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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Joeseph Charles Wright MY or we .... Sandra Acors bright .....legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof.

was been a common a common contrata a communicativa contrata de la compositiva della hereby petition for a Variance from Section 1802.3C.1 to permit a lot width of

50 feet in lieu of 55 feet. 

- register of the state of the of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) HARDSHIP: We are putting in this variance to have a small one-story bungalow next door to us on a 50 foot lot to relocate my recently widowed mother, Gertrude Acors. She is now in a two-story dwelling, which is old and she should not be going up and down stairs. She has never driven a car, therefore, it is up to - me to drive her such places as grocery store, doctors, etc. My husband and I both work and this sometimes hits very inconvenient times. If she were next door, we could better schedule these outings.

In building this house next door for her, we could keep a better eye on her, if she were ill and keep her company everyday, not just an occasional visit. Since my father died, she feels like a lot of other elderly people; not needed. With her next door, she will still have her privacy

with a family close by, since she is not willing to move in with us.

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 Balimore County adopted pursuant to the Zoning Law For Baltimore County. Contract purchaser Address 2600 MASSETH ALE. BALTIMORE MD 21215 (477-4173)

19280, 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

23rd day of September 198280 + 9:30 oldo

Item #22 (1980-1981) Property Owner: Joseph Charles & Sandra Acors Wright September 10, 1980

Storm Drains: (Cont'd)

The submitted plan should indicate all contours below elevation 10 (Baltimore County Datum). This area could be subject to tidal inundation by the waters of Jones Creek.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.

Water and Sanitary Sewer:

There is a public 6-inch water main in Masseth Avenue.

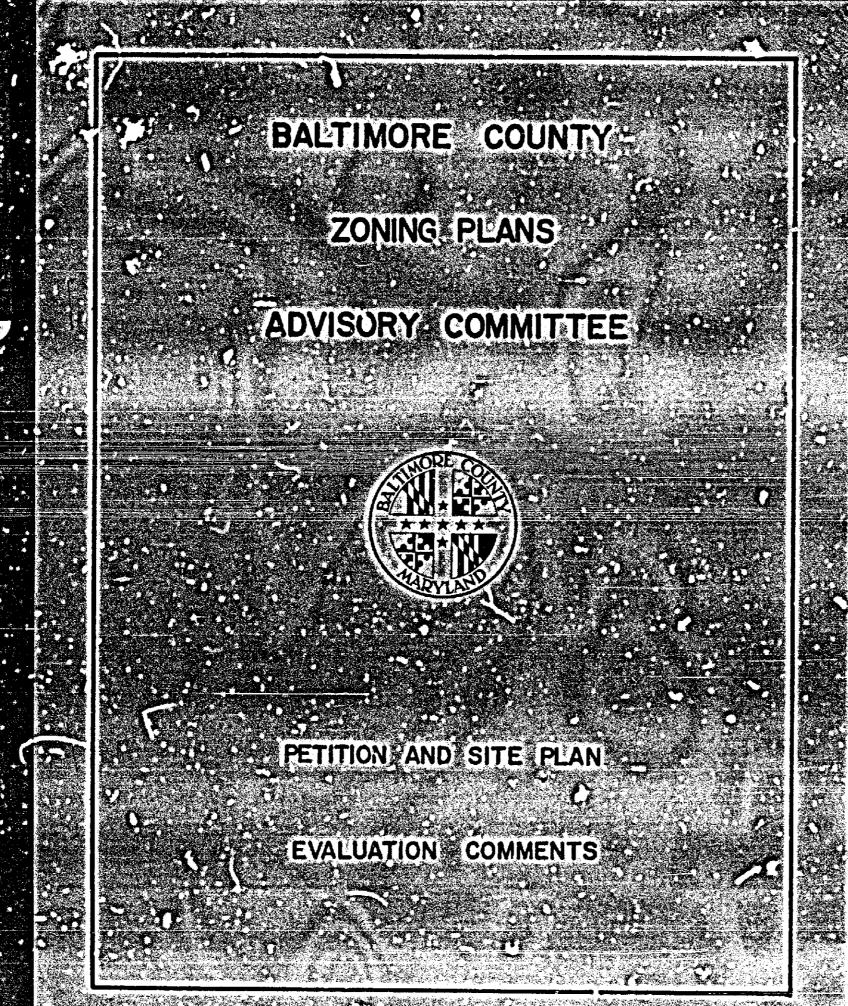
There is public 8-inch sanitary sewerage within the 10-foot utility easement along the rear of this property (Drawing #64-0153, File 1). The Petitioner is cautioned that service is not to be provided to any sanitary fixture below elevation 6.00 (Baltimore County Datum), and that Manhole 33610, located in the northwesternmost corner of Lot 2 has been constructed with a watertight frame

Chief, Bureau of Engineering

END: EAM: FWR: SS

cc: J. Wimbley J. Somers . S. Bellestri D. Grise

A-NR & NW Key Sheets 25 SE 30 & 31 Pos. Sheets SE 7 H Topo 111 Tax Map



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE 111 W. Chesapeake Ave Mr. & Mrs. Joseph Charles Wright 2600 Masseth Avenue Baltimore, Maryland 21219 Nicholas B. Commodar RE: Item No. 22 Pelitioners - Joseph Charles Wright, et ux ME. MERS Variance Petition Eng' ering Dear Mr. & Mrs. Wright: Dipartment of The Zoning Plans Advisory Committee has reviewed the plans State Reads Commission submitted with the above referenced petition. The following comments: Aureau of are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or Realth Department problems with regard to the development plans that may have a bearing Project Planning on this case. The Director of Planning may file a written report with Building Department" the Zoning Commissioner with recommendations as to the suitability woard of Education of the requested zoning. Zoning Alministration Enclosed are all comments submitted to this office from the Industrial .... 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 according. Very truly yours. NICHOLAS B. COM DDARI Zoning Plans Advisory Committee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204 HARRY I PISTEL P. E. Mr. William E. Hammond Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item #22 (1980-1981) Property Owner: Joseph Charles & Sandra Acors Wright N/WS Masseth Rd. 769.5' S/E of centerline of Sparrows Acres: 50/58.80 x 167.08/136.14 District: 15th

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.

