

# PETITION FOR ZONING VARIANCE 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 Variance from Section 1802, Z.C.A. (See attached)

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

As shown on the accompanying plat, the five proposed lots, for each of the five existing dwellings on this tract of land, need to conform to the current zoning regulations.

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.

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.

Contract Purchaser: Legal Owner(s):  
(Type or Print Name) Betty Lee Dulany  
Signature John W. Stebbins  
Address 1303 Margarette Avenue  
City and State Towson, MD 21204  
Address for Petitioner: 1303 Margarette Avenue 825-7635  
(Type or Print Name) Betty Lee Dulany  
Signature John W. Stebbins  
Address 1303 Margarette Avenue  
City and State Towson, MD 21204  
Name, address and phone number of legal owner, contact purchaser or representative to be contacted  
Mr. William E. Hammond  
111 W. Chesapeake Avenue  
Towson, MD 21204 825-7635  
Attorney's Telephone No. 825-7635

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of August, 1981, 1981, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of September, 1981, at 9:30 o'clock A.M.

William E. Hammond  
Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
Date August 4, 1981  
FROM Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT Petition No. 82-53-A Item 247

Petition for Variance  
S.W. corner Highland Avenue and Park Avenue  
Petitioner- Betty Lee Dulany, et al

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

William E. Hammond  
Zoning Commissioner  
Office of Planning and Zoning

NEG:JGH:ab

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1981

CHIEF OF BUREAU  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

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

Dear Mr. Dulany:

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, located on the southwest corner of Park and Highland Avenues, is presently improved with five dwellings that are proposed to be subdivided into separate lots. Because of this, the variances are required.

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.

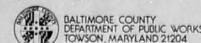
Very truly yours,

Richard B. Commodari  
Chairman  
Zoning Plans Advisory Committee

RE: Item No. 247  
Petitioner- Betty Lee Dulany, et al  
Variance Petition

Enclosures

cc: McKee, Duhal & Associates, Inc.  
1717 York Road  
Lutherville, Maryland 21093



HARRY J. PISTEL P.E.  
DIRECTOR

August 19, 1981

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

Re: Item #247 (1980-1981)  
Property Owner: Betty Lee Dulany et al  
S/W corner Highland Ave. and Park Avenue  
Acreage: 1.174 District: 9th

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.

#### General:

Subdivision and redivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

#### Highways:

Highland and Park Avenues, existing public roads, are proposed to be improved in the future as 40 and 30-foot closed section roadways on 60 and 50-foot right-of-way, respectively, with fill-in areas for sight distance at their intersection.

The 6-foot driveways indicated as "Park Lane (Private)" provide private means of access to the existing three dwellings within the interior of this site.

#### Sediment Control:

Development of this property through striping, 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 striping of top soil.

#### Storm Drainage:

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

A drainage swale traverses this site.

ORDER RECEIVED FOR FILMS

DATE August 5, 1981

Betty Lee Dulany  
1303 Margarette Avenue  
Towson, MD 21204  
cc: McKee, Duhal & Associates, Inc.  
1717 York Road  
Lutherville, MD 21093

## 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 30th day of August, 1981

William E. Hammond  
Zoning Commissioner

Petitioner- Betty Lee Dulany, et al  
Petitioner's Attorney Reviewed by Richard B. Commodari  
Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

Item #247 (1980-1981)  
Property Owner: Betty Lee Dulany et al  
Page 2  
August 19, 1981

#### Storm Drainage (Cont'd)

In accordance with the drainage policy, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall.

Open stream drainages require a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

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 Developer.

#### Water and Sanitary Sewer

The present or proposed means of supplying potable water and disposal of sewage has not been indicated on the submitted plan.

There are public water mains, 6-inch in Park Avenue, 8-inch in Highland Avenue and 12-inch in Allegheny Avenue; and 8-inch public sanitary sewerage exists in each of these avenues.

