

PETITION FOR ZONING VARIANCE 80-51A 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 1A04.3.B.3 to permit a rear yard of 25 feet in lieu of the required 50 feet and 100 ft. to permit an accessory building in side yard, in lieu of the required rear yard.

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

It is not feasible to construct dwelling without the variance requested because of the topo of this parcel of land.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Attorney's Telephone No.: 823-6206

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of 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 throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of September, 1982, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

Item #268 (1981-1982)
Property Owner: Norbert J. & Oriole Porter
Page 2
July 29, 1982

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line.

Baltimore County Water and Sewerage Plans W and S-238, as amended, indicate respectively, "Planned Service in 11 to 30 Years" and "No Planned Service".

Very truly yours,

Michael S. Planigan
Bureau of Public Services

RAM:EAM:FWR:as

cc: Jack Wimbley
John Trenner

E-SE Key Sheet
14 & 15 SE 40 & 41 Pos. Sheets
SE 4 J Topo
105 Tax Map

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1982

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

Chairman
Nicholas B. Commodari

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

Douglas G. Bottom, Esquire
200 Washington Avenue
Towson, Maryland 21204

RE: Item No. 268 - Case No. 83-51-A
Petitioner - Norbert J. Porter, et ux
Variance Petition

Dear Mr. Bottom:

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 clients' proposal to construct a dwelling on the proposed lot and legalize the location of the existing garage, this hearing is required.

Particular attention should be afforded to the comments of the Health Department.

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

ENCLOSURE

cc: Evans, Hagan & Voldefer, Inc.
5713 Belair Road
Baltimore, Md. 21236



HARRY J. PISTEL, P.E.
DIRECTOR

July 29, 1982

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

Re: Item #268 (1981-1982)
Property Owner: Norbert J. & Oriole Porter
E/S Rocky Point Rd. 1246' S. from center-
line of Barrison Point Rd.
Acres: 1.60 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.

General:

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

Highways:

Rocky Point Road, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

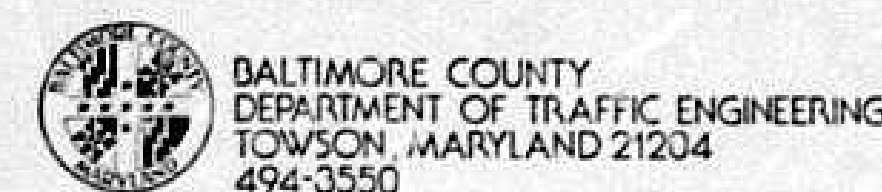
Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, degrading 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.

The easterly portion of this overall site lies below elevation 10 (Baltimore County Datum).



STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of June 29, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items number 265, 266, 267, 270, 271 and 272.

Very truly yours,

Michael S. Planigan
Engineering Associate II

MSP/r1j



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 #268, Zoning Advisory Committee Meeting of June 29, 1982, are as follows:

Property Owner: Norbert J. & Oriole Porter
Location: E/S Rocky Point Road 1246' S from center-
line of Barrison Point Road
Existing Zoning: B.C. 5
Proposed Zoning: Variance to permit a rear yard setback of
25' in lieu of the required 50' and to per-
mit an accessory structure in the side yard.
Acres: 1.60
District: 15th

The proposed dwelling will be served by a well and sewage disposal system.

Soil percolation tests have been conducted, the results of which will be valid until August 28, 1984. Prior to approval of a building permit, a well must be drilled, meeting all requirements as set forth by the Baltimore County Department of Health and the state of Maryland Department of Health and Mental Hygiene.

Prior to occupancy of the dwelling, the potability of the water supply must be verified by the collection of bacteriological and chemical water samples.

The proposed location of the dwelling will not interfere with the location of the well or septic system.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/als

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 28, 1982

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

Z.A.C. Meeting of: June 29, 1982

RE: Item No: 265, 266, 267, 268, 270, 271 and 272
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

Items 265, 266, 267, 268, 271 and 272 have no bearing on student population. Item 270 would only result in a loss of two or three pupils.

