



# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for Nursing and Convalescent Home

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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.

Contract Purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name) (Type or Print Name)  
 Signature \_\_\_\_\_ Signature \_\_\_\_\_  
 Address \_\_\_\_\_ Address \_\_\_\_\_  
 City and State \_\_\_\_\_ City and State \_\_\_\_\_  
 Attorney for Petitioner: \_\_\_\_\_  
 Lee Stuart Thomson  
 Suite 200, Alex Brown Bldg.  
 102 West Pennsylvania Avenue  
 Towson, Maryland 21204  
 Telephone No.: 321-0180

ORDERED By The Zoning Commissioner of Baltimore County, this 1st 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 1:15 o'clock P.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County.  
 6/4/80  
 1:30 P.M.

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph J. Cameron, et al, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02-2B (V.B.2) to permit a rear yard setback of 25' instead of the required 130'.

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

In order to accommodate appropriate road and walk grades for a convalescent and nursing home use it will be necessary, because of the existing topographical conditions of the proposed site, to locate the building within 25' of the rear property line.

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.

Contract purchaser: \_\_\_\_\_ Legal Owner(s): \_\_\_\_\_  
 (See attached sheet for signatures of additional owners.)  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Name and telephone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
 Lee Stuart Thomson  
 Suite 200, Alex Brown Bldg.  
 102 West Pennsylvania Avenue  
 Towson, MD 21204 Tel. 321-0180

ORDERED By The Zoning Commissioner of Baltimore County, this 1st 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 1:15 o'clock P.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County.  
 6/4/80  
 1:30 P.M.

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph J. Cameron, et al, legal owner(s) 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve an amendment of the site plan filed with Special Exception Case No. 5479RX, to allow the existing office building to remain and the construction of a nursing or convalescent home on the unimproved portion of the subject property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Contract Purchaser: \_\_\_\_\_ Legal Owner: \_\_\_\_\_  
 (See attached sheet for additional owners.)  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_  
 Name and telephone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
 Lee Stuart Thomson  
 Suite 200, Alex Brown Building  
 102 West Pennsylvania Avenue  
 Towson, Maryland 21204  
 Telephone No. 321-0180

ORDERED By The Zoning Commissioner of Baltimore County, this 1st 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 1:15 o'clock P.M.

*[Signature]*  
 Zoning Commissioner of Baltimore County.  
 6/4/80  
 1:30 P.M.

# BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITIONER'S EXHIBIT

## PETITION AND SITE PLAN

## EVALUATION COMMENTS

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1980

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

cc: Nicholas B. Commodari  
 Chairman

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

Lee Stuart Thomson, Esquire  
 Suite 200, Alex Brown Building  
 102 West Pennsylvania Avenue  
 Towson, Maryland 21204

RE: Item No. 177  
 Petitioner - Joseph J. Cameron, et al  
 Special Exception, Special Hearing and Variance Petitions

Dear Mr. Thomson:

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 is improved with an existing medical office building, which was constructed as a result of Case No. 5479-RX, and an accessory parking area with the remainder of the property unimproved. Adjacent properties are improved with a dentist's office, and group homes to the west and south, while dwellings and an office park exist to the north across Old North Point Road. In addition, the property immediately to the east of this site is proposed to be developed with an office building with accessory parking in part of the D.R. 16 zoned portion of said property. This will result in a zoning hearing in the near future.

This hearing is required in order to amend the plan that was previously granted for the Special Exception and to apply for a new Special Exception for a convalescent home. In view of the fact that revised site plans were submitted, I scheduled this petition for a hearing date.

Item No. 177  
 Special Exception, Special Hearing and Variance Petitions

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,  
*[Signature]*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Daft McCune Walker, Inc.  
 530 East Joppa Road  
 Towson, Md. 21204

BALTIMORE COUNTY  
 DEPARTMENT OF PUBLIC WORKS  
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
 DIRECTOR

April 7, 1980

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

Re: Item #177 (1979-1980)  
 Property Owner: Joseph J. Cameron, et al  
 Existing Zoning: D.R. 16 and D.R. 10.5  
 Proposed Zoning: Special Exception for a nursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.  
 Acres: 4.557 District: 12th

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:

North Point Road (Md. 20) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

The entrance locations are also subject to the approval of the Baltimore County Department of Traffic Engineering.

## 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.

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

Item #177 (1979-1980)  
 Property Owner: Joseph J. Cameron, et al  
 Page 2  
 April 7, 1980

## Water and Sanitary Sewer:

There is a public 12-inch water main and 8-inch public sanitary sewerage in North Point Road; service connections therefrom serve the present medical office building.

Very truly yours,

*[Signature]*  
 ELLSWORTH M. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EAM:FWR:ss

E-W Key Sheet  
 4 SE 21 Pos. Sheet  
 SE 1 F Topo  
 96 Tax Map



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met and the health, safety, and general welfare of the community not being adversely affected, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of October, 1980, that the herein Petition for Special Exception for a two-story nursing and convalescent home, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., dated February 27, 1980, the parcel of ground described as follows:

"Beginning for the same at a point on the southwest side of North Point Road at the distance of 261 feet more or less, northwesterly from the northwest side of Berkshire Road, and running thence binding on the outlines of the whole lot of ground (1) South 36° 07' 10" West 252.60 feet, (2) South 50° 33' 50" East 107.25 feet, (3) South 40° 31' 10" West 172.27 feet and (4) North 50° 33' 50" West 245.47 feet, thence for a new line of division (5) North 27° 28' 28" East 389.62 feet to the southwest side of North Point Road, thence binding thereon (6) South 62° 19' 50" East 212.07 feet to the place of beginning, containing 2.084 acres of land, more or less."

should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated March 20, 1980.
2. Parking shall be provided to the extent and location shown on the aforementioned site plan.
3. All outdoor lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, in order to minimize illumination beyond the subject site.
4. Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening approval by the Current Planning and Development Division.

Zoning Commissioner of  
Baltimore County

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 Variance 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 1st day of October, 1980, that the herein Petition for Variance to permit a rear yard setback of twenty-five feet in lieu of the required thirty feet, for the expressed purpose of constructing a two-story nursing and convalescent home, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the terms, provisions, and conditions contained in the accompanying Special Exception and Special Hearing Orders.

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

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:

1. On February 14, 1962, an Order was rendered for the subject property by the then Zoning Commissioner, John C. Rose, granting a special exception from an R-C Zone to an R-A Zone and a special exception for offices on this tract of land containing 4.56 acres, more or less (Case No. 5479-RX).
2. Subsequent thereto, a site plan for the proposed development was approved by the Office of Planning and Zoning on February 10, 1978.
3. The Petitioners herein request to amend the aforementioned site plan so as to reduce the land area devoted for use as medical offices by the area to be devoted to a two-story nursing and convalescent home to be constructed on 2.084 acres, more or less.
4. There were no Protestants appearing in opposition to the Petition.
5. To approve the amendment would be in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and would 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 1st day of October, 1980, that the amendment to the site plan filed in Case No. 5479-RX to delete therefrom that parcel of land containing 2.084 acres, more or less, as shown on the site plan prepared by Daft, McCune, Walker, Inc., dated February 27, 1980, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with any and all applicable subdivision regulations at such time as either tract of land is transferred.
2. Compliance with the terms, provisions, and conditions of the accompanying Special Exception Order.

Zoning Commissioner of  
Baltimore County

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

STEPHEN E. COLLINS  
DIRECTOR

May 6, 1980

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

Item No. 177 - ZAC - March 18, 1980  
Property Owner: Joseph J. Cameron, et al  
Location: SW/S North Point Rd. 261' NW Berkshire Rd.  
Existing Zoning: D. R. 16 & D. R. 10.5  
Proposed Zoning: Special Exception for a nursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.

Acres: 4.557  
District: 12th

Dear Mr. Hammond:

The requested special exception for a nursing and convalescent home is not to be a major traffic generator.

All entrance locations will be subject to the State Highway Administration's approval.

Very truly yours,

Michael S. Flanagan  
Michael S. Flanagan  
Engineer Associate II

MSF/bza

Maryland Department of Transportation  
State Highway Administration

James J. O'Donnell  
Secretary  
M. S. Caltrider  
Administrator

March 20, 1980

Mr. W. Hammond  
Zoning Commissioner  
County Office Building  
Towson, Md. 21204

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 18, 1980  
ITEM: 177.  
Property Owner: Joseph J. Cameron, et al  
Location: SW/S North Point Rd. Route 20. 261' NW Berkshire Rd.  
Existing Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for a nursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.  
Acres: 4.557  
District: 12th

Dear Mr. Hammond:

Upon inspection of the site for a nursing and convalescent home, the plan must be revised. The proposed entrance should be 30' in width. The combination curb and gutter is to be extended to cover the entire length of frontage. Side walks will be required in this area also.

The newly constructed area will increase run-off and we feel storm water management for the entire site will be needed. Storm water management structures must be indicated since they could affect the layout of the site.

The fire hydrant and utility poles must be relocated properly behind the curb line.

Very truly yours,

Charles Lee, Chief  
Bureau of Engineering  
Access Permits

By: George Wittman

CL:GW:mah

My telephone number is (301) 383-4320

cc: Mr. J. Wimbley

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203



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

JOHN D. SEYFFERT  
DIRECTOR

April 30, 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 #177, Zoning Advisory Committee Meeting, March 18, 1980, are as follows:

Property Owner: Joseph J. Cameron, et al  
Location: SW/S North Point Rd. 261' NW Berkshire Rd.  
Existing Zoning: D.R. 16 and D.R. 10.5  
Proposed Zoning: Special Exception for a nursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.  
Acres: 4.557  
District: 12th

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.

