

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Irving T. Brandenburg and
I, or we, Elizabeth L. Brandenburg, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

hereby petition for a Variance from Section 255.1 (238.2) to permit side yard setback of 10' and rear yard setback of 5' instead of the required 30' and 255.2 (243.1 &

243.2 to permit a front yard setback of 13' instead of the required 75' and to

permit a side yard setback of 15' instead of the required 50' of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Due to the narrowness of the lot and the adjacent residential zone it is not feasible to further develop the property without a zoning variance.

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.

Irving T. Brandenburg
Lot No. 46, 2341 Monumental Avenue
Lansdowne, MD 21227
Contract purchase
Elizabeth L. Brandenburg
8000 Old Montgomery Road
Ellicott City, Maryland 21113
Legal Owners
R. Taylor McLean
Petitioner's Attorney
Address: 102 West Pennsylvania Avenue
Towson, Maryland 21204
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

of May 1980, 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 June, 1980, at 9:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Hammonds Ferry Rd. and : OF BALTIMORE COUNTY
Monumental Ave., 13th District

IRVING T. BRANDENBURG, et al, : Case No. 80-256-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County

Charter, I hereby enter my appearance in this proceeding. You are requested to notify

me of any hearing date or dates which may be now or hereafter designated therefore,

and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 11th day of June, 1980, a copy of the foregoing

Order was mailed to R. Taylor McLean, Esquire, 102 W. Pennsylvania Avenue, Towson,

Maryland 21204; and Marvin Howard, Carbonator Rental Services, Inc., 72 Alco Place,

Lansdowne, Maryland 21227, Contract Purchaser.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

TAA, Inc.
102 West Pennsylvania Ave.
Towson, Md. 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 15th day of May, 1980.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Irving T. Brandenburg, et al

Petitioner's Attorney Irving T. Brandenburg, et al

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

June 6, 1980

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 192
Petitioner-Irving T. Brandenburg et al
Variance Petition

Dear Mr. McLean:

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.

The subject property, currently zoned M.L.-I.M., is located on the northwest corner of Monumental Avenue and Hammonds Ferry Road in the 13th Election District and is improved with an individual dwelling and garage in the rear. Adjacent properties to the north and west are similarly zoned and are improved with a trucking facility/contractor's storage lot and individual dwellings, respectively, while dwellings, zoned D.R. 5.5, exist across Hammonds Ferry Road to the east of this site.

Because of your client's proposal to convert the existing dwelling to an office building and construct a warehouse to the rear of this property, these Variances are required. In view of the fact that revised plans were submitted that satisfy the comments of this Committee, I scheduled this petition for a hearing date. Particular attention should be afforded to the comments of the Fire Department, the Department of Permits and Licenses, and the Bureau of Engineering, concerning the portions of the subject property that are located within a flood plain.

Item No. 192
Variance Petition
June 6, 1980

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC:mkh

Enclosures

cc: TAA, Inc.
102 W. Pennsylvania Ave.
Towson, Maryland 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. DISTEL P.E.
DIRECTOR

April 25, 1980

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

Re: Item #192 (1979-1980)
Property Owner: Irving T. & Elizabeth L. Brandenburg
NW cor. Hammonds Ferry Rd. & Monumental Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.
Acres: 0.978 District: 13th

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:

Hammonds Ferry Road and Monumental Avenue, existing public roads, are proposed to be improved in the future as 40-foot closed section roadways on 50-foot rights-of-way. Highway rights-of-way widenings, including a fillet area for eight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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

Storm Drains:

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

Item #192 (1979-1980)
Property Owner: Irving T. & Elizabeth L. Brandenburg
Page 2
April 25, 1980

Storm Drains: (Cont'd)

The Lansdowne Avenue Flood Plain Study (Job Order 4-224-1) indicates the south-easternmost corner and the westernmost 10-foot portion of this site as situated within the 100-year design storm flood plain. No construction of buildings, structures, etc. will be permitted within the limits of the 100-year flood plain, which should be indicated on the submitted plan. Further information may be obtained from the Baltimore County Bureau of Engineering, Storm Drain Design Section.

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 Sewer:

Public water supply and sanitary sewerage exist in Hammonds Ferry Road and Monumental Avenue.

