

83-115-A 83-115-A

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 1A03.4B4 to permit sidewalk setbacks of 27' in lieu of the required 50'.

The legal owners would be unable to obtain a building permit, and thus the property would be worthless to them, if they were not able to obtain a variance from the setback requirements contained in Section 1A03.4B4. Additionally, the regulations governing the building setbacks were passed after the legal owners purchased their property.

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) _____
 Legal Owner(s): John E. Burns (Type or Print Name) _____
 Signature: John E. Burns
 Save H. Burns (Type or Print Name) _____
 Signature: Save H. Burns
 Attorney for Petitioner: Harold L. Murnane, III (Type or Print Name) _____
 Address: 3710 Fieldstone Road, 655-5010
 City and State: Randallstown, MD 21133
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: John E. Burns, 3710 Fieldstone Road, Randallstown, MD. 21133 655-5010
 Attorney's Telephone No.: 685-0600

ORDERED By The Zoning Commissioner of Baltimore County, this 31st day of August, 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 November, 1982, at 10:15 o'clock A.M.

John E. Burns et ux
 E/S Wards Chapel Rd., 2030' W/E of Stang Rd.
 83-115-A
 83-115-A
 83-115-A

DEED FROM EILEEN H. MURRAY, widow, to JOHN E. BURNS and SEVA H. BURNS, his wife. Book No. _____ Received for Record, 19 _____ at _____ o'clock. M. Same day recorded in Liber No. _____ Folio _____ &c., etc. of the Land Records of _____ and examined per _____ and examined per _____ Clerk. Cost of Record, \$ _____

RECORDED
 1982 JUN 30 9 41 AM
 5649
 761

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 E/S of Wards Chapel Rd., 2,030' NE of Stang Rd., 2nd District : OF BALTIMORE COUNTY

JOHN E. BURNS, et ux, Petitioners: Case No. 83-115-A

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 John W. Hession, III
 Deputy People's Counsel People's Counsel for Baltimore County
 Rm. 222, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 19th day of October, 1982, a copy of the foregoing Order was mailed to Harold B. Murnane, III, Esquire, Suite 1504 - 201 N. Charles Street, Baltimore, Maryland 21201, Attorney for Petitioners.

John W. Hession, III

DEED - FEE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

PETITIONER'S EXHIBIT

This Deed, MADE THIS 3rd day of June in the year one thousand nine hundred and seventy-six by and between EILEEN H. MURRAY, widow, of Baltimore County, State of Maryland, of the first part, and JOHN E. BURNS and SEVA H. BURNS, his wife, of said County and State, of the second part.

WITNESSETH, That in consideration of the sum of Five (\$5.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, the said Eileen H. Murray, widow,

do hereby grant and convey to the said John E. Burns and Seva H. Burns, his wife,

their heirs, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland

and described as follows, that is to say: BEGINNING for the same at an iron pipe formerly set at the end of the fifth or south 60 degrees east 483.5 foot line of the whole tract described in the deed from Walter J. Weibert and wife to George H. Murray and wife, dated July 14, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1400, Folio 156, and running with a part of the sixth or closing line of the said parcel, (1) south 15 degrees west 117.0 feet to an iron pipe now set, thence running by a new line of division now made, (2) north 58 1/2 degrees west 516 feet, more or less, to a point in the Wards Chapel Road, intersecting the third line of the said whole tract, of which the land now being described is a part, and running with the said third line and with the road, (3) north 51 degrees east 39 feet to the end of the said third line, (4) north 29 1/2 degrees east 66 feet, thence leaving the road and running, (5) south 60 degrees east 483.5 feet to the place of beginning and containing 1.15 acres of land.

BEING the same lot of ground which by Deed dated August 22, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2202, Folio 486, was granted and conveyed by George H. Murray and Clara M. Murray, his wife, unto John W. Murray and Eileen H. Murray, his wife. The said John W. Murray has since departed this earth on or about August 3, 1973 thus vesting the property in Eileen H. Murray, widow, the Grantor herein.

482 5 B-JN 30 150.00 MSC

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in a twise appertaining.

