.
Date & Time: Thursday, April 10,
1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Variance to
permit 19 foot minimum lot
width instead of the required
20 feet on proposed Lots 6
through 10, Lots 13 through 17
and Lots 20 through 24.
The Zoning Regulation to be
excepted as follows:
Section 1801.2.C.4 -
Minimum area standards in
residential transition areas.
All that parcel of land in the
Fifteenth District of Baltimore
County.

Beginning for the same at a
point on the south side of an
existing 18 foot wide alley
distant 238 feet S65° 21' 57"
from the center of Vailthorne
road 50 feet wide as shown on a
plat of Hawthorne filed among
the Plat Records of Baltimore
County in Plat Book G.L.B. #19,
folio 77 thence running to and
binding on or near the shore line
of Middle River the four
following courses and distances:
(1) S45° 15' 50" W 77.00 feet (2)
S68° 00' 50" W 338.25 feet (3)
N54° 19' 51" W 338.18 feet and
(4) N37° 32' 48" W 279.19 feet
thence (5) 49° 28' 50" E 205.10
feet to the southwest side of
said 18 foot wide alley as shown
on said plat thence binding on
said plat the three following
courses and distances (6) S 40°
34' 10" E 369.33 feet (7)
Southeasterly by a line curving
to the east with a radius of
279.00 feet for an arc distance of
119.45 feet and (8) S 60° 11' 57"
E 270.76 feet to the place of
beginning.
Containing 4.65 acres of land,
more or less.

Being the property of William
J. Motschieder, as shown on plat plan
filed with the Zoning Department.
Hearing Date:

THURSDAY, APRIL 10, 1980
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

The Essex Times

Essex, Md., March 22, 19 80

This is to Certify, That the annexed

Petition for Variance

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in

each of _____ successive

weeks before the 20th day of

March, 1980

William J. Motschieder Publisher.

BALTIMORE COUNTY, MARYLAND No. 86387

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1980 ACCOUNT 01-662

AMOUNT \$66.88

RECEIVED FROM Gordon Greenspan

FOR Advertising and Posting for Case No. 80-206-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for
lot width
LOCATION: Beginning 238 feet
Southwest of Vailthorne Road, 100
feet Southwest of Grovethorn
Road.
DATE & TIME: Thursday, April 10,
1980 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.

Petition for Variance to permit 19
foot minimum lot width instead of
the required 20 feet on proposed
Lots #6 through 10, Lots #13
through 17 and Lots #20 through 24
inclusive.

The Zoning Regulation to be ex-
cepted as follows:
Section 1801.2.C.4 - Minimum area
standards in residential transition
areas.

All that parcel of land in the Fif-
teenth District of Baltimore County
beginning for the same at a point
on the south side of an existing 18
foot wide alley distant 238 feet S
65° 21' 57" from the center of Vail-
thorne Road 50 feet wide as shown
on the Plat Records of Baltimore
County in Plat Book G.L.B. #19,
folio 77 thence running to and bind-
ing on or near the shore line of
Middle River the four following
courses and distances: (1) S 45° 15'
50" W 77.00 feet (2) S 68° 00' 50"
W 338.25 feet (3) N 54° 19' 51" W 338.18
feet and (4) N 37° 32' 48" W 279.19
feet thence (5) N 49° 28' 50" E 205.10
feet to the southwest side of said
18 foot wide alley as shown on said
plat thence binding on said plat the
three following courses and dis-
tances: (6) S 40° 34' 10" E 369.33
feet (7) Southeasterly by a line
curving to the east with a radius of
279.00 feet for an arc distance of
119.45 feet and (8) S 60° 11' 57" E
270.76 feet to the place of beginning.
Containing 4.65 Acres of land,
more or less.

Being the Property of William J.
Motschieder, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday, April 10,
1980 at 10:00 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
March 30.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 1980

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 each

one time successive weeks before the 10th

day of April, 1980, the next publication

appearing on the 20th day of March

1980.

THE JEFFERSONIAN,

William J. Motschieder
Manager.

Cost of Advertisement, \$ 78.00

BALTIMORE COUNTY, MARYLAND No. 86332

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 10, 1980 ACCOUNT 01-662

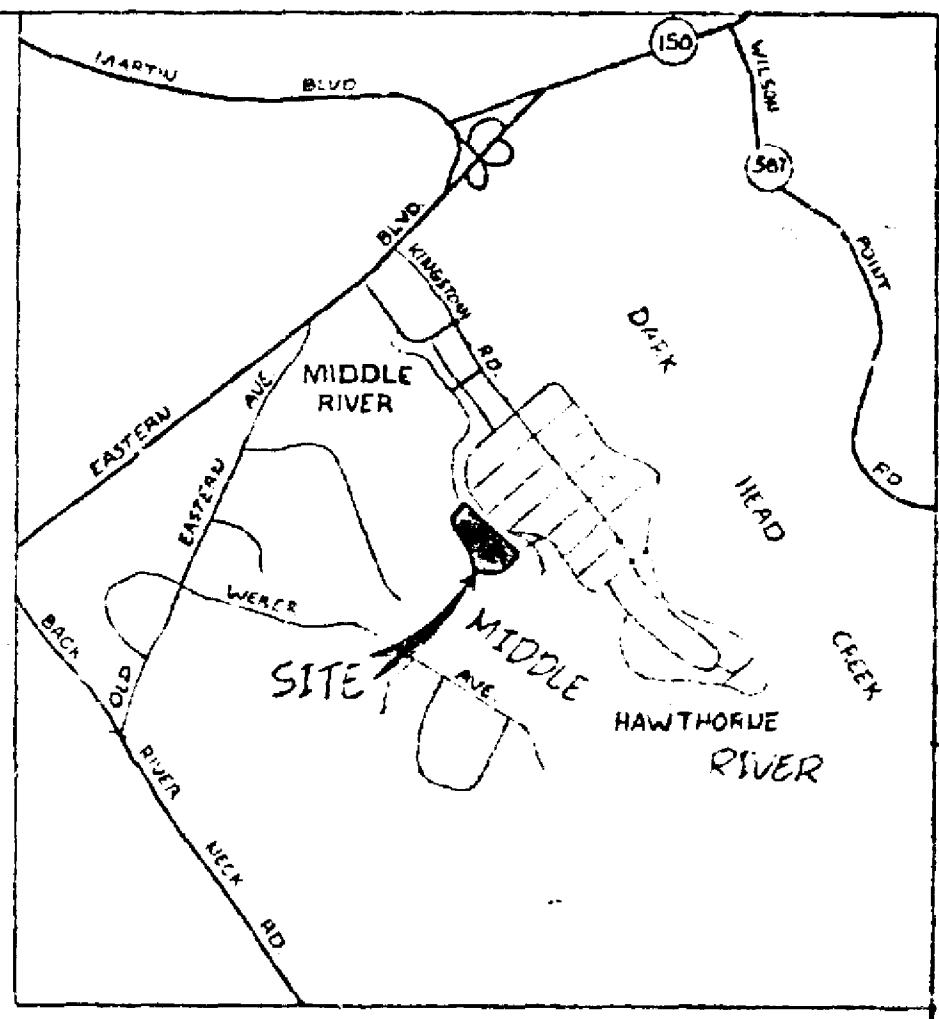
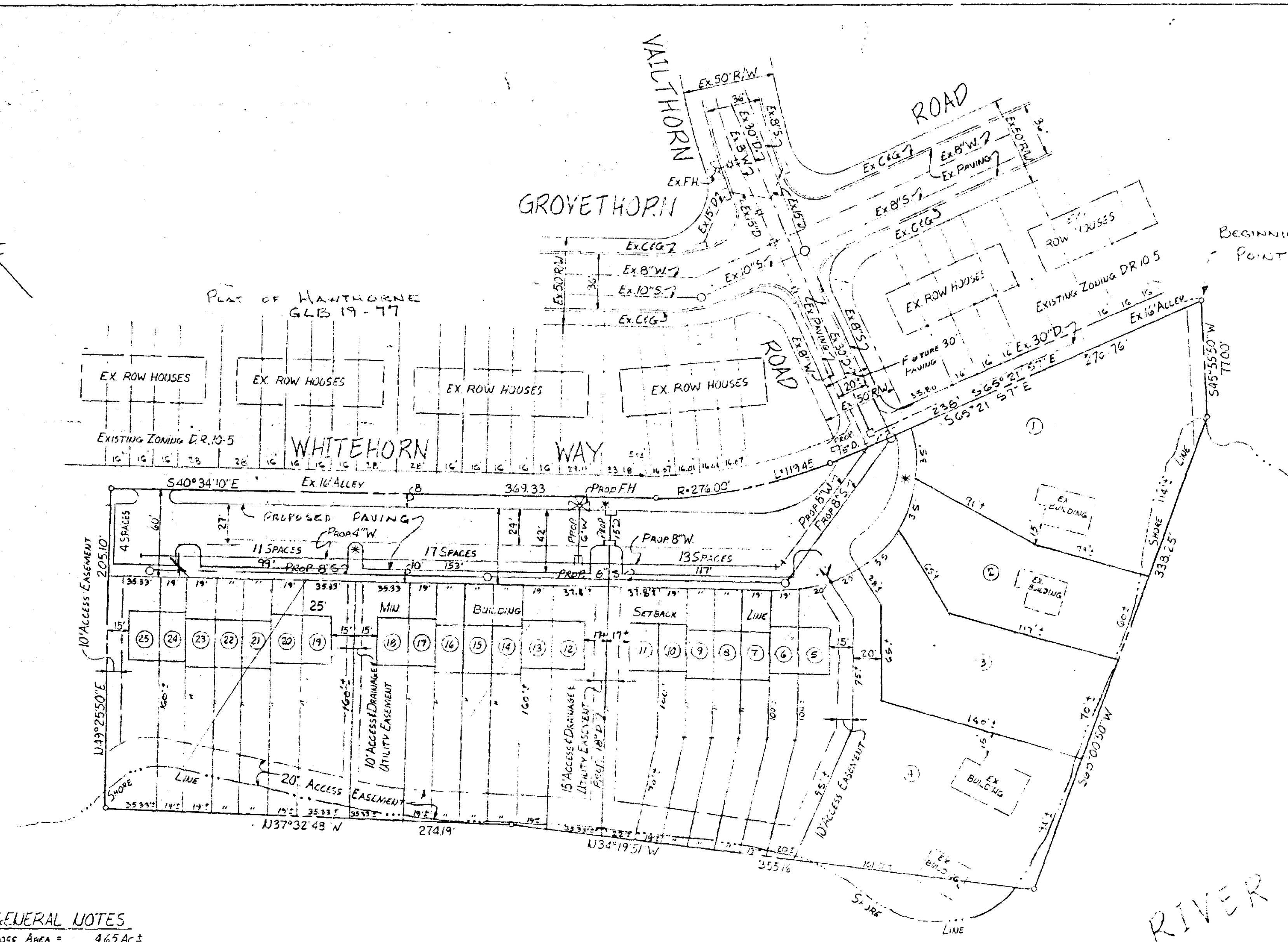
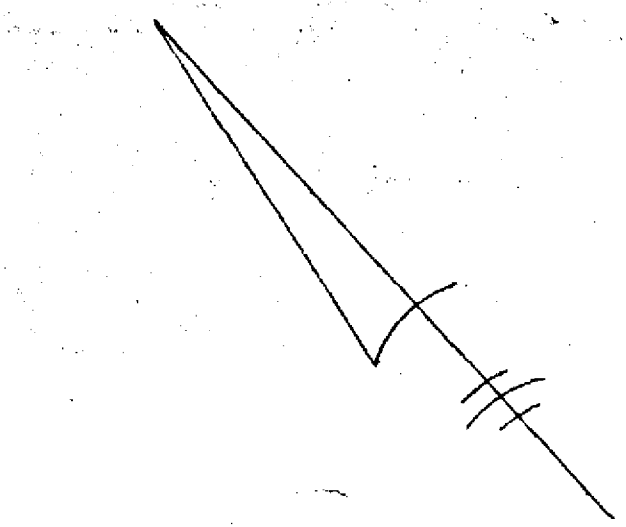
AMOUNT \$25.00

