

83-153-A

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 1A03.4.B.4. to permit a rear yard setback of 30' in lieu of the required 50'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The existing building envelope determined by the 50 foot side-yard setback requirement renders the building of a normal residential dwelling impossible, thus necessitating a side-yard setback of 30 feet along one side, instead of the required 50 feet.

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:
TIMOTHY QUINN/WINNIE QUINN
(Type or Print Name)
Signature
3570 #3B COURT HOUSE DRIVE
Address
Ellicott City, Maryland 21043
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
DOROTHY E. WARD
Name
60 York View Drive
Timonium, MD 21093
Address
252-6512
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 4th day of November, 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 11th day of January, 1983, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Beginning approximately 1,000' : OF BALTIMORE COUNTY
N of Beckleysville Rd., approx- :
mately 2,000' E of Gunpowder :
Rd., 6th District :

DOROTHY E. WARD, Petitioner : Case No. 83-153-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
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 27th day of December, 1982, a copy of the foregoing Order was mailed to Dorothy E. Ward, 60 York View Drive, Timonium, MD 21093, Petitioner; and Timothy Quinn/Winnie Quinn, 3570 #3B Court House Drive, Ellicott City, MD 21043, Contract Purchasers.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1982

Ms. Dorothy E. Ward
60 York View Drive
Timonium, Maryland 21093

RE: Item No. 95 - Case No. 83-153-A
Petitioner: Dorothy E. Ward
Variance Petition

Dear Ms. Ward:

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 dwelling within 30 feet of the rear property line, this hearing is required.

For further information on the comments of the Fire Department, you may contact Captain Joseph Kelly at 294-3985.

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,

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

NBC:bsc

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
254-3211
NORMAN E. GENDER
DIRECTOR

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 # 95, Zoning Advisory Committee Meeting, November 16, 1982, are as follows:

Property Owner: Dorothy E. Ward
Location: W/S of 25' R/W 1000' N of Beckleysville Rd 2000' E of Gunpowder Rd.
Acres: 117.77/119.0 X 365.5/377
District: 6th

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

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning & Development

JLW:rb

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 95, Zoning Advisory Committee Meeting of Nov. 14, 1982

Property Owner: Dorothy E. Ward

Location: 25' R/W - 1000' N of Beckleysville Rd District 6

Water Supply: Private Sewage Disposal: Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charcoal grill operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and beverage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 95
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- (X) Soil percolation tests have been conducted.
The results are valid until Nov. 1, 1985.
Revised plans must be submitted prior to approval of the percolation tests.
- (X) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-17 of the Baltimore County Code, the water well yield test shall be valid until _____, is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- (X) Others: 1) Prior to approval of a Building Permit a water well must be drilled, meeting all requirements of the Baltimore County Department of Health.

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

SS 20 1080 (2)

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310

PAUL H. RENCKE
CHIEF

December 20, 1982

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

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Dorothy E. Ward

Location: W/S of 25' R/W 1000' N. of Beckleysville Rd. 2000' E. of Gunpowder Road
Item No.: 95
Zoning Agenda: Meeting of November 16, 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.
- (X) 3. The vehicle dead end condition shown at 300 feet-GUL-DE-SAG 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 comment, at this time.

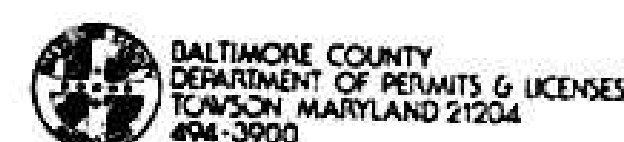
REVIEWER: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

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 12th day of January, 1982, that the herein Petition for Variance(s) to permit a rear yard setback of 30 feet in lieu of the required 50 feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



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 # 95 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Dorothy E. Ward
Location: W/S of 25' R/W 1000' N. of Beckleysville Road, 2000' E. of Gunpowder Rd.
Existing Zoning: R-1
Proposed Zoning: R-1
Variance to permit a rear yard setback of 30' in lieu of the required 50' along the northerly side adjacent to the Prettyboy Reservoir Property.
Acres: 117.7/119.0 X 365.5/377
District: 6th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Handicapped and Age-Related and other applicable Codes.
- B. A building and other all structures permits 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. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot line. A firewall is required if construction is on the lot line, see Table 1401, 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 complies with the height/area requirements of Table 505 and the required construction classification of Table 1401.

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 (Plan Review) at 111 West Chesapeake Ave., 21204.

