

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 255.1 (236.2) to permit a rear yard setback of 5 feet in lieu of the required 30 feet.

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

Lot is too narrow and unable to build without variance regardless of orientation of proposed building.

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:

Ferdinando J. Illian

(Type or Print Name)

Ferdinando J. Illian

Signature

339 Townsend Rd

Essex Md 21224

City and State

for Petitioner:

(Type or Print Name)

Ferdinando J. Illian

Signature

339 Townsend Rd

Essex Md 21224

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Illian

Name

Day and State

Attorney's Telephone No.:

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 8th day

June 1982

that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 24th day of August 1982, at 9:45 o'clock

A.M.

June 16, 1982

HARRY J. PISTEL, P.E.

DIRECTOR

Mr. William E. Hammond

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Re: Item #250 (1981-1982)

Property Owner: Daniel W. Hubers, et al

NE corner Stemmers Run Rd. and Old Mace Ave.

Acres: 0.49 District: 15th

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:

These portions of Stemmers Run Road and Mace Avenue, existing public roads, are

proposed to be further improved in the future and combined as a 40-foot closed section

roadway on a 60-foot right-of-way with a standard type cul-de-sac roadway termination

at the southernmost end of the remaining portion of old Mace Avenue.

The entrance locations are subject to approval by the Department of Traffic

Engineering, and shall be constructed in accordance with Baltimore County Standards

and specifications.

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.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE corner of Stemmers Run Rd. :
and Old Mace Ave., :
15th District : OF BALTIMORE COUNTY

DANIEL W. HUBERS, et al., : Case No. 83-43-A
Petitioners :

ORDER TO ENTER APPEARANCE

Mr. Commissioners

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2193

I HEREBY CERTIFY that on this 2nd day of August, 1982, a copy of the foregoing Order was mailed to Mr. Daniel W. Hubers and Mr. James A. Pine, 1520 Old Eastern Avenue, Essex, Maryland 21221, Petitioners; and Mr. Ferdinand J. Illian, 339 Townsend Road, Essex, Maryland 21221, Contract Purchaser.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 18, 1982

Mr. Daniel W. Hubers
1520 Old Eastern Avenue
Baltimore, Maryland 21221

RE: Case #83-43-A (Item No. 250)
Petitioner-Daniel W. Hubers, et al
Variance Petition

Dear Gentlemen:

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.

In view of your proposal to construct a building within 5' of the rear property line in lieu of the required 30', this hearing is required.

Particular attention should be afforded to the comments of Current Planning, Department of Permits and Licenses and Traffic Engineering. For further information on the comments from the latter department you may contact Mr. Greg Jones at 494-3554.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Frank S. Lee

1277 Neighbors Avenue
Baltimore, Maryland 21237

Item #250 (1981-1982)
Property Owner: Daniel W. Hubers, et al
Page 2
June 16, 1982

Water and Sanitary Sewer:

There is a 10-inch public water main in these sections of Stemmers Run Road and Mace Avenue (Drawings 31-0065 and 0066, File 3).

Public 8-inch sanitary sewerage exists in this section of Stemmers Run Road, approximately 350 feet west of this site (Drawing 68-0774, File 1).

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley, John Trenner

I-NW Key Sheet
12 NE 28 Pos. S.set
NE 3 G Topo
90 Tax Map

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 10, 1982

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

Item No. 250 -ZAC- 6/8/82
Property Owner: D. Hubers
Location: NE Corner Stemmers Run Road and Old Mace Avenue
Existing Zoning: ML-IM
Proposed Zoning: Variance - rear yard setback

Acres: 0.49
District: 15th

Dear Mr. Hammond:

It appears from the plan that there is not enough road frontage for an entrance wide enough for two way traffic, and the entrance needs to be wide enough for 2-way traffic.

Also, the existing fence on the property to the south comes up to the edge of paving on Old Mace Avenue and could cause a potential sight distance problem for vehicles exiting from this site.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GML/rj

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

NORMAN E. GERDER
DIRECTOR

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #250, Zoning Advisory Committee Meeting, June 8, 1982, are as follows:

Property Owner: Daniel W. Hubers, et al
Location: NE corner Stemmers Run Road and Old Mace Avenue
Acres: 0.49
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.

