

83-261-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 1 B02.3.C.1 setbacks to permit side yard of 8 feet instead of the required 10 feet and a rear yard of 20 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)

This site was severed from the original parcel as a result of the extension of Brenbrook Drive to Springdell Avenue. Due to this situation and the current zoning regulations the lot has been rendered unbuildable.

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: Brenbrook Road Partnership - Howard Brown
(Type or Print Name)
Signature: [Signature]
Address: 9183 Reisterstown Road
City and State: Garrison, Md. 21055
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: [Signature]
City and State: Garrison, Md. 21055
Address: 9183 Reisterstown Road
Phone No.: 367-9994

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of March, 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 26th day of May, 1983, at 9:30 o'clock A.M.

(over)

Mr. Howard Brown
Brenbrook Road Partnership
9183 Reisterstown Road
Garrison, Md. 21055

Spellman, Larson & Assoc.
Suite 110
Jefferson Bldg.
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 22nd day of March, 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Brenbrook Road Partnership
Petitioner's Attorney: [Signature]

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

NICHOLAS B. COMMODARI
Chairman

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Howard Brown
Brenbrook Road Partnership
9183 Reisterstown Road
Garrison, Maryland 21055

RE: Item No. 182 - Case No. 83-261-A
Petitioner - Brenbrook Rd Partnership
Variance Petition

Dear Mr. Brown:

Enclosed please find addendum comments for the above referenced case.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC:bsc

Enclosure

cc: Spellman, Larson & Assoc.
Suite 110
Jefferson Bldg.
Towson, Md. 21204

RE: PETITION FOR VARIANCES
SW/S of Brenbrook Dr., 650'
NW of the Centerline of
Springdell Ave., 2nd District
OF BALTIMORE COUNTY

BRENBROOK ROAD PARTNERSHIP: Case No. 83-261-A
Petitioner:

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.

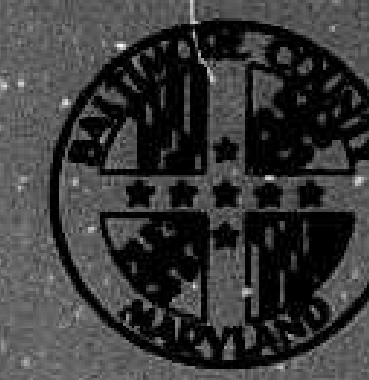
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2182

I HEREBY CERTIFY that on this 10th day of May, 1983, a copy of the foregoing Order was mailed to Howard Brown, General Partner, Brenbrook Road Partnership, 9183 Reisterstown Road, Garrison, Maryland 21055, Petitioner.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 182, Zoning Advisory Committee Meeting of March 22, 1983

Property Owner: Brenbrook Road Partnership
Location: SW/S Brenbrook Drive District 2

Water Supply: Public Sewage Disposal: Public

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 chandelier 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 sewerage facilities or other appurtenances 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 10/2 (1)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-261-A
SUBJECT: Brenbrook Road Partnership
Date: May 9, 1983

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

Norman E. Gerber
Director of Planning and Zoning

NJGH:slc

cc: Arlene January
Shirley Hess

Zoning Item # 182
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.
- Soil percolation tests have been conducted. The results are valid until revised plans must be submitted prior to approval of the percolation tests.
- 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 13-117 of the Baltimore County Code, the water well yield test is not acceptable and must be retested. This must be accomplished prior to conveyance of property -- approval of Building Permit Applications.
- All roads and parking areas should be surfaced with a dustless, bonding material.
- No health hazards are anticipated.
- Others: This site is located in the Guytons Falls watershed and is therefore subject to a moratorium on sewer connections imposed by the State of Maryland Department of Health and Mental Hygiene.