Very truly yours,

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Trenner
J. Winkley
D. Crise

C-NE Key Sheet
22 SW 10 Pos. Sheet
SW 6 C Topo
109 Tax Map

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 requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of June, 1980, that the herein Petition for Variances to permit side and rear yard setbacks of 10 feet and 5 feet both in lieu of the required 30 feet, respectively for the future expansion of the warehouse proposed to be constructed thereon and the construction of a 5,000 square foot warehouse, and front and side yard setbacks of 13 feet and 15 feet in lieu of the required 75 feet and 50 feet, respectively, for the expressed purpose of utilizing the existing building as an office, all in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No improvements shall be constructed or maintained in, on, or over the 100-year flood plain area as designated by the Department of Public Works.
2. A provision shall be made for truck turnaround facilities on the subject site.
3. Exterior improvements to the existing structure shall be compatible with the residential character of the properties existing on the D.R. 5.5 zoned property to the east of the subject site.
4. A revised site plan shall be submitted, incorporating all of the above applicable restrictions, and approved by the Department of Traffic Engineering, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

William E. Hammond
Zoning Commissioner of
Baltimore County



STEPHEN E. COLLINS
DIRECTOR

May 6, 1980

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

Item 192 - ZAC - April 8, 1980
Property Owner: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Road & Monumental Ave.
Existing Zoning: M.L. - I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.
Acres: 0.978
District: 13th

Dear Mr. Hammond:

The requested variances to the setback requirements are not expected to cause any major traffic problems.

The site must provide sufficient on site turn around area on site to eliminate the need to back into the site or out of the site on to the public road.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/bza



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

May 9, 1980

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 #192, Zoning Advisory Committee Meeting, April 8, 1980, are as follows:

Property Owner: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Rd & Monumental Avenue
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit side setback of 15' in lieu of the required 50'.
Acres: 0.978
District: 13th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Landscaping should be provided.

The type of trucks must be indicated on the site plan.

All loading areas and maneuvering areas must be shown on the site plan.

Very truly yours,

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



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD L. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

May 9, 1980

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

Dear Mr. Hammond:

Comments on Item #192, Zoning Advisory Committee Meeting of April 8, 1980, are as follows:

Property Owner: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Rd. & Monumental Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.
Acres: 0.978
District: 13th

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

Very truly yours,

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

IJT/fth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

May 13, 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: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Rd. & Monumental Ave.

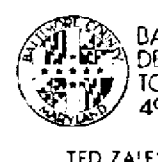
Item No: 192 Zoning Agenda: Meeting of April 8, 1980

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works along Monumental Ave.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *Charles E. Burman* Noted and Approved: *Charles E. Burman*
Planning Group Fire Prevention Bureau
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

TED ZALESKIJR
DIRECTOR

April 14, 1980

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

Dear Mr. Hammond:

Comments on Item #192 Zoning Advisory Committee Meeting, April 8, 1980 are as follows:

Property Owner: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Road & Monumental Ave.
Existing Zoning: M.L. - I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.
Acres: 0.978
District: 13th

The items checked below are applicable.

- X A. All structures shall conform to the Baltimore County Building Code 1976, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3' 0" of lot line. A minimum 6" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments - Existing buildings may need change of occupancy and alteration permit. Proposed warehouse shall comply with requirements of Table 214 and 305 as to construction, height and area.
- NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CSB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari

TO: Zoning Advisory Committee
Sharon M. Caplan

Date: April 23, 1980

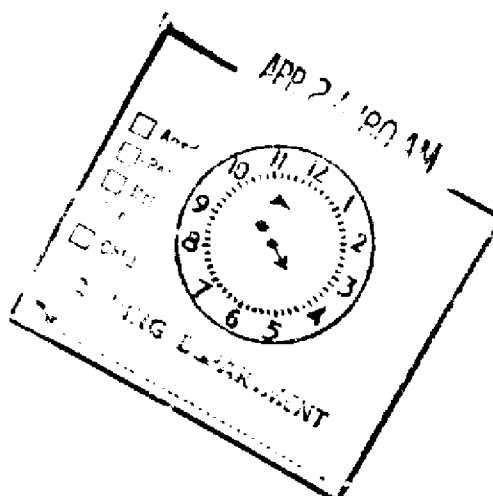
FROM: Economic Development Commission

SUBJECT: Item No. 192 - Property Owner: Irving T. & Elizabeth L. Brandenburg
Location: NW/C Hammonds Ferry Rd. & Monumental Ave.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit side and rear setbacks of 5' in lieu of the required 75' and to permit a front setback of 15' in lieu of the required 75' and to permit a side setback of 15' in lieu of the required 50'.