September 10, 1980

The Petitioner's property comprises Lot 2 and the major (southwesterly) portion of Lot 1 of "Plat of Susan W. Wortman, It Being a Resubdivision of Part of the Plat of the Estate of Charles M. Snyder", recorded L.McL.M. 10, Folio 121. The northeasterly portion of Lot 1 is the site of the Baltimore County (Masseth Avenue) Waterview Sewage Pumping Station (Drawing #64-0193, File 1)

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

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

Storm Drains:

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

**BALTIMORE COUNTY** OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

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

Dear Mr. Hammond:

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

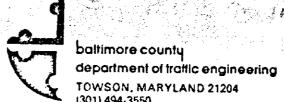
Property Owner: Joseph Charles and Sandra Acors Wright Location: NW/S Masseth Road 769.5' S/E of centerline of Sparrows Point Road Acres: 50/58.80 X 167.-8/136.14 District: 15th

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

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

Current Planning & Development

MICHOFILETO



TEPHEN E. COLLINS

August 20, 1980

Mr. William Hammond Zoning Commissioner

County Office Building Towson, Maryland 21204 Dear Mr. Hammond:

July 29, 1980.

The Department of Traffic Engineering has no comments on Items 19, 20, 21, 22, 23, and 26 of the Zoning Advisory Committee Meeting of

Engineer Associate II

MICROFILECT

MICHULLALD



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE CHIEF

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Re: Property Owner; Joseph Charles & Sandra Acors Wright

NW/S Masseth Road 769.5' S/E of centerline of Sparrows Point Rd.

Zoning Agenda: Meeting of 7/29/80

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, marked with an "X", are applicable and required to be corrected or incorporated into the final plans for the property.

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

(3) 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. [ ] 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.

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

TO THE ZONING COMMISSIONER OF BALTIMOR	
	ing Regulations of Baltimore County, to use ther 4B
herein described property forNursing and C	Convalescent Home
	Jan 13
	P-1 3-4
	Haraca X H
Property is to be posted and advertised as pre	scribed by Zoning Regulations.  al Exception advertising, posting, etc., upon filing
I, or we, agree to pay expenses of above specific of this petition, and further agree to and are to be of Baltimore County adopted pursuant to the Zonin Contract Purchaser:	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.  Legal Owner(s):
	Joseph J. Cameron (Type or Print Name)
(Type or Print Name)	Sul Vacana
Signature	Signature
CHARLES TO SEE THE SECOND EST THE SECOND SE	John B. Littleton
Address	(Type or Print Name)
City and State	Signature (See attached sheet for signatures

Rs Telephone No.: \_321-0180 RDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_1st\_\_\_\_\_ day May \_\_\_\_\_, 19.80\_, 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

of additional owners.) .

012 Old North Point Road

Beltimore, Maryland 21224

Name and telephone number of legal owner, con-

tract purchaser or representati to be contacted

Z.C.O.-No. 1

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 6, 1980

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Faryland 21204 000

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

Dear Mr. Thomson:

Bureau cf State Reads Commission

MEMFERS

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning #dministration Industrial

Development

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.

RE: Item No. 177

Variance Petitions

Petitioner - Joseph J. Cameron, et al

Special Exception, Special Hearing and

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.

## PETITION FOR ZOIVING VARIANCE FROM AREA AND HEIGHT REGULATIONS

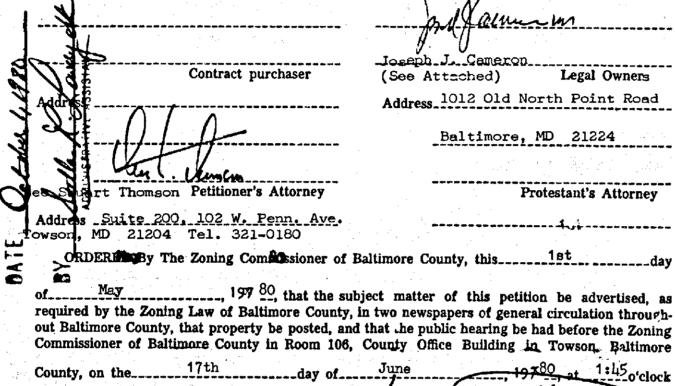
I, or we, loseph J. Cameron, et al legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1803-28 (V.B.2) to permit e rear yard setback of 25' instead of the required 30'

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 accomodate 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 Balimore County adopted pursuant to the Zoning Law For Baltimore County.



required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that he public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

John B. Lit ston, Salvador Cossello, Joseph B. Sindelar

I, or we, Joseph J. Comeron 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 Paltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning

Commissioner should approve on emendment of the site plan filed with Special Exception Case No. 5479RX- to allow the esisting office building to remain

and the construction of a nursing or convalescent home on the unimproved portion

Property is to be posted and advertised as prescribed by Zoning

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.

Joseph J. Cameron See attached sheet for additional owners. Contract Purchaser Address 1012 Old North Point Road Baltimore, Maryland 21224 thutter thun In Petitioner's Attorney Protestant's Attorney Suite 200, Alex Brown Building

ORDERED By the Zoning Commissioner of Baltimore County, this... day of May 19680, 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 B Timore County in Room 106, County Office Building in Towson, Maltimore County, on the 17th day of June 19880 Bolock P. M.

Zoning Commissioner of Baltimore County

80 1:15 m

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION & COMMENTS

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.

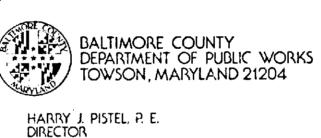
> Very truly yours, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:hk

Enclosures

cc: Daft McCune Walker, Inc.

530 East Joppa Road Towson, Md. 21204



Address 102 W. Pennsylvania Avenue Towson, Maryland 21204

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 S/ES North Point Road, 261 N/W Berkshire Rd. Existing Zoning: D.R. 16 and D.R. 10.5 Proposed Zoning: Special Exception for anursing 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 Gownstream 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 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,

END: EAM: FWR: SS

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

TED ZALESKI, JR DIRECTOR April 1. 198

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

Dear Mr. Hammond:

Comments on Item #177Zoning Advisory Committee Meeting, March 18, 1980

Property Owner: Joseph J. Cameron, et al Location: SWS North Point Road 261 NW Berkshire Road Existing Zoning: D.R. 16 & D.R. 10.5

Proposed Zoning: Special exception for a mursing and convalescent home and Special Hearing to amend Case No. 5479-RX to allow the existing office building to remain and to construct a mursing and convalescent home on the unimproved portion of the property.

14.557

The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978, the State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

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.

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

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the tructure will meet the Code requirements for the proposed change. Drawings may require a prefessional seal.

W. 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.

I. Comments

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.

Charles E. Burnham, Chief Plans Review

CEB: rr

Joseph
ATTACH TO THE PETITION OF JOHN-J. CAMERON, ET AL, FOR A SPECIAL
EXCEPTION FOR A NURSING OR CONVALESCENT HOME IN A D.R. 16 ZONE.
NAMES AND SIGNATURES OF ADDITIONAL LEGAL OWNERS:

Salvador Rossello

Signature

Joseph B. Sindelar

Signature

Addresses same as shown on face of Petition.