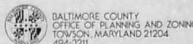
Fire hydrants are located on Highland Avenue at the Joppa Road and Allegheny Avenue intersections. Additional fire hydrant protection is required in this vicinity.

Very truly yours,

Robert C. Morton  
BUREAU OF PUBLIC SERVICES

cc: Jack Wimbley  
William Munchel

10-10 Key Sheet  
19 10 1 Key Sheet  
10 10 A Topo  
70 & 70A Tax Map



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 #247, Zoning Advisory Committee Meeting, June 30, 1981, are as follows:

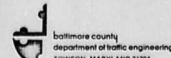
Property Owner: Betty Lee Dulany et al  
Location: SW corner Highland Avenue and Park Avenue  
Acreage: 1.174  
District: 9th

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.

The subject property is being subdivided into lots. The owner must comply with Title 22 of the Baltimore County Code (Subdivision Regulations).

Very truly yours,

John L. Wimbley  
Chairman  
Current Planning and Development



STEPHEN E. COLLINS  
DIRECTOR

August 27, 1981

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

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment regarding items number 243, 244, 245, 246, and 247 of ZAC meeting June 30, 1981.

Richard B. Commodari  
Traffic Engineering Associate II

NEP/jem

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship on the petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William H. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning  
Date: August 12, 1981

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #239 - Chulan Warner
- Item #247 - Betty Lee Dulany, et al
- Item #30 - Fung Ken Lam, et al
- Item #11 - Baltimore and Ohio Railroad Company
- Item #14 - Lewis Investment Company
- Item #15 - North View Associates
- Item #16 - Transportation Displays, Inc.
- Item #17 - Gale and Helen Nelson
- Item #18 - William and Kathryn Koenig
- Item #19 - West Bay Development Corp.
- Item #21 - Erwin Daniels, et al
- Item #22 - Wesley R. and Cecilia M. Dush
- Item #23 - Demetris Demetris
- Item #24 - Bertha Linsen
- Item #26 - Robert H. and Pearl A. House, Jr.
- Item #27 - Randall Associates
- Item #28 - Arundel Timber Company, Inc.
- Item #29 - Palaski Industrial Park, Assoc.
- Item #30 - Samuel L. and Margaret B. Brown
- Item #32 - Charles J. and Eva Lee Plesch, Jr.

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

LJF/vh



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWNSHIP, MARYLAND 21204  
825-730

PAUL H. RENCKE  
CHIEF

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

Attention: Nick Comodori, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Betty Lee Dulany Et Al

Location: SW/Cor. Highland Avenue & Park Avenue

Item No.: 247

Zoning Appendix Meeting of June 30, 1981

Gentlemen:

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

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals of \_\_\_\_\_ 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 operation.
- ( ) 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. 191 "Life Safety Code", 1978 Edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: *George M. Magoroff*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/sb/lr



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWNSHIP, MARYLAND 21204  
204-3650

TO: (NAME) (R)

DIRECTOR

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

Dear Mr. Hammond:

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

Property Owner: *Betty Lee Dulany Et Al*

Location: *SW/Cor. Highland Avenue & Park Avenue*

Proposed Zoning: *D.B. 1-5 & D.B. 5-5*

See page 2 for Proposed Zoning.

Item No.: 247

Meeting of June 30, 1981

Comments on Item #

are as follows:

# REQUESTED VARIANCES

- On Lot #2 - To permit sideyard setbacks of 7 feet and 1 foot, in lieu of the required 10 feet; and to permit a rearward setback of 3 feet, in lieu of the required 30 feet.
- On Lot #4 - To permit a lot width of 58 feet at the existing front building line, in lieu of the required 70 feet; To permit a sideyard setback of 7.5 feet, in lieu of the required 10 feet; and to permit a minimum sum of sideyard widths of 19.5 feet, in lieu of the required 25 feet.
- On Lot #5 - To permit a lot width of 58 feet at the existing front building line, in lieu of the required 70 feet; To permit a sideyard setback of 7.5 feet in lieu of the required 10 feet; and to permit a minimum sum of sideyard widths of 19.5 feet, in lieu of the required 25 feet.