To HAVE AND TO HOLD the said described lot of ground and premises to the said

John E. Burns and Seva H. Burns, his wife,

their heirs, personal representatives, successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that she has not done or suffered to be done any act, matter or thing, whatsoever, to encumber the property hereby conveyed; that she will warrant specially the property hereby granted; and that she will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said grantor

Test: Eileen H. Murray (SEAL)

MAX POLT (SEAL)

STATE OF MARYLAND, CITY OF BALTIMORE, to wit: I HEREBY CERTIFY, That on this 3rd day of June in the year one thousand nine hundred and seventy-six, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Eileen H. Murray, widow,

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission expires: July 1, 1988

MAX POLT Notary Public

Rec'd for record JUN 30 1976 at 11:12 Per Elmer H. Kahline, Jr., Clerk Mail to Max Polt Receipt No. _____

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1982

Harold B. Murnane, III, Esquire
 201 N. Charles Street
 Suite 1504
 Baltimore, Maryland 21201

RE: Item No. 38 - Case No. 93-115-A
 Petitioner - John E. Burns, et ux
 Variance Petition

Dear Mr. Murnane:

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.

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
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc
 Enclosures



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISHEL, P.E.
 DIRECTOR

September 14, 1982

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

Re: Item #38 (1982-1983)
 Property, Owner: John E. & Seva H. Burns
 E/S Wards Chapel Rd. 1900' W/E of Stang Rd.
 Acres: 1.15 District: 2nd

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:

Wards Chapel 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, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

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

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

Water and Sanitary Sewer:

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

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 /admittant be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of December, 1982, that the Petition for Variance(s) to permit side yard setbacks of 27 feet in lieu of the required 50 feet on the tract or parcel of ground described in a Deed dated June 3, 1976 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr., No. 5649, folio 761, and containing 1.15 acres of land (original description of which first appeared in a Deed dated August 22, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2202, folio 486), for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein and marked Petitioners' Exhibit 2, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Department of Health, dated October 27, 1982.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

Item #38 (1982-1983)
Property Owner: John E. & Seva H. Burns
Page 2
September 14, 1982

Water and Sanitary Sewer: (Cont'd)

Baltimore County Water and Sewerage Plans W and S-15B, as amended, indicate "No Planned Service" in the area.

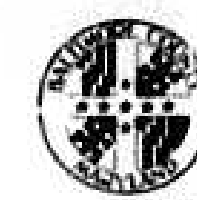
Very truly yours,

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

RAM:EAM:FWR:iss

cc: Jack Wimbley

Y-SE Key Sheet
41 & 42 NW 45 Pos. Sheets
NW 11 L Topo
66 Tax Map



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

October 27, 1982

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

Dear Mr. Hammond:

Comments on Item #38, Zoning Advisory Committee Meeting of August 31, 1982, are as follows:

Property Owner: John E. & Seva H. Burns
Location: E/S Wards Chapel Road 1900' N/E of Stang Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a sideyard setback of 27' in lieu of the required 50'.
Acres: 1.15
District: 2nd

The dwelling will be served by a proposed well and septic system. Soil percolation tests were conducted September 17, 1975; the results of which are no longer valid. Therefore, additional soil percolation tests must be conducted prior to submission of a building permit or drilling of the well.

The soil percolation tests and subsequent drilling of the well must meet all requirements as set forth by the Baltimore County Department of Health and State of Maryland, Department of Health and Mental Hygiene.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

cc: John E. & Seva H. Burns



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

October 8, 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: John E. & Seva H. Burns

Location: E/S Wards Chapel Road 1900' N/E of Stang Road

Item No.: 38

Zoning Agenda: Meeting of August 31, 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 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.

(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 BY: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/mh/rr

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

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

Z.A.C. Meeting of: August 31, 1982

RE: Item No: 38, 39, 40, 41, 42, 43
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

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. 83-115-A
John E. Burns, et ux

Date: October 25, 1982

If this lot was a lot of record prior to 1976, this office has no comment.

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Norman E. Gerber, Director
Director of Planning and Zoning

PETITION FOR VARIANCE

2nd Election District

ZONING: Petition for Variance
LOCATION: East side of Wards Chapel Road, 2,030 ft. Northeast of Stang Road
DATE & TIME: Tuesday, November 9, 1982 at 10:15 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 side yard setbacks of 27 ft. in lieu of the required 50 ft.

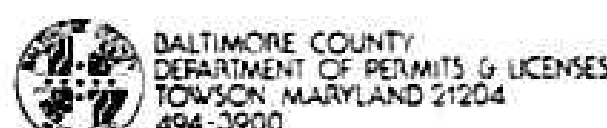
The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 - minimum side yard setbacks in a R.C. 4 zone

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

Being the property of John E. Burns, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, November 9, 1982 at 10:15 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



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

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

Dear Mr. Hammond
Comments on Item # 38 Zoning Advisory Committee Meeting are as follows:
Property Owner: John E. & Seva H. Burns
Location: E/S Wards Chapel Road 1900' N/E of Stang Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to permit a sideyard setback of 27' in lieu of the required 50'.