Barry J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1030 (3)
N/92

ORDER RECEIVED FOR FILING
DATE June 2, 1983

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 2nd day of June, 1983, that the Petition for Variance(s) to permit side yard setbacks of 8 feet in lieu of the required 10 feet are hereby GRANTED, from and after the date of this Order, subject, however, to the approval of a revised site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS FURTHER ORDERED that a variance to permit a rear yard setback of 20 feet in lieu of the required 30 feet would not be within the spirit and intent of the Baltimore County Zoning Regulations and, as such, is hereby DENIED.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 12, 1983

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

030
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Howard Brown
9183 Reisterstown Road
Garrison, Maryland 21055

RE: Item No. 182 - Case No. 83-261-A
Petitioner - Brenbrook Rd Partnership
Variance Petition

Dear Mr. Brown:

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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

cc: Spellman, Larson & Assoc.
Suite 110
Jefferson Bldg.
Towson, Md. 21204



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

P-SW Key Sheet
27 NW 33 Pos. Sheet
NW 7 I Topo
77 Tax Map

HARRY J. PISTEL, P.E.
DIRECTOR

May 2, 1983

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

Re: Item #182 (1982-1983)
Property Owner: Brenbrook Road Partnership
S/W Brenbrook Dr. 650' N/W from centerline
of Springdell Ave.
Acres: 0.14 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:

Brenbrook Drive, an existing County road, is proposed to be further improved in the future as a 42-foot closed section roadway on a 70-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:

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:

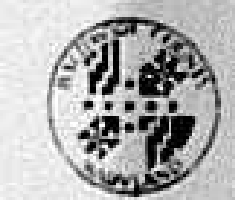
There is an 8-inch public water main and 8-inch public sanitary sewerage in Brenbrook Drive.

Very truly yours,

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

RAH:EAM:FWR:SS

cc: J. Trenner, P. Koch



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

April 12, 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: Brenbrook Road Partnership

Location: SW/S Brenbrook Drive 650' N/W from centerline of Springdell Avenue

Item No.: 182

Zoning Agenda: March 22, 1983

Gentlemen:

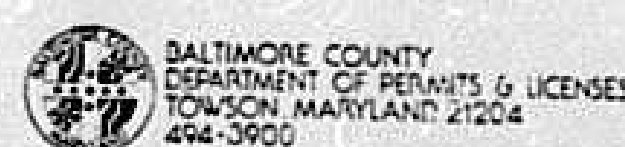
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 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.

REVIEWER: *John J. Jones* 4/14/83
Planning Group
Special Inspection Division

Noted and Approved: *Robert M. Hammond*
Fire Prevention Bureau

JK /mb/sam



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
464-0900

March 31, 1983

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

Dear Mr. Hammond
Comments on Item # 182 Zoning Advisory Committee Meeting March 22, 1983 are as follows:
Property Owner: Brenbrook Road Partnership
Location: SW/S Brenbrook Dr. 650' N/W from centerline of Springdell Ave.
Existing zoning: D.R. 5.5
Proposed zoning: Variance to permit side yards of 8' in lieu of the required 10' and to permit a rear yard of 20' in lieu of the required 30'.
Acres: 0.14
District: 2nd

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1961/ Council Bill 1-22 State of Maryland Code for the Miscellaneous and Aged and other applicable Codes.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- X 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 resistive construction; no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table M01, line 2, Section 1107 and Table 1102.
- F. Reported variance conflicts with the Baltimore County Building Code, Section 1-2.
- 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 comply with the height/area requirements of Table S05 and the required construction classification of Table 101.

1. 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.