If the petition is granted, the type of landscaping should be identified before building permits are issued.

Very truly yours,

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



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

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

May 2, 1980

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

Dear Mr. Hammond:

Comments on Item #177, Zoning Advisory Committee Meeting of March 18, 1980, are as follows:

Property Owner: Joseph J. Cameron, et al  
Location: SW/S North Point Rd. 261' NW Berkshire Rd.  
Existing Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for a nursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.

Acres: 4.557  
District: 12th

Metropolitan water and sewer are available.

Prior to approval of a building permit for the proposed structure, all plans and specifications must be submitted to Plans Review and Approval Section, Division of Engineering and Maintenance, Maryland State Department of Health for review and approval.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

Very truly yours,

John J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/fth

cc: Air Pollution



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. REINCKE  
CHIEF

March 26, 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: Joseph J. Cameron, et al

Location: SW/S North Point Rd. 261' NW Berkshire Rd.

Item No: 177 Zoning Agenda: Meeting of 3/18/80

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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

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

( ) 6. Site plans are approved as drawn.

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

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

June 5, 1980

Lee Stuart Thomson, Esquire  
102 W. Pennsylvania Avenue - Suite 200  
Towson, Maryland 21204

RE: Petition for Special Exception,  
Variance and Special Hearing  
SW/S of North Point Rd., 261' NW of Berkshire Rd.  
Joseph J. Cameron, et al  
Case No. 80-249-XASPH

Dear Sir:

This is to advise you that \$107.75 is due for  
advertising and posting of the above-property.

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

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WHE:aj

October 1, 1980

Lee Stuart Thomson, Esquire  
Suite 200, Alex. Brown Building  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petitions for Special Exception,  
Variance, and Special Hearing  
SW/S of North Point Road, 261'  
NW of Berkshire Road - 12th  
Election District  
Joseph J. Cameron, et al -  
Petitioners  
NO. 80-249-XASPH (Item No. 177)

Dear Mr. Thomson:

I have this date passed my Orders in the above referenced matter in ac-  
cordance with the attached.

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
John D. Seyffert, Director  
Office of Planning and Zoning  
Date: June 4, 1980  
FROM: Office of Planning and Zoning  
SUBJECT: Petition No. 80-249-XASPH Item 177

Petition for Special Exception, Variance and Special Hearing  
Southwest side of North Point Road, 261 feet Northwest of Berkshire Road  
Petitioner- Joseph J. Cameron, et al

Twelfth District

HEARING: Tuesday, June 17, 1980 (1:45 P.M.)

The proposed location for this facility is an appropriate one. If granted, it is  
requested that the order be conditioned to require a detailed landscaping plan,  
submitted to and approved by the Division of Current Planning and Development.

Although this Act does not ordinarily comment upon state road detail, a staff  
field inspection revealed the lack of sidewalks and the need for such along the  
frontage of the site. Additionally, an accident was barely averted in making a  
right-hand turn from the site, thereby lending support to the state's request for  
30' wide access points.

John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ab

PETITIONER'S  
EXHIBIT 2

May 6, 1980

Lee Stuart Thomson, Esquire  
Suite 200, Alex Brown Building  
102 W. Pennsylvania Avenue  
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception, Variance and Special Hearing -  
SW/S North Point Rd., 261' NW of Berkshire Road - Joseph J.  
Cameron, et al - Case No. 80-249-XASPH

TIME: 1:30 P.M.

DATE: Wednesday, June 11, 1980

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

TOWSON, MARYLAND

WILLIAM E. HAMMOND  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

Lee Stuart Thomson, Esquire  
Suite 200, Alex Brown Building  
102 West Pennsylvania Avenue  
Towson, Maryland 21204

cc: Dan McCune Walker, Inc.  
830 East Joppa Road  
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 1st day  
of May, 1980.

WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner Joseph J. Cameron, et al

Petitioner's Attorney Lee Stuart Thomson, Esq.

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

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12 Date of Posting: 6/2/80  
Posted for: Petition for Special Exception, Variance and Special Hearing  
Petitioner: Joseph J. Cameron, et al  
Location of property: 3415 N.P. Rd., 261' NW of Berkshire Rd.  
Location of Signs: front of property (facing N.P. Rd.)  
Remarks:  
Posted by: Dean Coleman Signature Date of return: 6/5/80  
3 signs

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 1st day of May, 1980  
Filing Fee \$50 Received: Check Cash Other

William E. Hammond, Zoning Commissioner

Petitioner: J. Cameron, et al Submitted by: L. Thompson

Petitioner's Attorney: L. Thompson Reviewed by: J. V. O.

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

CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222

June 11, 1980

THIS IS TO CERTIFY, that the annexed advertisement of  
William E. Hammond, Zoning Commissioner of Balto.  
County, in matter petition by Jos. J. Cameron  
was inserted in The Dundalk Eagle a weekly news-  
paper published in Baltimore County, Maryland, once a week  
for 30th day of May, 1980; that is to say,

the same was inserted in the issue of  
May 29, 1980

Kimbel Publication, Inc.

Publisher.

Kimbel P. Velke

CERTIFICATE OF PUBLICATION

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 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., on the  
day of June, 1980, the 29th publication  
appearing on the 29th day of May,  
1980.

THE JEFFERSONIAN  
L. Frank Strickland  
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12 Date of Posting: 5/18/80  
Posted for: Petition for Special Exception, Variance and Special Hearing  
Petitioner: Joseph J. Cameron, et al  
Location of property: 3415 N.P. Rd., 261' NW of Berkshire Rd.  
Location of Signs: front of property (facing N.P. Rd.)  
Remarks:  
Posted by: Dean Coleman Signature Date of return: 5/22/80  
3 signs

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

DATE: May 6, 1980 ACCOUNT: 01-662

AMOUNT: \$50.00

RECEIVED FROM: 1012 Associates  
FOR: Filing Fee for Case No. 80-249-XASPH

50.00

VALIDATION OR SIGNATURE OF CASHIER

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

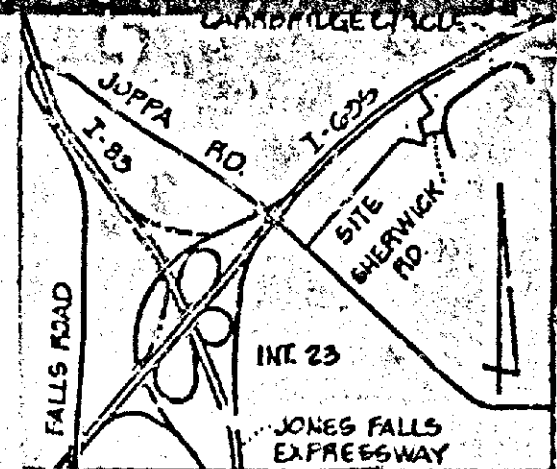
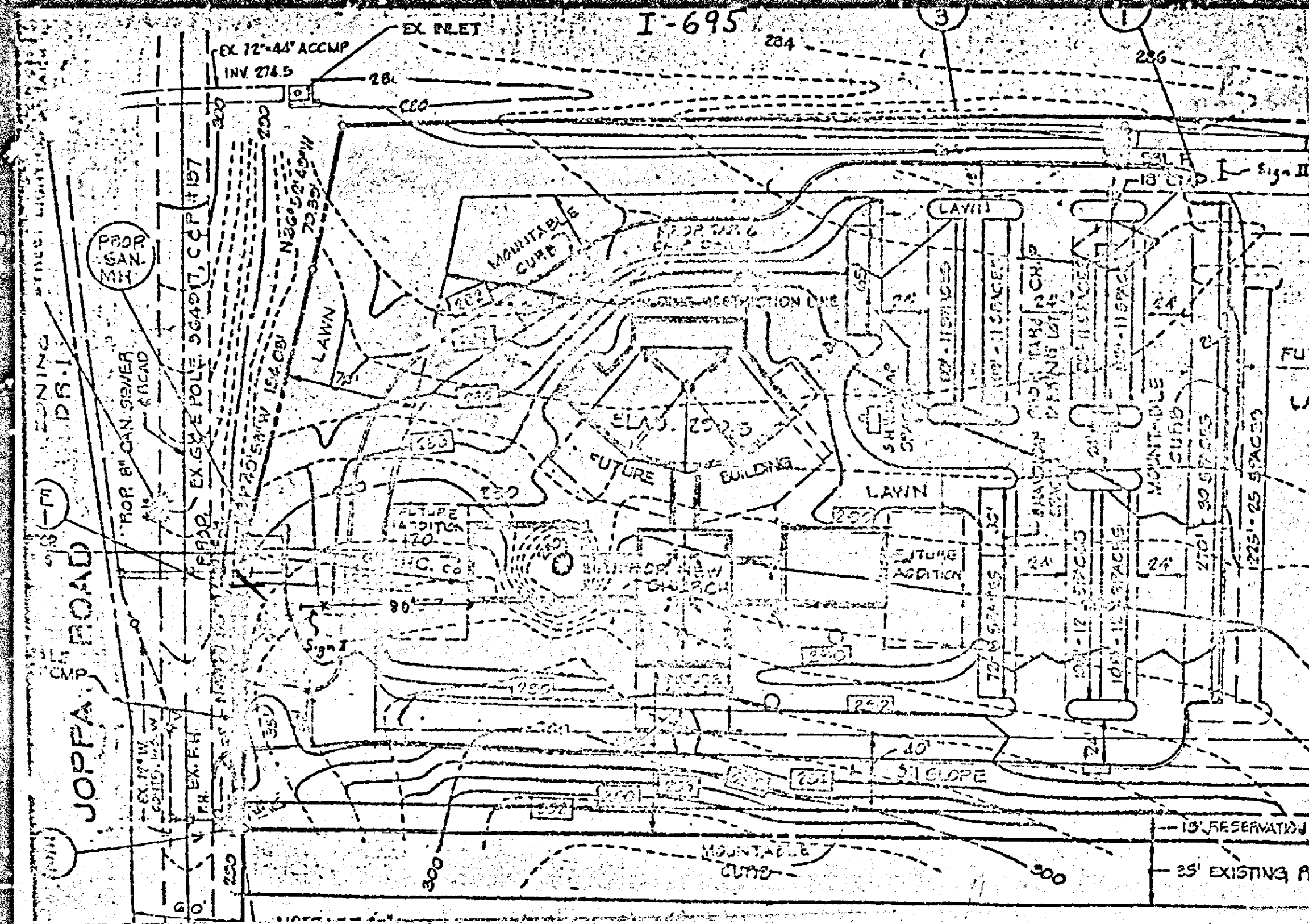
DATE: June 13, 1980 ACCOUNT: 01-662