RECEIVED FROM George William Stephens, Jr. & Assoc., Inc.

FOR Filing Fee for Case No. 80-206-A

350 0000 10 25.00

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP
Scale: 1" = 200'

EXISTING ZONING DR 5-5

BEGINNING POINT

EXISTING ZONING DR 5-5

- GENERAL NOTES**
- 1. GROSS AREA = 4.65 AC±
 - 2. EXISTING ZONING = DR 5-5
 - 3. PROPOSED USE
 - INDIVIDUAL LOTS = 4
 - TOWNHOUSE LOTS = 21
 - 4. PARKING PROVIDED
 - INDIVIDUAL LOTS = 8 SPACES
 - TOWNHOUSE LOTS = 45 SPACES
 - 5. ALL INDIVIDUAL LOTS LOCATED IN DR 5-5 TRANSITION AREA
 - 6. ALL TOWNHOUSE LOTS LOCATED IN DR 10-5 TRANSITION AREA

MIDDLE

RIVER

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
FOR
WATERS WATCH

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50' DATE: JANUARY, 1980

VARIANCE REQUESTED FROM SECTION 1801.2C.4
TO PERMIT MINIMUM LOT WIDTH OF 17' INSTEAD OF 20'

OWNER
WILLIAM G. MATTHEW
8808 LITTLEWOOD RD
BALTIMORE, MD 21234

DEVELOPER
BASIS DEVELOPMENT COMPANY
SUITE 400 PENNA PLAZA
LUTHERVILLE, MD 21093

PREPARED BY
G.W. STEPHENS & ASSOC. INC.
303 ALLEGANY AVE
TOWSON, MD 21204

PRINT DATE
JAN 16 1980

4B
NE 21
15
1:24-50
A
CK

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 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 had; and it further appears that the granting of the Variances will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of April, 1980, that the herein Petition for the Variance(s) to permit minimum lot widths of 19 feet for proposed Lots 6 thru 10, Lots 13 thru 17, and Lots 20 thru 24 in lieu of the required 20 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.

Jan M. H. Jones
Deputy 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
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

March 21, 1980

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

Dear Mr. Hammond:

Comments on Item # 150, Zoning Advisory Committee meeting of January 29, 1980, are as follows:

Property Owner: William J. Motschiedler
Location: 238 SE Vailthorne Road 100' SW Grovethorn Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 19' in lieu of the required 20' for Lots No. 6 to 10, 13 to 17, and 20 to 24.
Acres: 4.65
District: 15

Metropolitan water and sewer are available. Any existing wells and sewage disposal systems must be located and backfilled in an approved manner prior to construction of the townhouses.

Very truly yours,

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1980

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 148 and 150 of the Zoning Advisory Committee Meeting of January 29, 1980.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/hmd

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

February 27, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: William J. Motschiedler

Location: 238 SE Vailthorne Rd. 100' SW Grovethorn Rd.

Item No: 150 Zoning Agenda: 1-29-80

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.
- (X) 3. The vehicle dead end condition shown at Whitethorn way exceed 300' for permanent turn-around. A standard On-Is-Sag required. 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.

REVIEWER: *Carl J. Kelly* Noted and Approved: *George M. Hagmann*
Planning Group Fire Prevention Bureau
Special Inspection Division

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

Ted Zaleski, Jr.
DIRECTOR

February 4, 1980

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

Dear Mr. Hammond:

Comments on Item #150 Zoning Advisory Committee Meeting, January 29, 1980 are as follows:

Property Owner: William J. Motschiedler
Location: 238 SE Vailthorne Road 100' SW Grovethorn Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit lot widths of 19' in lieu of the required 20' for lots No. 6 to 10, 13 to 17, and 20 to 24.

