

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 7th day of February, 1983, that the herein Petition for Variance(s) to permit minimum side yard setbacks of 10 feet in lieu of the required 15 feet, a sum of side yard setbacks of 20 feet in lieu of the required 40 feet, and a front yard setback of 20 feet in lieu of the required 40 feet, for the expressed purpose of constructing a dwelling, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated November 23, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REMOKE
CHIEF

December 20, 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: Roy Neal

Location: N/S Timonium Road 1090' E. from centerline of Pine Valley Drive

Item No.: 110

Zoning Agenda: Meeting of December 7, 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.

REVISION: _____
Planning Group
Special Inspection Division

Reviewed and Approved: _____
Fire Prevention Bureau

JK/mh/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Dept.

Date: December 16, 1982

FROM: Ted Burnham, Building Plans Review C.F. 13

SUBJECT: Meeting, December 7, 1982

Item #107	See Comments
Item #108	See Comments
Item #109	STD. Comment
Item #110	STD. Comment
Item #111	See Comments
Item #112	See Comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dube, Superintendent

Towson, Maryland - 21204

Date: December 6, 1982

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

Z.A.C. Meeting of: December 7, 1982

RE: Item No: 107, 108, 109, 110, 111, 112
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

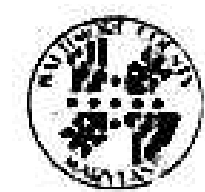
Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Mr. Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 7, 1983

Kevin Lynch, Esquire
12846 Fork Road
Fork, Maryland 21051

RE: Petition for Variance
N/S of Timonium Rd., 1,090' E of
the center line of Pine Valley Dr.
8th Election District
Roy Neal - Petitioner
NO. 82-167-A (Item No. 110)

Dear Mr. Lynch:

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

Very truly yours,

Sam M.H. Jung
SAM M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

CARL L. BERNHOLD
PHILIP K. CROSS
JOHN C. STEEL
WILLIAM G. MURPHY
BORDEN L. LANGDON

CERHOLO, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

November 26, 1982

Zoning Description

All that piece or parcel of land lying, being and situate in the Eighth Election District of Baltimore County State of Maryland and described as follows to wit:

Beginning for the same at a point on the north side of Timonium Road at the distance of 1,090 feet easterly measured along the north side of Timonium Road from the center of Pine Valley Drive, said point being at the westernmost outline of Lot No. 2 as laid out on the plat of the Property of Roy Neal, which plat is recorded among the Plat Records of Baltimore County in Plat Book 3, H.K.J.R. No. 48 Folio 147, and running thence and ending on the north side of Timonium Road the two following courses and distances viz: North 80 degrees 02 minutes 46 seconds East 55.06 feet and North 54 degrees 22 minutes 25 seconds East 13.73 feet, thence leaving said road and ending on the outlines of said Lot No. 2 the five following courses and distances viz: North 06 degrees 21 minutes 53 seconds West 124.33 feet, North 71 degrees 40 minutes 06 seconds East 40.71 feet, North 05 degrees 19 minutes 54 seconds West 160 feet, South 60 degrees 21 minutes 15 seconds West 104 feet and South 05 degrees 19 minutes 54 seconds East 296.06 feet to the place of beginning.

Containing 0.565 of an Acre of Land, more or less.

Being Lot No. 2 as laid out on the plat of the property of Roy Neal, which said plat is recorded among the Plat Records of Baltimore County in Plat Book 3, H.K.J.R. No. 48 Folio 147.



PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances

LOCATION: North side of Timonium Road, 1,090 ft. East of the centerline of Pine Valley Drive

DATE & TIME: Tuesday, February 1, 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:

Location for Variances to permit minimum side yard setbacks of 10 ft. instead of the required 15 ft. and a sum of side yards of 20 ft. instead of the required 40 ft. and to permit a front yard setback of 20 ft. instead of the required 40 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3C.1 - side, sum of side yards and front yard setbacks in a D.R. 2 zone

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

Being the property of Roy Neal, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, February 1, 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: _____
SUBJECT: Zoning Petition No. 82-167-A
Roy Neal

Date: JANUARY 12, 1983

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

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

NEG:JGH:sic

cc: Arlene January
Shirley Hess

January 5, 1983

Mr. Roy Neal
12846 York Road
Fork, Maryland 21051

NOTICE OF HEARING

Re: Petition for Variances
N/S Timonium Rd., 1,090' E of the
e/k of Pine Valley Drive
Roy Neal - Petitioner
Case #83-167-A

TIME: 9:45 A.M.