Charles E. Burman
Charles E. Burman, Chief
Plan Review

CEB:rrj
1/14/82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 19, 1982

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

RE: Item No. 94, 95, 96
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: November 16, 1982

District:
No. Acres:

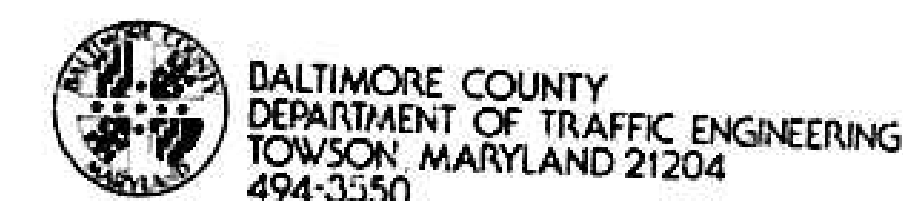
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

NWP/bp



STEPHEN E. COLLINS
DIRECTOR

December 29, 1982

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

Re: -ZAC Meeting of November 16, 1982
Item Nos. 94 and 95

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 94 and 95.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cm

1/11
83-153



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

November 1, 1982

Mr. Edward H. Miller
Gaylord Brooks Realty Company
Box 193, Paper Mill Road
Phoenix, Maryland 21131

Owner: Dorothy E. Ward
Re: Private land off Beckleysville Road 1 mile east of intersection of Lower Beckleysville Road & Gunpowder, District 6

Dear Mr. Miller:

A representative of this office, Paul D'A. Jidder, conducted soil evaluations on the above mentioned lot. The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
* A	--	--	Clay 0-2 ft., Prettyboy schist
* B	6 minutes	5 feet	Clay 0-2 ft., Prettyboy schist
C	--	--	2-14 ft., rock 14 ft.
			Clay 0-4 ft., Prettyboy schist
			4-10 ft., water 10 ft.

* Denotes satisfactory test within the 10,000 square foot area.

Based on the evaluations and the plot plan, approval will be granted for the installation of a private sewage disposal system.

Specific comments for the above mentioned lot are attached. Those comments concerning your lot are indicated by an "X".

Very truly yours,

Brooks H. Stafford
Brooks H. Stafford, M.H.S.
Director
ENVIRONMENTAL SUPPORT SERVICES

BHS:pb

SS 10 781

SPECIFIC COMMENTS

- ☐ Where tile fields are proposed, the initial area plus 50 ft. of the tree dripline shall be cleared prior to construction of the system.
- ☒ It should be noted that 10,000 sq. ft. is reserved for sewage disposal systems and areas for expansion. Under no circumstances shall any permanent structures, above or below ground, be permitted within this area. Also, no underground electric lines, water pipes, gas line, etc., shall be permitted in the disposal system area.
- ☐ Soil percolation tests will be valid for a period of three years from the date the record plat is signed by the Deputy State and County Health Officer. At the expiration of this period, new tests may be required.
- ☒ Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.
- ☐ The permitted installation is for an interim individual sewage disposal system. Within one year of the availability of metropolitan sanitary sewers, this interim system must be abandoned and all waste plumbing connected to the metropolitan system, in accordance with Section 2.19 of the Baltimore County Plumbing and Gasfitting Code.
- ☐ The source of water supply for this lot is from the metropolitan system.
- ☒ Where water wells are to be used as a source of water supply, Article XI Section 13-118(x) of the Baltimore County Code requires that a well meeting the minimum recovery rate of one gallon per minute be drilled prior to issuance of a Building Permit.
- ☐ A review has been made of the water well yield test performed by the report of the yield test indicated that the test was performed in accordance with the procedures approved by the Board of Health, and indicates a yield which meets the minimum standards for approval of a Building Permit.
- ☐ In accordance with Section 13-117 of the Baltimore County Code, this test shall be valid until the test is performed for the purposes of conveyance of property. This does not constitute, in any form or manner, a guarantee by the Baltimore County Department of Health, of continuous water well yield.
- ☐ A review has been made of the water well yield test performed by the test was not performed in accordance with the procedures approved by the Board of Health; therefore, a new test will be required.
- ☒ If there are any questions regarding this matter, please contact Mr. Didier, 494 7762, between 8:30 and 9:30 a.m.