In recognition of Baltimore County's desire to foster a healthy economic growth, we request the zoning officer to evaluate the above request in the best interest of industrial expansion.

SMC:jet

Sharon M. Caplan
SHARON M. CAPLAN



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 8, 1980

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

Z.A.C. Meeting of: April 8, 1980

RE: Item No: 188, 190, 191, 192, 194, 195, 196
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
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

DESCRIPTION

BEGINNING at a point on the NW corner of Hammonds Ferry Rd. and Monumental Ave. and thence running N 24 1/2° W 14'6", thence N 12°15' W 107', thence S 73 1/2° W 351'2", thence S 10 1/2° E 122', thence N 73 1/2° E 358' to the beginning point.

R. Taylor McLean, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

June 30, 1980

RE: Petition for Variances
NW/corner of Hammonds Ferry
Road and Monumental Avenue -
13th Election District
Irving T. Brandenburg, et ux -
Petitioners
NO. 80-256-A (Item No. 192)

Dear Mr. McLean:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

PETITION FOR VARIANCES

13th District

ZONING: Petition for Variances
LOCATION: Northwest corner of Hammonds Ferry Road and Monumental Avenue
DATE & TIME: Tuesday, June 17, 1980 at 9:45 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 Variances to permit a side yard setback of 10 feet and a rear yard setback of 5 feet in lieu of the required 30 feet and to permit a front yard setback of 13 feet in lieu of the required 75 feet and a side yard setback of 15 feet in lieu of the required 50 feet

The Zoning Regulations to be excepted as follows:

Section 255.1 (238.2) - Area regulations
Section 255.2 (243.1 & 243.2) - Front, rear and side yard setbacks

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

Being the property of Irving T. Brandenburg, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 17, 1980 at 9:45 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition No. 80-256-A Item 192
Date: June 4, 1980

Petition for Variances
Northwest corner of Hammonds Ferry Road and Monumental Avenue
Petitioner - Irving T. Brandenburg, et ux

Thirteenth District

HEARING: Tuesday, June 17, 1980 (9:45 A.M.)

This office is not opposed to the granting of this petition; however, it is requested that, if granted, details of landscaping approved by Current Planning and Development be required.

John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

May 21, 1980

R. Taylor McLean, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Variance - NW/C Hammonds Ferry Rd & Monumental Avenue
Irving T. Brandenburg, et al - Case No. 80-256-A

TIME: 9:45 A.M.

DATE: Tuesday, June 17, 1980

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

TOWSON, MARYLAND

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3330

WILLIAM E. HAMMOND
ZONING COMMISSIONER

R. Taylor McLean, Esquire
102 W. Pennsylvania Avenue
Towson, Maryland 21204

June 5, 1980

RE: Petition for Variance
NW/C Hammonds Ferry Road and
Monumental Avenue
Case No. 80-256-A

Dear Sir:

This is to advise you that \$12.28 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WHL:ej

cc: Mr. Marvin Howard
Carbonator Rental Service, Inc.
72 Alco Place
Lansdowne, Maryland 21227

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this day of 1980.

Filing Fee \$ 12.28 Received: Check
Cash
Other

192

William E. Hammond, Zoning Commissioner

Petitioner: Submitted by

Petitioner's Attorney: Reviewed by

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Walt 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>WHL</u>	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: MAY 29, 1980
Posted for: PETITION FOR VARIANCES
Petitioner: IRVING T. BRANDENBURG ET AL
Location of property: NW/C HAMMONDS FERRY RD. & MONUMENTAL AVENUE
Location of Signs: NW/C HAMMONDS FERRY RD. & MONUMENTAL AVE.
Remarks: William E. Hammond
Posted by: William E. Hammond Date of return: JUNE 6, 1980
Number of Signs: ONE

No. 088834

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

DATE: JUN 12, 1980 ACCOUNT: 31-662

AMOUNT: \$12.28

RECEIVED: Shomon Builders, Inc.