Lands-aping should be provided on the subject site and indicated on the site plan.

All parking areas and driveways must be paved.

Very truly yours,

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

JLWsh

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 result in practical difficulty and unreasonable hardship upon 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 be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of September, 1982, that the herein Petition for Variance(s) to permit a rear yard setback of 5 feet in lieu of the required 30 feet is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Current Planning and Development Division, dated August 10, 1982.
2. Provide an access extending along the western property line from the southwest corner of the subject property to the south-east corner of the Vleck property until such time as an easement may be obtained to install an 18-foot access.
3. The site plan shall indicate a 16-foot drive from the access point to the parking area.
4. A revised site plan, incorporating the above restrictions, shall be submitted and approved by the Department of Public Works and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

Jan M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900
TED ZALSKI, JR.
DIRECTOR
Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

June 17, 1982

Dear Mr. Hammond:
Comments on Item # 250 Zoning Advisory Committee Meeting June 8, 1982
are as follows:
Property Owner: Daniel W. Hubers, et al.
Location: NE/Corner Stemmers Run Road and Old Mace Avenue
Existing Zoning: NE-1W
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

Acres: 0.49
Districts: 15th
The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 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 lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments: Plot Plan to show compliance to State Handicapped Code. Walls within 6'-0" of a property line requires a minimum 1 hour fire rating, also see Section 1414.2 for protection of windows and doors.

NOTE: These comments reflect only on the information provided by the drawings 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 Avenue, Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Zoning Advisory Committee
Sharon M. Caplan
FROM: Economic Development Commission
SUBJECT: Item #250 -- Property Owner: Daniel W. Hubers, et al.
Location: NE/Corner Stemmers Run Road & Old Mace Avenue
Existing Zoning: NE-1W
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

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

Sharon M. Caplan
SHARON M. CAPLAN

SNC:jet

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 8, 1982

RE: Item No: 246, 247, 248, 249, 250, 251, 252
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 12, 1982

Mr. Daniel W. Hubers
Mr. James A. Pise
1520 Old Eastern Avenue
Essex, Maryland 21221

Re: Petition for Variance
NE/Corner Stemmers Run Rd. & Old
Mace Avenue
Daniel W. Hubers, et al - Petitioners
Case #83-43-A Item #250

Dear Sirs:

This is to advise you that \$63.59 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene Jaunay, Zoning Office, 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. 108951
DATE: 8/21/82 ACCOUNT: 01-662
AMOUNT: \$63.59
RECEIVED FROM: Petitioner's J. Pise
FOR: Advertising & Posting - Case #83-43-A
(Daniel W. Hubers, et al)
0 015*****83581b 8248A
VALIDATION ON SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: Northeast corner of Stemmers Run Road and Old Mace Avenue
DATE & TIME: Tuesday, August 24, 1982 at 9:45 A. M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a rear yard setback of 5' in lieu of the required 30'

The Zoning Regulation to be excepted as follows:
Section 255.1 (2a 2) - minimum rear yard setback in a B.R. zone

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

Being the property of Daniel W. Hubers, et al, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 24, 1982 at 9:45 A. M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Phone: 667-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21204

April 27, 1982

Northeast corner of Stemmers Run Road and Old Mace Avenue,
15th District Baltimore County, Maryland

Beginning for the same at the intersection of the center line of Stemmers Run Road and the east side of Old Mace Avenue, (with coordinates values of N 113°10' and E 408°45') thence running and binding on the center line of Stemmers Run Road (now closed) North 89 degrees 12 minutes 24 seconds East 282.60 feet to the southwest side of Rossville Blvd., thence running and binding on the southwest side of Rossville Blvd. as follows: by a line curving to the left with a radius of 272.83 feet for a distance of 25.91 feet / with a chord bearing North 41 degrees 35 minutes 22 seconds West 25.90 feet) and North 44 degrees 18 minutes West 87.91 feet, to the Pennsylvania, Baltimore and Washington Railroad, thence binding on the southern Right of Way Line of said railroad by a line curving to the left with a radius of 8559.42 feet for a distance of 241.16 feet (with a chord bearing South 86 degrees 37 minutes 28 seconds West 241.15 feet) thence running South 27 degrees 34 minutes East 82.93 feet to the place of beginning.

Containing 0.49 acres of land more or less.