Acres: 4.65
District: 15th

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition, State of Maryland Code for the Handicapped and aged and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional miscellaneous 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 Architect or Engineer's original seal will 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 _____.
- X J. Comments: Individual units shall be separated by an 8" masonry wall. Basements below elevation established by 100 yr storms will be prohibited. See Section 319.1 of Bill 199-79.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

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

CEB:rrj

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section, added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwellings units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

rrj/

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 24, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 29, 1980

RE: Item No: 144, 148, 149, 150
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Nm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Petition No. 80-206A Item 150
SUBJECT: _____

Petition for Variance for lot widths
Beginning 238 feet Southeast of Vailthorne Road, 100 feet
Southwest of Grovethorn Road
Petitioner - William J. Motschiedler

Fifteenth District

HEARING: Thursday, April 10, 1980 (10:00 A.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ab

PEITION FOR VARIANCE

15th District

ZONING: Petition for Variance for lot widths
LOCATION: Beginning 238 feet Southeast of Vailthorne Road, 100 feet Southwest of Grovethorn Road
DATE & TIME: Thursday, April 10, 1980 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit 19 foot minimum lot widths instead of the required 20 feet on proposed Lots #6 through 10, Lots #13 through 17 and Lots #20 through 24 inclusive

The Zoning Regulation to be excepted as follows:

Section 1B01.2.C.4 - Minimum area standards in residential transition areas

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of William J. Motschledler, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, April 10, 1980 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

Mr. William J. Motschledler
8808 Littlewood Road
Baltimore, Maryland 21234

NOTICE OF HEARING

RE: Petition for Variance - Leg. 238' SE of Vailthorne Road, 100' SW of Grovethorn Road - Case No. 80-206-A

TIME: 10:00 A.M.

DATE: Thursday, April 10, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. Gordon L. Greenspan
c/o Basic Development Company
Heaver Plaza, Suite 106
Lutherville, Maryland 21093

George W. Stephens, Jr. and Assoc., Inc.
303 Allegheny Avenue
Towson, Maryland 21204

3/10/80

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 26, 1980

William J. Motschledler
8808 Littlewood Road
Baltimore, Maryland 21234

RE: Petition for Variance
Leg. 238' SE Vailthorne Road,
100' SE Grovethorn Road
Case No. 80-206-A

Dear Sir:

This is to advise you that \$66.88 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland and remit to Sandra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WJH:aj

WM. J. MOTSCHLEDLER

March 29, 1980

Re: Baltimore County Zoning Board

From: Louis Wadmanister
President, Hawthorne Civic Association

Dear Sirs:

As President of the Hawthorne Civic Association, it is my duty to inform the community's opposition to zoning issue no. 80-206-A, a request for variance of 12-2000 lots rather than 20-foot lots.

The entire community is against allowing the variance, and a petition illustrating their concern will follow this letter.

There can be only one real reason for the variance: to build as many units as possible on the available acreage. In fact, this petitioner is not entitled to do this; he wants more.

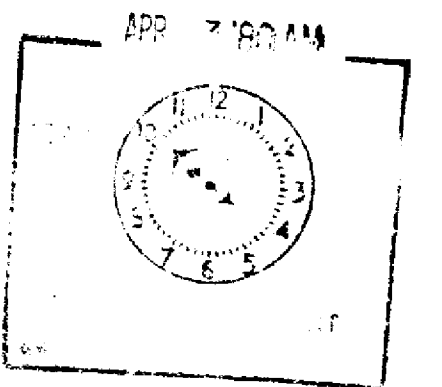
Allowing the variance would have absolutely no benefit for the Hawthorne community, quite the contrary is true. The lots as they now stand will raise the cost of construction for each unit as a result of increased lot size, and thus, the cost of the unit.

If all these reasons are not enough, I can offer another. I have reason to believe that the entire issue of Maryland's "Prescriptive Use Doctrine" will be settled in court.

Respectfully,

Louis Wadmanister

Louis Wadmanister



3-29-80
Return to
2245 Hawthorne Rd
BALTIMORE, MARYLAND 21220
THE *Hawthorne*
CIVIC ASSOCIATION INC.

The citizens of Hawthorne community do oppose case # 80-206A asking for a 19 ft lot instead of the 20 ft. lot and also oppose any building on this lot until "Prescriptive use Doctrine or Adverse possession is settled."

Questions of sewerage, traffic and safety must be answered prior to the community accepting any changes on this property.

Row homes would not be comparable to the rest of the shore homes in which all of the rest of the homes are individual homes.

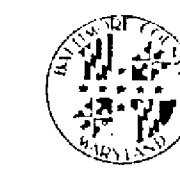
Louis Wadmanister
President Hawthorne
Civic Association



The Community of Pleasant Living

- 1 Mawin D. Naylor 2203 Graythorn Rd.
- 2 J.R. Wagner 2215 Graythorn Rd.
- 3 Linda J. Wagner 2215 Graythorn Rd.
- 4 Betty Naylor 2203 Graythorn Rd.
- 5 David D. Perry 2212 Graythorn Rd.
- 6 George T. Perry 2214 Graythorn Rd.
- 7 George T. Perry 2214 Graythorn Rd.
- 8 Joyce Evans 2214 Graythorn Rd.
- 9 John K. Keady 2245 Graythorn Rd.
- 10 Eileen Tobin 2247 Graythorn Rd.
- 11 John Wall 2247 Graythorn Rd.
- 12 John Maguire 2243 Graythorn Rd.
- 13 Anna Maguire 2243 Graythorn Rd.
- 14 Donna Maguire 2243 Graythorn Rd.
- 15 Betty J. Benicewicz 2237 Graythorn Rd.
- 16 Richard Benicewicz Jr. 2237 Graythorn Rd.
- 17 David Benicewicz 2239 Graythorn Rd.
- 18 Mary J. Maffei 2237 Graythorn Rd.
- 19 Beverly Maffei 2237 Graythorn Rd.
- 20 Jennifer Maffei 2237 Graythorn Rd.
- 21 Robert C. Maffei 2233 Graythorn Rd.
- 22 Stephanie Huber 2231 Graythorn Rd.
- 23 Michael 2229 Graythorn Rd.
- 24 Rita VanDyke 2225 Graythorn Rd.
- 25 Tony VanDyke 2225 Graythorn Rd.

- 26 Mary Massaro 2293 Graythorn Rd.
- 27 Joe Massaro
- 28 James Massaro
- 29 Joseph Massaro 222
- 30 David Kerkhove 2205 Graythorn Rd.
- 31 Ellen Hefner 2205 Graythorn Rd.
- 32 James Hefner 2205 Graythorn Rd.
- 33 Lita Roark 2205 Graythorn Rd.
- 34 John H. Brown 2221 Graythorn Rd.
- 35 Jane M. Brown 2221 Graythorn Rd.
- 36 Richard Brown 2221 Graythorn Rd.
- 37 Dalton C. Reiber 2219 Graythorn Rd.
- 38 Florence Schmidt 2213 Graythorn Rd.
- 39 M.C. Schmidt 2213 Graythorn Rd.
- 40 Tom Schmidt 2213 Graythorn Rd.
- 41 Ruth Blankinship 2209 Graythorn Rd.
- 42 Steve Blankinship 2207 Graythorn Rd.
- 43 Martha Blankinship 2207 Graythorn Rd.
- 44 David Patten 2207 Graythorn Rd.
- 45 Ellen Patten 2207 Graythorn Rd.
- 46 Martha VanDyke 2254 Graythorn Rd.
- 47 Mark VanDyke 2254 Graythorn Rd.
- 48
- 49
- 50
- 51



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 19, 1979

Mr. J. Strong Smith
George William Stephens, Jr.
and Associates, Inc.
303 Allegheny Avenue
P.O. Box 6828
Towson, Maryland 21204

RE: Selford Townhouses
Sulphur Spring Road and I-95
13th Election District

Dear Mr. Smith:

Reference is made to your letters of November 8 and July 20, 1979, requesting information concerning minimum lot sizes for the above referenced development. Your letter of July 20th makes reference to our meeting of that day, at which time we discussed the effect of the Baltimore County Zoning Regulations as they pertain to the minimum lot size for the above development. This letter correctly indicates that it was the consensus of opinion at that time that the application of the transition area requirements in this particular instance would not have the effect of establishing a minimum lot size.

This decision was based primarily on the fact that the subject development is bordered on the northeast by Density, Residential (D.R. 10.5) zoned property and improved with townhouses (Group IV uses). Since the schedule in Section 1B01.2.C.4 of the Zoning Regulations does not provide for Group IV uses, it was and is our opinion that the intent of the Zoning Regulations in this particular instance, is not to restrict lot sizes.

If you have any further questions, please do not hesitate to contact me.