John B. Littleton

AB fulle Mo

RE: PETITION FOR SPECIAL EXCEPTION
PETITION FOR VARIANCE
PETITION FOR SPECIAL HEARING
SW/S of North Point Rd., 261' NW of

Berkshire Rd., 12th District

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

: Case No. 80-249-XASPH (Item 177)

JOSEPH J. CAMERON, et al,
Petitioners

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Prisuar 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. Hessian, 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 aforegoing Order was mailed to Lee Stuart Thomson, Esquire, Suite 200, Alex. Brown Building, 102 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

JOSEPH J. CAMERON, & ap

LAW OFFICES

SUITE 200

102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

13011 321-0160

September 19, 1980

The Honorable William E. Hammond Zoning Commissioner of Baltimore County County Office Building Toward: Maryland 21204

> RE: Petition for Special Exception, Variance, Special Hearing Southwest Side North Point Rd. Case No: 80-249-XASPH(Item 117)

Dear Mr. Commissioner:

The above captioned matters were heard before you on June 17, 1980. No opposition was presented to the Petitions at the Hearing nor, as far as I am aware, has any been advanced since. Neither am I aware of any legal issues which were raised at the time of the Hearing which remain unresolved.

Had there been some controversy surrounding the issues presented to you in this matter, my clients would be better able to understand the delay in the passage of an Order.

The passage of over three months since the Hearing compelss me to address this letter to you. If there is any item or items which the petitioners, or this office, have failed to supply to you or this office is in any way responsible for the delay in a decision on this matter, it would be deeply appreciated if you could bring that fact to my attention at your first convenience. Thanking you for your attention to this matter, I am,

Lee Stuart Thomson

LST/dm

cc: Mr. John W. Hessian, III Joseph J. Cameron, M.D. PETITION FOR SEVIAL EXCEPTION, VARIANCE AND SPORAL HEARING

ATTACH TO PETITION FOR SPECIAL HEARING FOR AN AMERICMENT OF THE SITE

Joseph B. Sindelar

Petition.

Addresses same as shown on face of

PLAN FILED WITH SPECIAL EXCEPTION CASE NO. 5479RX (1962). NAMES

AND SIGNATURES OF ADDITIONAL LEGAL OWNERS:

12th District

Petition for Special Exception, Variance and Special Hearing

Southwest side of North Point Road, 261 feet Northwest of Berkshire Road

DATE & TIME: Tuesday, June 17, 1980 at 1:45 P.M.

LOCATION:

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, vill hold a public hearing:

Petition for Special Exception for a mursing and convalescent home; Variance to permit a rear yard setback of 25 feet instead of the required 30 feet and 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. 5479-RX 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

The Zoning Regulation to be excepted as follows:

Section 1B02.2B (V.B.2) - Regulations, Standards and Controls for Density, Bulk, open space and parking

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

Being the property of Joseph J. Cameron, et al, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, June 17, 1980 at 1:45 P.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

REGULATIONS. NAMES AND SIGNATURES OF ADDITIONAL LEGAL OWNERS:

ATTACHED TO PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT

John B. Littleton

Salvador Rossello

John B. Sindelar

Addresses same as shown on face of Petition.

DAFI-MCCUNE-VEKEK,INC.

Towson, a.d. 21204
Telephone: 301—296-3333
Land Planning Consultants
Landscape Architects
Engineers

DESCRIPTION

Parcel A

2.084 Acre Parcel for Special Exception for Convalescent Home in DR-16 Zone 12th Election District, Baltimore County, Maryland

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.

Wilson F. Outen
Reg. Land Surveyor No. 2493



January 18, 1930 Job Order No. B-7916h

Pursuant to the advertisement, posting 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.

MOTHER YEAR DESIGNATION OF THE STREET

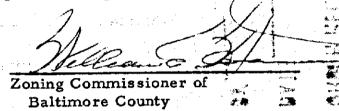
Therefore, IT IS ORDERED by the Zoning Commissioner of Baramore County, this 15t day of October, 1980, that the herein Petition for Special Exception for a two-story nursing and convalescent home, in accordance with the site plan prepared by Daft, McCune, Walker, Inc., dated February 27, 1980, ... the 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 360 071 1011 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:

- 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.

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.



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

Special Exception and Special Hearing Orders.

day of October , 19.80, 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, subect Labwever, to the terms, provisions, and conditions contained in the accom-

Pursuant to the advertis ment posting of property and public hearing on

the Pet. 2 and it appearing that by reason of the following finding of racts

that strict compliance with the Baltimore County Zuring Regulations would result

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

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 were

- 1. On February 14, 11962, an Order was rendered for the subject property by the then Zoning Commissioner, John G. Rose, granting a reclassification from all R.G Zone to an R-A Zone and a special exception for offices on the tract of land containing 4.56 acres, more or less (Case No. 5479-RX).
- 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 convalencent home to be constructed on 2.034 acres, more or less.
- 4. There were no Protestants appearing in opposition to the Peti-
- 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 / 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 and the same is GRANTED, from and after the date of this Order, subject, wevel, to the following restrictions:

Compliance with any and all applicable subdivision regulations at such time as either tract of land is transferred.

Compliance with the terms, provisions, and conditions of the

accompanying Special Exception Order.

Zoning Commissioner of Baltimore County

STEPHEN E. COLLINS

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

> - ZAC - March 18, 1980 Property Owner: Joseph J. Cameron, et al SW/S North Point Road. 261' NW Berkshire Road Existing Zoning: D. R. 16 & D. R. 1.5 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.

4.557

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,

Engineer Associate II

MSF/bza

# Maryland Department of Transportation

Attention: Mr. N. Commodari

M. S. Caltrider

Re: Z.A.C. Meeting, March 18, 1980 ITEM: 177.

Property Owner: Joseph J.

Location: SW/S North Point

Existing Zoning: D.R. 16 &

Hearing to amend Case No.

to construct a nursing and

mproved protion of the

Proposed Zoning: Special Exception for a nursing and convalescent home and Special

5479-RX to allow the existing office building to remain and

convalescent home on the uni-

Rd. Route 20, 261' NW

Cameron, et al

Berkshire Rd.

property.
Acres: 4.557

District: 12th

Access Permits Willow

D.R. 10.5

March 20, 1980

April 30, 1980

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204 BALTIMORE COUNTY
DEPARTMENT OF HEALTH DONA'LD J. ROOP, M.D., M.P.H. DEPUTY STATE & COUNTY HEALTH OFFICER

The second secon

May 2, 1980

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

Dear Mr. Hammond:

Acres:

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

> Property Owner: Location: Existing Zoning: Proposed Zonings

Joseph J. Cameron, et al SW/S North Point Rd. 261' NW Berkshire Rd. D.R. 16 & D.R. 10.5 Special Exception for a nursing and convalescent home and Special Hearing to amend Case

No. 5479-EX to allow the existing office building to remain and to construct a nursing and convalescent home on the unimproved portion of the property.