FOR: Advertising and Posting for Case No. 80-256-A

4200.00

VALIDATION OR SIGNATURE OF CARRIER

No. 088835

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

DATE: MAY 21, 1980 ACCOUNT: 31-662

AMOUNT: \$25.00

RECEIVED: R. Taylor McLean, Esquire

FOR: Filing Fee For Case No. 80-256-A

2500.00

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
J. DISTRICT
ZONING: Petition for Variance
LOCATION: Northwest corner of
Hammonds Ferry Road and Mon-
umental Avenue
DATE & TIME: Tuesday, June 17,
1980 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson, Md.
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing on the following:
Petition for Variance to permit a
side yard setback of 10 feet and a
rear yard setback of 5 feet in lieu
of the required 30 feet and to permit
a front yard setback of 15 feet in
lieu of the required 75 feet and a
side yard setback of 15 feet in lieu
of the required 30 feet.
The Zoning Regulations to be ex-
cepted as follows:
Section 255.2 (24) - Area regula-
tions
Section 255.2 (24) - Front, rear
and side yard setbacks
All that parcel of land in the
thirteenth District of Baltimore
County
Beginning at a point on the NW
corner of Hammonds Ferry Rd. and
Monumental Ave. and thence run-
ning N 24° 15' W 14' 10" thence N 10°
15' W 107' thence S 75° 15' W 50' 15"
thence S 10° 15' W 107' thence N 75° 15'
S 388' to the beginning point.
Being the property of Irving T.
Brandenburg, et ux. as shown on plat
filed with the Zoning Depart-
ment
Hearing Date: Tuesday, June 17,
1980 at 9:45 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md. 21204
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 28

DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD. May 28 1980

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one (1) successive weeks before the 17th
day of June 1980, the first publication
appearing on the 28th day of May
1980.

THE JEFFERSONIAN,
L. Frank Smith,
Manager.

Cost of Advertisement, \$ 10.00

PETITION FOR VARIANCES
19th District
ZONING: Petition for Variance
LOCATION: Northwest corner of
Hammonds Ferry Road and Mon-
umental Avenue
DATE & TIME: Tuesday, June
17, 1980 at 9:45 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 Bal-
timore County, will hold a public
hearing on the following:
Petition for Variance to permit a
side yard setback of 10 feet and a
rear yard setback of 5 feet in lieu
of the required 30 feet and to permit
a front yard setback of 15 feet in
lieu of the required 75 feet and a
side yard setback of 15 feet in lieu
of the required 30 feet.
The Zoning Regulations to be ex-
cepted as follows:
Section 255.2 (24) - Area regu-
lations
Section 255.2 (24) - Front, rear
and side yard setbacks
All that parcel of land in the
thirteenth District of Baltimore
County
Beginning at a point on the NW
corner of Hammonds Ferry Rd. and
Monumental Ave. and thence run-
ning N 24° 15' W 14' 10" thence N 10°
15' W 107' thence S 75° 15' W 50' 15"
thence S 10° 15' W 107' thence N 75° 15'
S 388' to the beginning point.
Being the property of Irving T.
Brandenburg, et ux. as shown on plat
filed with the Zoning Depart-
ment
Hearing Date: Tuesday, June 17,
1980 at 9:45 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Md. 21204
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
May 28

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

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THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCES 13TH DISTRICT
NORTHWEST CORNER OF HAMMONDS FERRY ROAD &
MONUMENTAL AVENUE
was inserted in the following:

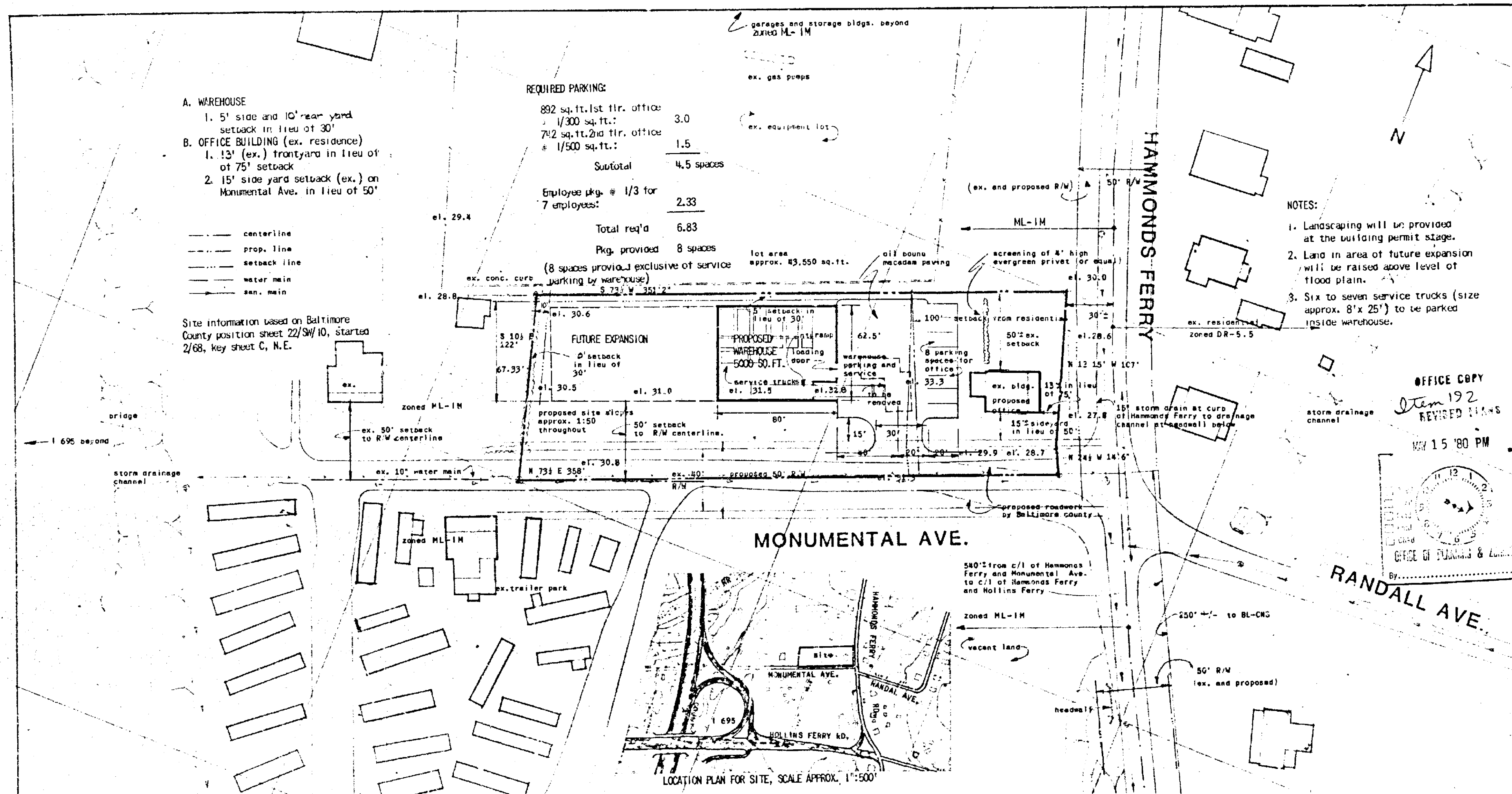
□ Catonsville Times
✕ Artus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for ONE successive weeks before
the 30th day of May 1980, that is to say,
the same was inserted in the issues of

5/29/80

COLUMBIA PUBLISHING CORP.
By Nancy Lawrence

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY
Plaintiff
vs
Defendant
CERTIFICATE OF PUBLICATION OF



TAA Inc.

The Architectural Affiliation
Baltimore 301-823-7862
102 W. Pennsylvania Ave.
Towson, Maryland 21204

PROPOSED
CARBONATED
SALES
WAREHOUSE

MONUMENTAL AVE. AND
HAMMONDS FERRY
BALTIMORE COUNTY
ELECTION DISTRICT NO. 13

SITE PLAN (FOR ZONING VARIANCE)

PROJ. NO. 8007
SCALE 1" = 50'
DATE 10. March, 80
LAST REV. J.S. MAY 80