Very truly yours,

Nick Petrovich, Assistant
Department of Planning

NMP/bp

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 Deputy Zoning Commissioner of Baltimore County, this 17th day of September, 1982, that the herein Petition for Variance(s) to permit a rear yard setback of 25 feet in lieu of the required 50 feet and an accessory building to be located in the side yard in lieu of the required rear yard, in accordance with the site plan prepared by Evans, Hagan & Holdefer, Inc., dated March 31, 1982, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Health Department, the Department of Public Works, and the Office of Planning and Zoning.

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

ORDER RECEIVED FOR FILING

DATE *Sept 22 1982*
BY *John P. Chavakis*

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of May, 1975, that all junk and debris must be removed from the subject property within 60 days from the date of this Order; and as the property enjoys legal nonconforming uses for a contractor's equipment storage yard and an open dump, there is no violation and the matter is hereby DISMISSED.

Any appeal from this decision must be in accordance with Section 500.1 of the Baltimore County Zoning Regulations within 30 days.

John M. H. Jung
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Rocky Point Rd., 1,246' :
S of the centerline of Barrison Point Rd., 15th District : OF BALTIMORE COUNTY

NORBERT J. PORTER, et ux, : Case No. 83-51-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

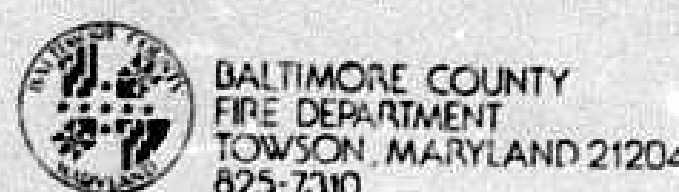
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in 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
494-2188

I HEREBY CERTIFY that on this 16th day of August, 1982, a copy of the foregoing Order was mailed to Douglas G. Bottom, Esquire, 200 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioners.

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



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: Norbert J. and Oriole Porter

Location: E/S Rocky Point Road 1246' S. from centerline of Barrison Point Road

Item No.: 268 Zoning Agenda: Meeting of June 29, 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ 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 _____ the site.
- (X) 3. The vehicle dead end condition shown at proposed _____ existing roadway exceed 100 feet maximum allowed, cul-de-sac required. 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 *John M. H. Jung* 9/2/82 Noted and Approved *John M. H. Jung*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

9/9 83-51-A

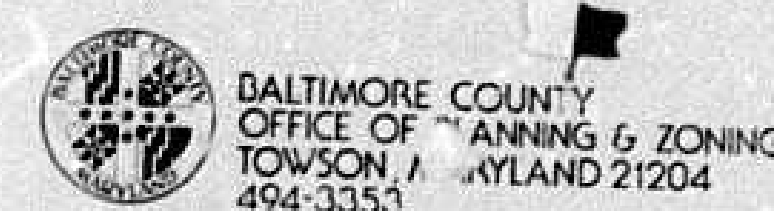
RE: ALLEGED ZONING VIOLATION : BEFORE THE
450 Rocky Point Road : ZONING COMMISSIONER
15th Election District :
Mr. George E. Porter and : OF
Mr. Norbert J. Porter :
450 Rocky Point Road : BALTIMORE COUNTY
Baltimore, Maryland 21221 :
Defendants : 74-117-V, C-74-433

A complaint has been filed with the Zoning Office concerning an alleged violation of the Baltimore County Zoning Regulations on property at the above location. A hearing was held to determine whether a violation exists.

As a result of a public hearing, it was determined that the below described property enjoys a non-conforming use status as a contractor's equipment storage yard:

"Beginning for the 2nd parcel at a point situate the two following courses and distances, viz: 175.5 feet measured Southerly along the centerline of Rocky Point Road from its intersection with the centerline of Garrison Point Road and thence North 81 degrees 05 minutes East 634.5 feet thence leaving said place of beginning and running the twenty-seven following courses and distances, viz: (1) South 08 degrees 55 minutes East 85.0 feet thence (2) South 87 degrees 10 minutes East 347.68 feet thence (3) North 1 degree 15 minutes East 43.0 feet thence (4) North 26 degrees 34 minutes East 20.1 feet thence (5) North 68 degrees 33 minutes East 30.1 feet thence (6) South 85 degrees 14 minutes 24.1 feet thence (7) South 64 degrees 21 minutes East 44.2 feet thence (8) South 52 degrees 43 minutes East 39.8 feet thence (9) South 64 degrees 43 minutes East 39.9 feet thence (10) South 84 degrees 57 minutes East 34.1 feet thence (11) North 68 degrees 45 minutes East 17.3 feet thence (12) North 42 degrees 31 minutes East 32.6 feet thence (13) North 36 degrees 20 minutes East 42.2 feet thence (14) North 40 degrees 55 minutes East 39.7 feet, thence (15) North 25 degrees 35 minutes East 39.8 feet thence (16) South 81 degrees 02 minutes West 130.0 feet thence (17) South 50 degrees 08 minutes West 61.27 feet thence (18) North 83 degrees 59 minutes West 173.27 feet thence (19) North 70 degrees 03 minutes West 69.4 feet thence (20) North 38 degrees 26 minutes West 48.42 feet thence (21) North 16 degrees 08 minutes West 37.98 feet thence (22) North 01 degree 36 minutes East 58.16 feet thence (23) North

ORDER RECEIVED FOR FILING
DATE *Sept 22 1982*
BY *John P. Chavakis*



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 17, 1982

Douglas G. Bottom, Esquire
206 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variances
E/S of Rocky Point Rd., 1,246'
S of the centerline of Barrison Point Rd. - 15th Election District
Norbert J. Porter, et ux - Petitioners
NO. 83-51-A (Item No. 268)

Dear Mr. Bottom:

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

Very truly yours,

Jan M. H. Jung
JAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/cm

Attachments

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

33 degrees 22 minutes East 39.0 feet thence (24) South 86 degrees 23 minutes West 125.25 feet thence (25) South 08 degrees 21 minutes West 71.75 feet thence (26) South 22 degrees 30 minutes West 64.0 feet and (27) South 59 degrees West 88.0 feet to the place of beginning."

Further, this below described property enjoys a non-conforming use status as an open dump:

"Beginning for the 1st parcel at a point situate the two following courses and distances, viz: 1408 feet measured Southerly along the center line of Rocky Point Road from its intersection with the centerline of Garrison Point Road and thence North 83 degrees 21 minutes East 255 feet thence leaving said place of beginning and running the eight following courses and distances, viz: (1) North 83 degrees 21 minutes East 640 feet thence (2) South 83 degrees 21 minutes or less thence (3) South 86 degrees 23 minutes West 40 feet thence (4) South 08 degrees 21 minutes West 71.75 feet thence (5) South 22 degrees 30 minutes West 64.0 feet thence (6) South 59 degrees 30 minutes West 88.0 feet thence (7) South 81 degrees 05 minutes West 590.0 feet and thence (8) Northeastly 280 feet, more or less, to the place of beginning."

Both non-conforming uses are shown on a plat, attached hereto and made a part hereof as Zoning Commissioner's Exhibit 1.

Testimony further indicated that junk and debris was being stored on the subject property in violation of the following Baltimore County Zoning Regulations:

Section 102.1 - "No land shall be used or occupied and no building or structure shall be erected, altered, located, or used except in conformity with these regulations and this shall include any extension of a lawful nonconforming use."

Section 101 - Definitions - "Junk Yard: Any land used commercially or industrially for storage or for sale of scrap metal, waste paper, rags, or other junk, and including non-commercial storage of non-operating or non-drivable motor vehicles, dismantling or storage of such vehicles or parts thereof,...."

- 2 -

985-9241

DOUGLAS G. BOTTOM
Attorney at Law
8617 RICHMOND CIRCLE
BALTIMORE, MARYLAND 21234

September 23, 1982

Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Variance
E/S Rocky Point Road
Norbert Porter, et ux
Case No. 83-51-A Item 268

Dear Sir:

Kindly change my mailing address from 200 Washington Avenue, Towson 21204 to 8617 Richmond Circle, Baltimore, 21234 on your records in the above entitled case.

