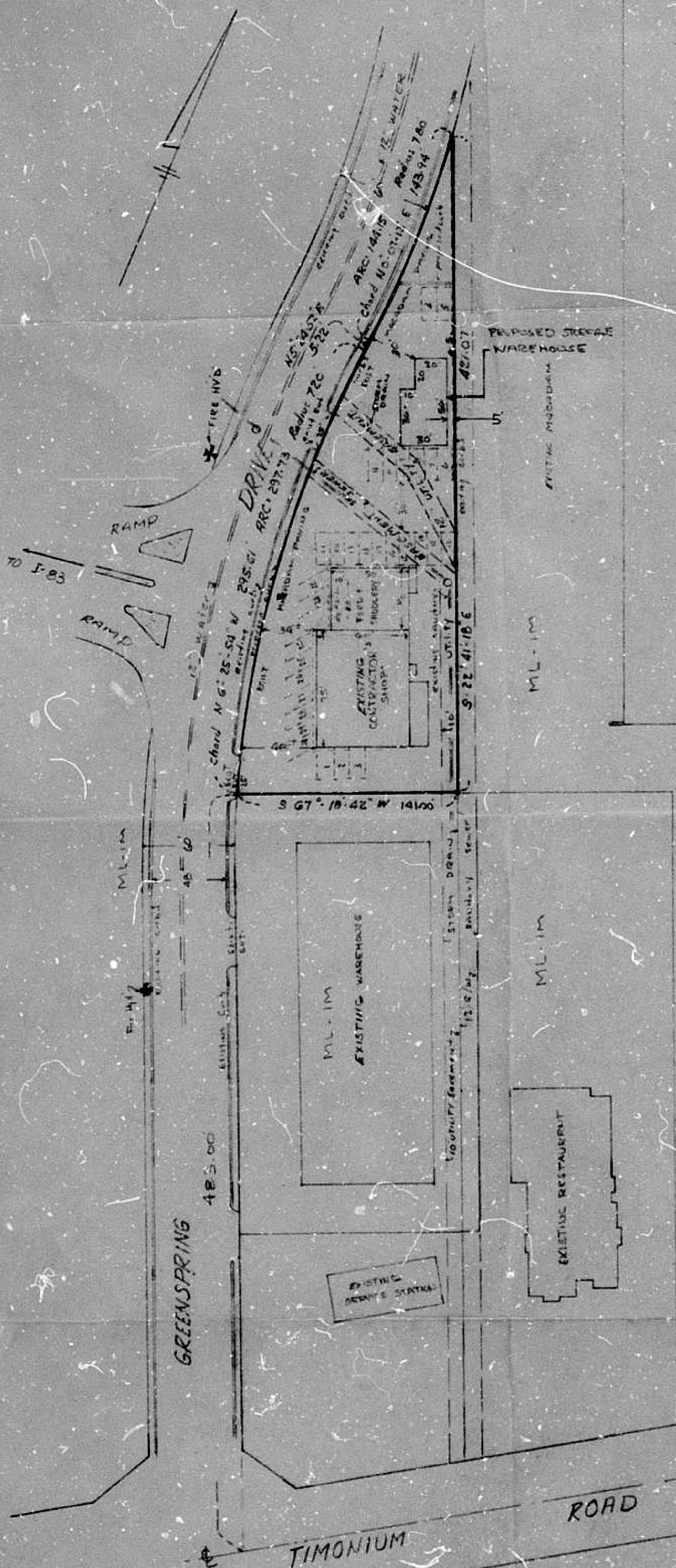


1462-25



5<sup>th</sup> ELECTION DISTRICT, BALTIMORE CO., MARYLAND

PROPERTY OF JAMES T. PEAK  
0.802 of an ACRE ±  
PLAT TO ACCOMPANY APPLICATION  
FOR ZONING VARIANCE  
5' REAR YARD IN LIEU OF 30'  
(WAREHOUSE STORAGE FOR SADDLERY)