Very truly yours,

James E. Dyer
JAMES E. DYER
Zoning Supervisor

JED/sf

cc: Mr. William E. Hammond, Zoning Commissioner
Mrs. Jean M. H. Jung, Deputy Zoning Commissioner

President • Charles H. Snyter
Vice-President • Edwin Fleischmann

THE Hawthorne
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220

CIVIC ASSOCIATION INC.

The citizens of Hawthorn Community do oppose request # 80-206.A asking for 19ft lots instead of the required 20ft lots.

We also oppose any building on this property, until ^{the} Prescription Use Doctrine or adverse possession is settled.

Questions of sewerage traffic, and safety must be answered prior to the community accepting any changes in this property.

Few homes would not be comparable to the other individual shoe homes in our area.

Louis. Wertheimster
President



The Community of Pleasant Living

1. Doyle Redford 2202 Smithson Rd. Balto, Md. 21220
2. Nancy A. Redford 2202 Smithson Rd. Balto. Md. 21220
3. Lynn Robbins 2200 Firthorne Rd Balto Md 21220
4. Lynne Roberts 2200 Firthorn CP Balto. Md. 21220
5. Wayne Walz 301 Conoverwood Rd. " " "
6. Deborah Walz 2201 Capitaltown Rd " " "
7. Carol E. Warren 2206 Firthorne Rd " " "
8. Margie B. Harlow 2206 Firthorn Rd. " " "
9. Paul D. Walz 2204 Firthorn Rd Balto Md 21220
10. Susan Sheltzky 2204 Firthorn Rd. Balto. Md. 21220
11. Lynn Lomax 2212 Firthorn Rd Balto Md 21220
12. Ed Lomax 2212 Firthorn Rd Balto Md 21220
13. Shirley Perkins 2218 Firthorne Rd. Balto, Md. 21220
14. Betty Meschel 2220 Firthorne St Balto, Md 21220
15. Cathie Thompson 2224 Firthorne Rd " " "
16. Brenda Swine 2210 Firthorn Rd. Balto, Md. 21220
17. Gene C. Fullard 2240 Firthorn Rd Balto Md 21220
18. Jack G. Gutter 2235 Firthorn Rd Balto Md 21220
19. Mrs. Eugene Shellenbeger 324 Darkhead Rd Balto 21220
20. Mrs. R. Shellenbeger 328 Darkhead Rd Balto 21220
21. Philip P. Carlville 2216 Firthorne Rd. Balto. Md. 21220

2200 Block of
Fletcher's Rd.

Wayle Leaflet 687-8149

<i>L. Loring Vailthorn Rd</i>	<i>2232 Vailthorn Rd</i>
<i>Jenny P. Lillaborg</i>	<i>2232 Vailthorn Rd</i>
<i>Theo W. C. Sprouse</i>	<i>2232 Vailthorn Rd</i>
<i>(Chas.) Benson</i>	<i>2230 Vailthorn Rd</i>
<i>Mary Sprouse</i>	<i>2232 Vailthorn Rd</i>
<i>R. L. Dindal Sprouse</i>	<i>2232 Vailthorn Rd</i>

Miss E. Ann Hegan 2237 Vailthorn Rd.
E. W. Hegan 2238 Vailthorn - Pci
R. W. Vailthorn 2235 Vailthorn Rd
young rfc 2235 Vail THORN RD

Josephine Jacob 2241 Vailltown Rd.
 Lavinia Schaffner 2236 Vailltown Rd.
 Annie W. May 2226 Vailltown Rd.
 Marie L. Schaffner 2230 Vailltown Rd.
 L. Herbert Browner 2230 Vailltown Rd.
 Tom Riser 2238 Vailltown Rd.
 Scott Koslosky 2202 Vailltown Rd.
 Barbara F. Brown Vailltown Rd. 21220
 James E. Brownson Jr. 2222 Vailltown Rd.
 Joseph Summers 2222 Vailltown Rd.
 Medias Summers 2222 Vailltown Rd.
 Reuben Waybright Jr. 2218 Vailltown Rd.
 Aubrey Waybright " " "
 Reuben Waybright Jr. " " "

Mr. + Mrs. John Schyluske 2216 Vailthorn Road
Thomas J Schyluske 2214 Vailthorn Rd.
James B. Lemmy 2210 Vailthorn Rd.
Kathleen Morgan 2206 Vailthorn Rd.
Macon E. Morgan 2206 Vailthorn Rd.
Barbara Bayle 2204 Vailthorn Rd.
~~Richard B~~
Richard Bayle 2204 Vailthorn Rd.
Sue Sann 2209 Vailthorn Rd. 21220
Mary Firsterman 2215 Vailthorn Rd. 21220
Georgia Lowrey 2217 Vailthorn Rd 21220
Donald Lowrey Sr 2217 Vailthorn Rd 21220
Elizabeth Lowrey 2217 Vailthorn Rd 21220
Donald J. Lowrey Jr 2217 Vailthorn Rd 21220
John Schyluske 2221 Vailthorn Rd 21220
Roy J. Schyluske 2219 Vailthorn Rd 21220
Richard Schyluske 2223 Vailthorn Rd 21220
Cora Schyluske 2223 Vailthorn Rd 21220
Robert Norman 2225 Vailthorn Rd 21220
Joseph C. Norman 2227 Vailthorn Rd 21220
Allen J. Norman 2229 Vailthorn Rd 21220
Kathleen M. Vincent 2231 Vailthorn Rd 21220
Thomas J. Lacey 2240 Vailthorn Rd. 21220

THE Hawthorne

EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P. O. BOX 496

CIVIC ASSOCIATION INC.

NAME	Address
Mr & Mrs. Harold A. Lee	417 Hawthorn Rd.
Betty Wells	415 Hawthorn Rd.
Royal Butler	412 Hawthorn Rd.
Myrtle Butler	413 Hawthorn Rd.
Donald Bland	411 Hawthorn Rd.
Alice Bland	411 Hawthorn Rd.
Mary P. Island	403 Hawthorn Rd.
Violet Harner	357 Hawthorn Rd.
Edna Proctor	355 Hawthorn Rd.
Katie Dickerson	353 Hawthorn Rd.
Dana Mitchell	351 Hawthorn Rd.
Charles Langley	347 Hawthorn Rd.
Charles Green	345 Hawthorn Rd.
Susan Edge	339 Hawthorn Rd.
John Edge	337 Hawthorn Rd.
Alvin McCauley	315 Hawthorn Rd.
John Hackett	31 Hawthorn Rd.
Paul Angela Allen	309 Hawthorn Rd.
Harriet T. Webster	3106 Hawthorn Rd.



The Community of Pleasant Living

THE Hawthorne

EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P. O. BOX 4962

CIVIC ASSOCIATION INC.

NAME	ADDRESS
James Rully	300 Grovehorn Rd.
W. L. Lerner & Co. Rully	310 Grovehorn Rd.
Elizabeth Jones	303 Covallan Rd.
Antoinette Jones	308 Grovehorn Rd.
Bessie S. Bice	304 Grovehorn Rd.
Wm. P. Bice	304 Grovehorn Rd.
Marshall B. Bice	302 Grovehorn Rd.
Dugan, F.	Grovehorn Rd.
Doe D. Bice	200 Grovehorn Rd.
James Bice	200 Grovehorn Rd.
Wm. Bice	2117 First St.
John Bice	2121 First St.
Sharon Bice	2121 First St.
Blue E. Bice	2129 First St.
Elizabeth Bice	2121 First St.
George Bice	2131 First St.
Max Bice	2131 First St.
Wm. Wm. Bice	2139 First St.
William Bice	2139 First St.



The Community of Pleasant Living

THE Hawthorne

EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P. O. BOX 4962

CIVIC ASSOCIATION INC.

NAME	Address
David Sweet	424 Hawthorn Road
Walter Graham	424 Hawthorn Rd.
James W. Ross	416 Grevillea Rd.
Muriel N. Foster	417 Grevillea Rd.
Elizabeth O'Hare	413 Grevillea Rd.
Paul E. Moore	410 Grevillea Rd.
Mailey A. Fisher	409 Grevillea Rd.
Margaret E. Fisher	408 Hawthorn Rd.
Mrs. M. C. Gough	416 Hawthorn Rd.
Margaret Buchanan	406 Hawthorn Rd.
Robert J. Murphy	402 Hawthorn Rd.
Timothy W. Mottlock	402 Hawthorn Rd.
Sharon Hunt	368 Hawthorn Rd.
Robert W. Hancock	366 Hawthorn Rd.
William J. Hall	364 Hawthorn Rd.
Thomas Beebe	362 Hawthorn Rd.
John F. Childin	358 Hawthorn Rd.
Payton Dodge	352 Hawthorn Rd.
Clifford Hodge	352 Hawthorn Rd.
Clifford Hodge Jr.	352 Hawthorn Rd.
Perce E. J. J. J.	350 Hawthorn Rd.