District:

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,

BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth

cc: Air Pollution

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204 825-7310

PAUL H. REINCK.

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

SW/S North Point Rd. 261' NW Berkshire Rd. Item No: 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 or 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 al' applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code". 1976 Edition prior to occupancy.

( )  $\epsilon$ . Site plans are approved as drawn.

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

Flanding Group
Special Inspection Division

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 the could

in this area also.

Dear Mr. Hammond:

Mr. W. Hammond

Zoning Commissioner

Towson, Md. 21204

County Office Building

affect the layout of the site. The fire hydrant and utility poles must be relocated properly

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

behind the curb line. Very truly yours, Charles Lee, Chief Bureau of Engineering

By: George Wittman CL:GW:mah My telephone number is (301) 383-4320

cc: Mr. J. Wimblev P.O. Box 717 / 308 West Preston Street, Baltimore, Maryland 21203

TOWSON, MARYLAND 21204

JOHN D. SEYFFERT DIRECTOR

Dear Mr. Hammond:

Property Owner: Joseph J. Cameron, et al Existing Zoning: D.R.16 and D.R.10.5

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

Very truly yours,

Planner III

WILLIAM E HAMMOND ZONING CON MISSIONER

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

> RE: Petition for Special Exception, Variance and Special Hearing SW/S N.Pt. Rd., 261 NW Berkshire Rd Joseph J. Cameron, et al Case No. 80-219-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 remit to Sondra Jones. Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WH:sj

October 1, 1980

Lee Stuart Thomson, Ecquire 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)

> > 90-3 49-11/15/11

Date of Posting 6/2/30

Dear Mr. Thomson

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

Very truly yours,

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for leteface for flansing, Britial bearing

WILLIAM E. HAMMOND Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY, MARYLAND

INTER-DFFICE CORRESPONDENCE

Mr. W. E. Hammond Zoning Commissioner June 4, 1980 John D. Seyffert, Director 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 rifice does not ordinarily comment upon state road detail, a staff field inspecti 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.

JDS:JGH:ab

PETITION FOR SPECIAL EXCEPTION,

SPECIAL HEARING

Variance and Special Hearing
UCATION: Southwest side of North
Point Road, 261 teet Northwest el
Berkshire Road
DATE & TIME: Tuesday, June 17, 1980

Office Building, 111 W. Chesapeake Avenue, Tourcon Maryland.
The Zoning Commissioner of Balti-

more County, by authority of the Zoning Act and Regulations of Boltimore County, will hold a public hearing:

Petition for Special Exception for a

nursing and consulescent home. Variance to permit a rear yard setback of 25 feet instead of the required 30 feet and Special Hearing

required 30 feet and Special reading 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 Secret Executing Case No. 5479

with Special Exception Case No. 5479

RX to allow the existing office building to remain and the con-struction of a nursing or convalescent

home on the enime, wed portion of

the subject property

The Zoeing Regulations to be excepted as follows:

Section 1802.28 (V.3.2) Regulations, Standards and Controls for Density, Bulk, open space and parking.

All that parcel of land in the Twe./th
District of Baltimore County

Amendment of Existing Special

Exception for Medical Office

Building in DR-16 Zone 12th

Florition District, Baltimore County.

Beginning for the same at a point on the southwest side of North Point Road at the distance of 255 feet, more or

Beginning for the same at a point on the southwest side of North Point Road at the distance of 261 feet men or fear, northwesterly from the northwest side of Berkshire Road, and running honce 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 254.47 feet theory for a new line of discount

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.

Boil. 2 the property of Joseph 3. Cameron, et al. as shown on plat plen

filed with the Zoning Department.

Hearing Date: Tuesday, June 1980 at 1:45 P.M.

Public Hearing Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 8Y-ORDER OF

WILLIAM E. HAMMOND

PETITIONER'S EXHIBIT 2

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. 80-219-TASPH

TIME: 1:30 .M.

DATE: Wednesday, June 4, 1980

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

TOWSON, MARYLAND

coption, Variance and Special Encoption, Variance and Special Rearing LOCATION Southwest side of North Point Road, 361 feet North west of Berkshire Road DAT's & TIME: Tuesday, June 17, 1980 at 1:45 P.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W.
Chomponke Avenue, Towson, Maryland

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

timore County, will hold a public hearing:
Petition for Special Exception for a nursing and convalencent home;
Variance to permit a rear yard setback of 25 feet instead of the required 30 feet and Special Hearing under Sections 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Eoning Commissioner and/or Deputy Soning Commissioner should approve as amendment of the site plan filed.

with Special Exception Case No. 5479-RX to allow the existing office building to remain and the construe-

building to remain and the construc-tion of a sursing or convalencent home on the unimproved portion of the subject property

The Zou'ng Regulation to be ex-cepted as a blown:

Section 1302.2B(V.H.2)—Regulations: Standards and Controls for Density. Bulk, open space and parking All that percei of land in the Twelfth District of Bultimore Coun-

Amendment of Existing Special
Exception for Medical Office
Building in DR-16 Zone
12th Election District,
Baltimore County, Maryland

Public Hearing: Room 106, County
Office Building, 111 W. Cheaspeake
Assume Townon, Maryland
By Order Of
WILLIAM E. HAMMOND,
Eoning Commissioner
of Buildings County
May 28.

Section 1802.2B(V.B.2) Reguin

Lee Stuart Thorason, Esquire Suite 200, Alex Brown Building 102 West Panneylvania Avenue Towson, Maryland 21294

cer Daft McCupe Walker, Inc. 530 East Joppa Road Towers, 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

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Jessph J. Comerson, et al Lee Stuart Thomson, Esq.