DATE: Tuesday, February 1, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 26, 1983

Mr. Roy Neal
12846 York Road
Fork, Maryland 21051

Re: Petition for Variances
N/S Timonium Rd., 1,090' E of e/k of
Pine Valley Drive
Case No. 83-167-A

Dear Mr. Neal:

This is to advise you that \$72.95 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. 115000

DATE Feb. 4, 1983 ACCOUNT R-01-615-000

AMOUNT \$72.95

RECEIVED FROM Kevin Lynch, Esquire
FOR Advertising & Posting Case No. 83-167-A
(Roy Neal)

0 070*****72355 807-A

VALIDATION OR SIGNATURE OF CASHIER

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

No. 112348

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

DATE 11/26/82 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED FROM Roy Neal
FOR Zoning petition for Variances
12846 York Rd Item 110
Fork Md

0 0213*****355016 8263A

VALIDATION OR SIGNATURE OF CASHIER

Mr. Roy Neal
12846 York Road
Fork, Maryland 21051

Gerhold, Cross & Steel
412 Delaware Ave
Towson, Md. 21204

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 Feb day
of December, 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Roy Neal

Petitioner's Attorney

Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

83-167-A

District: 8th Date of Posting: Jan. 14, 83

Posted for: Zoning

Petitioner: Roy Neal

Location of property: N/S of Timonium Rd., 1,090' E of e/k of Pine Valley Drive

Location of Sign: North side of Timonium Road approx. 1,140'

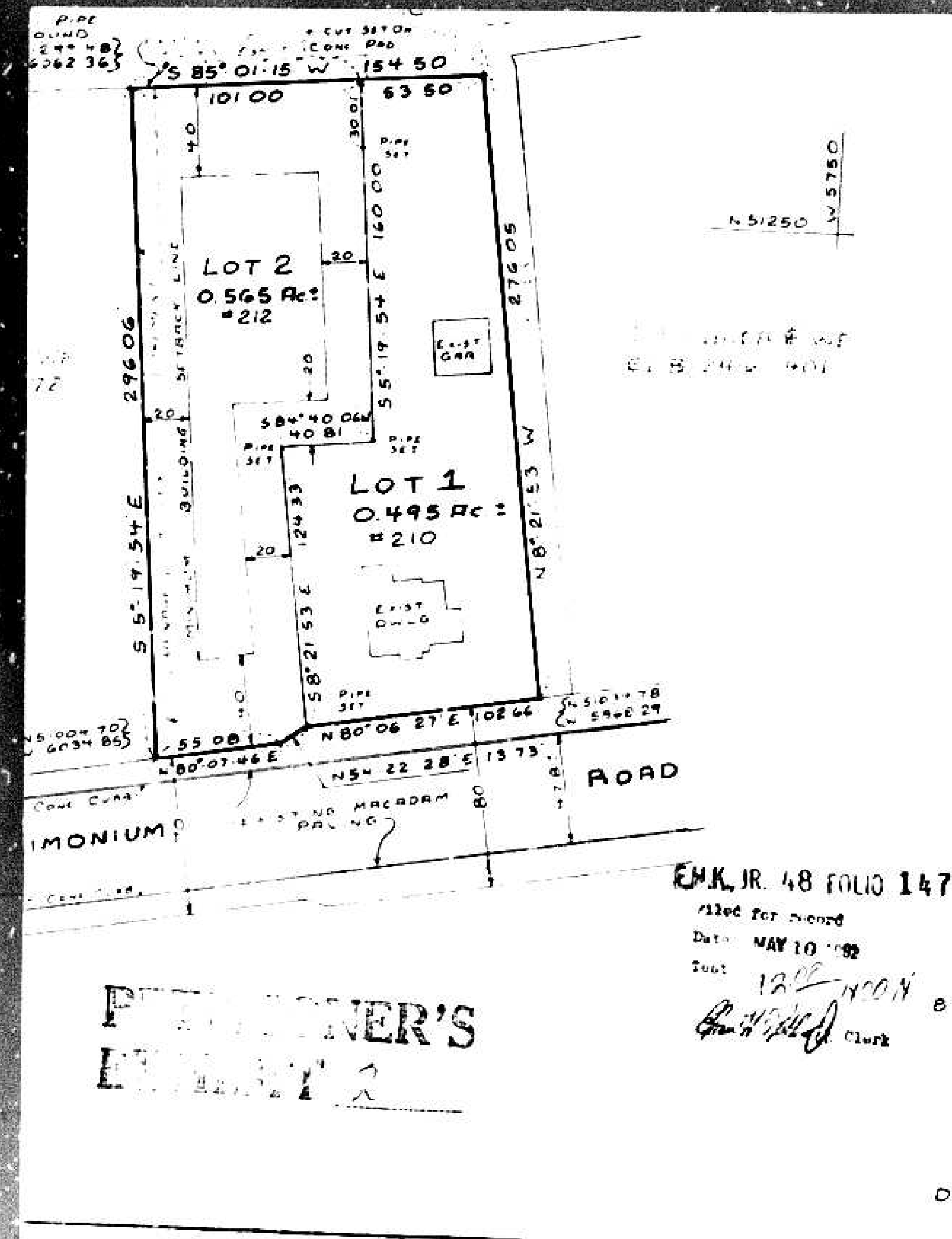
East of the entrance of Pine Valley Drive, in front of #2 lot