AMOUNT: \$107.75

RECEIVED FROM: 1012 Associates  
FOR: Advertising and Posting for Case No. 80-249-XASPH

107.75

VALIDATION OR SIGNATURE OF CASHIER

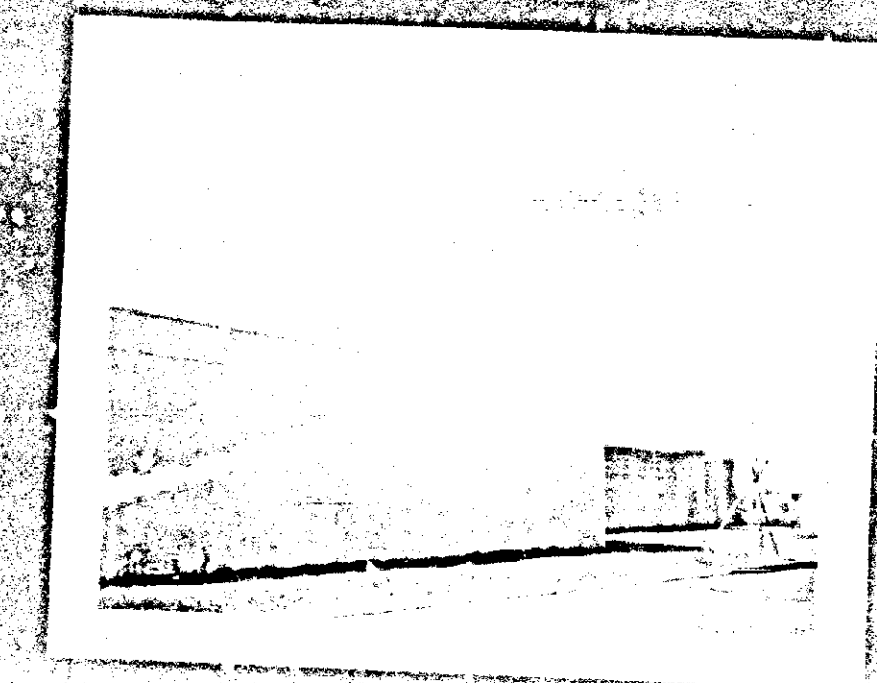
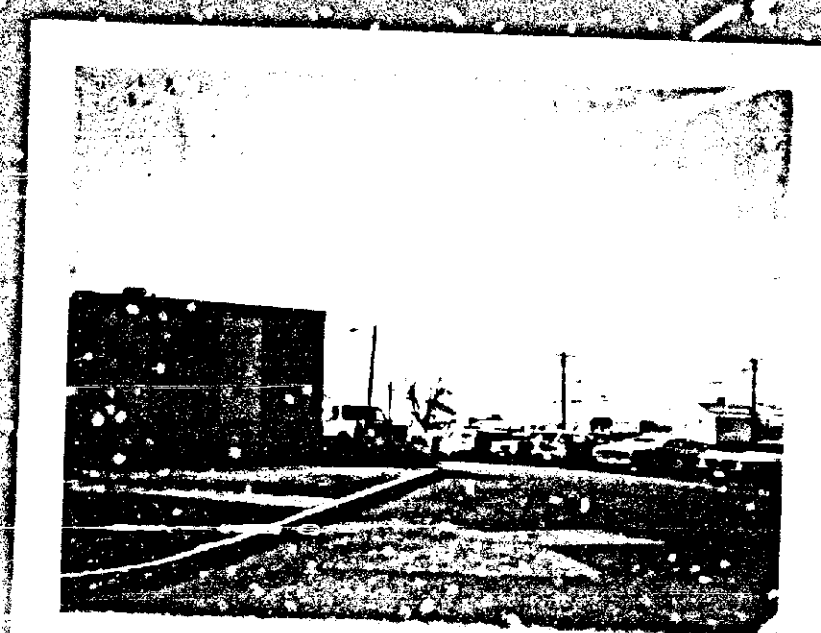


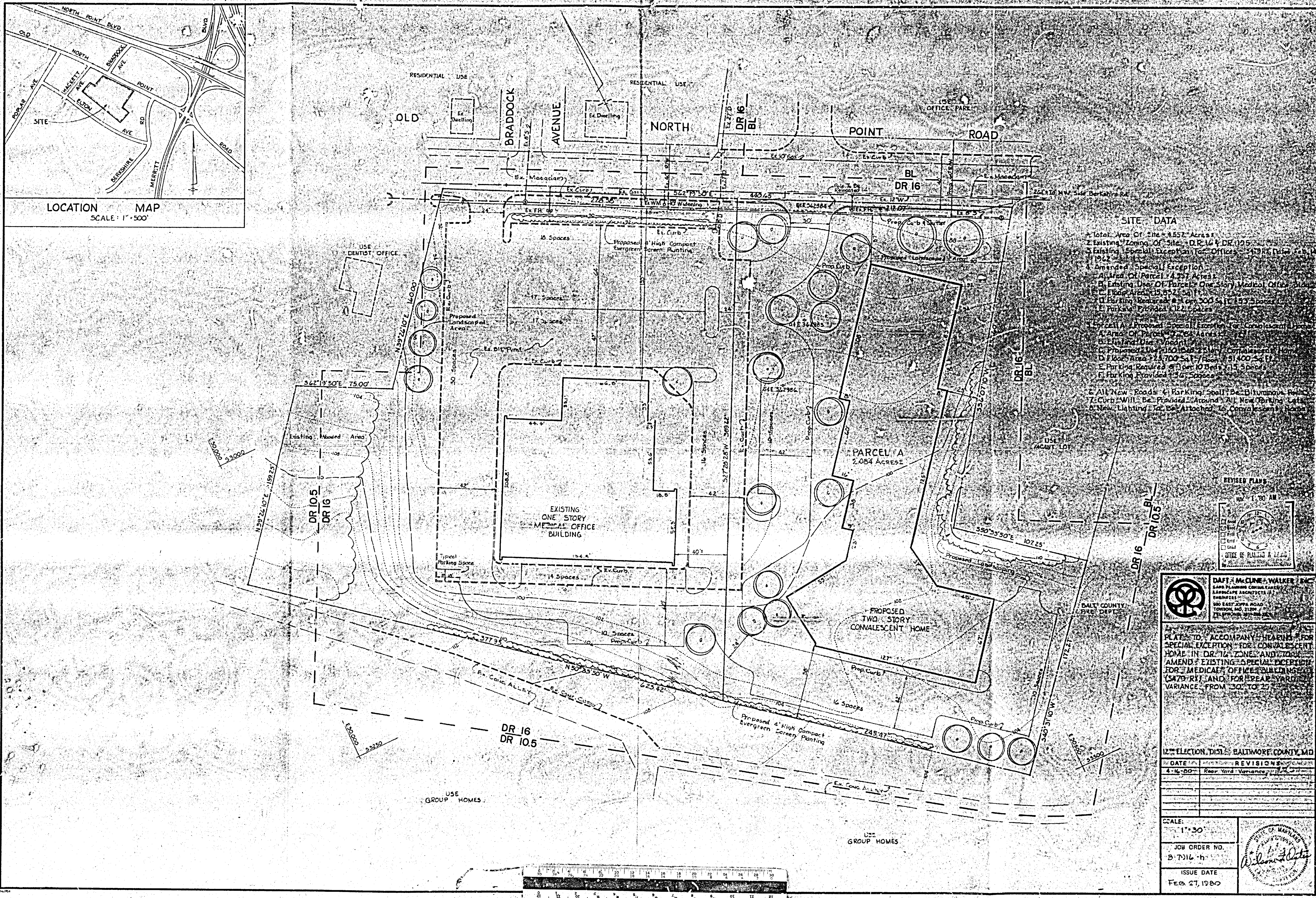
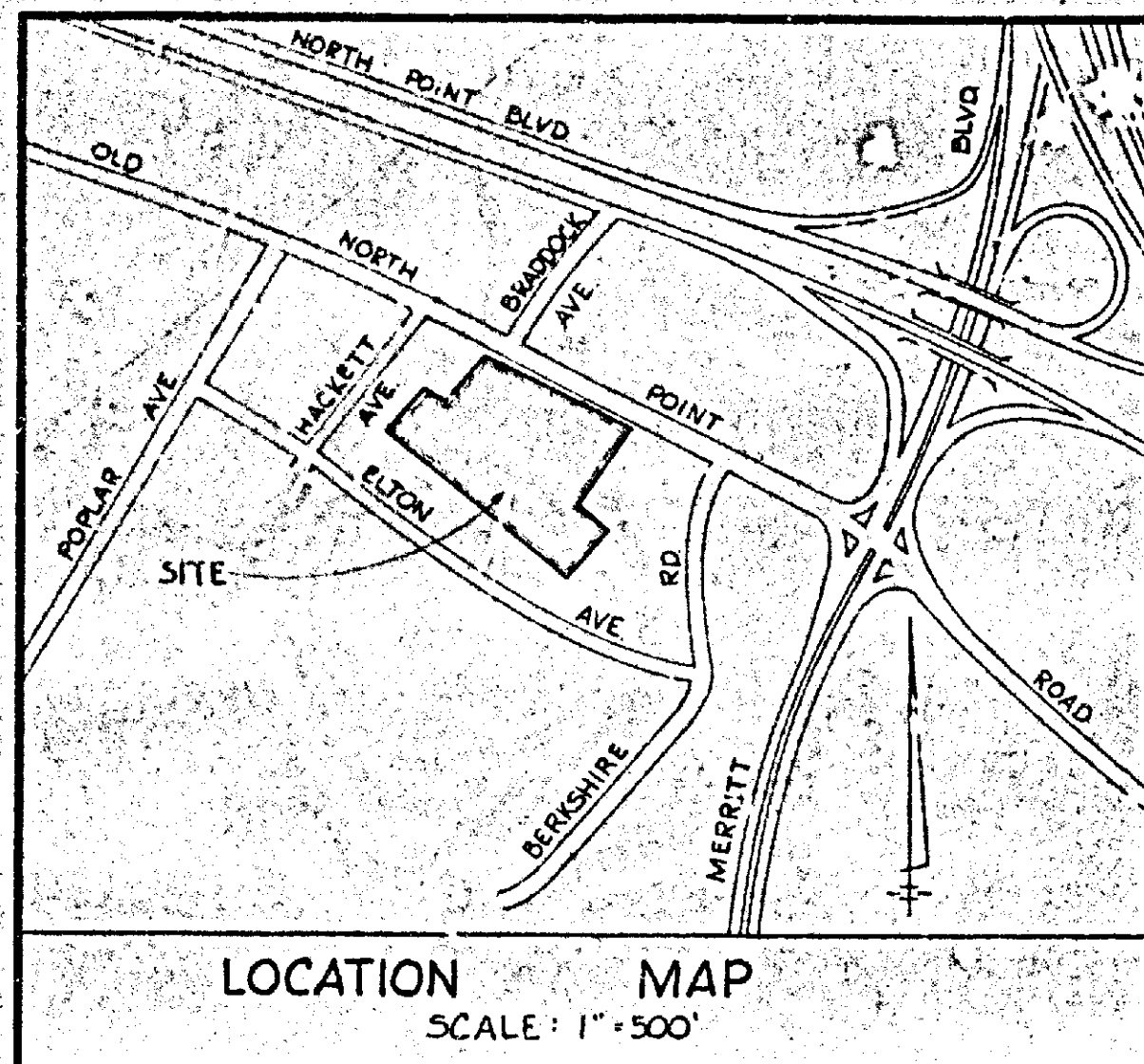
VICINITY MAP  
 SITE PLAN FOR  
 SIGN VARIANCE  
 • TRINITY ASSEMBLY OF  
 GOD CHURCH •  
 ZONED D.R. 1  
 8<sup>th</sup> ELECTION DISTRICT  
 SCALE: 1" = 60'