Chairman, Zoning Plans Advisory Committee

80-249-XASPH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 5/18/40

Posted for: Petition for April Existion, Variance, Regular

Petitioner: July J. Cambran, et al

Location of property: 54/5 M. Pt. M., 261'NW & Berkeline Location of Signs: front of property ( facing M. P. Bl)

Posted by Glam Coleman Date of return: 5/21/50

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

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

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222 June 11, 19 80

1980; that is to say,

No. 088812

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

30th day of May,

the same was inserted in the issues of

May 29, 1980

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

1012 Associates

253352W 6

FOR: Filing Fee for Case No. 80-21,9 XISPH

VALIDATION OR SIGNATURE OF CASHIER

Kimbel Publication, Inc.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 29 19 80

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., DECENTIONER of one time massessessesses before the 17th

day of \_\_\_\_June\_\_\_\_\_, 19.8Q\_, the rest publication appearing on the 29th day of May 19\_\_8Ω

Cost of Advertisement

2.084 Acre Parcel for Special Exception for Convalencent Home in DR-16 Ecme

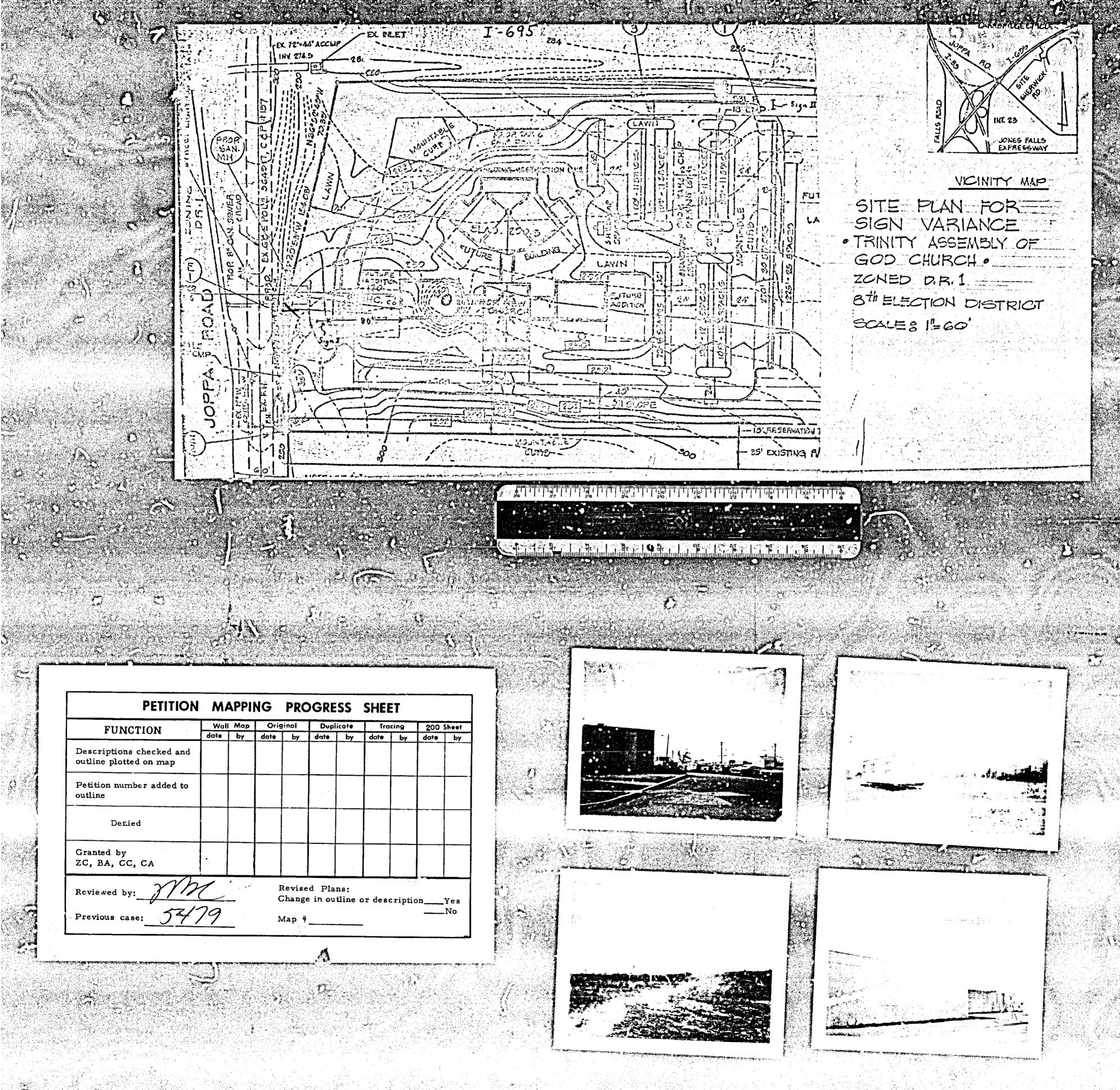
12th Election District,

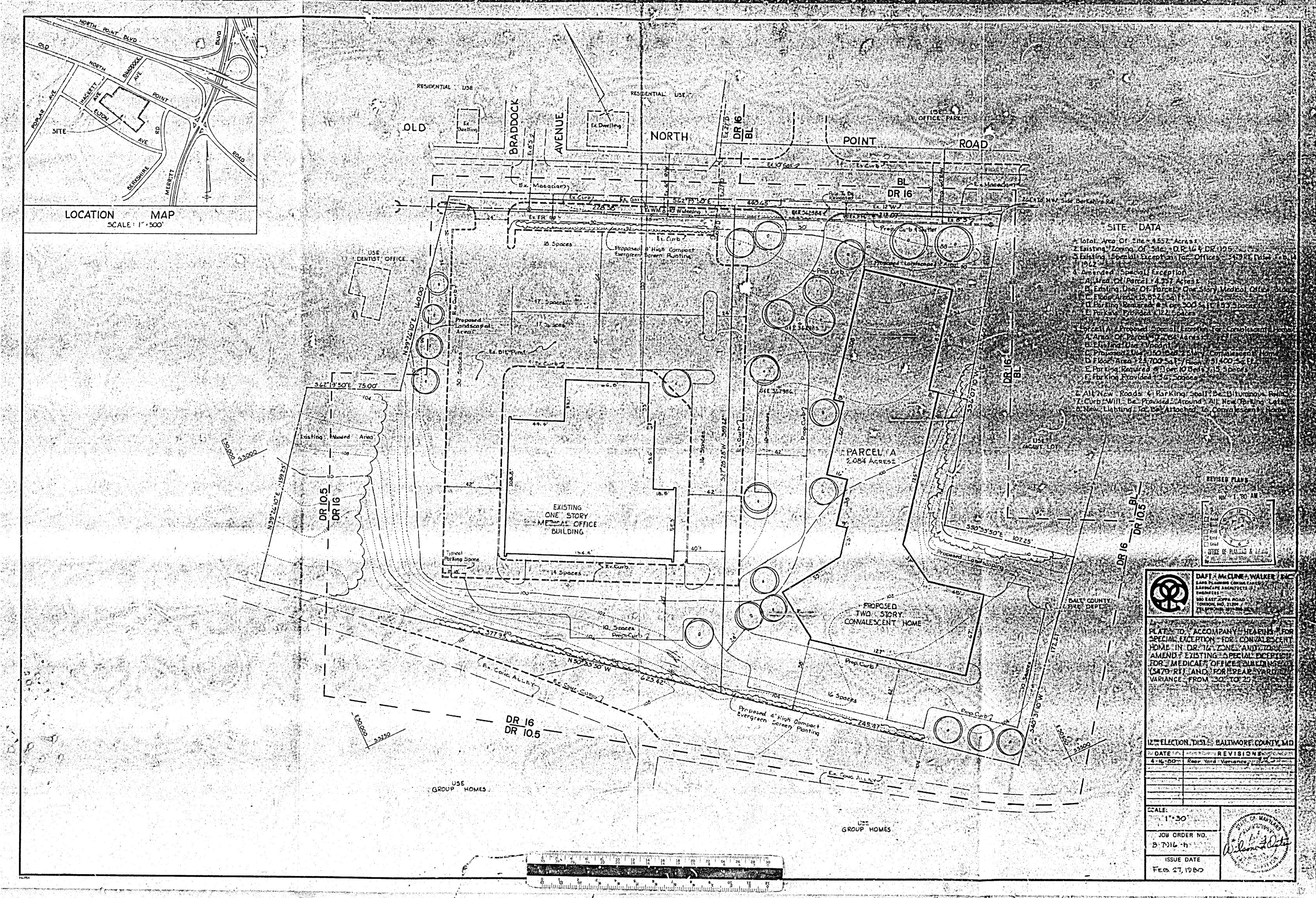
2 Buttimore County, Mary and a Beginning for the same at a point on the southwest side of North Point Road, and running thence of 21 feet more or less, northwesterly from the surlines of the whole lot of ground, and running thence binding on the outlines of the whole lot of ground (1) South 30° 27' 50° Nest 197.35 feet, (3) South 40° 21' 10° West 172.37 feet, thence for a new line of divi-