ZONE ML-1M DISTRICT  
EXISTING CONTRACTOR'S SHOP 4,500<sup>±</sup>

EXISTING FEED & SADDLERY WAREHOUSE  
TOTAL 2000<sup>±</sup>  
1700<sup>±</sup> STORAGE 300<sup>±</sup> RETAIL

PROPOSED WAREHOUSE FOR SADDLERY  
1480<sup>±</sup>

PARKING DATA:  
EXIST. CONTRACTOR'S SHOP 4500 ± 300 ± 15 SPACES

EXIST. FEED & SADDLERY WAREHOUSE  
3600<sup>±</sup> RETAIL ± 200 ± 2 SPACES  
EXISTING WAREHOUSE ± 6 EMPLOYEES ± 8 ± 2 SPACES  
EXISTING FEED & SADDLERY STORAGE ± NO LOADING  
IN EMPLOYEES

TOTAL SPACES REQUIRED ± 19  
TOTAL SPACES SHOWN ± 30  
MINIMUM SIZE 9' x 20'

NOTE: PARKING AREA IS AN  
EXISTING MACADAM SURFACE

PLANS APPROVED  
OFFICE OF PLANNING & ZONING

BY \_\_\_\_\_  
PLANNING

DATE \_\_\_\_\_

BY \_\_\_\_\_  
ZONING COMMISSIONER

DATE 11/23/82

83-249-A  
C-466-93

SCALE 1" = 50' DEC 26, 1982

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204





# PETITION FOR ZONING VARIANCE 83-249-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (236.2) to permit a rear yard of 5 feet instead of the required 30 feet.

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

Because of the configuration of the parcel of land and the location of the existing utility easements the proposed storage building can only be located in the area as shown.

A practical minimum size building as shown necessitates the proposed variance.

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: \_\_\_\_\_  
(Type or Print Name)  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_

Legal Owner(s):  
James R. Peak  
(Type or Print Name)  
Signature: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: 2109 Greenspring Drive  
City and State: Timonium, Md. 21093  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of April, 1983, 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 3rd day of May, 1983, at 10:30 o'clock A.M.

(over)

Item #150 (1982-1983)  
Property Owner: James R. Peak  
Page 2  
March 25, 1983  
General: (Cont'd)

The Petitioner is cautioned that no construction of any structure, including footings, is permitted within Baltimore County rights-of-way and utility easements.

During the course of construction on this property, protection must be afforded by the contractor for the public utilities within this site. Any damage sustained will be the full responsibility of the Petitioner.

Very truly yours,

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

RAM:EAM:FWR:iss

S-NE Key Sheet  
52 & 13 NW 3 & 4 Pcs. Sheets  
NE 13 & 14 A Topo  
60 Tax Map

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

STEPHEN E. COLLINS  
DIRECTOR

April 8, 1983

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

Item No. 150 & 151 -ZAC- February 15, 1983  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 150 and 151.

Michael S. Flanagan  
Traffic Engineer Assoc. II

MSF/ccm

## BALTIMORE COUNTY

### ZONING PLANS

### ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 21, 1983

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  
Young Administration  
Industrial Development

Mr. James R. Peak  
2109 Greenspring Drive  
Timonium, Maryland 21093

PE: Item No. 150 - Case No. 83-249-A  
Petitioner - James R. Peak  
Variance Petition

Dear Mr. Peak:

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:bac

Enclosures

cc: Gerhold, Cross & Etzel  
412 Delaware Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

March 25, 1983

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

Re: Item #150 (1982-1983)  
Property Owner: James R. Peak  
E/S Greenspring Dr. 483' N/E from centerline  
of Timonium Rd.  
Acres: 0.602 District: 8th

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:

The Harrisburg Expressway (I-83) exit/entrance ramp intersection with Greenspring Drive is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the state Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements exist and are not directly involved.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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.