ORDER RECEIVED FOR FILING

DATE: September 7, 1982
BY: John P. Long, Jr.
Administrative Assistant

July 27, 1982

Mr. Daniel W. Hubers
Mr. James A. Pise
1520 Old Eastern Avenue
Essex, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variance
NE/Corner Stemmers Run Road and Old Mace Avenue
Daniel W. Hubers, et al
Case #83-43-A Item #250

TIME: 9:45 A. M.

DATE: Tuesday, August 24, 1982

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

TOWSON, MARYLAND

cc: Ferdinand J. Illian
339 Towson Road
Essex, Maryland 21221

No. 107915

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 8/25/82 ACCOUNT: 01-662
AMOUNT: 25.00
RECEIVED FROM: Daniel W. Hubers
FOR: Advertising & Posting - Case #83-43-A
(Daniel W. Hubers, et al)
0 015*****25901b 8258A
VALIDATION ON SIGNATURE OF CASHIER



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #250, Zoning Advisory Committee Meeting of
June 8, 1982, are as follows:

Property Owner: Daniel W. Hubers, et al
Location: NE/Cor. Stemmers Run Road and Old Mace Avenue
Existing Zoning: M1-IM
Proposed Zoning: Variance to permit a rear yard setback of 5'
in lieu of the required 30'.
Acres: 0.49
District: 15th

The owner proposes to have the vacant property developed using a
proposed private septic system and metropolitan water which is available.
Metropolitan sewer is not available to serve the property at present.

Soil percolation tests have been conducted; the results of which
indicate the soils to be unsuitable for use in subsurface sewage disposal.
Consequently, this department will not approve a building permit to place
any structure on the property until metropolitan sewer is available to serve
the property.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

cc: Ferdinand J. Illian

August 10, 1982

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

Dear Mr. Hammond:

Comments on Item #250, Zoning Advisory Committee Meeting of
June 8, 1982, are as follows:

Property Owner: Daniel W. Hubers, et al
Location: NE/Cor. Stemmers Run Road and Old Mace Avenue
Existing Zoning: M1-IM
Proposed Zoning: Variance to permit a rear yard setback of 5'
in lieu of the required 30'.
Acres: 0.49
District: 15th

The owner proposes to have the vacant property developed using a
proposed private septic system and metropolitan water which is available.
Metropolitan sewer is not available to serve the property at present.

Soil percolation tests have been conducted; the results of which
indicate the soils to be unsuitable for use in subsurface sewage disposal.
Consequently, this department will not approve a building permit to place
any structure on the property until metropolitan sewer is available to serve
the property.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als/JRF/cv NB
cc: Ferdinand J. Illian

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-43-A
Daniel W. Hubers, et al

Date: August 10, 1982

In view of the location of this particular property, this office has no comment.

[Signature]
Norman E. Gerber,
Director of Planning and Zoning

NEGJGHslc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: Northeast corner
Stemmers Run Road and Old
Mace Avenue
DATE & TIME: Tuesday, August
24, 1982 at 9:00 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Variance to permit a
rear yard setback of 5' in lieu of
the required 30'.
The Zoning Regulations to be ex-
cepted as follows:
Section 201 (201.3) - minimum rear
yard setback is a 30' set-
back.
All that parcel of land in the Fif-
teenth District of Baltimore County
beginning for the same at the
intersection of the center line of
Stemmers Run Road and the east
side of Old Mace Avenue, with ac-
res of 0.49 and containing 0.49 ac-
res, more or less, and being the
property of Daniel W. Hubers, et al, as
shown on plat filed with the Zoning
Department.
Hearing Date: Tuesday, August
24, 1982 at 9:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Aug. 10, 1982

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 5, 1982

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
24th day of August, 1982, the 24th publication
appearing on the 5th day of August, 1982.

THE JEFFERSONIAN,

[Signature]
L. Frank Struthers
Manager

Cost of Advertisement, \$.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1982

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

000
Nicholas B. Commodari
Chairman

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

Mr. Daniel W. Hubers
1520 Old Eastern Avenue
Baltimore, Md. 21221

RE: Case No. 83-43-A - Item No. 250
Petitioner - Daniel W. Hubers, et al
Variance Petition

Dear Mr. Hubers:

Enclosed please find addendum comments for the above-
referenced case.