FOR Advertising and Posting for Case No. 80-219-XATE Being the property of Joseph J. Cameron, et al, as shown on plat plan filed with the Zoning Depart-

2841 7828 19 107.75

VALIDATION OR SIGNATURE OF CASHIER





IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10 to day of October . 1980, that the herein Petition for Vari nce(s) to simit 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. , folio 121, in accordance with the site plan filed herein, should be and the same GRANTED, from and after the date of this Order, subject, however, to the aprual of the aforementioned site plan by the Department of Public Works and the

office of Planning and Zoning.

RE: PETITION FOR VARIANCE

15th District

Mr. Commissioner:

Peter Max Zimmerman

Deputy People's Counsel

Baltimore, Maryland 21219, Petitioners.

SE of Sparrows Point Rd.,

NW/S of Masseth Rd., 769.5'

JOSEPH C. WRIGHT, et ux,

Zoning Commissioner of **Baltimore County** 

BALTIMORE COLINIY
DEPARTMENT OF PERMITS & LICENSES 100 TOWSON, MARYLAND 21204

TED ZALESKI, JR. DIFFECTOR

August 13, 1980

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

Comments on Item # 22 Zoning Advisory Committee Meeting. July 29, 1980

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

50/58.80 x 167.08/136.14

The items checked below are applicable:

structures shall conform to the Baltimore County Building Code 1978,

7. B. A building/ permit shall be required before beginning construction

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

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 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

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

X I. 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 A.B.C 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 in ended 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.

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

SPECIAL NOTE FOR CONSTRUCTION IN ATDAL OR REVERINE AREAS BILL 199 - 79 BALTIMORE COUNTY BUILDING CODE 1978 ENFECTIVE MAIN A 1, 1980

SFOTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding. Areas Subject to Inundation by Tidewaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood . exation, 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

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 imundation 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 Gwellings units cameged 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

Charles & Sumbon

BALTIMORE COUNTY PUBLIC SCRUCULS

Robert Y. Dubel, Superintendent

Date: July 28, 1980

Towson, Maryland - 21204

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 On link Letioners km. Nick Petrovich, Assistant Department of Planning

PETITION FOR VARIANCE

15th District

Petition for Variance for lot width ZONING:

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. 19, Folio 121, Lot 2, in the 15th Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond

Zoning Commissioner Date September 11 1980 Norman E. Gerber, Acting Director

FROM Office of Planning and Zoning

SUBJECT Perition 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

Fitteenth District

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

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

NEG: JGH: ab

People's Counsel for Baltimore County

BEFCRE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 81-58-A

::::::

ORDER TO ENTER APPEARANCE

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

John W. Hessian, III

Rm. 223, Court House

494-2188

I HEREBY CERTIFY that on this 3rd day of September, 1980, a copy of the

aforegoing Order was mailed to Mr. and Mrs. Joseph C. Wright, 2600 Masseth Avenue,

Towson, Maryland 21204

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.

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.

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:sj

August 27, 1980

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: 7 asday, September 23, 1980

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

TOWSON. MARYLAN

ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Mr. 4 Mrs. Robert Campbell 7419 Blevins Avenue Baltimore, Maryland 21219 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/erl

Attachments

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

Mr. & Mrs. Bobby W. Campbell 7419 Blevins Avenue Baltimore, Maryland 21219 2600 Masseth Cenue Baltimere, MD 21219 July 18, 1980

Mr. William B. Hammend
Zening Commissioner
Reem 109, County Office Building
Towson, PD 21204

Re: Zening Variance Item 22 Filed - 18/80

Dear Fr. Hammend:

Me 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° let 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

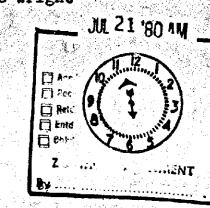
us,

Sincerely, Shade Wright

Sandra Ocora Wright

Jeseph Charles Wright

Sandra Acers Wright



#### BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hammond September 17, 1980

Charles E. Burnham

SUBJECT Item #22

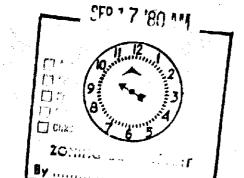
I believe this letter submitted by Mr. & Mrs. Wright on September 15, 1980 will establish the property lines as previously existing and would therefore nollify my comment noted "I" on the above item as it relates to adjoining structure.

The other items remain applicable.