### 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<br>ZC, BA, CC, CA                    |                                                                                    |    |          |    |           |    |         |    |           |    |
| Reviewed by: <u>JMM</u>                         | Revised Plans:<br>Change in outline or description <u>Yes</u><br>Map # <u>5479</u> |    |          |    |           |    |         |    |           |    |
| Previous case: <u>5479</u>                      |                                                                                    |    |          |    |           |    |         |    |           |    |

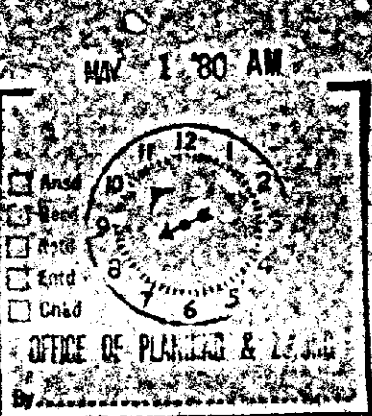




## SITE DATA

1. Total Area Of Site: 4.557 Acres  
 2. Existing Zoning Of Site: DR-16 & DR-125  
 3. Existing Special Exception For: Offices - 24 PRK Dated Feb. 14, 1962  
 4. Amended Special Exception:  
     A. Area Of Parcel: 4.557 Acres  
     B. Existing Use Of Parcel: One Story Medical Office - 3000 Sq. Ft.  
     C. Floor Area: 15,592 Sq. Ft.  
     D. Parking Required: 24 on 300 Sq. Ft. 253 Spaces  
     E. Parking Provided: 1222 Spaces  
 5. Special Proposed Special Exception For: Complexes of Homes  
     A. Area Of Parcel: 4.557 Acres  
     B. Existing Use: Vacant  
     C. Proposed Use: 100 Units 2 Story Complexes of Homes  
     D. Floor Area: 21,700 Sq. Ft. / Room: 51,400 Sq. Ft.  
     E. Parking Required: 11 Per 10 Beds - 155 Spaces  
     F. Parking Provided: 36 Spaces  
 6. All New Roads & Parking: 24 Bitumny - 24 PRK  
 7. Curbs Will Be Provided: All New Parking - Later  
 8. New Lighting To Be Attached To Complexes of Homes

## REVISED PLANS



**DAFT • McCUNE • WALKER, INC.**  
LAND PLANNING CONSULTANTS  
LANDSCAPE ARCHITECTS  
ENGINEERS  
300 EAST JOPPA ROAD  
TOWSON, MD. 21204  
TELEPHONE: 301-584-7200

PLAT TO ACCOMPANY HEARING FOR SPECIAL EXCEPTION FOR CONVALESCENT HOME IN DR 14 ZONE AND TO AMEND EXISTING SPECIAL EXCEPTION FOR MEDICAL OFFICE BUILDING (S479-R1) LAND FOR REAR YARD VARIANCE FROM 30' TO 25'

12<sup>TH</sup> ELECTION DIST. BALTIMORE COUNTY, MD

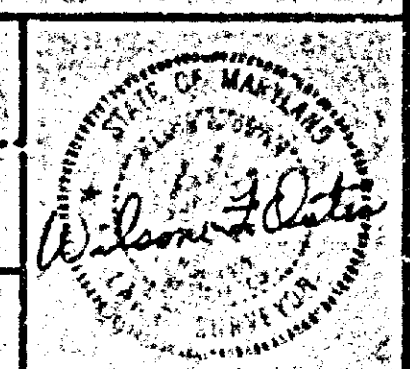
[illegible]

SCALE: 1" = 30'

JOB ORDER NO

B-7216-h

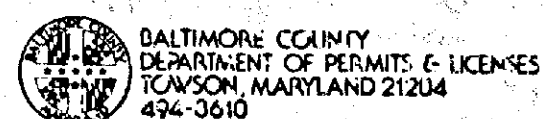
ISSUE DATE  
FEB. 27, 1980



Pursuant to the advertisement, posting of property, and a 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 Variance(s) 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 10th day of September, 1980, that the herein Petition for Variance(s) to permit a lot width of fifty feet in lieu of the required fifty-five feet, for the expressed purpose of constructing a dwelling on Lot 2, as shown on the Plat of Susan W. Wortman which is recorded among the Plat Records of Baltimore County in Liber C.W.B., Jr. 10, folio 121, 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 aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*William E. Hammond*  
Zoning Commissioner of  
Baltimore County



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

TED ZALESKI, JR.  
DIRECTOR

August 13, 1980

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

Dear Mr. Hammond:

Comments on Item #22 Zoning Advisory Committee Meeting, July 29, 1980  
are as follows:

Property Owner: Joseph Charles and Sandra Acorn Wright  
Location: N/W/8 Masseth Road 769.5' S/E of centerline of Sparrows Point Road  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

Acres: 50/58.80 X 167.08/136.14  
District: 15th

The items checked below are applicable:

X 1. A structure shall conform to the Baltimore County Building Code 1978, and other applicable Codes.

X 2. A building/ permit shall be required before beginning construction.

X 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

X 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X 5. 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 8" masonry firewall is required if construction is on the lot line.

X 6. Requested variance conflicts with the Baltimore County Building Code, Section/s

X 7. 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.

X 8. 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 9. Comments: It would appear the creation of the property line 167.08' will place the existing porch and garage structure in possible violation of Section 303.2 compliance with this section should be verified by owner. If compliance can be achieved, items 1, 2, 3, 4, 5, 6 will be applicable.

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. Burnham*  
Charles E. Burnham, Chief  
Plans Review

SPECIAL NOTE: This proposal also appears to be subject to tidal inundation. See the attached sheet Section 319.0 of the amended Baltimore County Building Code.

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 Tidelaters.

1. Where buildings or additions are built in areas subject to inundation by tidelaters, 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.

*Charles E. Burnham*

rrd/

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 28, 1980

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

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

RE: Item No: 19, 20, 21, 22, 23, 24, 25, 26  
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*  
Nick Petrovich, Assistant  
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NW/8 of Masseth Rd., 769.5' :  
SE of Sparrows Point Rd., :  
15th District : OF BALTIMORE COUNTY

JOSEPH C. WRIGHT, et ux, : Case No. 81-58-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*  
Peter Max Zimmerman  
Deputy People's Counsel  
*John W. Hession, III*  
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 3rd day of September, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph C. Wright, 2600 Masseth Avenue, Baltimore, Maryland 21219, Petitioners.