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
625-7310

PAUL H. RENCKE  
CHIEF

March 30, 1983

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: James R. Peak

Location: E/S Greenspring Drive 483' N/E from centerline of Timonium Road

Item No.: 150

Zoning Agenda: Meeting of February 15, 1983

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: \_\_\_\_\_ Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK /mb /cm

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

TED ZALESKI JR.  
DIRECTOR

March 11, 1983

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

Dear Mr. Hammond:

Comments on Item #150 Zoning Advisory Committee Meeting February 15, 1983

Property Owner: James R. Peak  
Location: E/S Greenspring Dr. 483' N/E from centerline of Timonium Road  
Existing Zoning: M.L. - IM  
Proposed Zoning: Variance to permit a rear yard setback of 5' in lieu of the required 30'.

Acres: 0.602  
District: 8th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council #11 (8-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

X B. A building and other miscellaneous 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.

X 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 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1107 and Table 1102.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

X I. Comments: Exterior openings shall be protected with fire windows or approved fire shutters as per Section 1111.0. Show compliance to State Handicapped Code on site plans.

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. Sumbler  
Director, Planning & Zoning

FORM 01-82



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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of May, 1983, that the herein Petition for Variance(s) to permit a rear yard setback of five feet in lieu of the required 30 feet, for the expressed purpose of constructing a storage building for an existing tenant, in accordance with the site plan prepared by Gerhold, Cross & Etzel, dated December 20, 1982, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The building shall be used only for storage or warehousing purposes in conjunction with the existing improvements located on the site.
2. There shall be no encroachment in, on, under, or above the utility easement by footings, building, or roof overhang.
3. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

## BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 2/21/83

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

Z.A.C. Meeting of: 2/15/83

RE: Item No: 148, 149, 150, 151, 152  
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,

*[Signature]*  
Mr. Nick Petrovich, Assistant  
Department of Planning

WNP/bp

CARL L. GRIFFIN  
PAUL K. CROSS  
JOHN F. ETZEL  
WILLIAM G. BURGH  
GORDON T. LANGSON

GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 DELAWARE AVENUE  
TOWSON, MARYLAND 21204

EMERITUS  
PAUL G. DOLLANDERS  
FRED. H. COLLAPHER

25-4470

January 26, 1983

For the Purpose of Zoning Only

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

Beginning for the same on the east side of Greenspring Drive at the distance of 183.00 feet northeasterly measured along the northeast side of Greenspring Drive from the centerline of Timonium Road and running thence and binding on the east side of Greenspring Drive, the three following lines viz: Northeasterly by a line curving toward the right having a radius of 720 feet for an arc distance of 297.73 feet (the chord of said arc bearing North 6 degrees 25 minutes 51 seconds West 295.61 feet), North 5 degrees 21 minutes 52 seconds East 5.22 feet and Northerly by a line curving to the left having a radius of 780 feet for an arc distance of 141.15 feet (the chord of said arc bearing North 0 degrees 07 minutes 13 seconds East 143.94 feet), thence leaving said Greenspring Drive and running for lines of division, the two following courses and distances viz: South 22 degrees 41 minutes 18 seconds East 121.07 feet and South 67 degrees 18 minutes 42 seconds West 141.00 feet to the place of beginning.

Containing 0.802 of an Acre of land more or less.



PETITION FOR VARIANCE  
8th Election District

ZONING: Petition for Variance  
LOCATION: East side of Greenspring Drive, 483 ft. Northeast of the centerline of Timonium Road  
DATE & TIME: Tuesday, May 3, 1983 at 10:30 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 Variance to permit a rear yard of 5 ft. instead of the required 30 ft.

The Zoning Regulation to be excepted as follows  
Section 255.1 (238.2) - rear yard setback in an M.L.-L.M. zone

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

Being the property of James R. Peak, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 3, 1983 at 10:30 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S of Greenspring Dr., 483'  
NE of the Centerline of Timonium  
Rd., 8th District : OF BALTIMORE COUNTY

JAMES R. PEAK, Petitioner : Case No. 83-249-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.

*[Signature]*  
Peter Max Zimmerman  
Deputy People's Counsel

*[Signature]*  
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 13th day of April, 1983, a copy of the foregoing Order was mailed to Mr. James R. Peak, 2109 Greenspring Drive, Timonium, MD 21093, Petitioner.