Very truly yours,

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

NECibac

Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

September 1, 1982

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: Daniel W. Hubers, et al

Location: NE/Cor. Stemmers Run Road and Old Mace Avenue

Item No.: 250

Zoning Agenda: Meeting of June 3, 1982

Gentlemen:

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

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

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

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

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

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

() 6. Site plans are approved, as drawn.

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

REVIEWED: *[Signature]* 9/1/82

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

JK/mh/cm



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 7, 1982

Mr. Daniel W. Hubers
1520 Old Eastern Avenue
Essex, Maryland 21221

RE: Petition for Variance
NE/Corner of Stemmers Run Rd. and
Old Mace Ave. - 15th Election District
Daniel W. Hubers, et al - Petitioners
NO. 83-43 (Item No. 250)

Dear Mr. Hubers:

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

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments

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

Mr. & Mrs. Ferdinand J. Illian
339 Townsend Road
Essex, Maryland 21221



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: NE/Cor. Stemmers Run Rd.
and Old Mace Ave.
Location of Signs: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]*
Number of Signs: 1

Petition for
Variance
15th Election
District
ZONING: Petition for
Variance
LOCATION: Northeast
corner of Stemmers Run
Road and Old Mace Ave-
nue
DATE & TIME: Tues-
day, August 24, 1982 at
9:00 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Ches-
apeake Avenue, Towson,
Md.
The Zoning Commis-
sioner of Baltimore Coun-
ty, by authority of the
Zoning Act and Regula-
tions of Baltimore County,
will hold a public hearing:
Petition for Variance to
permit a rear yard setback
of 5' in lieu of the required
30'.
The Zoning Regulations
to be excepted as follows:
Section 201 (201.3) - min-
imum rear yard setback is
a 30' set-
back.
All that parcel of land in
the Fifteenth District of
Baltimore County
beginning for the same at
the intersection of the
center line of Stemmers
Run Road and the east
side of Old Mace Avenue,
with coordinates of N
11313.10 and E 4875.00
there running and be-
ing on the center line of
Stemmers Run Road (new
closed) North 88 degrees 13
minutes 27 seconds East
342.80 feet to the south-
west side of Rossville
Blvd., thence running and
bearing on the southwest
side of Rossville Blvd. as
follows: by a line curving
to the left with a radius of
373.81 feet for a distance of
35.91 feet with a chord
bearing North 41 degrees
35 minutes 27 seconds
East 35.91 feet and North
88 degrees 13 minutes West
0.30 feet to the Penn-
sylvania Railroad, and
thence running and be-
ing on the southern Right of Way
Line of said Railroad by a
line curving to the left with
a radius of 4339.32 feet for
a distance of 341.36 feet
with a chord bearing North
88 degrees 13 min-
utes 27 seconds West
341.36 feet thence running
South 27 degrees 34 min-
utes East 32.50 feet to the
place of beginning. Con-
taining 0.49 acres of land
more or less.
Being the property of
Daniel W. Hubers, et al, as
shown on plat filed with
the Zoning Department.
Hearing Date: Tues. 24,
August 24, 1982 at 9:05
A.M.
Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson, Md.
By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Aug 5, 1982
This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 5th day
of August, 1982.
[Signature] Publisher.



THIS DOCUMENT IS PHOTOGRAPHED AS
RECEIVED. ITS CONTRAST OR CONDITION
IS BELOW MICROFILM REPRODUCTION
STANDARDS AND CANNOT BE IMPROVED UPON.

EXISTING USE - HOME
PROPOSED USE - PARKING LOT, BOLLING, PORCHES, ETC.
EXISTING ZONING - ML TM
PROPOSED ZONING - S4H2
AREA OF LOT - 0.19 AC.
AREA OF PROP. PLOTS - 1150 SQ. FT.