Very truly yours,

Douglas G. Bottom
Douglas G. Bottom

Douglas G. Bottom

August 9, 1982

Douglas G. Bottom, Esquire
206 Washington Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variances
E/S Rocky Point Rd., 1,246' S of c/l of Barrison Point Rd.
Norbert J. Porter, et ux - Petitioners
Case #83-51-A Item #268

TIME: 9:30 A.M.

DATE: Thursday, September 9, 1982

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

TOWSON, MARYLAND



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 27, 1982

Douglas G. Bottom, Esquire
206 Washington Avenue
Towson, Maryland 21204

Re: Petition for Variances
E/S Rocky Point Rd., 1,246' S of the c/l of
Barrison Point Rd.
Norbert J. Porter, et ux - Petitioners
Case #83-51-A Item #268

Dear Mr. Bottom:

This is to advise you that \$71.50 is due for advertising and posting of the above property.

Please: make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108959

DATE: 9/7/82 ACCOUNT: 01-662

AMOUNT: \$71.50

RECEIVED FROM: Douglas G. Bottom, Esquire
FOR: Advertising & Posting Case #83-51-A

VALIDATION OR SIGNATURE OF CASHIER

EVANS, HAGAN & HOLDEFER, INC.

SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236 (301) 888-1501

June 8, 1982

DESCRIPTION TO ACCOMPANY PETITION FOR SIDE YARD & ACCESSORY BLDG
IN A SIDE YARD VARIANCE IN A RC 5 ZONE, REAR OF 2007 ROCKY POINT ROAD
15TH ELECTION DISTRICT
BALTIMORE, COUNTY, MARYLAND

BEGINNING FOR THE SAME in the centerline of Rocky Point Road at a point distant 1246 feet, more or less, measured in a southerly direction on said centerline from its intersection with the centerline of Barrison Point Road, thence leaving said place of beginning and running the eight following courses and distances, viz: (1) North 83 degrees 21 minutes 00 seconds East 744.93 feet, thence (2) South 10 degrees 58 minutes 00 seconds East 259.04 feet thence (3) South 80 degrees 42 minutes 00 seconds West 303.23 feet thence (4) North 82 degrees 22 minutes 39 seconds West 102.86 feet thence (5) North 05 degrees 39 minutes 14 seconds West 83.95 feet, thence (6) North 83 degrees 21 minutes 00 seconds East 249.01 feet, thence (7) North 10 degrees 58 minutes 00 seconds West 153.47 feet, and thence (8) South 83 degrees 21 minutes 00 seconds West 600.00 feet to the centerline of Rocky Point Road, thence running and binding thereon (9) North 10 degrees 58 minutes 00 seconds West 10.03 feet to the place of beginning.

Containing 1.60 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE



WESTMINSTER

RICHARD L. HILL, P.E.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 19, 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 19th day of September, 1982, the first publication appearing on the 19th day of August, 1982.

THE JEFFERSONIAN

G. Frank Struth
Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 9/22/82
Posted for: Petition for Variances
Petitioner: Douglas G. Bottom, Esquire
Location of property: E/S Rocky Point Rd., 1,246' S of c/l of Barrison Point Rd.
Location of Sign: facing Rocky Pt. Rd.
Remarks:
Posted by: [Signature] Date of return: 9/22/82
Number of Signs: 1

Douglas G. Bottom, Esquire
206 Washington Avenue
Towson, MD. 21204

Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Md. 21236

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 20th day of September, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Norbert J. Porter, et ux

Petitioner's Attorney: D. G. Bottom, Esq.

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

Petition for
Variances
15th Election District
ZONING: Petition for
Variances
LOCATION: East side
of Rocky Point Road, 1,246
ft. South of the centerline
of Barrison Point Road.
DATE & TIME: Thursday,
September 9, 1982 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 on the petition for variances to permit a rear yard setback of 25 ft. in lieu of the required rear yard setback of 50 ft. and to permit an accessory building in side yard, in lieu of the required rear yard setback of 50 ft. The Zoning Regulation to be excepted as follows: Section 1A04.3B.1 - building setbacks in a R.C. 5 zone. Section 400.1 - location of accessory structure.