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

August 26, 1981

Mr. William J. Dulany  
1303 Margaret Avenue  
Towson, Maryland 21204

RE: Petition for Variance  
SW corner, Highland & Park Avenues  
Betty Lee Dulany, et al - Petitioners  
Case #82-53-A

Dear Mr. Dulany:

This is to advise you that \$67.38 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond  
WILLIAM E. HAMMOND  
Zoning Commissioner

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

No. 100474

DATE 8/31/81 ACCOUNT 86308-01-6.62

AMOUNT \$67.38

PAID TO Betty Lee Dulany  
Posting & Advertising of Case #82-53-A

VALIDATION OR SIGNATURE OF CASHIER

804-700-1111 573 0/46

Middle River, Md., August 19  
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 19th day of September, 1981.

1981

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SW corner of Highland and Park Avenues, 9th District : OF BALTIMORE COUNTY  
BETTY LEE DULANY, et al, : Case No. 82-53-A  
Petitioners

## ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman  
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 13th day of August, 1981, a copy of the foregoing Order was mailed to Mr. William J. Dulany, Mr. John W. Stebbins and Ms. Betty Lee Dulany, 1303 Margaret Avenue, Towson, Maryland 21204, Petitioner.

John W. Hession, III

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

District 9th  
Date of Posting August 14, 1981  
Posted for: Variance  
Petitioner: Betty Lee Dulany  
Location of property: SW corner Highland & Park Avenues  
Location of Signs: SW corner Highland & Park Avenues  
Remarks:  
Posted by: [Signature]  
Number of Signs: 2

## DUPLICATE CERTIFICATE OF PUBLICATION

TOWSON, MD. August 13, 1981  
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 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.  
THE JEFFERSONIAN  
Cost of Advertisement, \$ 28.12

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond  
Zoning Commissioner  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Petition No. 82-53-A Item 247  
August 4, 1981

Petition for Variance  
5 W corner Highland Avenue and Park Avenue  
Petitioner- Betty Lee Dulany, et al

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

William E. Hammond  
Office of Planning and Zoning

NEGJGHab

## PETITION FOR VARIANCE 9th DISTRICT

ZONING: Petition for Variance  
LOCATION: Southwest corner of Highland and Park Avenues  
DATE & TIME: Thursday, September 3, 1981 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:  
On lot #2 - to permit side yard setbacks of 7 feet and one foot, in lieu of the required 10 feet; and to permit a rear yard setback of 3 feet, in lieu of the required 30 feet;  
On lots #4 and #5 - to permit lot widths of 58 feet at the existing front building line, in lieu of the required 70 feet; to permit side yard setbacks of 7.5 feet, in lieu of the required 10 feet; and to permit a minimum sum of side yard widths of 19.5 feet, in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1802.3C.1 - Minimum side yard, rear yard and sum of side yard setbacks, and lot widths in D. R. 3.5 and D. R. 5.5 Zones

All that parcel of land in the Ninth District of Baltimore County.

Being the property of Betty Lee Dulany, et al, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, September 3, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

## The Times

### PETITION FOR VARIANCE 9th DISTRICT

NOTICE: Petition for Variance, Southwest corner of Highland and Park Avenues, 9th District, Baltimore County, Maryland, will be heard by the Zoning Commission on Thursday, September 3, 1981 at 9:30 A.M. The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

All that parcel of land in the Ninth District of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.

The Zoning Commission, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance on the 13th day of September, 1981, the first publication appearing on the 13th day of August, 1981.



7/27/80  
1/26

LAW OFFICE  
POWER AND MOSNER  
17 WEST ALBEMARLE AVENUE  
TOWSON, MARYLAND 21204  
(301) 833-0800

December 23, 1981

William E. Hammond, Esquire  
Zoning Commissioner for Baltimore County  
County Office Building  
Towson, Maryland 21204

Re: Petition for Variance  
S/W corner Highland and Park Avenues  
Case #82-53-A BETTY LEE DULANY, et al

Dear Mr. Hammond:

Please dismiss without prejudice case #82-53-A.