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:WJ
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: 3/22/83

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

Z.A.C. Meeting of: March 22, 1983

RE: Item No: 177, 178, 179, 180, 181, 182
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,

Nick Petrovich
Nick Petrovich, Assistant
Department of Planning

NWP/bp



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
108 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.L.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.
ALBERT REMY
MARK C. MARTIN

DESCRIPTION FOR A VARIANCE TO ZONING SOUTHWEST SIDE OF BRENBROOK DRIVE, NORTHWEST OF SPRINGDELL AVENUE

Beginning for the same at a point on the southwest side of Brenbrook Drive 50 feet wide at the distance of 650 feet, more or less, measured northwesterly along the southwest side of Brenbrook Drive from the center line of Springdell Avenue and running thence on the southwest side of Brenbrook Drive northwesterly by a curve to the right with a radius of 906.47 feet the distance of 29.53 feet thence still on Brenbrook Drive South 71 Degrees 58 Minutes 45 Seconds West 8.62 feet to the southwest side of Brenbrook Drive 70 feet wide and running thence and binding thereon northwesterly by a curve to the right with a radius of 1038.70 feet, the distance of 62.17 feet thence leaving the southwest side of Brenbrook Drive and running South 75 Degrees 24 Minutes 30 Seconds West 110.11 feet South 14 Degrees 22 Minutes 08 Seconds East 22.57 feet and South 75 Degrees 12 Minutes 46 Seconds East 139.73 feet to the place of beginning.
Containing 0.14 acres of land, more or less.

2/28/83



SUBSISTENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRAVEL STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR VARIANCES

2nd Election District

ZONING: Petition for Variances
LOCATION: Southwest side of Brenbrook Drive, 650 ft. Northwest of the centerline of Springdell Avenue

DATE & TIME: Thursday, May 26, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard setbacks of 8 ft. instead of the required 10 ft. and a rear yard setback of 20 ft. instead of the required 30 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - side and rear yard setbacks in a D.R. 5.5 zone

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

Being the property of Brenbrook Road Partnership, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, May 26, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 2, 1983

Mr. Howard Brown
Brenbrook Road Partnership
9183 Reisterstown Road
Garrison, Maryland 21055

RE: Petition for Variances
SW/S of Brenbrook Dr., 650'
NW of the center line of Spring-
dell Ave. - 2nd Election District
Brenbrook Road Partnership -
Petitioner
83-261-A (Item No. 182)

Dear Mr. Brown:

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

Very truly yours,

JEAN M.H. JUNG
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Richard Davis
3721 Springdell Avenue
Randallstown, Maryland 21133

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eugene A. Bober, Current Planning Date: June 15, 1983
FROM: Peter Max Zimmerman, Deputy People's Counsel
SUBJECT: Brenbrook Road Partnership, Petitioner - Zoning Case No. 83-261-A (Item 182)

Please review to determine whether this case warrants an appeal on the
following ground:

Is this a legally subdivided lot? The petition notes that it was severed from
the original parcel as a result of the extension of Brenbrook Drive to Springdell Avenue.
Please advise. The deadline for appeal is Friday, July 1, 1983.

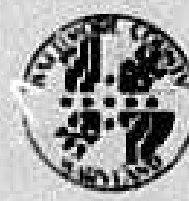
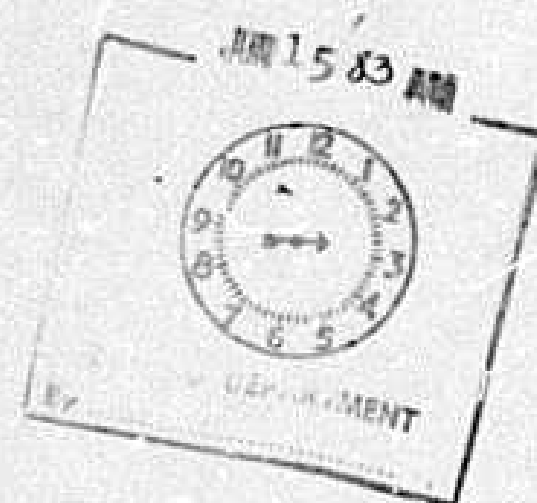
OK Subdivided by Road

cc: James E. Dyer
Norman E. Gerber

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

Enclosure:
Order dtd. 6/2/83

PMZ:sh



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 13, 1983

Brenbrook Road Partnership
c/o Howard Brown
9183 Reisterstown Road
Garrison, Maryland 21055