PARKING DATA

No. OF SPACES REQ. (1/3 EMP.) (No. OF EMP. = 1) = 1 SPACE
No. OF SPACES PROVIDED = 3 SPACES
PARKING AREA TO BE TARI-CHIP PAVING

PUBLIC WATER AVAILABLE
PROPOSED PRIVATE SEPTIC SYSTEM

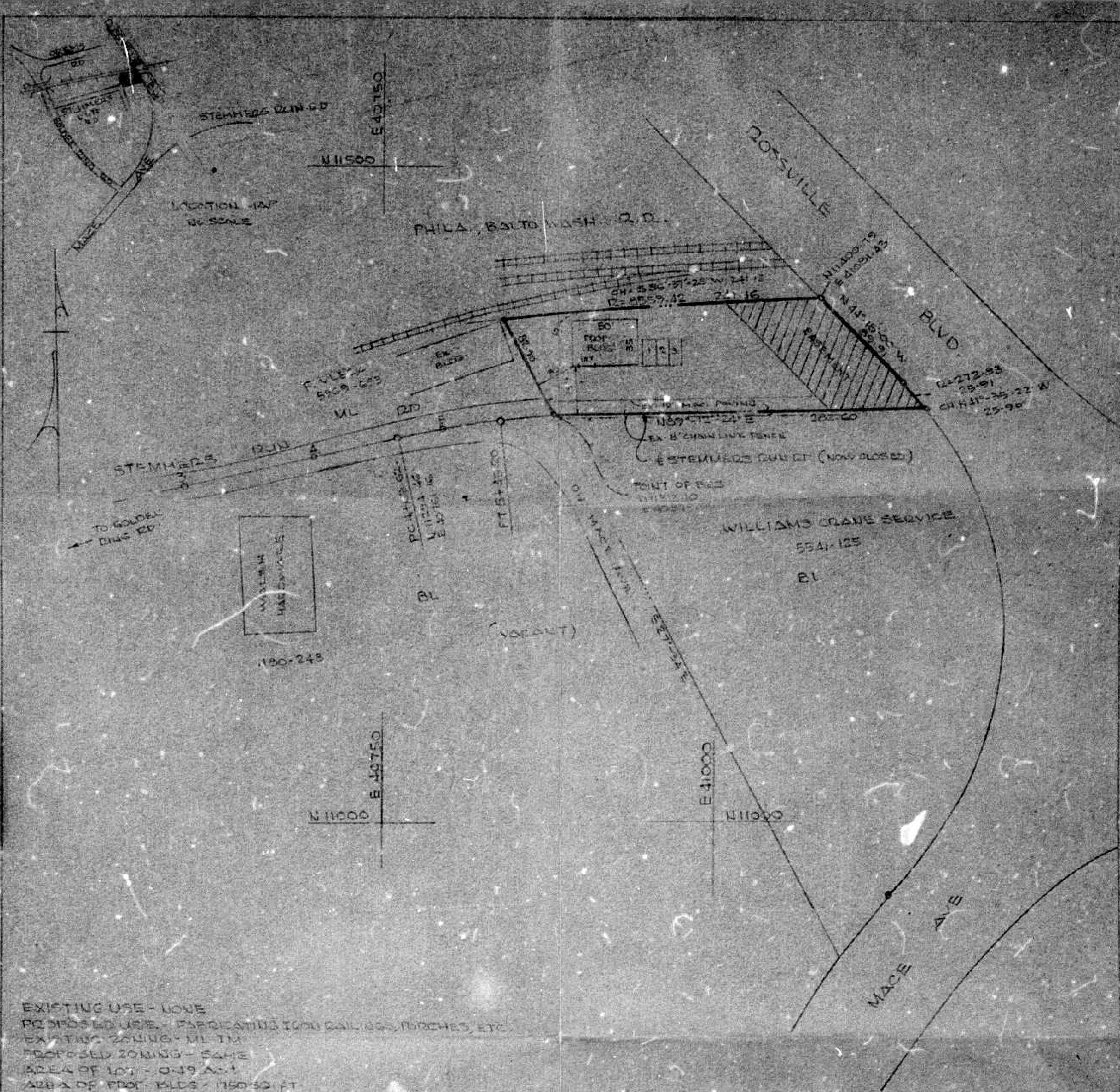
PLAT TO ACCOMPANY PETITION FOR VARIANCE

15TH DISTRICT BALTIMORE CO, MARYLAND
SCALE: 1" = 50'
DATE: 4-27-62

ITON 1250



FRANK S. LEE
1277 NEYBORS AVE.
BALTIMORE, MD. 21227



OWNED
FERDINAND J. ILLIAN
339 TOWNSEND ROAD
BALTO. MD. 21221
687-431