*John W. Hession, III*  
John W. Hession, III

PETITION FOR VARIANCE  
15th District

ZONING: Petition for Variance for lot width  
LOCATION: Northwest side of Masseth Road, 769.5 feet Southeast of Sparrows Point Road  
DATE & TIME: Tuesday, September 23, 1980 at 9:30 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 a lot width of 50 feet in lieu of the required 55 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Development Standards for Small Lots or Tracts

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

Being the property of Joseph Charles Wright, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 23, 1980 at 9:30 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

VARIANCE DESCRIPTION

Beginning at a point 769.5 feet southeast of the centerline of Sparrows Point Road, on the northwest side of Masseth Road, as recorded in the Land Records of Baltimore County on the Plat of Susan W. Wortman, Plat Book C.W.B. Jr. 10, Folio 121, Lot 2, in the 15th Election District.

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: September 11, 1980  
Norman E. Gerber, Acting Director  
FROM: \_\_\_\_\_ Office of Planning and Zoning  
SUBJECT: Petition No. 81-58-A Item 22

Petition for Variance for lot width  
Northwest side of Masseth Road, 769.5 feet Southeast of Sparrows Point Rd.  
Petitioner- Joseph Charles Wright, et ux

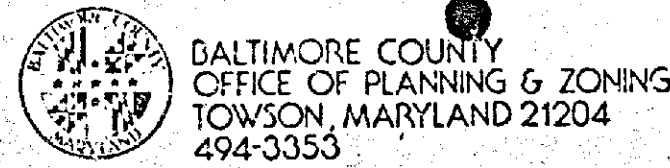
Fifteenth District

HEARING: Tuesday, September 23, 1980 (9:30 A.M.)

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

*Norman E. Gerber*  
Norman E. Gerber, Acting Director

NEB:JGH:ab



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

September 12, 1980

Mr. & Mrs. Joseph C. Wright  
2600 Masseth Avenue  
Baltimore, Maryland 21219

RE: Petition for Variance  
NW/S Masseth Rd., 769.5' SE  
of Sparrows Point Road  
Case No. 81-58-A

Dear Mr. & Mrs. Wright:

This is to advise you that \$39.00 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

WEH:sj

Mr. & Mrs. Joseph C. Wright  
2600 Masseth Avenue  
Baltimore, Maryland 21219

NOTICE OF HEARING

RE: Petition for Variance - NW/S of Masseth Rd., 769.5'  
SE of Sparrows Point Rd. - Case No. 81-58-A

TIME: 9:30 A.M.

DATE: Tuesday, September 23, 1980

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

TOWSON, MARYLAND

cc: Mr. & Mrs. Robert Campbell  
7419 Blewins Avenue  
Baltimore, Maryland 21219

ZONING COMMISSIONER OF  
BALTIMORE COUNTY

August 27, 1980

October 10, 1980

Mr. & Mrs. Joseph Charles Wright  
2600 Masseth Avenue  
Baltimore, Maryland 21219

RE: Petition for Variance  
NW/S of Masseth Road, 769.5' SE  
of Sparrows Point Road - 15th  
Election District  
Joseph Charles Wright, et ux -  
Petitioners  
NO. 81-58-A (Item No. 22)

Dear Mr. & Mrs. Wright:

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/eri

Attachments

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

Mr. & Mrs. Bobby W. Campbell  
7419 Blewins Avenue  
Baltimore, Maryland 21219

2600 Masseth Avenue  
Baltimore, MD 21219  
July 18, 1980

Re: Zoning Variance  
Item 22  
Filed 7/18/80

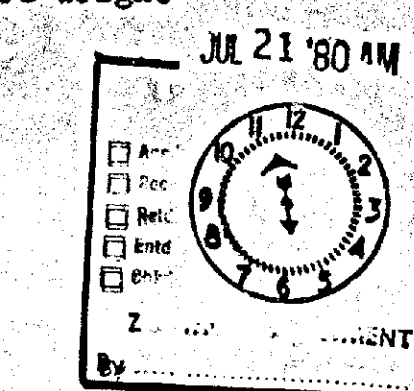
Dear Mr. Hammond:

We are writing this letter to ask you to please move up the hearing date on the above mentioned variance petition. We are requesting to build a small bungalow for my mother to live in on a 50' lot in lieu of the required 55'. This bungalow is next door to us. The property and new home will not change ownership. My mother is recently widowed and does not drive a car.

We would greatly appreciate you moving up this hearing date so that, if granted, we could get started on her house before the cold weather starts and have her settled in as soon as possible for reasons already stated on the zoning variance petition.

Thanking you in advance for any help you can give us,

Sincerely,  
  
Joseph Charles Wright  
Sandra Acers Wright



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William Hammond ✓ Date: September 17, 1980  
FROM: Charles E. Burnham  
SUBJECT: Item #22

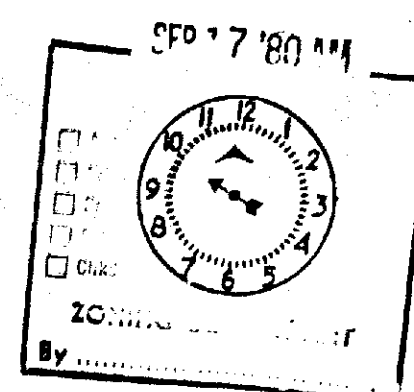
I believe this letter submitted by Mr. & Mrs. Wright on September 15, 1980 will establish the property lines as previously existing and would therefore nullify my comment noted "I" on the above item as it relates to adjoining structure.

The other items remain applicable.

Charles E. Burnham  
Plans Review Supervisor

CEB:rrj

CC: Nick Commodari  
PR File



2600 Masseth Avenue  
Baltimore, MD 21219  
September 15, 1980

Baltimore County  
Department of Permits & Licenses  
Towson, MD 21204  
Attn: Mr. Charles E. Burnham, Chief  
Plans Review

Re: Item #22  
Petitioners-Jos. Wright, et ux  
Variance Petition

Dear Sir:

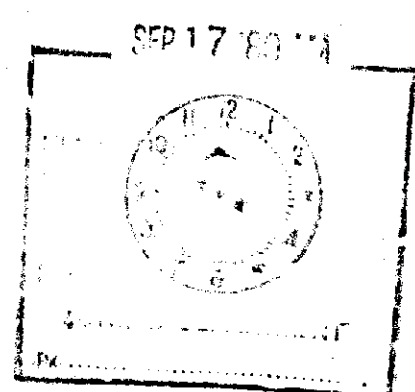
I am writing in reference to our telephone conversation of today regarding comment "I" of your remarks.

Regarding the property line 167.08', this property line was established and lots recorded as such on the Susan W. Kortman Plat, Book No. 10, Folio 121, dated 1937.

Since this property line was well-established before 1972, hopefully, it will not cause us a problem.

Thank you for your time,

Yours truly,  
  
Joseph C. Wright  
Sandra A. Wright



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

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

September 10, 1980

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

Dear Mr. Hammond:

Comments on Item #22, Zoning Advisory Committee meeting of July 29, 1980, are as follows:

|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
| Property Owner:  | Joseph Charles & Sandra Acers Wright                                    |
| Location:        | NW/S Masseth Rd. 769.5' S/E of center-line of Sparrows Point Rd.        |
| Existing Zoning: | D.R. 5.5                                                                |
| Proposed Zoning: | Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. |
| Acres:           | 50/58.80 X 167.08/136.14                                                |
| District:        | 15th                                                                    |

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

Very truly yours,  
  
Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

September 10, 1980

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

Dear Mr. Hammond:

Comments on Item #22, Zoning Advisory Committee meeting of July 29, 1980, are as follows:

|                  |                                                                         |
|------------------|-------------------------------------------------------------------------|
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| Acres:           | 50/58.80 X 167.08/136.14                                                |
| District:        | 15th                                                                    |

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Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

IJP/mw

September 10, 1980

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

Dear Mr. Hammond:

Comments on Item #22, Zoning Advisory Committee meeting of July 29, 1980, are as follows:

Property Owner: Joseph Charles & Sandra Acors Wright  
Location: NW/4 Masseth Rd. 769.5' S/E of center-line of Sparrows Point Rd.  
Existing Zoning: D.R. 5.5  
Proposed Zoning: Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.  
Acreage: 50/58.80 X 167.08/136.14  
District: 15th

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

LJF/mw/JEP

September 10, 1980

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

Dear Mr. Hammond:

Comments on Item #22, Zoning Advisory Committee meeting of July 29, 1980, are as follows:

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Acreage: 50/58.80 X 167.08/136.14  
District: 15th

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

LJF/mw/JEP

September 10, 1980

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

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Acreage: 50/58.80 X 167.08/136.14  
District: 15th

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

LJF/mw/JEP

September 10, 1980

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

Dear Mr. Hammond:

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Proposed Zoning: Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.  
Acreage: 50/58.80 X 167.08/136.14  
District: 15th

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

LJF/mw/JEP

# 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>                          |          |    |          |    |           |    |         |    |           |    |
| Previous case: <u>N/A</u>                       |          |    |          |    |           |    |         |    |           |    |

Revised Plans:  
Change in outline or description Yes  
Map # \_\_\_\_\_ No

## PETITION FOR VARIANCE

15th District  
ZONING: Petition for Variance for lot width  
LOCATION: Northwest side of Masseth Road, 769.5 feet South of Sparrows Point Road  
TUESDAY, SEPT. 23, 1980  
AT 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.  
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 a lot width of 50 feet in lieu of the required 55 feet.  
The Zoning Regulation to be excepted as follows:  
Section 1502.2(1) - Development Standards for Small Lots or Tracts  
All that parcel of land in the Fifteenth District of Baltimore County, Beginning at a point 769.5 feet southeast of the centerline of Sparrows Point Road, on the northwest side of Masseth Road, as recorded in the Land Records of Baltimore County on the Plat of Susan W. Wortman, Flat Book C.W.B. Jr. 10, Folio 121, Lot 2, in the 15th Election District.  
Being the property of Joseph Charles Wright, et ux, as shown on plat filed with the Zoning Department.  
Hearing Date: Tuesday, Sept. 23, 1980, at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.  
By order of:  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County