Charles E. Burnham
Plans Review Supervisor

CEB:rrj

CC: Nick Commadari PR File



2600 Masseth Avenue Baltimere, 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. Wortman 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

Sandra A. Wright

SPP17(6)\*\*\*

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE G COUNTY HEALTH OFFICER

September 10, 1980

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

Dear Mr. Hammond:

Towson, Maryland 21204

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

Property Owner:

Joseph Charles & Sandra Acors Wright NW/S Masseth Rd. 769.5' S/E of centerline of Sparrows Point Rd.

Existing Zoning: Proposed Zoning:

D.R. 5.5 Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

Acres: District:

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

Very truly yours,

50/58.80 X 167.08/136.14

Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

September 10, 19

Mr. William R. Hammond, Zoning Commissioner Office of Flamming and Zoning County Office Building Towson, Maryland 21264

Dear Mr. Hammond:

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

Property Owner: Location:

Joseph Charles & Sandra Acors Wright
NW/S Masseth Pd. 769.5' S/E of centerline of Sparrows Point Ed.
D.B. 5.5

Existing Zonings
Proposed Zonings
Acress
Districts

hazards are anticipated.

Variance to permit a lot width of 50 ft. in lieu of the required 55 ft. 50/58.80 X 167.08/136.14

District:

15th

Metropolitan water and sewer are available, therefore, no health

Aost graft South

LAG J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

/mw/JRP

September 10, 1980

Mr. Villiam R. Hammond, Zoning Commissioner Office of Flaming 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 Cumer: Location: Joseph Charles & Sandra Acors Wright BW/S Masseth Rd. 769.5° S/E of centerline of Sparrows Point Rd.

50/58.80 X 167.00/136.14

Existing Zonings
Proposed Zonings

D.R. 5.5 Variance to permit a lot width of 50 ft. in lieu of the required 55 ft.

Acres: District:

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

Very truly yours,

Ian J. Horrest, Director

EUREAU OF ENVIRONMENTAL SERVICES

IJF/me/JRP

September 10, 1980

Mr. William T. Hummond, Zoning Commissioner Office of Lanning and Zoning County Office Duilding Towson, Maryland 21204

Dear Mr. Hammond;

July 29, 1980, are as follows:

Property Owners

Existing Zonings

Joseph Charles & Sandra Acors Wright NW/S Masseth Rd. 769.5' S/E of centerline of Sparrows Point Rd.

Proposed Zonings
Acres:
Districts

D.R. 5.5
Variance to permit a lot width of 50 ft.
in lieu of the required 55 ft.
50/58.80 X 167.03/136.14

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

Very truly yours,

Tan O' Fortest. Director BUREAU OF ENVIRONMENTAL SERVICES

IJF/m/JEP

September 10, 198

Mr. Villiam R. Hemmond, Zoming Commissioner Office of Flamming and Eoning County Office Building Towson, Maryland 21204

Dear Kr. Essmonds

Comments on Item #22, Zoning Advisory Committee meeting of

Property Owners Locations

Existing Zonings

Joseph Charles & Sandra Acors Wright EN/S Hasseth Ed. 769.5' S/E of centerline of Sparrows Point Ed. D.R. 5.5

Pr posed Zoning:
Acres:
District:

Variance to remit a lot width of 50 ft. in lieu of the required 55 ft. 50/53.80 X 167.08/136.14

Hetropolitan water and sewer are available, th.refore, no health imparts are anticipated.

Ian J. Forrest, Rixector

EURLIJ OF INVIROPMENTAL SERVICES

LIP/ma/JEP

September 10, 1980

Fr. Villian R. Hamond, Zoning Commissioner Cifics of Flaming and Zoning Junty Office Building Townon, Maryland 21204

Deer Mr. Harmonds

July 29, 1930, are as follows:

Property Owners Locations

Districts

Joseph Charles & Sandra moors Wright BW/3 Messeth Ed. 769.5° E/E of venterline of Sparrows Point Ed.

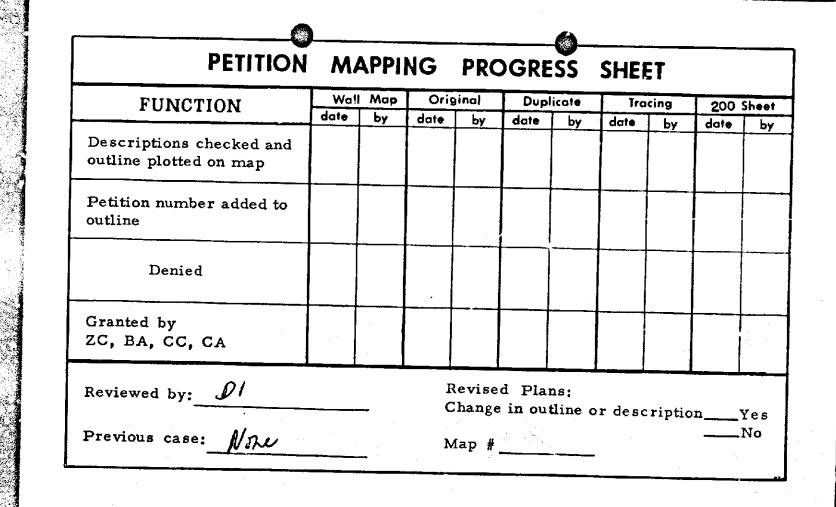
Existing Zoning: D. Proposed Zoning: V.

D.R. 5.5 Variance to permit a let width of 50 ft. in lieu of the required 55 ft. 50/58.80 X 167.08/136.14

Hetropolitan water and sower are available, therefore, no health

In J. Farrest, Director
FUREAU CF LEVIROPHETAL SERVICES

117/m//122



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

SAUSED WRIGHT

Petitioner Descriptor

Submitted by Bos + Darland Campackle

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

Masseth Road, 769.5 feet Southesst of Sparrows Point Road
TUSDAY, 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 1802.3C.1 - Development Standards for Small Lots or
Tracts.
All that parcel of land in the
Fifteenth District of Baltimore
County.
Beginning et a point 769.5 feet
southeast of the centerline
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.
Being the proparty of Joseph
Charles Wright, et ux, as shown
on plat plan filled with the Zoning
Department.

WILLIAM E. HAMMONI

Number of Signs:

PETITION FOR VARIANCE

15th District ZONING: Petition for Variance

This is to Certify, That the annexed

was inserted in Ote Essex Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_\_\_ successive weeks before the \_\_\_\_\_\_ day of

June W. Willey Publisher.