The Community of Pleasant Living

THE *Hawthorne*

EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P. O. BOX 4962

CIVIC ASSOCIATION INC.

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The Community of Pleasant Living

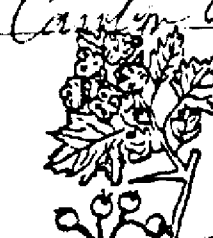
NAME	Address
H. J. Crowley	2110 Firethorn Rd.
Mary Ann Schipens	2112 Firethorn Rd.
Charlotte Tasker	2120 Firethorn Rd.
Russell Lewis Tasker	2130 Firethorn Rd.
David J. Lohman	2134 Firethorn Rd.
Chas. C. Bullinger	2126 Firethorn Rd.
Joseph C. Bullinger	2126 Firethorn Rd.
John Lussac Jr.	2130 Firethorn Rd.
John Gert	2134 Firethorn Rd.
Dennis E. Canall	2138 Firethorn Rd.
William H. Canall	2142 Firethorn Rd.
James Faust	" "
Gene Shaw	2144 Firethorn Rd.
Harry Gutwiler	2146 Firethorn Rd.
Bob Berthard	2150 Firethorn Rd.
Kathleen Cook	2158 Firethorn Rd.
William H. Cook Sr.	2158 Firethorn Rd.
Janet Hill	2160 Firethorn Rd.
Marion Cunningham	2162 Firethorn Rd.
Thomas Cunningham	2162 Firethorn Rd.
Robert Andre J.	2168 Firethorn Rd.

NAME	Address
Roseanna Conklin	2154 Redthorn Road
Ruth Jones	2158 Redthorn Road
Delores Schuch	2164 Redthorn Rd.
Patricia Lowinger	424 Grovetown Rd.
Harry Lowinger	424 Grovetown Rd.
Patricia Lowinger	422 Grovetown Rd.
Benny Smith	422 Grovetown Rd.

NAME	Address
Joseph Knight	2163 Vailthorn Rd.
Gene Feltz	2165 Vailthorn Rd. 21220
Alma Miller	2159 Vailthorn Rd. 21220
Leslie B. Miller	2104 Redthorn Rd. 21220
Wm. J. Miller	2105 Redthorn Rd. 21220
For J. Miller	2108 Redthorn Rd. 21220
David J. Miller	2114 Redthorn Rd. 21220
Thelma J. Miller	2116 Redthorn Rd. 21220
Margaret Miller	2116 Redthorn Rd. 21220
Kathleen Miller	2122 Redthorn Rd. 21220
David K. Miller	2121 Redthorn Rd. 21220
Michael K. Miller	2124 Redthorn Rd. 21220
Mary E. Miller	2124 Redthorn Rd. 21220
Joseph K. Miller	2125 Redthorn Rd. 21220
Patricia K. Miller	2130 Redthorn Rd. 21220
Mac McDonald	2134 Redthorn Rd. 21220
Sharon H. Miller	2136 Redthorn Rd. 21220
Joseph R. Miller	2140 Redthorn Rd. 21220
Wm. J. Miller	2144 Redthorn Rd. 21220
Wm. J. Miller	2146 Redthorn Rd. 21220
David J. Miller	2148 Redthorn Rd. 21220
John E. Miller	2154 Redthorn Rd. 21220
Jack H. Miller	2158 Redthorn Rd. 21220

THE Hawthorne	
EASTERN AVE. & HAWTHORNE RD. BALTIMORE, MARYLAND 21220 - P.O. BOX 4962	
CIVIC ASSOCIATION INC.	
NAME	ADDRESS
Karen Horan	449 Grovetown Rd. 21220
Gay Horan	442 Grovetown Rd. 21220
James Horan	442 GROVETOWN RD.
John Horan	446 Grovetown Rd. Balt. md. 21220
Kelena Clark	441 Grovetown Rd. Balt. md. 21220
John Clark	437 Grovetown Rd. 21220
Alfred Richmond	435 Grovetown Rd. 21220
Robert W. Bellamy	435 Grovetown Rd. 21220
Thomas D. Boyle	425 Grovetown Rd. 21220
Leola Miller	431 Grovetown Rd. 21220
W. Canall Bough	2108 Vailthorn Rd. 21220
Myrtle J. Bough	2108 Vailthorn Rd. 21220
Joe W. Buchenbach	2110 Vailthorn Rd. 21220
Ray J. Buchenbach	2110 Vailthorn Rd. 21220
Shirley Angerson	2111 Vailthorn Rd. 21220
Virginia E. Watson	2116 Vailthorn Rd. 21220
Edna Horan	2118 Vailthorn Rd. 21220
David Horan	2119 Vailthorn Rd. 21220
James R. Luddick	2130 VAILTHORN RD. 21220
	
The Community of Pleasant Living	

THE Hawthorne EASTERN AVE. & HAWTHORNE RD. BALTIMORE, MARYLAND 21220 • P. O. BOX 4962	
CIVIC ASSOCIATION INC.	
NAME	ADDRESS
Mella R. Graham	2147 Firethorn Road
D. J. Graham	2147 Firethorn Rd.
James E. Hargis	2155 Firethorn Road
James Hargis	2155 FIRETHORN ROAD
John E. Hargis	2155 Firethorn Rd.
Robert M. Hargis	2159 Firethorn Rd.
William H. Hargis	2161 Firethorn Rd.
Blaine Smith	2163 Firethorn Rd.
Marion Leavelle	2169 Firethorn Rd.
John Schuff	432 Hawthorne Rd.
John Schuff	432 Hawthorne Rd.
John Schuff	434 Hawthorne Rd.
William Schuff	434 GROVETHORN RD.
Christine Schuff	434 Hawthorne Rd.
Michael J. Schuff	434 Grovetown Rd.
John J. Schuff	434 Hawthorne Rd.
John J. Schuff	438 Hawthorne Rd.
William R. Schuff	438 Hawthorne Rd.
Quinn A. Schuff	442 Hawthorne Rd.
Carol A. Schuff	442 Hawthorne Rd.



The Community of Pleasant Living

THE Hawthorne EASTERN AVE. & HAWTHORNE RD. BALTIMORE, MARYLAND 21220 - P.O. BOX 4962 CIVIC ASSOCIATION INC.		
NAME	Address	
John R. Schuff	2222 Grovetown Rd.	
Stephen E. Schuff	2122 Vailthorn Rd.	
Marshall J. Schuff	2124 Vailthorn Rd.	
John E. Schuff	2124 Vailthorn Rd.	
James H. Schuff	2124 Vailthorn Rd.	
Betty Schuff	2136 Vailthorn Rd.	
Carl Schuff	2134 Vailthorn Rd.	
John Schuff	2138 Vailthorn Rd.	
John E. Schuff	2140 Vailthorn Rd.	
John E. Schuff	2142 Vailthorn Rd.	
John E. Schuff	2144 Vailthorn Rd.	
John E. Schuff	2146 Vailthorn Rd.	
John E. Schuff	2148 Vailthorn Rd.	
John E. Schuff	2150 Vailthorn Rd.	
John E. Schuff	2152 Vailthorn Rd.	
John E. Schuff	2154 Vailthorn Rd.	
John E. Schuff	2156 Vailthorn Rd.	
John E. Schuff	2158 Vailthorn Rd.	
John E. Schuff	2160 Vailthorn Rd.	
John E. Schuff	2162 Vailthorn Rd.	
John E. Schuff	2164 Vailthorn Rd.	
John E. Schuff	2166 Vailthorn Rd.	
John E. Schuff	2168 Vailthorn Rd.	
John E. Schuff	2170 Vailthorn Rd.	
 The Community of Pleasant Living		