All that parcel of land in the Fifteenth District of Baltimore County, beginning and running the eight following courses and distances, viz: (1) North 83 degrees 21 minutes 00 seconds East 744.93 feet, thence (2) South 10 degrees 58 minutes 00 seconds East 259.04 feet, thence (3) South 80 degrees 42 minutes 00 seconds West 303.23 feet, thence (4) North 82 degrees 22 minutes 39 seconds West 102.86 feet, thence (5) North 05 degrees 39 minutes 14 seconds West 83.95 feet, thence (6) North 83 degrees 21 minutes 00 seconds East 249.01 feet, thence (7) North 10 degrees 58 minutes 00 seconds West 153.47 feet, and thence (8) South 83 degrees 21 minutes 00 seconds West 600.00 feet to the centerline of Rocky Point Road, thence running and binding thereon (9) North 10 degrees 58 minutes 00 seconds West 10.03 feet to the place of beginning. Containing 1.60 acres of land, more or less.

NOTE: THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

Being the property of Norbert J. Porter, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, September 9, 1982 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

The Times

Middle River, Md., August 18, 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 18th day of September, 1982. Publisher.



PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: East side of Rocky Point Road, 1,246 ft. South of the centerline of Barrison Point Road

DATE & TIME: Thursday, September 9, 1982 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 Variances to permit a rear yard setback of 25 ft. in lieu of the required 50 ft., and to permit an accessory building in side yard, in lieu of the required rear yard

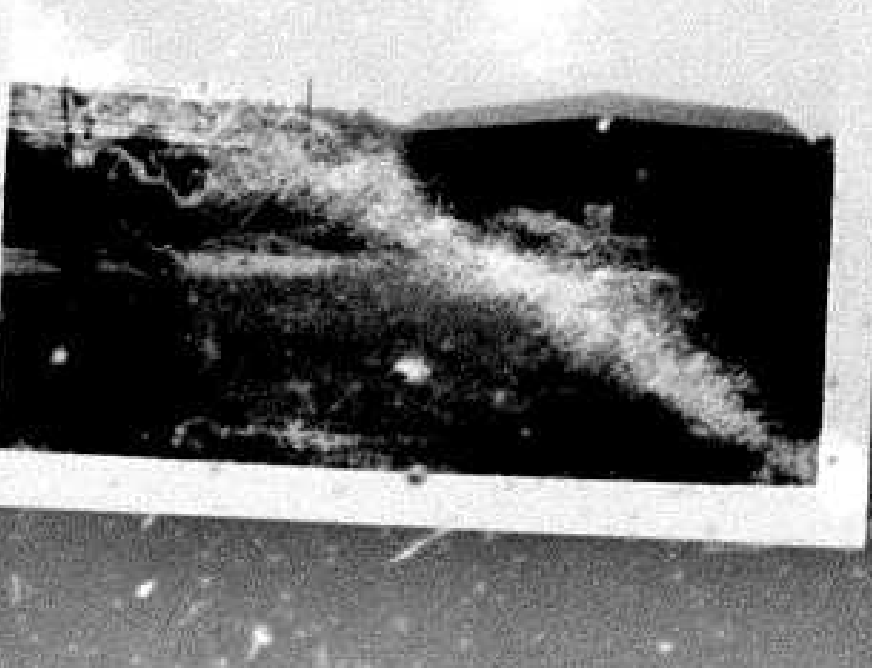
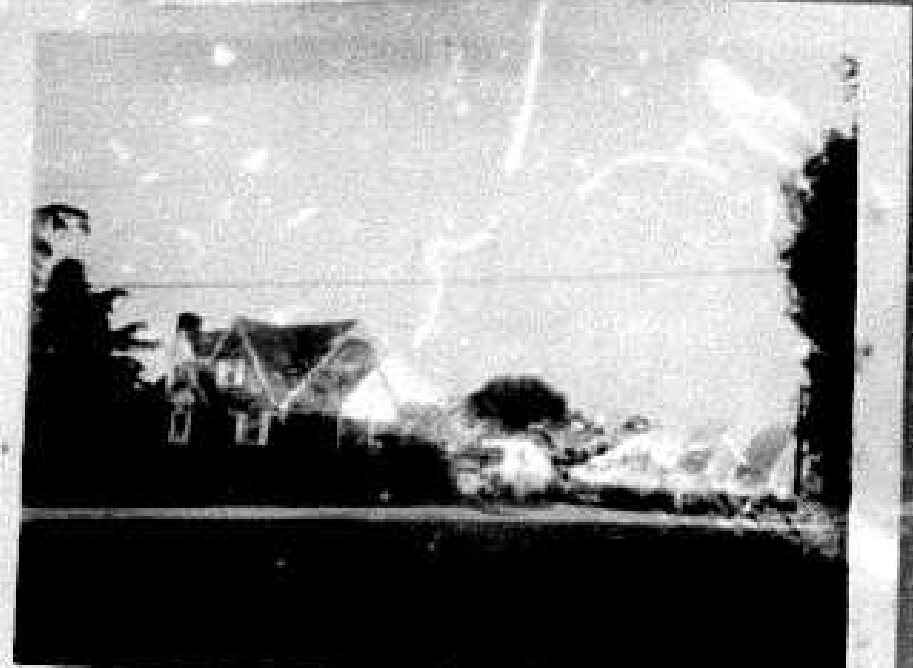
The Zoning Regulation to be excepted as follows:
Section 1A04.3B.1 - building setbacks in a R.C. 5 zone
Section 400.1 - location of accessory structure