## The Essex Times

Essex, Md., Sept 4 1980

This is to Certify, That the annexed  
*Petition - Wright*

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
*John W. Wright* Publisher.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 4, 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., of one time \_\_\_\_\_ before the \_\_\_\_\_ day of \_\_\_\_\_, 1980, the \_\_\_\_\_ publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
THE JEFFERSONIAN  
*H. Frank Smith* Manager.  
Cost of Advertisement, \$ \_\_\_\_\_

Mr. & Mrs. Joseph Charles Wright  
2600 Masseth Ave.  
Baltimore, Maryland 21219

## 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 \_\_\_\_\_ day of \_\_\_\_\_, 1980.  
WILLIAM E. HAMMOND  
Zoning Commissioner  
Petitioner Joseph Charles Wright, et ux  
Petitioner's Attorney  
Reviewed by: *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans Advisory Committee

## 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 \$ 25. Received: \_\_\_\_\_ Check \_\_\_\_\_ Cash \_\_\_\_\_ Other \_\_\_\_\_  
Petitioner *Sandra Wright*  
Submitted by *Bob & Darleen Campbell*  
Petitioner's Attorney \_\_\_\_\_ Reviewed by *DE*

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

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15 Date of Posting: 9/7/80  
Posted for: *Petition for Variance*  
Petitioner: *Joseph C. Wright et ux*  
Location of property: *NW 1/4 Masseth Rd., 769.5' S/E of Sparrows Pt. Rd.*  
Location of Signs: *front of property (Facing North)*  
Remarks: \_\_\_\_\_  
Posted by: *Ann Colman* Date of return: 9/11/80  
Number of Signs: 1

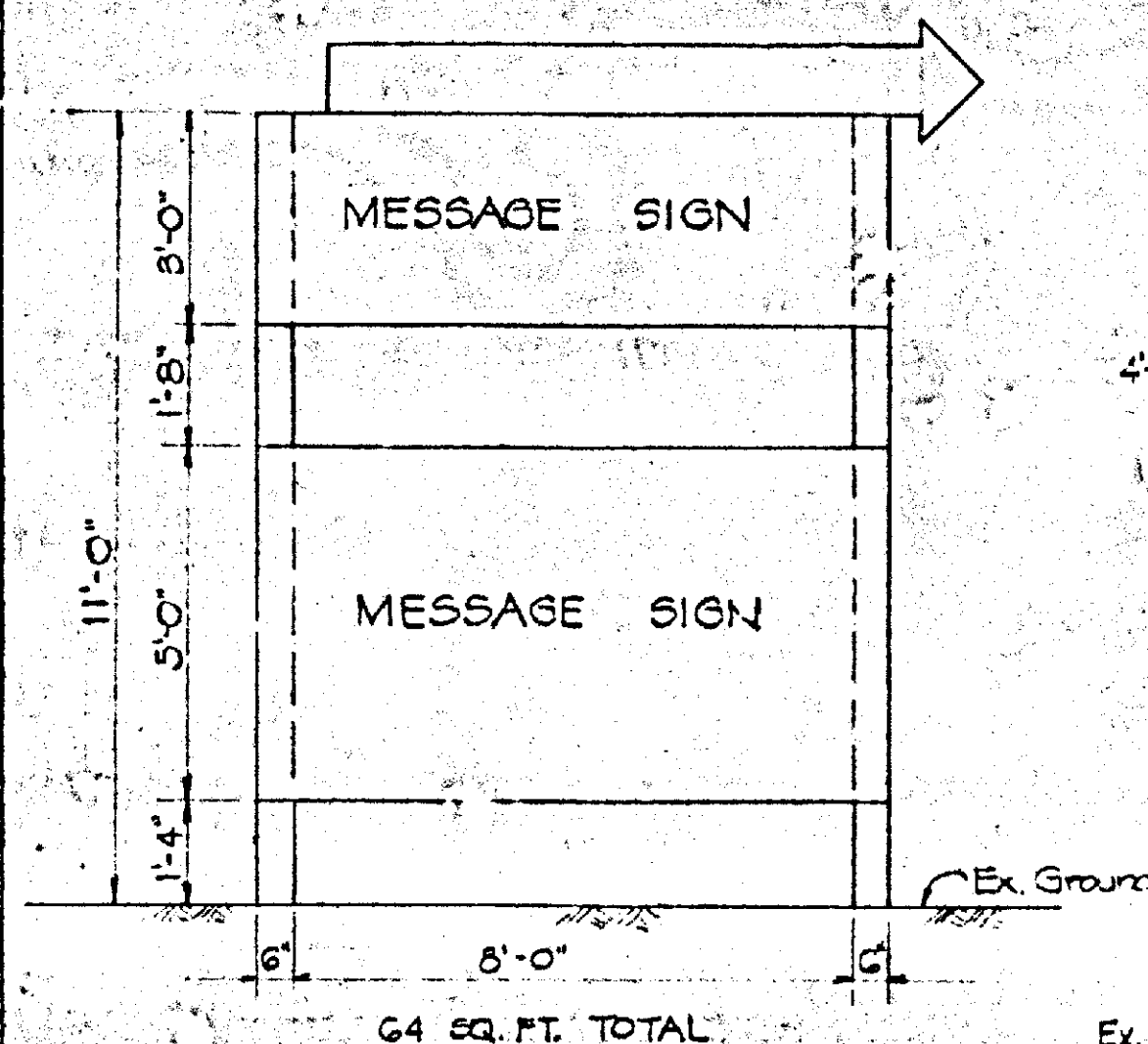
## BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 091707  
DATE: August 27, 1980 ACCOUNT: 01-662  
AMOUNT: \$25.00  
RECEIVED FROM: Sandra Acors Wright  
FOR: Filing Fee for Case No. 81-58-A  
25.00  
VALIDATION OR SIGNATURE OF CASHIER

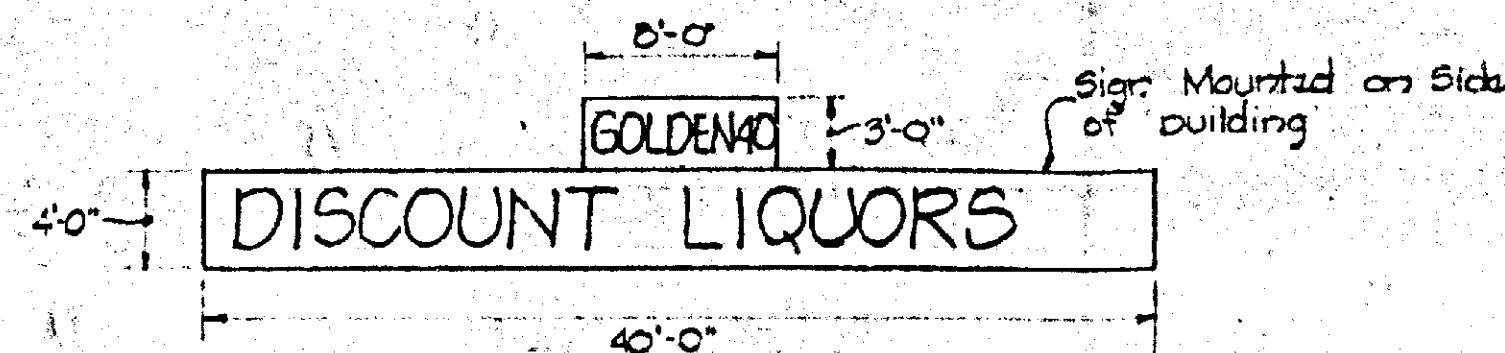
## BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 091755  
DATE: 9/19/80 ACCOUNT: 01-662  
AMOUNT: \$39.00  
RECEIVED FROM: Sandra Acors Wright  
FOR: Adv. & Posting for Case No. 81-58-A  
39.00  
VALIDATION OR SIGNATURE OF CASHIER

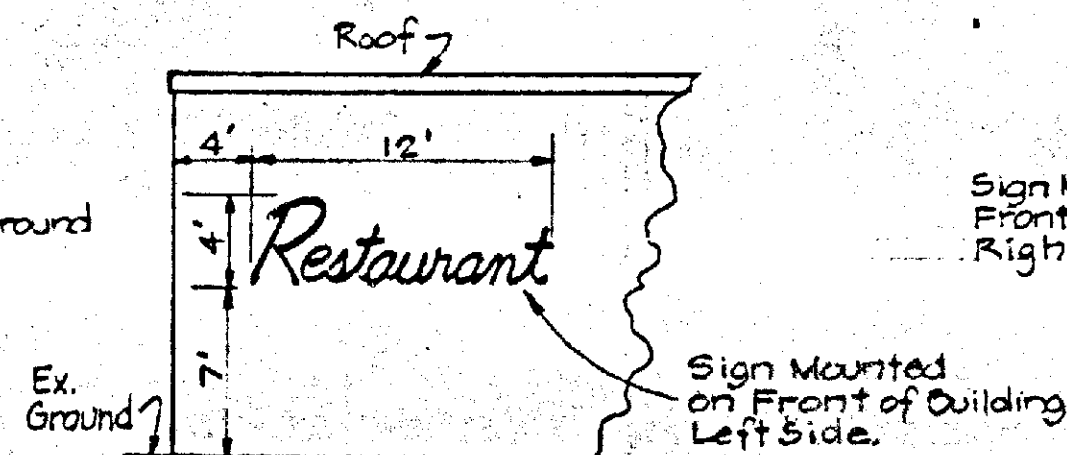




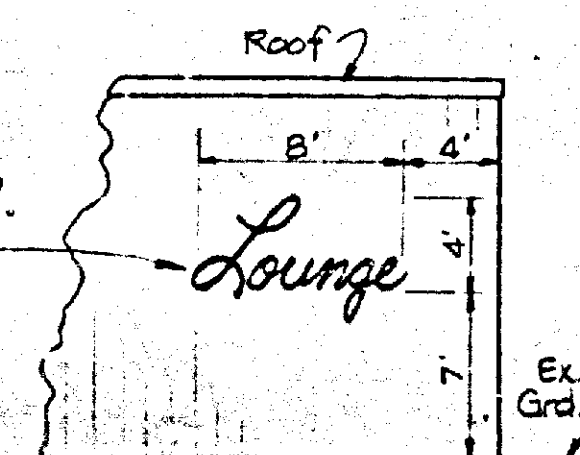
64 SQ. FT. TOTAL  
SIGN # 1  
Scale:  $\frac{3}{8}$ " = 1'-0"