SS 14 781

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

JOHN W. DUBEL, JR.
111 West Chesapeake Ave.
Towson, Maryland 21204

January 6, 1983

Ms. Dorothy E. Ward
60 York View Drive
Timonium, Maryland 21093

RE: Item No. 95 - Case No. 83-153-A
Petitioner - Dorothy E. Ward
Variance Petition

Dear Ms. Ward:

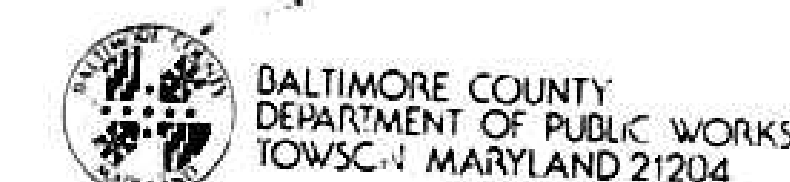
Enclosed please find addendum comments for the above referenced case.

Very truly yours,

Nicholas B. Connodari
NICHOLAS B. CONNODARI
Chairman,
Zoning Plans Advisory Committee

NBC:bsc

Enclosure



HARRY J. DISTEL, JR.
DIRECTOR

January 3, 1983

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

Re: Item 95 (1982-1983)
Property Owner: Dorothy E. Ward
W/S of 25' R/W 1,000' N. of Beckleysville Rd.,
2,000' E. of Gunpowder Rd.
Acres: 117.7/119.0 X 365.5/377
District: 6th

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:

Baltimore County highway and utility improvements are not directly involved.

The indicated 25-foot right-of-way, if improved in the future as a public road, will be on a 50-foot right-of-way with a standard type roadway termination at the end thereof.

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.

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.

Public water supply and sanitary sewerage are not available to serve this property, which is contiguous to the Prettyboy Reservoir.

PETITION FOR VARIANCE

6th Election District

ZONING: Petition for Variance

LOCATION: Beginning approximately 1,000 ft. North of Beckleysville Road, approximately 2,000 ft. East of Gunpowder Road

DATE & TIME: Tuesday, January 11, 1983 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 30 ft. in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 - minimum rear yard setback in an R.C. 4 zone

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

Ms. Dorothy E. Ward
60 York View Drive
Timonium, 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 4th day of November, 1982.

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Dorothy E. Ward

Petitioner's Attorney: _____

Reviewed by: *[Signature]*

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-153-A

District: 6th Date of Posting: 12-26-82

Posted for: Variance

Petitioner: Dorothy E. Ward

Location of property: Approximately 1,000 N. of Beckleysville Rd. Approximately 2,000 E. of Gunpowder Rd.

Location of Signs: Station sign Northside of Beckleysville Road at the intersection of right of Way leading to subject property. Station sign 1,001 ft. to the north of Beckleysville Road to the east of station sign.

Remarks: _____

Posted by: *[Signature]* Date of return: 12-30-82

Number of Signs: 2

Being the property of Dorothy E. Ward, as shown on plat plan filed with the Zoning Department,

Hearing Date: Tuesday, January 11, 1983 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 23, 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., ~~once a week~~ one time ~~before the~~ before the 11th day of January, 1983, the ~~first~~ publication appearing on the 23rd day of December, 1982.

THE JEFFERSONIAN,

[Signature]
Manager

Cost of Advertisement: \$ _____

PETITION FOR VARIANCE
6th Election District

ZONING: Petition for Variance

LOCATION: Beginning approximately 1,000 ft. North of Beckleysville Road, approximately 2,000 ft. East of Gunpowder Road

DATE & TIME: Tuesday, January 11, 1983 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 30 ft. in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 - minimum rear yard setback in an R.C. 4 zone

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

Being the property of Dorothy E. Ward, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 11, 1983 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
Dec. 23

PETITION FOR VARIANCE
6th Election District

ZONING: Petition for Variance

LOCATION: Beginning approximately 1,000 ft. North of Beckleysville Road, approximately 2,000 ft. East of Gunpowder Road

DATE & TIME: Tuesday, January 11, 1983 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 30 ft. in lieu of the required 50 ft.

The Zoning Regulation to be excepted as follows:
Section 1A03.4B.4 - minimum rear yard setback in an R.C. 4 zone

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

Beginning at a point located at the end of a 35 foot right of way approximately 1000 feet north of Beckleysville Road. Said point in Beckleysville Road being approximately 2000 feet east of Gunpowder and running thence:

North 10° 44' West 117.7 feet; thence South 85° 05' West 325.5 feet; thence South 05° 39' East 119 feet; thence North 04° 48' East 377 feet to the place of beginning.