THE Hawthorne	
EASTERN AVE. & HAWTHORNE RD. BALTIMORE, MARYLAND 21220	
CIVIC ASSOCIATION INC.	
NAME	Address
James Green	426 Grovetown Rd 21220
Catherine Harrison	430 White thorn Rd 21220
Mr & Mrs P. Radowski	453 White thorn Rd
Joseph Hargis	455 White thorn Way 21220
Beverly Hargis	446 White thorn Rd 21220
L. J. Hargis	444 " " "
Eric Hargis	440 White thorn Rd
Carly Hargis	440 White thorn Rd
John E. Schuff	440 White thorn Rd
Joseph Fischer	408 GROVETOWN RD
John E. Schuff	408 Grovetown Rd

THE Hawthorne		
EASTERN AVE. & HAWTHORNE RD. BALTIMORE, MARYLAND 21220		
NAME	CIVIC ASSOCIATION INC.	ADDRESS
Martin H. Demgalski	350	Grovetown Rd.
Robert J. Rydzusky	346	Grovetown Rd.
Ralph W. Harris	344	Grovetown Rd.
Joe Harris	344	Grovetown Rd.
Blair L. Harris	344	GROVETOWN RD.
William L. Harris	340	Grovetown Rd.
John E. Ashauer	340	Grovetown Rd.
Timothy C. Wilson	348	Grovetown Rd.
Shirley Wilson	348	Grovetown Rd.
Gary J. Nigen	334	Grovetown Rd.
James W. Myers Jr.	334	Grovetown Rd.
James W. Myers Sr.	314	Grovetown Rd.
Carl J. Pachanski	2113	Firethorn Rd.
Frank Mitchell	2113	FIRETHORN RD.



The Community of Pleasant Living

④

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Richard Hauer	2149 Redthorn
② Reggie Naege	2151 Redthorn
③ Elaine King	2153 Redthorn
④ Janet Bailey	2157 Redthorn Rd.
⑤ Sam Bailey	" "
⑥ Nick Prato	2159 " "
⑦ LINDA HOLEVAS	2163 Redthorn Rd.
⑧ Henry Holes	2163 Redthorn Rd.
⑨ Donna Riggins	2165 Redthorn Rd.
⑩ Paul Tisdale	2169 Redthorn
⑪ J. A. Fills Jr.	2168 Redthorn Rd.
⑫ E. Donald Phillips	2168 Redthorn Rd.
⑬ Joseph H. King	2153 Hawthorne Rd.
⑭ Beverly Kozogaki	2117 Vailthorn Rd.
⑮ Stanley Kozogaki	" "



The Community of Pleasant Living

③

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Carolyn Fawcett	2121 Redthorn Rd.
② John Fawcett	2121 Redthorn Rd.
③ W.R. Yommer	2123 Redthorn Rd.
④ Sharon E. Yommer	2123 Redthorn Rd.
⑤ Betty L. Yommer	2123 Redthorn Rd.
⑥ Janice Yommer	2125 " "
⑦ U.B. Strickland	2127 " "
⑧ Helen E. Warren	2129 " "
⑨ Donald R. Kimmel	2131 " "
⑩ Joyce Kimmel	2131 " "
⑪ Anne-Marie Kimmel	2131 " "
⑫ Constance Kesterson	2141 Redthorn Rd.
⑬ DJ Kesterson	2141 Redthorn Rd. LD20
⑭ George A. Seib	2143 Redthorn Rd. 21220
⑮ Jan L. Seib	" " "



The Community of Pleasant Living

②

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① Ray R. Key	2137 Hawthorne Rd.
② Emma Paul Sliger	2135 Hawthorne Rd.
③ Cheryl Fiedler	2200 Southorn Road
④ Walter F. Fiedler	2200 Southorn Road
⑤ Robert Fiedler	2143 Vailthorn Road
⑥ Elizabeth Keener	2143 Vailthorn Road
⑦ Frank J. Hyman	2157 Vailthorn Rd.
⑧ Janice Hyman	2151 Vailthorn Rd.
⑨ William E. Jolley	2153 Vailthorn Rd.
⑩ Carol J. Jolley	2107 Vailthorn Rd. *
⑪ Joyce E. Ziegler	2109 Redthorn Rd.
⑫ J. J. Ziegler	2109 Redthorn Rd.
⑬ H. M. Hinkle	2115 Redthorn Rd.
⑭ Charles J. Hinkle	2119 Redthorn Rd.
⑮ Anne V. Hinkle	2119 Redthorn Rd.



The Community of Pleasant Living

①

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962

NAME	CIVIC ASSOCIATION INC. ADDRESS
① William E. Tomask	148 Ruisthorne Road
② Linda Fiedler	450 Shorthorn Rd.
③ John F. Fiedler	2145 Redthorn Rd.
④ John W. Fiedler	2107 Vailthorn Rd.
⑤ Robert Fiedler	2107 Vailthorn Rd.
⑥ John Fiedler	2113 Vailthorn Rd.
⑦ Robert Fiedler	2121 Vailthorn Rd.
⑧ John Fiedler	2121 Vailthorn Rd.
⑨ John Fiedler	2123 Vailthorn Rd.
⑩ Mae Antkowiak	2125 Vailthorn Rd.
⑪ Douglas Tomask	148 Ruisthorne Road
⑫ Frank W. Antkowiak	2125 Vailthorn Rd.
⑬ Ruth M. Antkowiak	2127 Vailthorn Rd.
⑭ James E. Antkowiak	2129 Vailthorn Rd.
⑮ James E. Antkowiak	2129 Vailthorn Rd.



The Community of Pleasant Living

⑤

THE **Hawthorne**
EASTERN AVE. & HAWTHORNE RD.
BALTIMORE, MARYLAND 21220 - P.O. BOX 4962
CIVIC ASSOCIATION INC.

Mr. & Mrs. William Keener 14 Kingston Park Rd.
Mr. Marshall Craig 12 Kingston Park Rd.
Mrs. George Smith 16 Kingston Park Rd.
Miss Kimberly J. Koch 118 Kingston Rd.



The Community of Pleasant Living

BRANCH OFFICE
EQUITABLE BLDG.
220 S. MAIN ST.
BAL. AIR. MD. 21014
879-1500
838-3800

20-311
day hearing
10:00
2/10

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS

MAIN OFFICE
303 ALLEGHENY AVENUE
P.O. BOX 8628
TOWSON, MD. 21204
958-8120

January 31, 1980

Re: Motschieder Property
Item 150

Enclosed is a print of the Motschieder property as Tentatively Approved. Note the group 280 feet in length (14 townhouses 20 feet in width). Also enclosed is a print showing a much improved layout which the Contract Purchaser, Mr. Gordon Greenspun, would prefer to build. It has recently been determined that to build in accordance with the improved layout will require a Variance. In spite of the fact that the existing townhouses which east the transition area are only 16 feet wide, those on the referenced site are required to have a 20 foot width.

A Variance has been applied for. We have been advised that this Case will not be heard until May. This delay will create a financial burden for the Contract Purchaser.

Prior to his purchase of the property, those of us involved in the project were led to believe that Mr. Greenspun would be permitted to build townhouses less than 20 feet in width and that a favorable, written response to that effect was forthcoming. We requested a clarification from Mr. Dyer on a nearly identical situation involving the Selford Townhouse project. We received a response from Mr. Dyer on December 19, 1979 that the 20 foot width requirement does not apply to Selford Townhouses. Believing that this response applied to the Motschieder property, Mr. Greenspun contracted to purchase the property. He was later advised that the Selford Townhouse ruling does not apply to the Motschieder property.

We will greatly appreciate your scheduling of the Hearing on this case, if possible, within the next 60 days.

Very truly yours,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

CC: Mr. Motschieder
Mr. Greenspun

Mr. James E. Dyer, Townhouse
Zoning Office
County Office Building
Towson, Maryland 21204

Dear Mr. Dyer:

Thanks to you and Mary who was meeting with Barry Hooper and me on July 20, 1979, to discuss the townhouse project.

Enclosed find the print of the townhouse subdivision dated July 20, 1979.

The consensus of opinion at our meeting was that Group IV use limitations apply. This would mean that townhouse lots 18 feet wide and 90 feet in depth as shown on the subdivision map.

Mr. Hooper being the contract purchaser needs to have your interpretation in writing. Please let me know if you require additional information.