Re: Petition for Variances
SW/S of Brenbrook Dr., 650' NW of the
c/l of Springdell Avenue
Brenbrook Road Partnership - Petitioner
Case No. 83-261-A

Dear Mr. Brown:

This is to advise you that \$67.25 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
WILLIAM E. HAMMOND
Commissioner

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

No. 117617

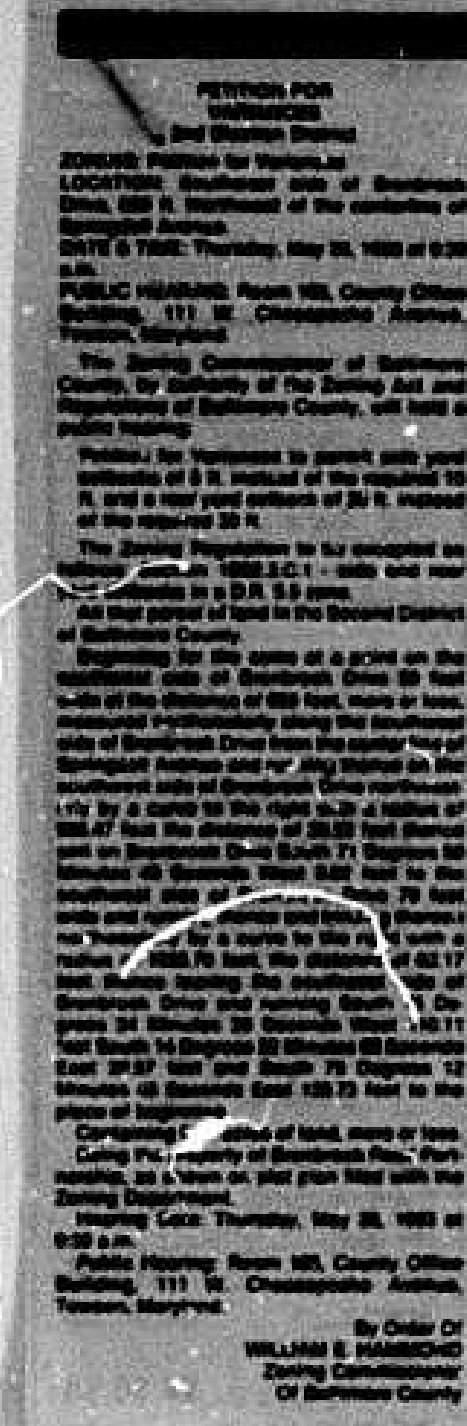
DATE: 5/20/83 ACCOUNT: R-01-615-000

AMOUNT: \$67.25

RECEIVED FROM: Brenbrook Road Partnership
FOR: Advertising & Posting Case No. 83-261-A

105*****67/516 8238A

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF PUBLICATION

43774 Reg 147010

Pikesville, Md., May 4, 1983

I CERTIFY, that the annexed advertisement
shd in the NORTHWEST STAR, a weekly
published in Pikesville, Baltimore
aryland before the 26th day of

1983

publication appearing on the
day of May, 1983

d publication appearing on the

day of 19

publication appearing on the
day of 19

THE NORTHWEST STAR

Phyllis H. Haggerty
Manager

Cost of Advertisement \$26.00

April 27, 1983

Brenbrook Road Partnership
c/o Howard Brown
9183 Reisterstown Road
Garrison, Maryland 21055

NOTICE OF HEARING

Re: Petition for Variances
SW/S of Brenbrook Dr., 650' NW of the
c/l of Springdell Avenue
Brenbrook Road Partnership - Petitioner
Case No. 83-261-A

TIME: 9:30 A.M.