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

Being the property of Norbert J. Porter, et ux, as shown on plat plan filed with the Zoning Department.

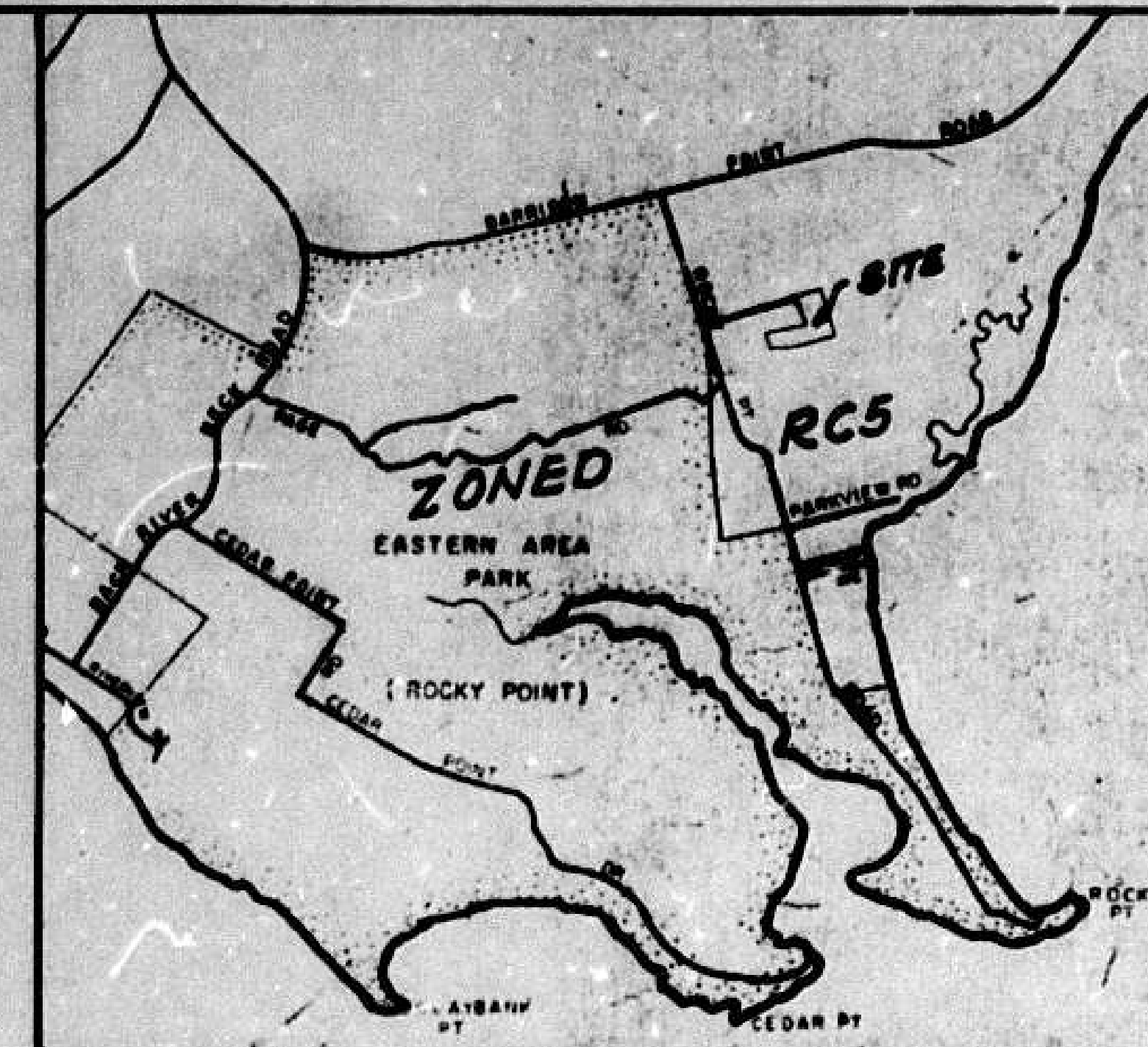
Hearing Date: Thursday, September 9, 1982 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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