Best regards,
GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.

JSS/etp

cc: Mr. Mutschieder

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Description For Variance
Request
Waters Watch

January 10, 1980

Beginning for the same at a point on the south side of an existing 16 foot wide alley distant 238 feet S65° 21' 57" E from the center of Vailthorne Road 50 feet wide as shown on a Plat of Hawthorne filed among the Plat Records of Baltimore County in Plat Book G.L.B. #19 folio 77 thence running to and binding on or near the shore line of Middle River the four following courses and distances: (1) S45° 55' 50" W 77.00 feet (2) S68° 00' 50" W 338.25 feet (3) N34° 19' 51" W 355.16 feet and (4) N37° 32' 48" W 279.19 feet thence (5) N 49° 25' 50" E 205.10 feet to the southwest side of said 16 foot wide alley as shown on said plat thence binding on the said southwest and south side of said alley as shown on said plat the three following courses and distances (6) S 40° 34' 10" E 369.33 feet (7) Southeasterly by a line curving to the east with a radius of 276.00 feet for an arc distance of 119.45 feet and (8) S 65° 21' 57" E 270.76 feet to the place of beginning.

Containing 4.65 Acres of land more or less.

Charles P. Stark #3026

April 28, 1980

Mr. William J. Motschieder
8808 Littlewood Road
Baltimore, Maryland 21234

RE: Petition for Variances
Beginning 238' SW of Vailthorne Rd.,
100' SW of Grovethorn Rd. - 15th
Election District
William J. Motschieder - Petitioner
NO. 80-206-A (Item No. 150)

Dear Mr. Motschieder:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

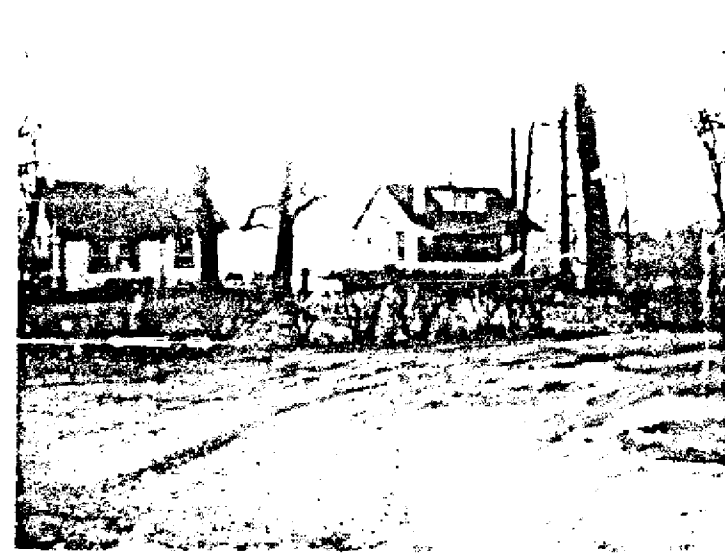
Attachments

cc: Mr. Louis Workmeister
President
Hawthorne Civic Association
2245 Southern Road
Baltimore, Maryland 21220

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

Mr. Gordon L. Greenspun
Basic Development Company
Heaver Plaza, Suite 406
Lutherville, Maryland 21093

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	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: <u>DI</u>										
Revised Plans: Change in outline or description _____ Yes _____ No										
Previous case: _____ Map # _____										



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/13/80
Posted by Petitioner for Variance
Petitioner: William J. Motschieder
Location of property Beginning 238' SW of Vailthorne Rd., 100' SW of Grovethorn Rd., 15th Election District
Location of Signs At Northwest corner of property facing Vailthorne Hwy. @ property Vailthorne Hwy. @ road
Remarks: _____
Posted by William J. Motschieder Date of return: 3/17/80
Signature William J. Motschieder
2 signs

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

Your Petition has been received this _____ day of _____, 19 ____

Filing Fee \$25.00 Received: ☒ Check
☐ Cash
☐ Other

Item 150

Petitioner William J. Motschieder Submitted by William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner's Attorney _____ Reviewed by William E. Hammond

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

Legal Notices

PETITION FOR VARIANCE

15th District
Zoning Petition for Variance
for lot width
Location: Beginning 238 feet
Southwest of Vailthorne road,
100 feet Southwest of
Grovethorn road.
Date & Time: Thursday, April 10,
1980 at 10:00 A.M.
Public Hearing: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.
Petition for Variance to
permit 19 foot minimum lot
width instead of the required
20 feet on proposed Lots 6
through 10, Lots 13 through 17
and Lots 20 through 24.
The Zoning Regulation to be
excepted as follows:
Section 1801.2.C.4 -
Minimum area standards in
residential transition areas.
All that parcel of land in the
Fifteenth District of Baltimore
County.

Beginning for the same at a
point on the south side of an
existing 18 foot wide alley
distant 238 feet S65° 21' 57"
from the center of Vailthorne
road 50 feet wide as shown on a
plat of Hawthorne filed among
the Plat Records of Baltimore
County in Plat Book G.L.B. #19,
folio 77 thence running to and
binding on or near the shore line
of Middle River the four
following courses and distances:
(1) S45° 15' 50" W 77.00 feet (2)
S68° 00' 50" W 338.25 feet (3)
N54° 19' 51" W 338.18 feet and
(4) N37° 32' 48" W 279.19 feet
thence (5) 49° 28' 50" E 205.10
feet to the southwest side of
said 18 foot wide alley as shown
on said plat thence binding on
said plat the three following
courses and distances (6) S 40°
34' 10" E 369.33 feet (7)
Southeasterly by a line curving
to the east with a radius of
279.00 feet for an arc distance of
119.45 feet and (8) S 60° 11' 57"
E 270.76 feet to the place of
beginning.
Containing 4.65 acres of land
more or less.

Being the property of William
J. Motschieder, as shown on plat plan
filed with the Zoning Department.
Hearing Date:

THURSDAY, APRIL 10, 1980
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

The Essex Times

Essex, Md., March 22, 19 80

This is to Certify, That the annexed

Petition for Variance

was inserted in The Essex Times, a newspaper
printed and published in Baltimore County, once in

each of _____ successive

weeks before the 20th day of

March, 1980

William J. Motschieder Publisher.

BALTIMORE COUNTY, MARYLAND No. 86387

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 9, 1980 ACCOUNT 01-662

AMOUNT \$66.88

RECEIVED FROM Gordon Greenspun

FOR Advertising and Posting for Case No. 80-206-A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th District

ZONING: Petition for Variance for
lot width
LOCATION: Beginning 238 feet
Southwest of Vailthorne Road, 100
feet Southwest of Grovethorn
Road.
DATE & TIME: Thursday, April 10,
1980 at 10:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland.

The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of
Baltimore County, will hold a public
hearing.

Petition for Variance to permit 19
foot minimum lot width instead of
the required 20 feet on proposed
Lots #6 through 10, Lots #13
through 17 and Lots #20 through 24
inclusive.

The Zoning Regulation to be ex-
cepted as follows:
Section 1801.2.C.4 - Minimum area
standards in residential transition
areas.

All that parcel of land in the Fif-
teenth District of Baltimore County
beginning for the same at a point
on the south side of an existing 18
foot wide alley distant 238 feet S
40° 34' 10" E 369.33 feet (7) Southeasterly
by a line curving to the east with a radius of
279.00 feet for an arc distance of
119.45 feet and (8) S 60° 11' 57" E
270.76 feet to the place of beginning.
Containing 4.65 Acres of land,
more or less.

Being the Property of William J.
Motschieder, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Thursday, April 10,
1980 at 10:00 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
March 30.

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., March 22, 1980

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 each

one time successive weeks before the 10th

day of April, 1980, the next publication

appearing on the 20th day of March

1980.

THE JEFFERSONIAN,

William J. Motschieder Manager.