DATE: Thursday, May 26, 1983

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

TOWSON, MARYLAND

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-261-A

District: 2nd Date of Posting: May 5, 1983

Posted for: *Variances*

Petitioner: *Brenbrook Road Partnership*

Location of property: *SW/S of Brenbrook Drive, 650' NW of the*

Centerline of Springdell Avenue

Location of Signs: *Southwest side of Brenbrook Drive approx.*

700' north end of the Centerline of Springdell Avenue

Remarks:

Posted by: *[Signature]* Date of return: *May 13, 1983*

Number of Signs: *1*

PETITION FOR VARIANCES

LOCATION: Southwest side of Brenbrook Drive, 650' NW of the Centerline of Springdell Avenue

DATE & TIME: Thursday, May 26, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

PURPOSE: To vary the Zoning Ordinance of Baltimore County, Maryland, to permit the use of the property for a public hearing.

REASON: The property is located in the 2nd Election District, which is zoned for public use.

COMMISSIONER: William E. Hammond

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 5, 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 26th day of May, 1983, the first publication
appearing on the 5th day of May, 1983.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ 24.25

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

No. 115034

DATE: 3/14/83 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: *Brenbrook Road Partnership*

FOR: *City fee for 1983*

105*****350016 8142A

VALIDATION OR SIGNATURE OF CASHIER

GENERAL NOTES

SITE NO.	OWNER	DEED REF.	AREA AC.	TAX MAP NO.	PARCEL NO.	PROP. NO.
1	LEONA CRANE	W.J.R. 3662-303	0.1429	77	1194	02-09-070561
2			1.2545			
3	SIDNEY SHERMAN	RRG 4363-36 P1 RRG 4304-341 RRG 4363-36 P2	1.0213 1.5460	77	276 277 278	02-19-321391 02-19-321390 02-19-321392
5	SERVICE TITLE CORPORATION	W.J.R. 3673-565	0.3434 0.2952	77	283	02-19-270481

- ALL ON-SITE TOPOGRAPHIC INFORMATION AND INVERTS SHOWN HEREON IS FIELD RUN AS OF AUGUST, 1982.
- TOPOGRAPHIC INFORMATION ON BRENBROOK DRIVE AND SPRINGDELL AVENUE WAS TAKEN FROM BALTIMORE COUNTY DRAWING NUMBER 76-0321 (SHEET 2).
- UTILITY INFORMATION FROM:
 - SEWER: MH 32675 TO MH 50977 DRAWING NO. 80-0650
MH 32675 TO MH 32675 DRAWING NO. G3-154
 - WATER: BRENBROOK DR. DRAWING NO. 80-0649, G1-793
SPRINGDELL AVE. DRAWING NO. 80-0649, G3-146
BANNER RD. DRAWING NO. G3-146
 - STORM DRAINS: BRENBROOK RD. & SPRINGDELL AVE. DRAWING NO. 77-0002
BANNER RD. & SPRINGDELL AVE. DRAWING NO. G3-152
- ROAD AND UTILITY RIGHT OF WAY PLATS, EASEMENTS FOR SITES

SITE NO.	DRAWING NO.	LOCATION
1	R/W 77-019-1	BRENBROOK RD. & TEMP. SLOPE EASMT.
2	R/W 77-019-1	BRENBROOK RD. & TEMP. SLOPE EASMT.
3	R/W 77-019-1	BRENBROOK RD. & TEMP. SLOPE EASMT.
4	HRW G3-033-1A	SPRINGDELL AVE. & SLOPE EASMT.
5	R/W 77-019-3	BRENBROOK RD. & SPRINGDELL AVE. & TEMP. SLOPE EASMT.
6	R/W 77-019-4	UTILITY EASEMENT - EAST SIDE