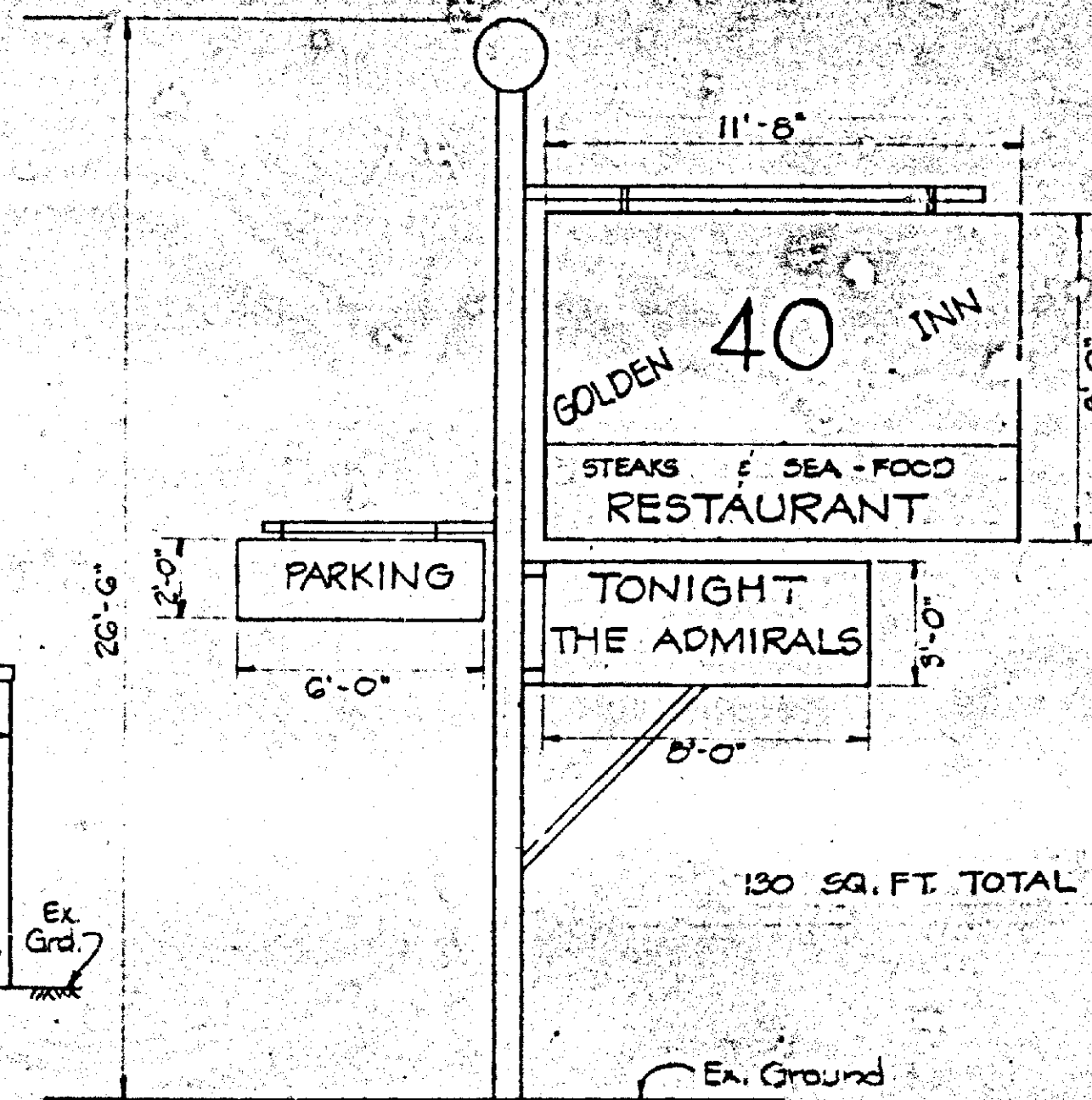
184 SQ. FT. TOTAL  
SIGN # 2  
Scale:  $\frac{1}{8}$ " = 1'-0"



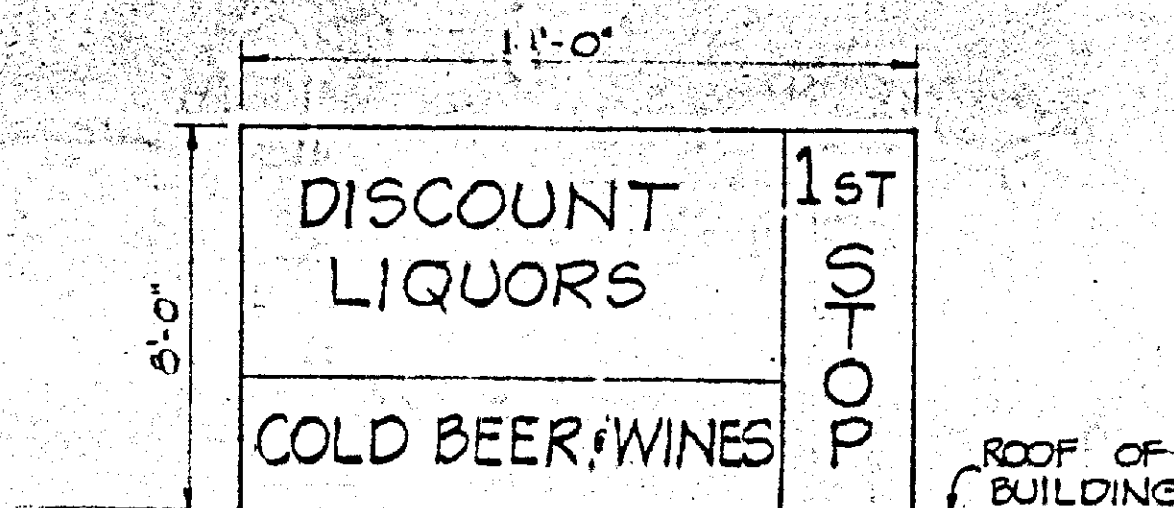
48 SQ. FT. TOTAL  
SIGN # 8  
Scale:  $\frac{1}{8}$ " = 1'-0"



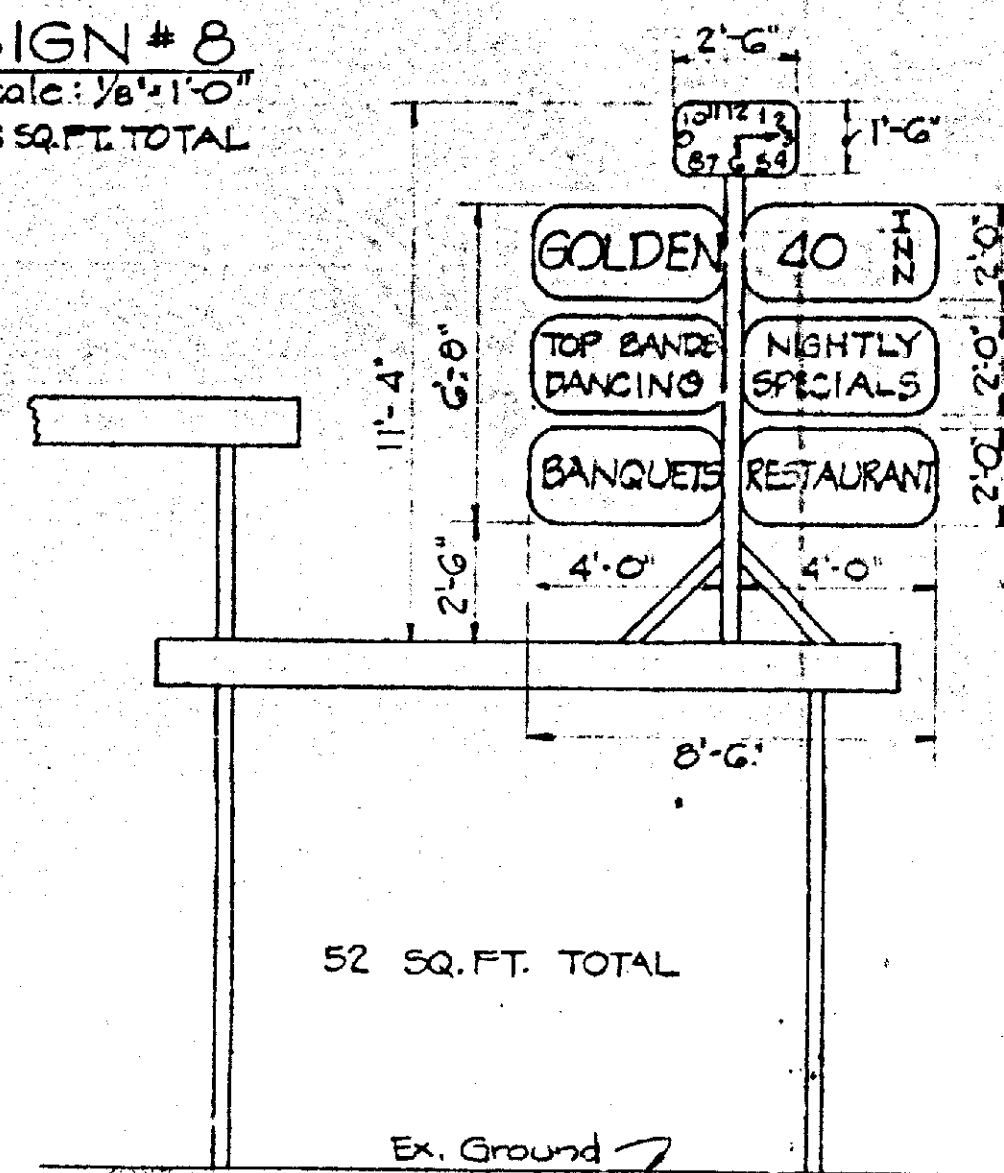
32 SQ. FT. TOTAL  
SIGN # 7  
Scale:  $\frac{1}{8}$ " = 1'-0"