Cost of Advertisement, \$ 78.00

BALTIMORE COUNTY, MARYLAND No. 86332

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 10, 1980 ACCOUNT 01-662

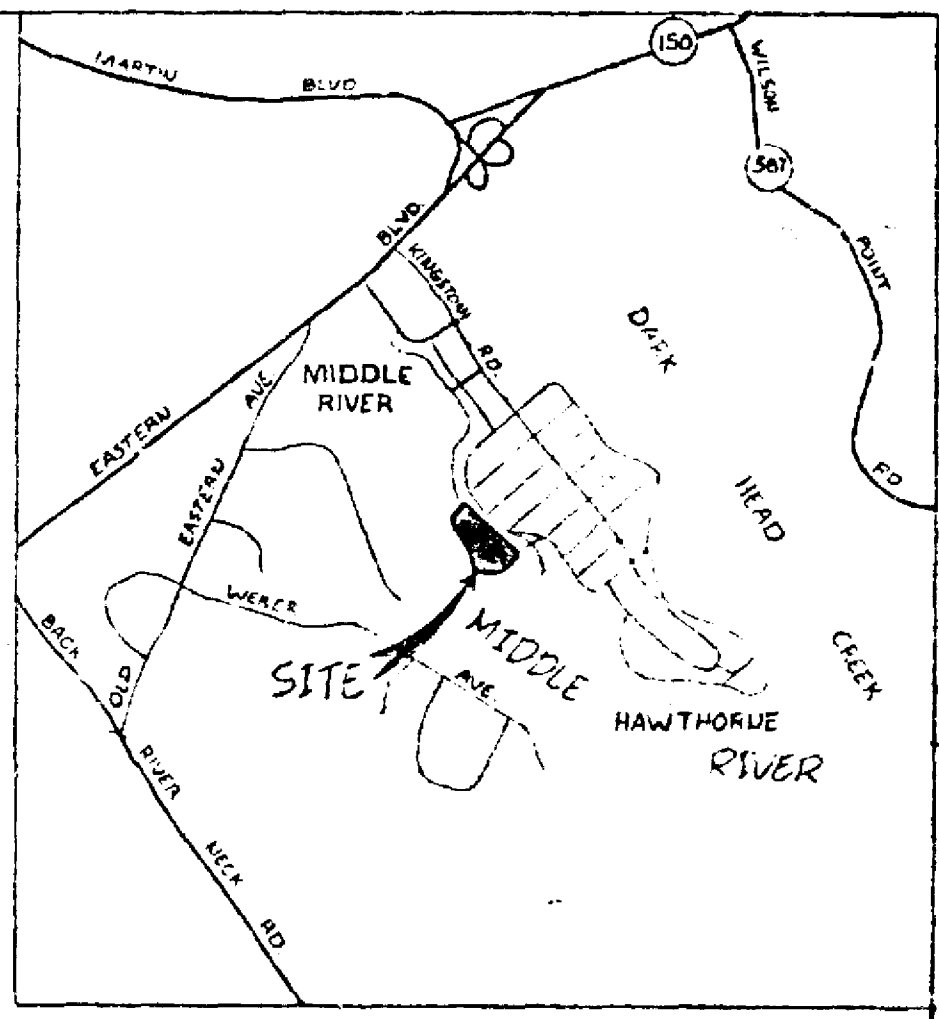
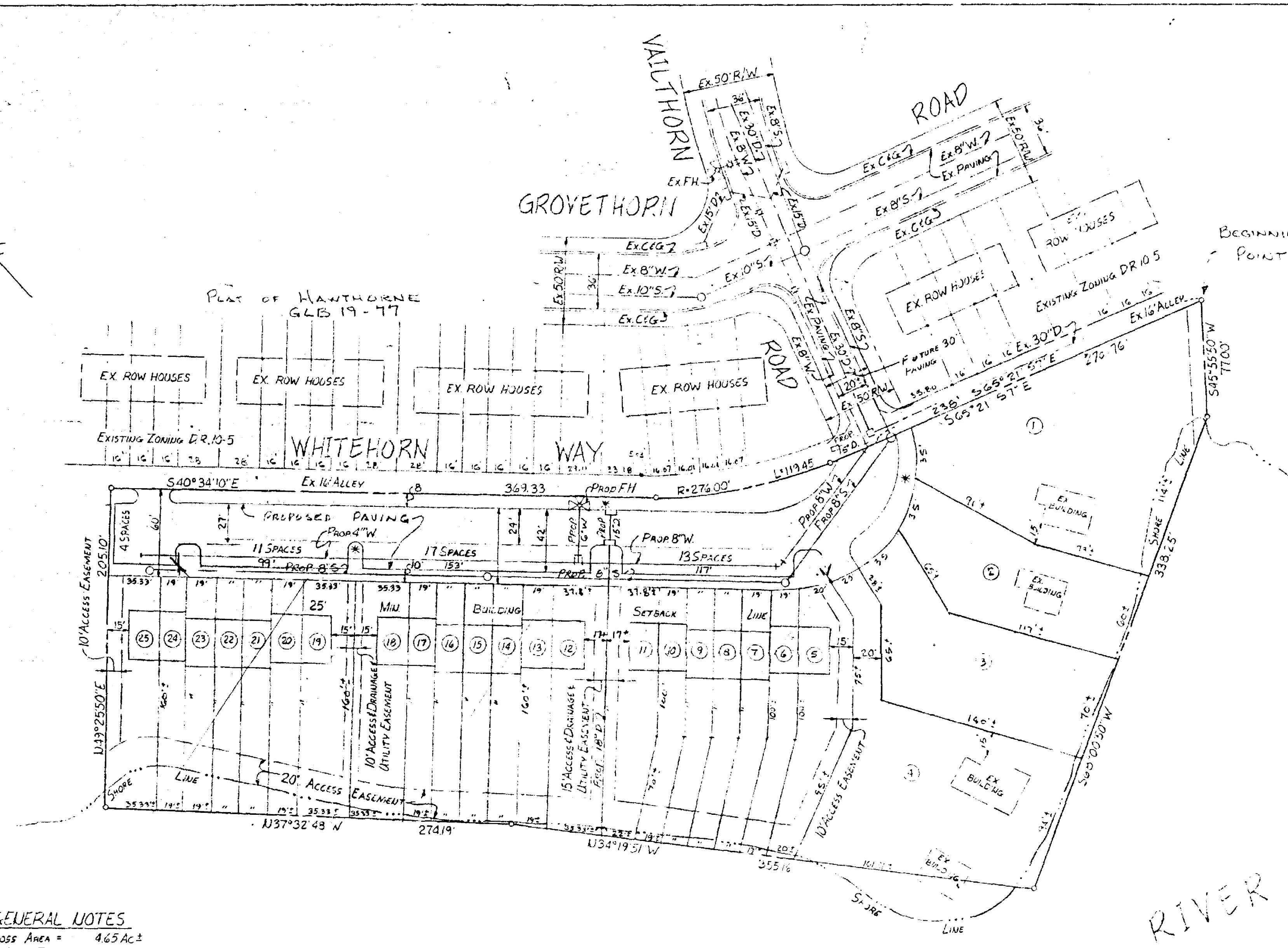
AMOUNT \$25.00

RECEIVED FROM George William Stephens, Jr. & Assoc., Inc.

FOR Filing Fee for Case No. 80-206-A

VALIDATION OR SIGNATURE OF CASHIER

EXISTING ZONING DR.5-5



- GENERAL NOTES**
1. GROSS AREA = 4.65 AC±
 2. EXISTING ZONING = DR.5.5
 3. PROPOSED USE
Individual Lots = 4
Townhouse Lots = 21
 4. PARKING PROVIDED
Individual Lots = 8 SPACES
Townhouse Lots = 45 SPACES
 5. ALL INDIVIDUAL LOTS LOCATED IN DR.5.5 TRANSITION AREA
 6. ALL TOWNHOUSE LOTS LOCATED IN DR.5.5 TRANSITION AREA

MIDDLE

RIVER

VARIANCE REQUESTED FROM SECTION 1801.2C.4
TO PERMIT MINIMUM LOT WIDTH OF 17' INSTEAD OF 20'

PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE
FOR
WATERS WATCH

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1"=50' DATE: JANUARY, 1980

OWNER
WILLIAM G. MATHIAS
8808 LITTLEWOOD RD.
BALTIMORE, MD 21234

DEVELOPER
BASIS DEVELOPMENT COMPANY
SUITE 400 PENNA. PLAZA
LUTHERVILLE, MD 21093

PREPARED BY
G.W. STEPHENS & ASSOC. INC.
303 ALLEGANY AVE
TOWSON, MD 21204

PRINT DATE
JAN 16 1980