Being the property of Dorothy E. Ward, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 11, 1983 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
80145-142001

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/22 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 22nd day of Dec, 1982.

THE TOWSON TIMES

[Signature]

Cost of Advertisement, \$ 3.00

Item #95 (1982-1983)
Property Owner: Dorothy E. Ward
Page 2
January 3, 1983

General: (Cont'd)

This property is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area. Baltimore County Water Supply and Sewerage Plans W and S-4A, amended through January 1982, indicate "No Planned Service" in the area.

Very truly yours,

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

RAN:EAT:FWR:iss

cc: Jack Wimbley

JJ-SW Key Sheet
127 & 128 NW 30 Pos. Sheets
NW 32 H Topo
10 & 15 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond

TO: Zoning Commissioner

FROM: Norman E. Gerber, Director

Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-153-A

Dorothy E. Ward

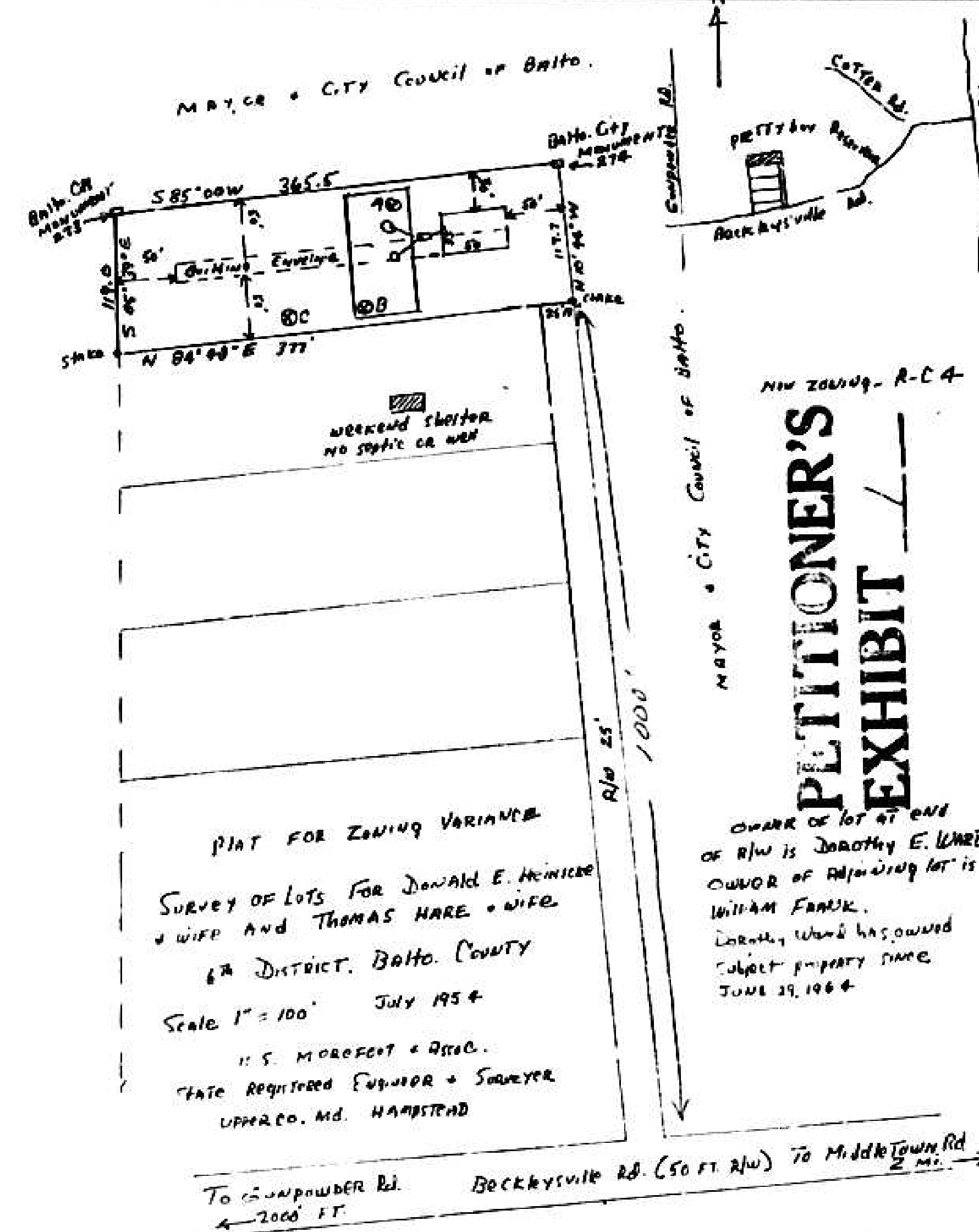
Date: December 20, 1982

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

Norman E. Gerber
Norman E. Gerber,
Director of Planning and Zoning

NEG:JGH:hc

cc: Arlene January
Shirley Hess



November 23, 1982

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

re: Item #95 Variance Petition of
Dorothy E. Ward

Dear Mr. Hammond:

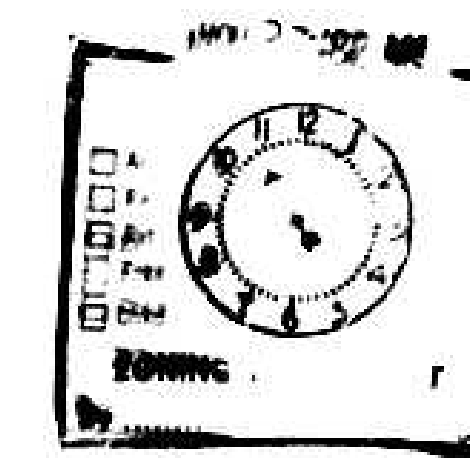
The property in this case is subject to a Contract of Sale with a settlement date of December 15, 1982. I represent Mrs. Ward.

It would be greatly appreciated if a hearing could be scheduled as soon as possible.

Yours very truly,

D. James Villa
D. James Villa

djv/jlm
cc: Mrs. Dorothy E. Ward
cc: Mr. Edward H. Miller



DESCRIPTION

Beginning at a point located at the end of a 25 foot right of way approximately 1000 feet north of Beckleysville Road. Said point in Beckleysville Road being approximately 2000 feet east of Gunpowder and running thence:

North 10° 44' West 117.7 feet; thence
South 85° 00' West 365.5 feet; thence
South 05° 39' East 119 feet; thence
North 94° 48' East 377 feet to the
place of beginning.

January 18, 1983

Mr. & Mrs. Timothy Quinn
3570 Court House Drive, Apt. 31
Ellicott City, Maryland 21043

RE: Petition for Variance
Beginning 1,000' N of Beckleysville
Road, approximately 2,000' E of
Gunpowder Road - 4th Election
District
Dorothy E. Ward - Petitioner
NO. 83-153-A (Item No. 95)

Dear Mr. & Mrs. Quinn:

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

Very truly yours,

WEM/srl
William E. Hammond
Zoning Commissioner

Attachments

cc: Ms. Dorothy E. Ward
60 York View Drive
Timonium, Maryland 21093

Mr. Dale Kelley
3536 Beckleysville Road
Millersville, Maryland 21107

John W. Messian, III, Esquire
People's Counsel

December 16, 1982

Ms. Dorothy E. Ward
60 York View Drive
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance
Begin. approx. 1,000' N of Beckleysville
Rd., approx. 2,000' E of Gunpowder Rd.
Dorothy E. Ward - Petitioner
Case #83-153-A

TIME: 9:45 a.m.

DATE: Tuesday, January 11, 1983

PLACE: Room 106, County Office Building, 111 West

Cleepe Avenue, Towson, Maryland

cc: Mr. & Mrs. Timothy Quinn
3570 433 Court House Drive
Ellicott City, Maryland 21043

William E. Hammond
Zoning Commissioner of
Baltimore County

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

No. 111294

DATE: 11/14 ACCOUNT: R-01-615-000
AMOUNT: 35.00
RECEIVED FROM: D. E. Ward
FOR: Filing fee for Variance Petition #95
WARD

144*****350010 6058A

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 29, 1982

Ms. Dorothy E. Ward
60 York View Drive
Timonium, Maryland 21093

Re: Petition for Variance
Beginning approx. 1,000' N of Beckleysville
Rd., approx. 2,000' E of Gunpowder Rd.
Dorothy E. Ward - Petitioner
Case #83-153-A

Dear Ms. Ward:

This is to advise you that \$59.85 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
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 113045

DATE: Jan. 6, 1983 ACCOUNT: R-01-615-000
AMOUNT: \$59.85

RECEIVED FROM: Dorothy E. Ward
FOR: Advertising & Posting Case #83-153-A

032*****598510 6058A

VALIDATION OR SIGNATURE OF CASHIER