Acres: 1.15
District: 2nd

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Building and Agency and other applicable Codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 401, line 2, Section 1407 and Table 1409.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and those required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- 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 401.

I. Comments

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 Ave., 21204

Very truly yours,
Charles E. Burnham, Chief
Plans Review

CEB:rrj

FORM 01-82

October 14, 1982

LEGAL DESCRIPTION

Burns Property on Wards Chapel Road

beginning for the same at a pipe now set in Wards Chapel Road, said pipe being located at a distance of 2030 feet measured north easterly along Wards Chapel Road from the east side of Stang Road, and running thence, binding on said third line and Wards Chapel Road North 51 degrees East, 39 feet to a pipe now set at the end of said third line, and running thence, still binding on Wards Chapel Road, North 29 degrees, 31 minutes East, 66 feet to a pipe now set at the beginning of the fifth or South 60 degrees East, 483.5 foot line of the aforesaid whole tract, and running thence, leaving Wards Chapel Road and binding on the said fifth line South 60 degrees East, 483.5 feet to a pipe now set at the end of said fifth line, at its intersection with the sixth line of the aforesaid tract, and running thence binding on part of the sixth line, South 15 degrees West, 117.0 feet to a pipe now set, and running thence, by a new line of division, North 58 degrees, 30 minutes West, 516.0 feet to the place of beginning. Containing 1.15 acres of land, more or less.

December 9, 1982

Harold B. Murnane, III, Esquire
Suite 1504, 201 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Variance
E/S of Wards Chapel Road, 2,030' NE
of Stang Road - 2nd Election District
John E. Burns, et ux - Petitioners
NO. 83-115-A (Item No. 38)

Dear Mr. Murnane:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

LAW OFFICES
KANTOR, WINEGRAD & KARCESKI
SUITE 4504
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE
(301) 685-0600

November 16, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office of
Planning & Zoning
Towson, Maryland 21204

Re: Case No: 83-115-A
Petitioners: John E. Burns and Seva H. Burns

Dear Mr. Hammond:

Please be advised that I have spoken with Carl Richards from the Office of Planning and Zoning and I have determined that there was in fact no need for a variance from the minimum diametral dimensions required by Section 1A03.4B3.

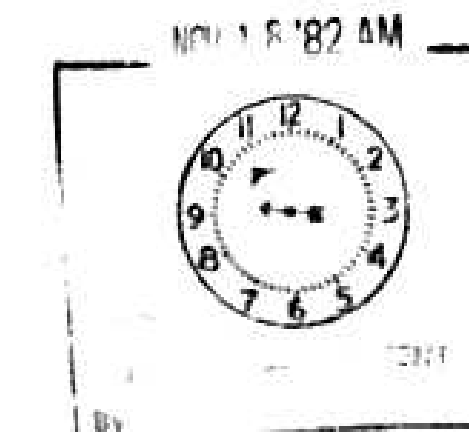
Thus, on behalf of the Petitioners, I would respectfully request that you proceed to make a decision on the request for the variance of the side setback requirements based on the evidence presented in the hearing on November 9, 1982.

Your kind cooperation is greatly appreciated.

Very truly yours,

Harold B. Murnane, III

HBM, III/jms



Harold B. Murnane, III, Esquire
Suite 1504
201 N. Charles Street
Baltimore, Maryland 21201

NOTICE OF HEARING
Re: Petition for Variance
E/S of Wards Chapel Rd., 2,030' NE
of Stang Road
John E. Burns, et ux - Petitioners
Case #83-115-A Item #38

TIME: 10:15 A.M.

DATE: Tuesday, November 9, 1982

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 107973

DATE: 11/16/82 ACCOUNT: 01-662
AMOUNT: \$ 55.00
RECEIVED FROM: John E. Burns
FOR: fee for variance
83-115-A

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 5, 1982

Harold B. Murnane, III, Esquire
201 N. Charles Street
Suite 1504
Baltimore, Maryland 21201

Re: Petition for Variance
E/S Wards Chapel Rd., 2,030' NE of
Stang Road
John E. Burns, et ux - Petitioners
Case #83-115-A

Dear Mr. Murnane:

This is to advise you that \$73.25 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

LAW OFFICES
KANTOR, WINEGRAD & KARCESKI
SUITE 4504
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

September 24, 1982

Mr. Nick Commodari
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Re: John E. & Seva H. Burns, et ux - Petitioners
Case No. 83-115-A

Dear Mr. Commodari:

Enclosed please find a copy of the title deed to the property owned by Mr. and Mrs. John E. Burns, which is the subject of a Petition for Zoning Variance. I am forwarding this copy pursuant to your request.