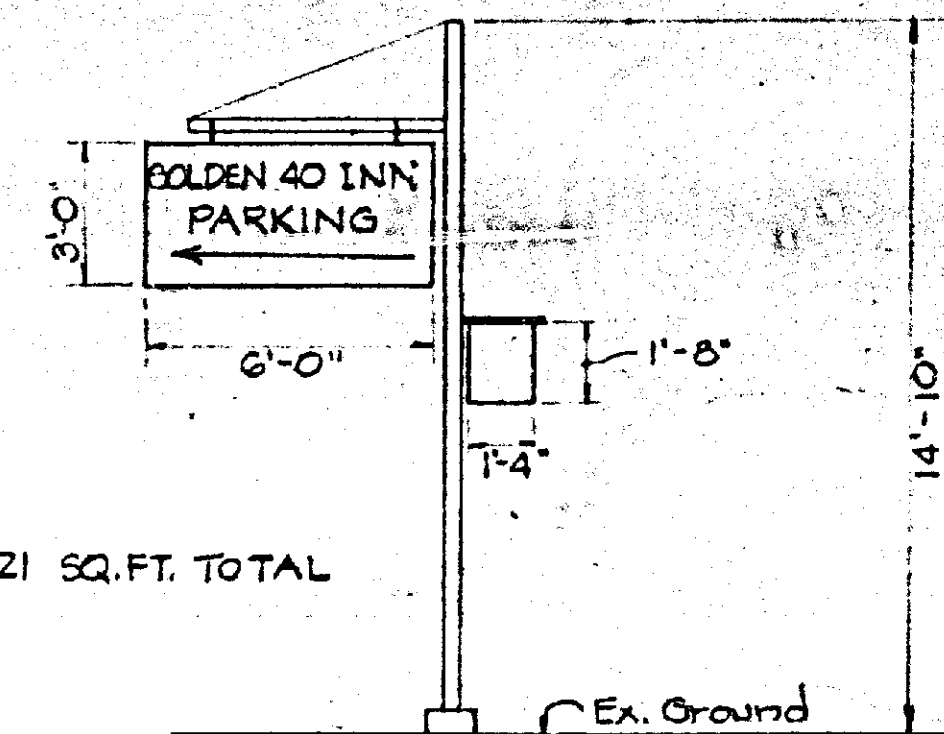
130 SQ. FT. TOTAL  
SIGN # 3  
Scale:  $\frac{1}{4}$ " = 1'-0"



112 SQ. FT. TOTAL  
SIGN # 5  
Scale:  $\frac{1}{4}$ " = 1'-0"



52 SQ. FT. TOTAL  
SIGN # 4  
Scale:  $\frac{1}{4}$ " = 1'-0"



21 SQ. FT. TOTAL  
SIGN # 6  
Scale:  $\frac{1}{4}$ " = 1'-0"

PETITIONER'S  
EXHIBIT 2

ENGINEERS  
D.S. THALER & ASSOCIATES, INC.  
11 WARREN ROAD  
BALTIMORE, MARYLAND 21208

PLAT TO ACCOMPANY VARIANCE  
PETITION FOR SQUARE FOOTAGE  
(HEIGHT OF EXISTING SIGNS)  
11th ELECT. DISTRICT BALTIMORE COUNTY, MD.  
SCALE: AS SHOWN FEBRUARY 20, 1980  
SHEET 2 OF 2.

REVISED JULY 28, 1980 - L.T.D.

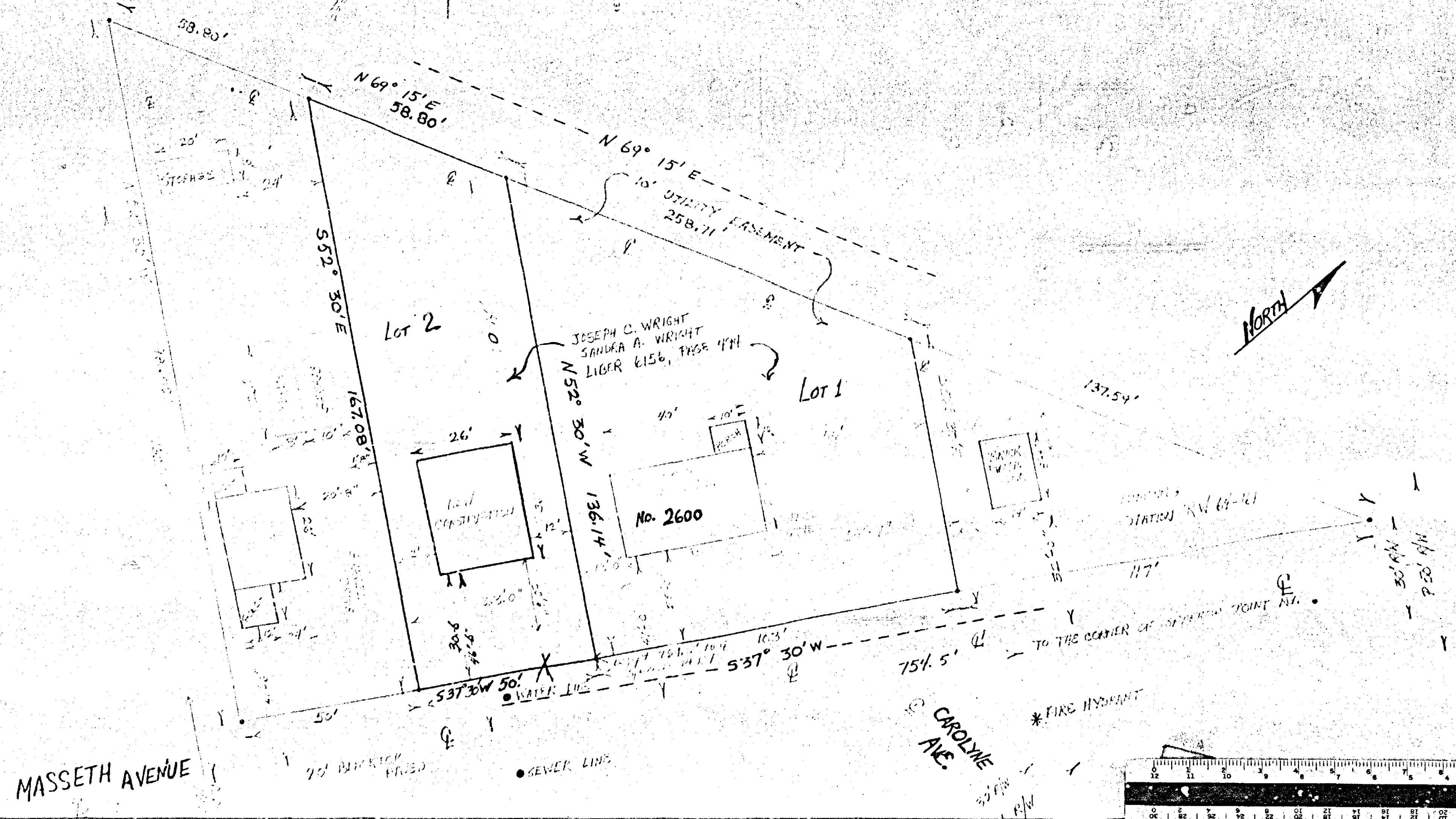
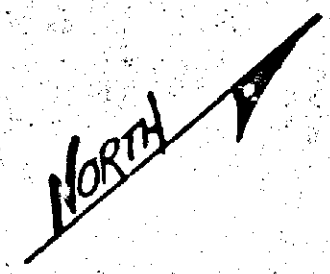
PLOT PLAN FOR ZONING VARIANCE FOR LOT WIDTH OF 50' INSTEAD OF 55'

OLD MAPS & RECORDS  
 DISTRICT 12, MAP 2-10-11

RECORD  
 DISTRICT 12, MAP 2-10-11  
 DISTRICT 12, MAP 2-10-11  
 DISTRICT 12, MAP 2-10-11

DR

5.5



MASSETH AVENUE

CAROLINE AVE.

TO THE CORNER OF INTERSECTION POINT NO.

\* FIRE HYDRANT