Remarks:

Posted by: S.J. Chata

Date of return: Jan 21, 83

Number of Signs: 1



CERTIFICATE OF PUBLICATION

TOWSON, MD. January 13, 1983

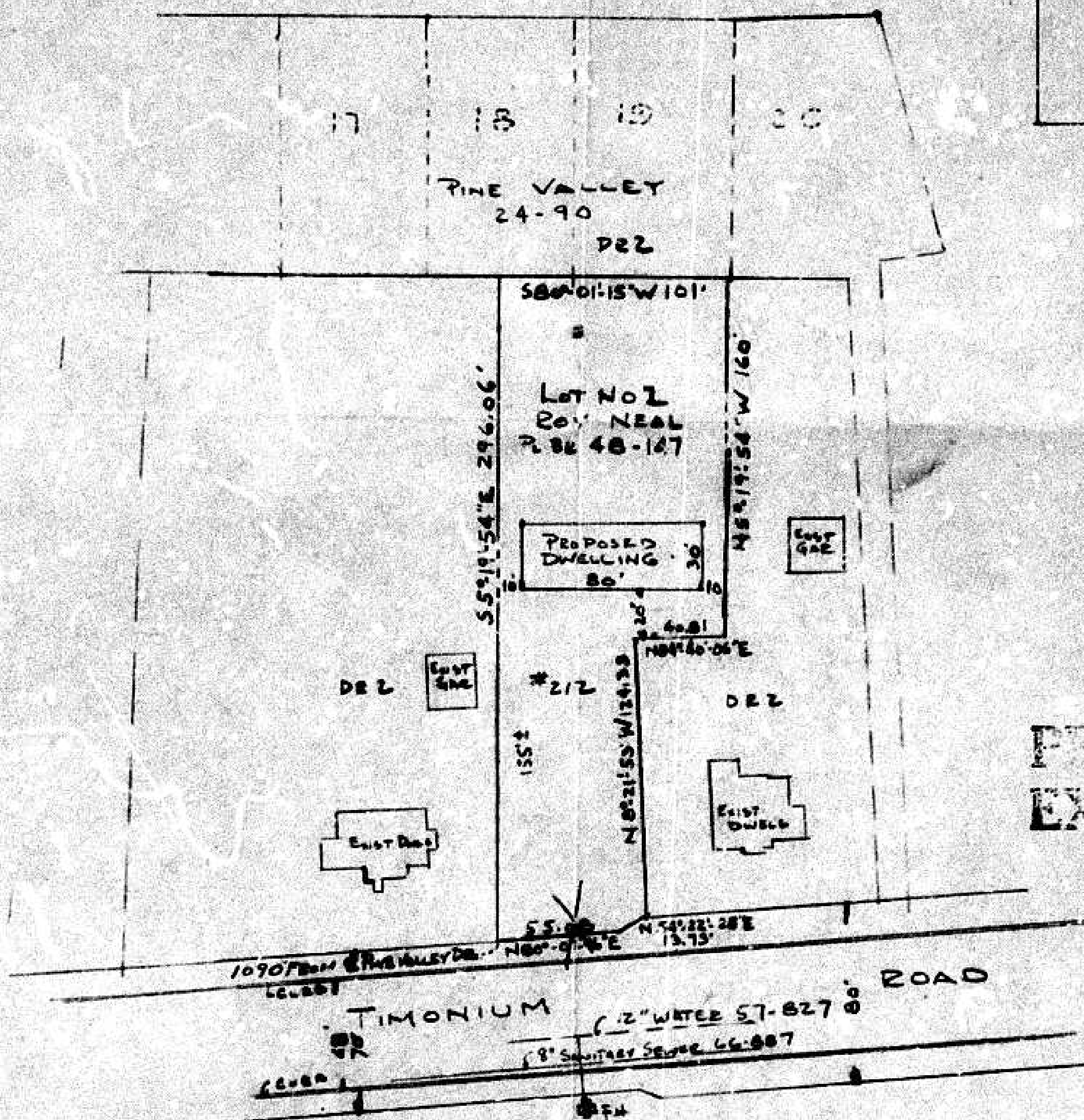
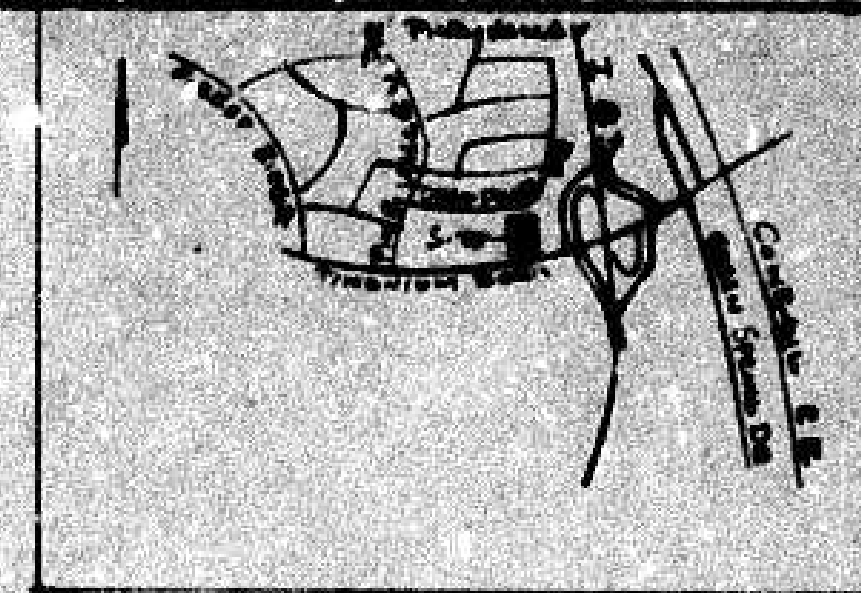
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the day of February, 1983, the publication appearing on the 13th day of January, 1983.

THE JEFFERSONIAN

Manager

Cost of Advertisement: \$

DEEP DALE DRIVE



PETITIONER'S
EXHIBIT

LOT NO 2 ROYNEAL PLAT BK EHC 10 No 48-147
AREAS 0.565 ACRE
ZONED DR 2
PROPOSED VARIANCES 1B02.3 C1
SIDEYARD SET BACKS OF 10' INSTEAD
OF REQUIRED 15' AND A SUM OF SIDE
YARDS OF 20' INSTEAD OF REQUIRED 40'
FRONT YARD OF 20' INSTEAD OF THE
REQUIRED 40'

ZONING PLAT
PROPERTY LOCATED
IN
8TH ELECTION DIST BALTO. CO. MD



SCALE 1" = 50' NOV 23, 1982
GERRHOLD, GROSS & ETZEL
REGISTERED LAND SURVEYORS
412 DELAWARE AVE - TOWSON, MD