*[Signature]*  
John W. Hession, III

April 5, 1983

Mr. James R. Peak  
2109 Greenspring Drive  
Timonium, Maryland 21093

### NOTICE OF HEARING

Re: Petition for Variance  
E/S Greenspring Dr., 483' NE of the  
c/l of Timonium Rd.  
James R. Peak - Petitioner  
Case No. 83-249-A

TIME: 10:30 A.M.

DATE: Tuesday, May 3, 1983

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

TOWSON, MARYLAND

No. 112384

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

DATE 2-2-82 ACCOUNT R-01-615-000

AMOUNT 100.00

RECEIVED FROM FOR

037\*\*\*\*\*1000010 00204

VALIDATION OR SIGNATURE OF CASHIER

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

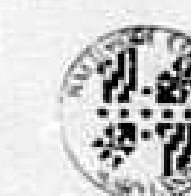
William E. Hammond  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
Zoning Petition No. 83-249-A  
SUBJECT: James R. Peak  
Date: April 13, 1983

This office does not support the granting of this request. It would appear that considerable development of the site has already occurred.

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

NEG:JGH:slc

cc: Arlene January  
Shirley Hess



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

WILLIAM E. HAMMOND  
ZONING COMMISSIONER

April 27, 1983

Mr. James R. Peak  
2109 Greenspring Drive  
Timonium, Maryland 21093

Re: Petition for Variance  
E/S Greenspring Dr., 483' NE of the  
c/l of Timonium Rd.  
Case No. 83-249-A

Dear Mr. Peak:

This is to advise you that \$67.20 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,

*[Signature]*  
WILLIAM E. HAMMOND  
Commissioner

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

No. 117360

DATE 5/3/83 ACCOUNT R-01-615-030

AMOUNT \$67.20

RECEIVED FROM FOR James R. Peak  
Advertising & Posting Case #83-249-A

035\*\*\*\*\*0673010 00304

VALIDATION OR SIGNATURE OF CASHIER



## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: April 27, 1983

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #119 - Honolulu Limited
- Item #150 - James R. Peak 83-249-A 5/3
- Item #151 - Melvin & Ruth Kabik
- Item #162 - Jonathan & Teresa Marshall
- Item #163 - Gilbert & Joyce Goetz
- Item #164 - Edwin S. Crawford, et ux
- Item #165 - The Vestry of the Church of the Good Shepherd
- Item #168 - Thomas P. Early
- Item #169 - Joseph E. & Sarah Catherine Poklis
- Item #170 - N. Eugene & Mary Ellen Shoemaker
- Item #173 - Thomas B. & Florabelle .rooms
- Item #183 - Norbert L. & Regina T. Griffin
- Item #186 - Metropolitan Management Co.
- Item #187 - Raymond T. & Alice A. Andrews
- Item #196 - Harvey P. & Carolyn W. Heggie
- Item #197 - Guernon L. French
- Item #200 - Mark S. & Karen A. Bartlett
- Item #201 - James P. & Jeanne F. Freeman
- Item #202 - Shell Oil Company
- Item #206 - Donald E. & Wanda G. Higgs
- Item #211 - Thomas A. Keller, et ux
- Item #215 - Ambler M. Blick, et al
- Item #216 - Grant Owings, et al
- Item #218 - Paul Hobbs, et ux
- Item #220 - Philip E. Klein, et al
- Item #221 - Leonard Stoler

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

IJF/5th

MICROFILMED

May 10, 1983

Mr. James R. Peak  
2109 Greenspring Drive  
Timonium, Maryland 21093

RE: Petition for Variance  
E/S of Greenspring Drive, 483' NE of the  
centerline of Timonium Road - 8th Election  
District  
James R. Peak - Petitioner  
NO. 83-249-A (Item No. 150)

Dear Mr. Peak:

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

WEI/srl

Attachments

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

MICROFILMED

Mr. James R. Peak  
2109 Greenspring Drive  
Timonium, Md. 21093

Gerhold, Cross & Stuel  
412 Delaware Avenue  
Towson, Md. 21204

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of April, 1983

*[Signature]*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner James R. Peak

Petitioner's Attorney

Reviewed by: *[Signature]*  
Nicholas B. Commolari  
Chairman, Zoning Plans  
Advisory Committee

MICROFILMED

## PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: East side of Greenspring Drive, 483' NE of the centerline of Timonium Road

DATE & TIME: Tuesday, May 3, 1983 at 10:30 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 Variance to permit a rear yard of 5 ft. instead of the required 10 ft.