ZONING: Petition for Variance for the bit of the bit of

ZONING: Petition for Variance for lot width
LOCATION: Northwest side of Masseth Road, 789.5 feet Southeast of Systems Point Road
DATE & TIME: Tuesday, September 23, 1980 at \$:30 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W.
Chesapeaka Avenue, Towson Maryland

The Zouing 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 1B6L3C.1 — Development Standards for Small Lots or Tracts
All that parcel of land in the Figleenth District of Baltimore County
Beginning at a point 769.5 feet southeast of the centerline of Spartows 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, Lote, in the 15th Election District.

tows Point Road, on the northwest side of Masseth Road, as recorded in the Land Records of Baitimore County on the Plat of Susan W. Wortman, Plat Book C.W.B. Jr. 10, Folio 131, Lotd, in the 15th Election District.

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

Hearing Date: Tuesday, September 23, 1860 at \$:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:

WILLIAM E. HAMMOND,

Zoning Commissioner

CERTIFICATE OF PUBLICATION

TOWSON, ML., September 4, 19-80

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., EXECUTE OF ONE time SECRET SERVE WEEKS before the 23rd day of September 19-80, the MINER publication appearing on the Lth day of September

THE JEFFERSONIAN Strucker Manager

Cost of Advertisement, \$\_\_\_\_

Mr. & Mrs. Joseph Charles Wright 2603 Masseth Aveau 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 1980.

WILLIAM E. HAMMOND.
Zoning Commissioner

Petitioner Joseph Charles Wright, et un

Petitioner's Attorney

Nicholas B. Commodari
Chairman, Zoning Plan

Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

81-58-A

District 15

Posted for: Nething for Carefull

Petitioner: Jest C. Wright et use

Location of property: Nu 15 Marseth Nd., 769.5'

56 Survives of ld.

Location of Signs: Front of waylerty (facing Marseth

Remarks:

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

No. 091707

DATE August 27, 1980 ACCOUNT 01-662

FOR: Filing Fee for Case No. 81-58-A

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 9/19/80 ACCOUNT 01-662

AMOUNT \$39.00

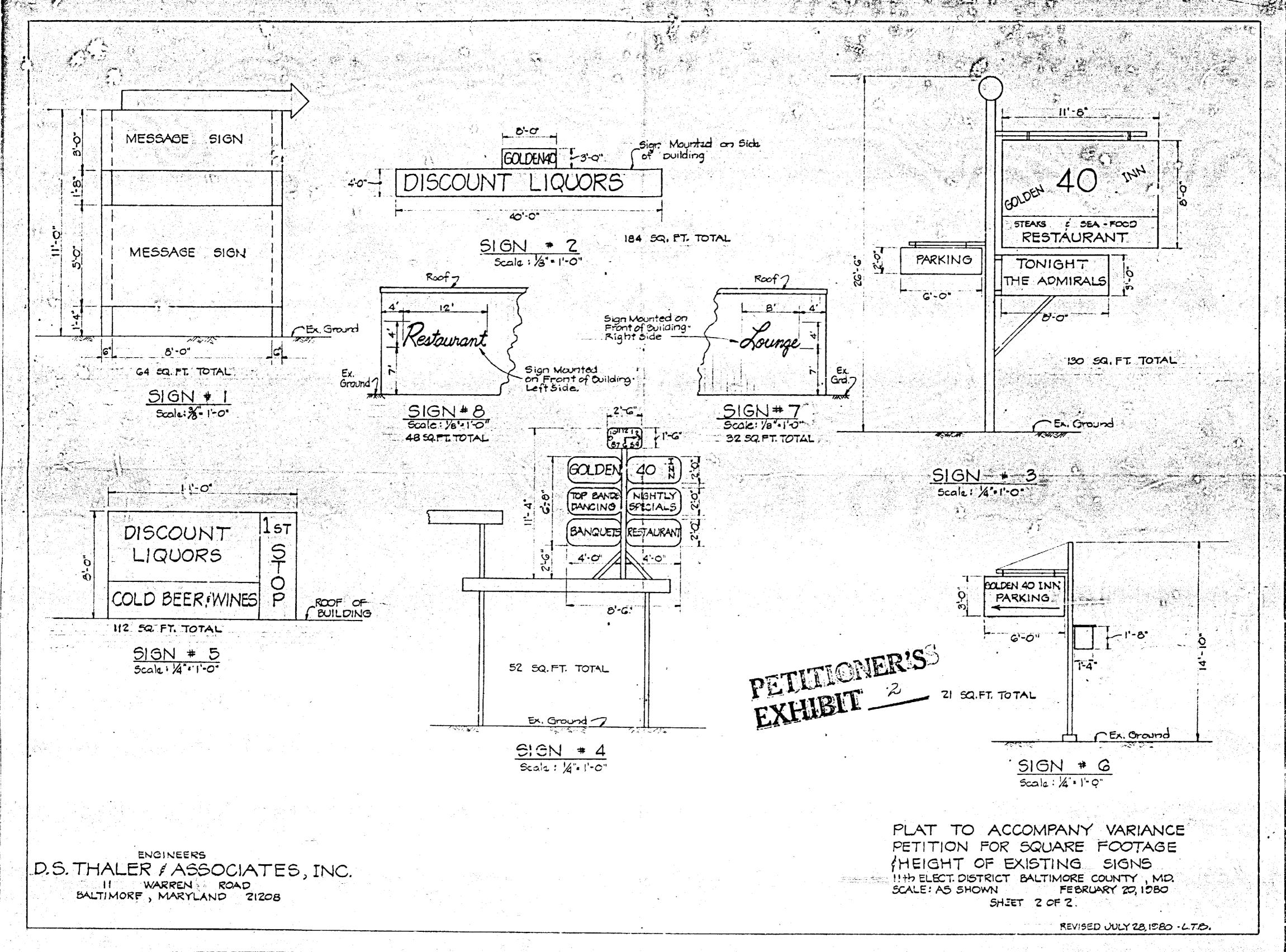
RECEIVED Sandra Acors Wright
FOR: Adv. & Posting for Case No. 81-58-A

BALTIMORE COUNTY, MARYLAND

Adv. & Posting for Case No. 81-58-A

VALIDATION OR SIGNATURE OF CASHIER





PLOT PLIN FOR ZONING VARIANCE FOR LOT WIDTH OF 50' INSTEAD OF 55. Wasself Mills of the Market State of the Contract of the Contr 为在"mine"上,为在1000年的 JONES: 39. <sub>80</sub> , N 69 ° 15 ' 58. 80 ' . 6 JOSEPH C. WRIGHT Lot 2 Z LIBER 6156, FIRSE 4714. 137.59 LOT 1 20'-8" STATION RN 64-161 136.14 12 d Construction 1 No. 2600 117' TO THE CONTER OF SPICE ROLL FOINT WILL. 23.0" 5.37° 30'W. 154.5' \* FIRE HYDEANT The The MASSETH AVENUE · SEWER LINE