After you have had a chance to review this matter, please contact me and advise as to your findings.

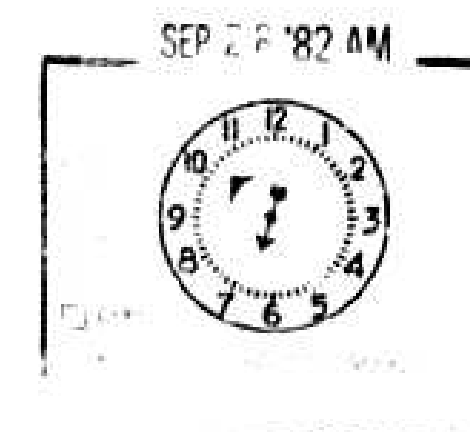
I would appreciate your prompt cooperation in this matter as my clients are greatly interested in having this matter completed as soon as possible.

Your cooperation will be greatly appreciated.

Very truly yours,

Harold B. Murnane, III

HBM, III:suc
Enclosure



Harold B. Murnane, III, Esquire
201 N. Charles Street
Suite 1504
Baltimore, Maryland 21201

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of August, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John E. Burns, et ux

Petitioner's Attorney Harold B. Murnane, III Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd
Posted for: Variance
Petitioner: John E. Burns, et ux
Location of property: E/S of Wards Chapel Rd. 2,030' NE of Stang Rd.
Location of sign: East side of Wards Chapel Road in front of subject property
Remarks:
Posted by: J. J. [Signature]
Date of return: October 29, 1982
Number of Signs: 1

NOTICE FOR VARIANCE
Re: Petition for Variance
E/S of Wards Chapel Rd., 2,030' NE
of Stang Road
John E. Burns, et ux - Petitioners
Case #83-115-A Item #38

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 21, 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 one time before the 21st day of November, 1982, the 21st publication appearing on the 21st day of October, 1982.

THE JEFFERSONIAN,

Manager

Cost of Advertisement: \$

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

No. 113013

DATE: 12-9-82 ACCOUNT: R-01-615-680

AMOUNT: \$ 73.25

RECEIVED FROM: John E. Burns
FOR: Advertising & Posting
Case 83-115-A

6 022*****732510 8982A

VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR VARIANCE
2nd Election District

ZONING: Petition for Variance
LOCATION: East side of Wards Chapel Road,
2,000 ft. Northeast of Stang Road
DATE & TIME: Tuesday, November 8, 1982, at
10:15 A.M.

PUBLIC HEARING: Room 1c4, 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 1 p.m. side yard setbacks of 27 ft.
in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1403.45.4 - minimum side yard setbacks in a
R.C. 4 zone
All that parcel of land in the Second District of Baltimore
County

Beginning for the same at a pipe now set in Wards
Chapel Road, said pipe being located at a distance of
2000 feet measured north easterly along Wards Chapel
Road from the east side of Stang Road, and running
thence, binding on said third line and Wards Chapel
Road North 51 degrees East, 30 feet to a pipe now set
at the end of said third line, and running thence, still
binding on Wards Chapel Road, North 20 degrees, 31
minutes East, 68 feet to a pipe now set at the beginning
of the 5th or South 60 degrees East, 463.5 foot line of
the aforesaid whole tract, and running thence, leaving
Wards Chapel Road and binding on the said fifth line,
South 60 degrees East, 463.5 feet to a pipe now set at
the end of said fifth line, at its intersection with the sixth
line of the aforesaid tract, and running thence binding on
the sixth line, South 15 degrees West, 117.0 feet
to a pipe now set, and running thence, by a new line of
division, North 58 degrees, 30 minutes West, 516.0 feet
to the place of beginning. Containing 1.15 acres of land,
more or less.

Being the property of John E. Burns, et ux, as shown
on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, November 8, 1982 at 10:15 A.M.
Public Hearing: Room 108, County Office Building, 111
W. Chesapeake Avenue, Towson, Maryland

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

REISTERSTOWN COMMUNITY TIMES
Office of The Carroll County Times

Westminster, Md., October 21, 19 82

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THIS IS TO CERTIFY that the annexed

was published for one successive weeks previous to the 21st
day of October 19 82 in REISTERSTOWN COMMUNITY TIMES
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REISTERSTOWN COMMUNITY TIMES
FOR THE CARROLL COUNTY TIMES
Per *Audene Clark*
Bookkeeper