The Zoning Regulation to be amended is as follows:

Section 253.1 (2)(b) 2 - rear yard set back in an M.L. 100 zone.

AC: Ord. of a part of land in the Eighth District of Baltimore County.

Beginning for the same on the west side of Greenspring Drive at the distance of 483.00 feet northwesterly measured along the north line of Greenspring Drive from the centerline of Timonium Road and running thence and ending on the east side of Greenspring Drive the three following lines:

1. Northwesterly by a line curving toward the right having a radius of 170 feet by a bearing of 292.75 feet the chord of 232 feet bearing North 8 degrees 25 minutes 54 seconds West 292.61 feet.

2. North 24 minutes 52 seconds East 8.22 feet and thence by a line curving to the left having a radius of 170 feet by an arc distance of 144.15 feet the chord of said arc bearing North 2 degrees 07 minutes 13 seconds East 143.15 feet, thence leaving said Greenspring Drive and running for 106.25 feet, the two following courses and distances:

South 27 degrees 41 minutes 18 seconds East 421.101 feet and South 87 degrees 18 minutes 43 seconds West 141.00 feet to the place of beginning.

Containing 0.802 of an Acre of land more or less.

Being the property of James R. Peak, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 3, 1983 at 10:30 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

43-40-142099

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 19, 1983

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 18th day of April, 1983.

THE TOWSON TIMES

*[Signature]*

Cost of Advertisement, \$ 34.20

MICROFILMED

## PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: East side of Greenspring Drive, 483' NE of the centerline of Timonium Road

DATE & TIME: Tuesday, May 3, 1983 at 10:30 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 Variance to permit a rear yard of 5 ft. instead of the required 10 ft.

The Zoning Regulation to be amended is as follows:

Section 253.1 (2)(b) 2 - rear yard set back in an M.L. 100 zone.

AC: Ord. of a part of land in the Eighth District of Baltimore County.

Beginning for the same on the west side of Greenspring Drive at the distance of 483.00 feet northwesterly measured along the north line of Greenspring Drive from the centerline of Timonium Road and running thence and ending on the east side of Greenspring Drive the three following lines:

1. Northwesterly by a line curving toward the right having a radius of 170 feet by a bearing of 292.75 feet the chord of 232 feet bearing North 8 degrees 25 minutes 54 seconds West 292.61 feet.

2. North 24 minutes 52 seconds East 8.22 feet and thence by a line curving to the left having a radius of 170 feet by an arc distance of 144.15 feet the chord of said arc bearing North 2 degrees 07 minutes 13 seconds East 143.15 feet, thence leaving said Greenspring Drive and running for 106.25 feet, the two following courses and distances:

South 27 degrees 41 minutes 18 seconds East 421.101 feet and South 87 degrees 18 minutes 43 seconds West 141.00 feet to the place of beginning.

Containing 0.802 of an Acre of land more or less.

Being the property of James R. Peak, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, May 3, 1983 at 10:30 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

43-40-142099

## CERTIFICATE OF PUBLICATION

TOWSON, MD. April 14, 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., one time before the 3rd day of May, 1983, the first publication appearing on the 14th day of April, 1983.

THE JEFFERSONIAN,

*[Signature]*  
Manager.