BENCH MARK

HUB NO X-9290 ELEVATION 15.821
A 1/2" IRON BAR WEST EDGE OF MACADAM OF ROCKY POINT ROAD
AT 1ST BREAK IN ROAD IN FROM BARRISON ROAD.

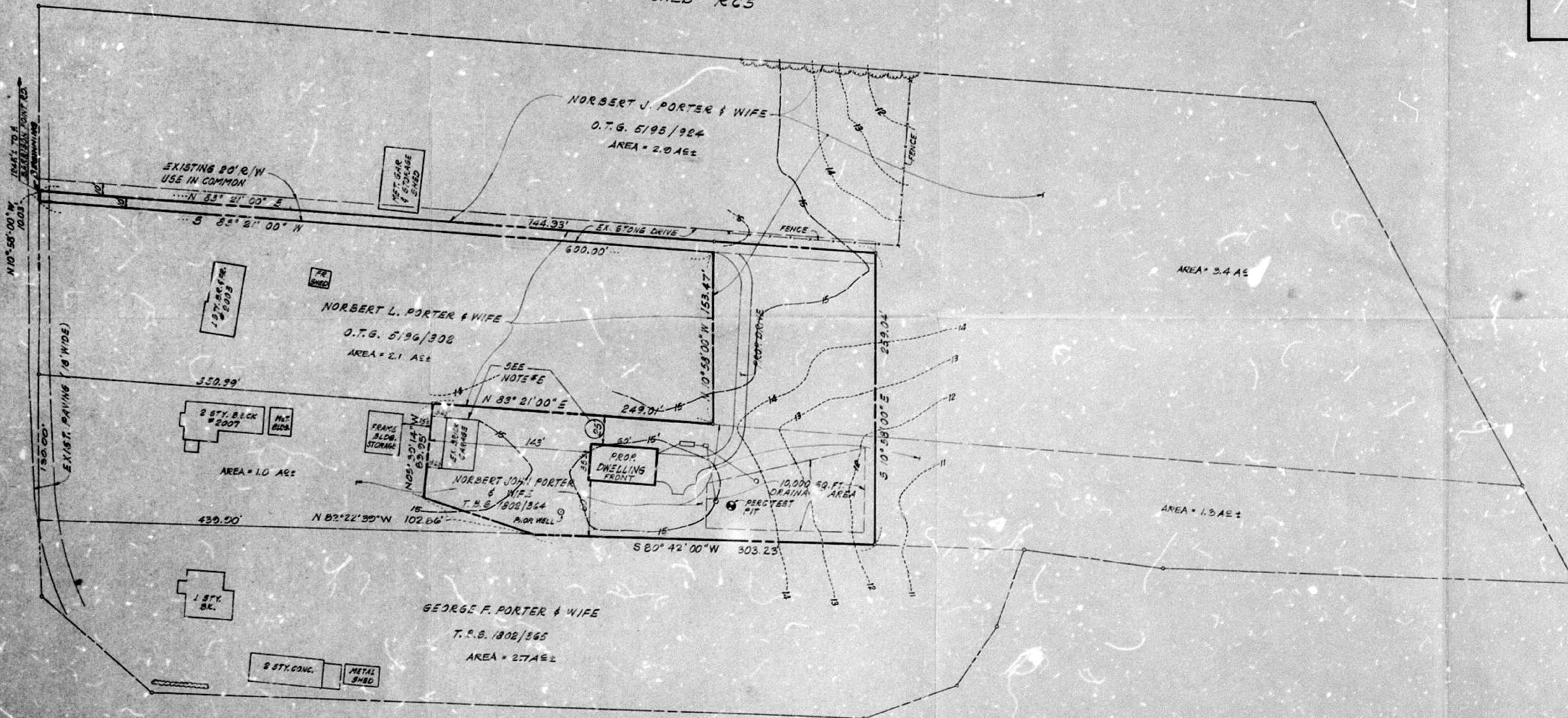


LOCATION MAP
SCALE 1" = 1,000'

NOTES

1. GROSS AREA 1.60 AC ±
2. ZONED RC5
3. EX. USE RESIDENTIAL
4. PROP. USE ONE FAMILY DETACHED DWELLING
5. PROP. ZONING RC5 WITH VARIANCE REQUESTED TO SECTION 1404.3B3 TO ALLOW A SIDE YARD OF 25' IN LIEU OF THE REQUIRED 50' AND VARIANCE REQUESTED TO SECTION 400.1 TO ALLOW AN ACCESSORY BUILDING IN A SIDE YARD
6. BUILDING COVERAGE $\frac{2100}{71436} = 2.94\%$
7. PARKING PROVIDED 2 SPACES

ROCKY POINT ROAD

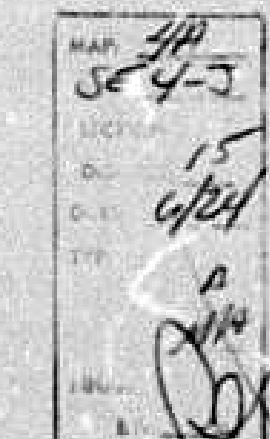


ZONED RC5

PLAT TO ACCOMPANY PETITION FOR SIDE YARD
VARIANCE IN A RC5 ZONE & VARIANCE FOR AN ACCESSORY
BUILDING IN SIDE YARD, REAR OF 2007 ROCKY PT. RD.
ELECTION DISTRICT 15 BALTIMORE CO., MD.

FOR

MR. & MRS. NORBERT J. PORTER
2007 ROCKY POINT ROAD
ESSEY, MD. 21221



JT01 H261

EVANS, HAGAN & HOLDEFER, INC.		
DATE	REVISION	BY
4-8-62	LOT LAYOUT	REL
5-10-62	ADD TO COUNTY COMMENTS	REL
SURVEYED BY		
COMPUTED BY		
DRAWN BY		
CHECKED BY		
Drwg. No. 7023		
SURVEYORS AND CIVIL ENGINEERS		
8013 BELAIR ROAD / BALTIMORE, MD. 21236		
(301) 668-1501		
629 FULMAR STREET / CAMPIDGEE, MD. 21613 / (201) 229-3256		
111 JOHN STREET / WESTMINSTER, MD. 21157 / (301) 548-7790		
133 WASHINGTON STREET / EASTON, MD. 21601 / (301) 822-8423		
DATE 5-31-62 SCALE 1" = 50'		