With appreciation,

Very truly yours,  
*Gordon G. Power*  
Gordon G. Power

GGP:ian



PETITION FOR VARIANCE  
9th DISTRICT

ZONING: Petition for Variance  
LOCATION: Southwest corner of Highland and Park Avenues  
DATE & TIME: Thursday, September 3, 1981 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:  
On lot #2 - to permit side yard setbacks of 7 feet and one foot, in lieu of the required 10 feet and to permit a rear yard setback of 3 feet, in lieu of the required 30 feet;  
On lots #4 and #5 - to permit lot widths of 58 feet at the existing front building lines, in lieu of the required 70 feet; to permit side yard setbacks of 7.5 feet, in lieu of the required 10 feet; and to permit a sum of side yard widths of 19.5 feet, in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - Minimum side yard, rear yard and sum of side yard setbacks, and lot widths in D, R, 3, 5 and D, R, 5, 5 Zones

All that parcel of land in the Ninth District of Baltimore County.

Being the property of Betty Lee Dulany, et al, as shown on plat plan filed with the Zoning Department.  
Hearing Date: Thursday, September 3, 1981 at 9:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

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

No. 100421

DATE: 5/4/83 ACCOUNT: 08-662

AMOUNT: \$25.00

RECEIVED: McKee, DeVal & Associates

FOR: Filing Fee for Case #82-53-A

25.00

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER: BETTY LEE DULANY Submitted by: McKee, DeVal & Assoc.