Cost of Advertisement, \$

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CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-249-A

District 8th Date of Posting April 16, 1983

Posted for: Variance

Petitioner: James R. Peak

Location of property: E/S of Greenspring Drive, 483' NE of the centerline of Timonium Road

Location of Sign: East side of Greenspring Drive approx. 650' north east of the centerline of Timonium Road

Remarks:

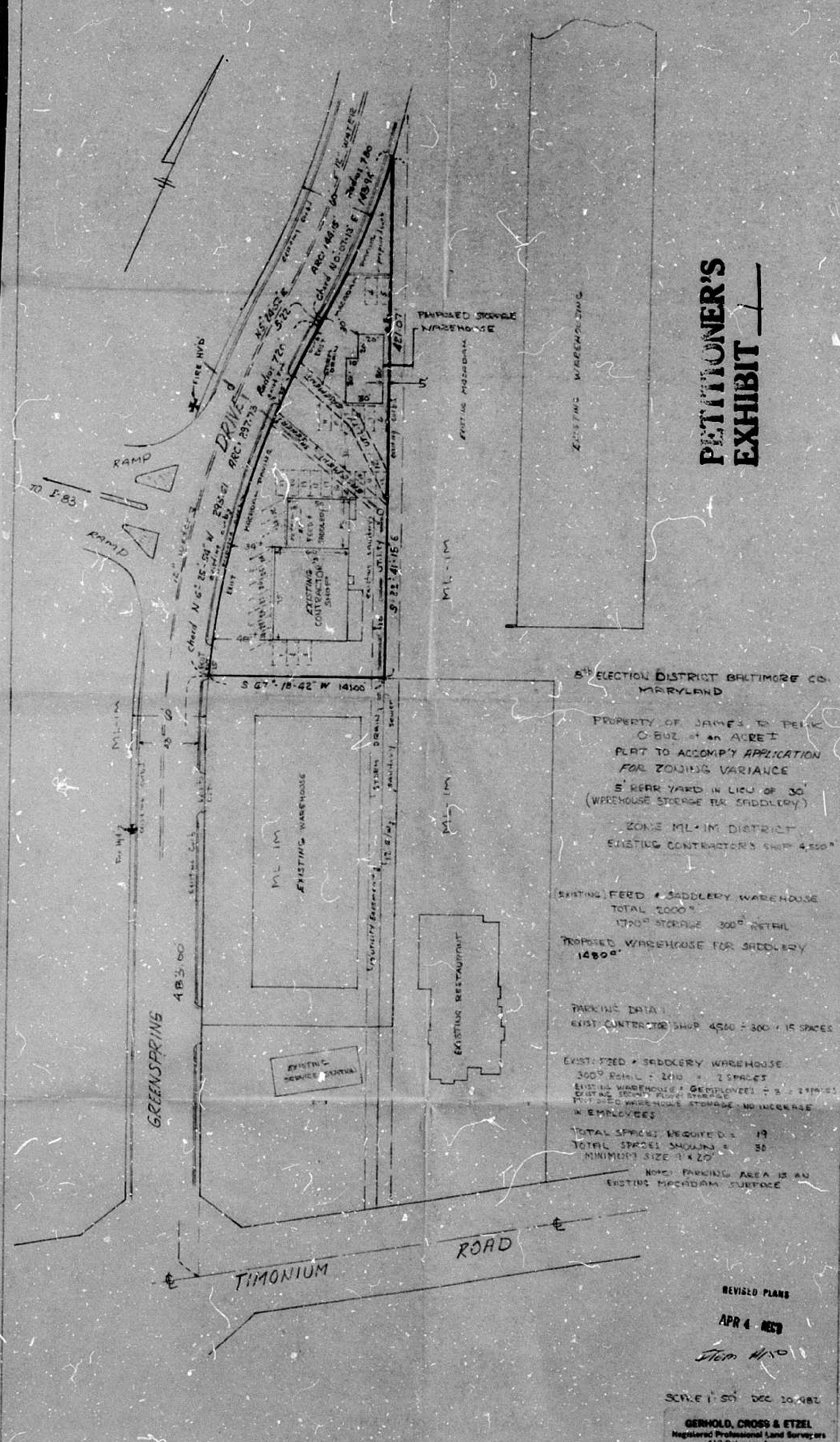
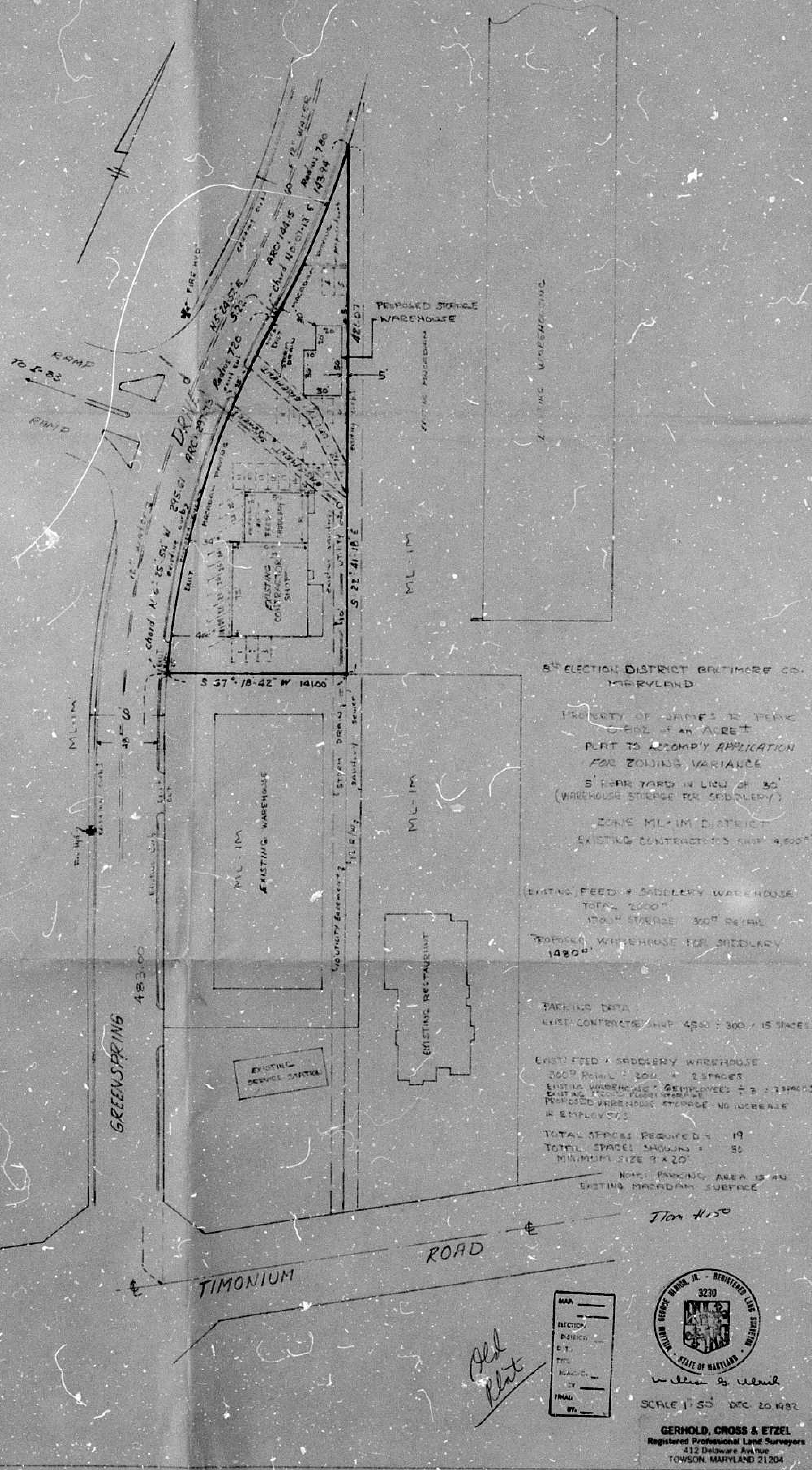
Posted by *[Signature]* Date of return: April 22, 1983

Number of Signs: 1

MICROFILMED



# PETITIONER'S EXHIBIT



GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204

REVISED PLANS  
APR 4, 1982  
J. H. H. H.  
SCALE 1" = 50' DEC 20, 1982  
GERHOLD, CROSS & ETZEL  
Registered Professional Land Surveyors  
412 Delaware Avenue  
TOWSON, MARYLAND 21204