PETITIONER'S ATTORNEY: Reviewed by: uen

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

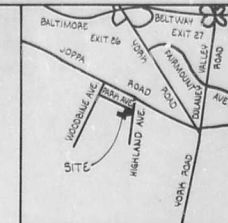


# GENERAL NOTES

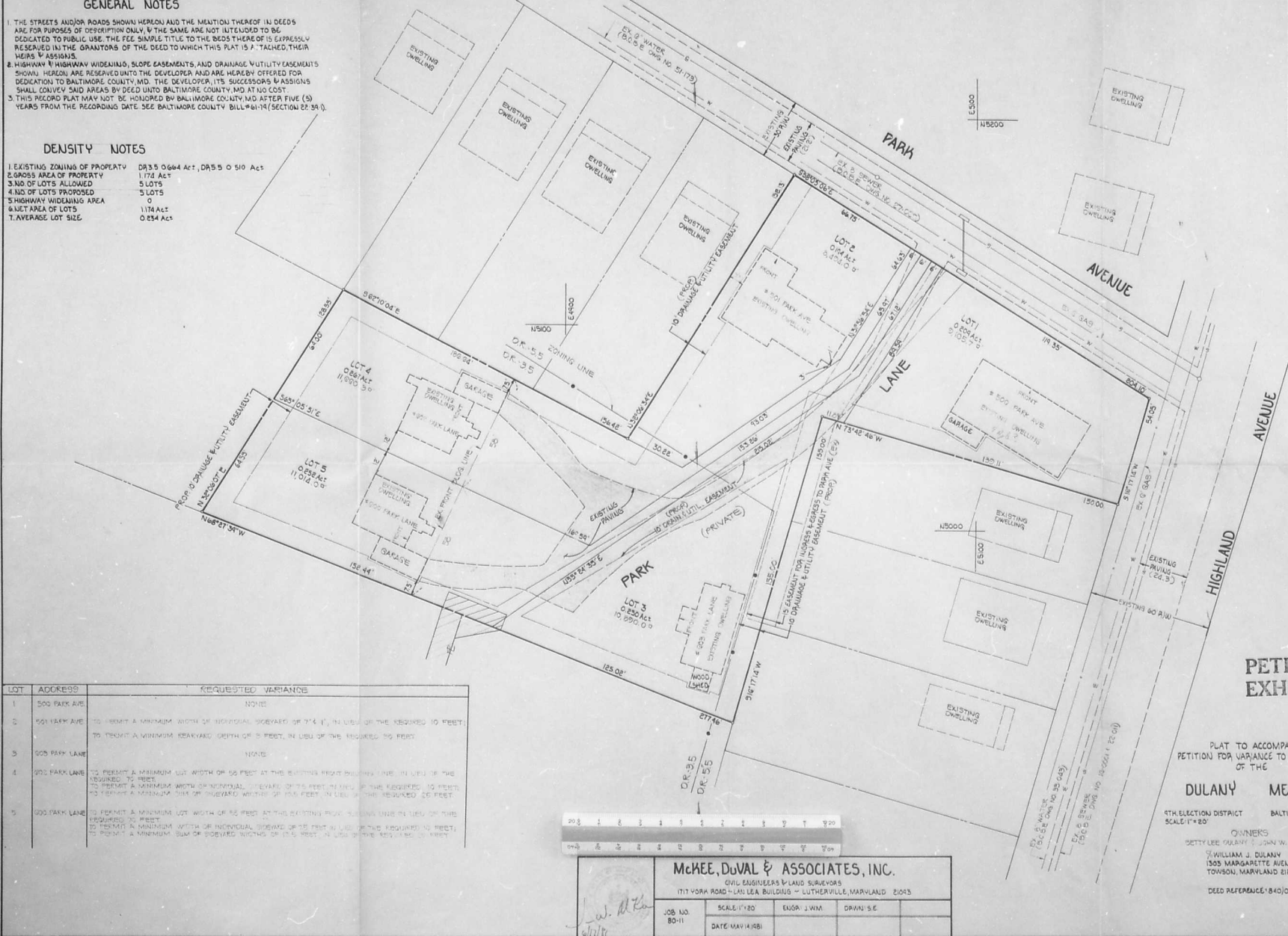
- THE STREETS AND ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY & THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS & ASSIGNS.
- HIGHWAY & HIGHWAY WIDENING, SLOPE EASEMENTS, AND DRAINAGE & UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MD. THE DEVELOPER, ITS SUCCESSORS & ASSIGNS SHALL CONVEY SAID AREAS BY DEED UNTO BALTIMORE COUNTY, MD. AT NO COST.
- THIS RECORD PLAT MAY NOT BE HONORED BY BALTIMORE COUNTY, MD. AFTER FIVE (5) YEARS FROM THE RECORDING DATE. SEE BALTIMORE COUNTY BILL #64111 (SECTION 22.34).

## DENSITY NOTES

- EXISTING ZONING OF PROPERTY DR-3.5 O 664 Aft, DR-5.5 O 510 Aft
- GROSS AREA OF PROPERTY 1.174 Acre
- NO. OF LOTS ALLOWED 5 LOTS
- NO. OF LOTS PROPOSED 5 LOTS
- HIGHWAY WIDENING AREA 0
- NET AREA OF LOTS 1.174 Acre
- AVERAGE LOT SIZE 0.234 Acre



VICINITY MAP  
SCALE 1"=2000'



## PETITIONER'S EXHIBIT 3

PLAT TO ACCOMPANY  
PETITION FOR VARIANCE TO ZONING  
OF THE

DULANY MEWS

4TH ELECTION DISTRICT  
SCALE 1"=20'

BALTIMORE COUNTY, MD.  
MAY 14, 1981

OWNERS  
BETTY LEE DULANY & JOHN W. STERDING

WILLIAM J. DULANY  
1305 MARGARETTE AVENUE  
TOWSON, MARYLAND 21204

DEED REFERENCE: 8401031

McKee, DuVal & ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS  
1117 YORK ROAD - LAMAR BUILDING - LUTHERVILLE, MARYLAND 21033

JOB NO.  
80-11

SCALE 1"=20'

ENGR. J.W.M.

DRWN. S.E.

DATE MAY 14, 1981

ITR #207