BASE PLAT

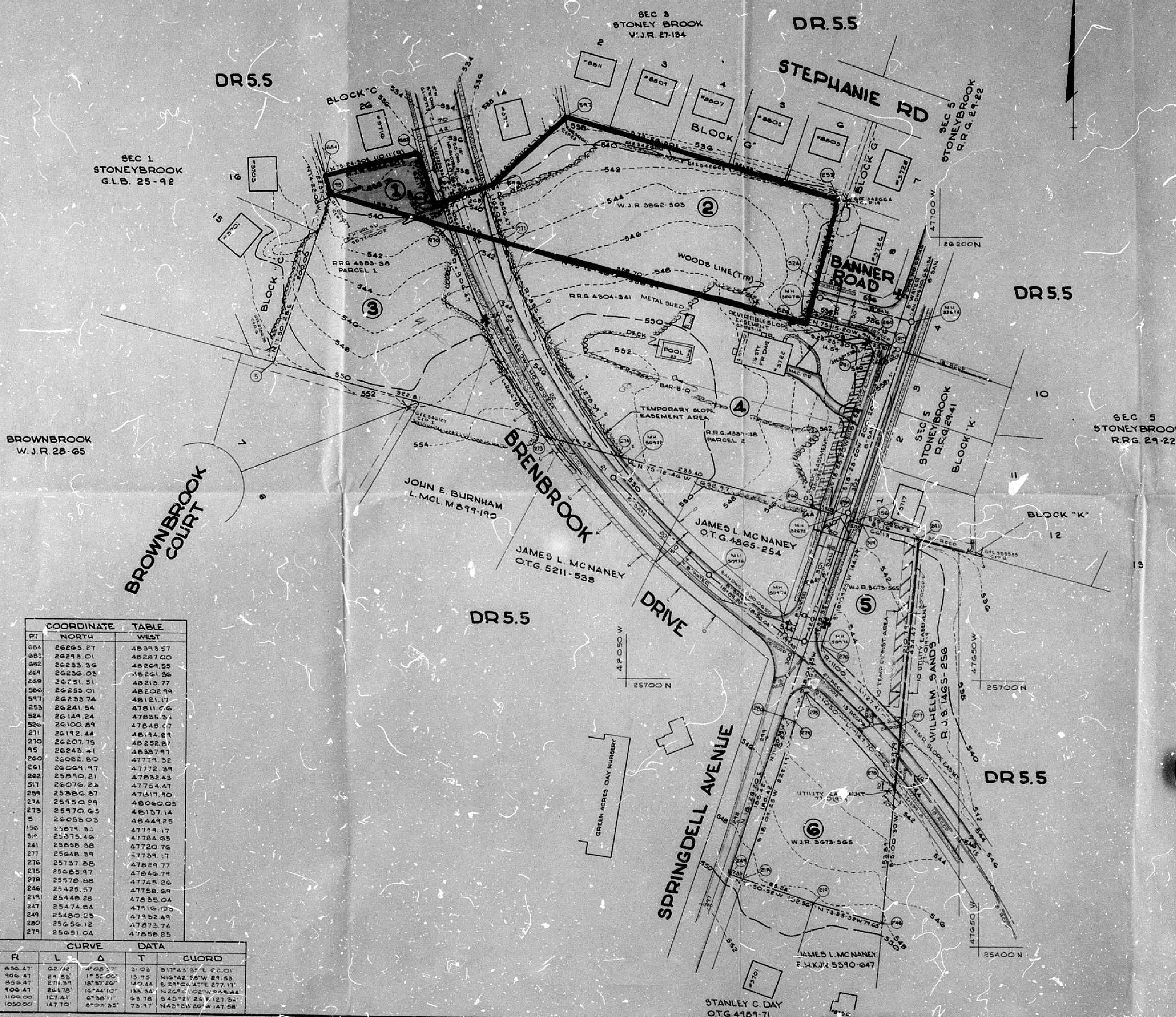
SPRINGDELL AVENUE

BRENBROOK ROAD

2 ND ELECT. DIST. BALTO. CO., MD
SCALE 1"=50' SEPT. 16, 1982

SPELLMAN, LARSON & ASSOCIATES INC.
SUITE 107, JEFFERSON BLDG., TOWSON, MD, 21204
PHONE 823-3325

PETITIONER'S
EXHIBIT 2

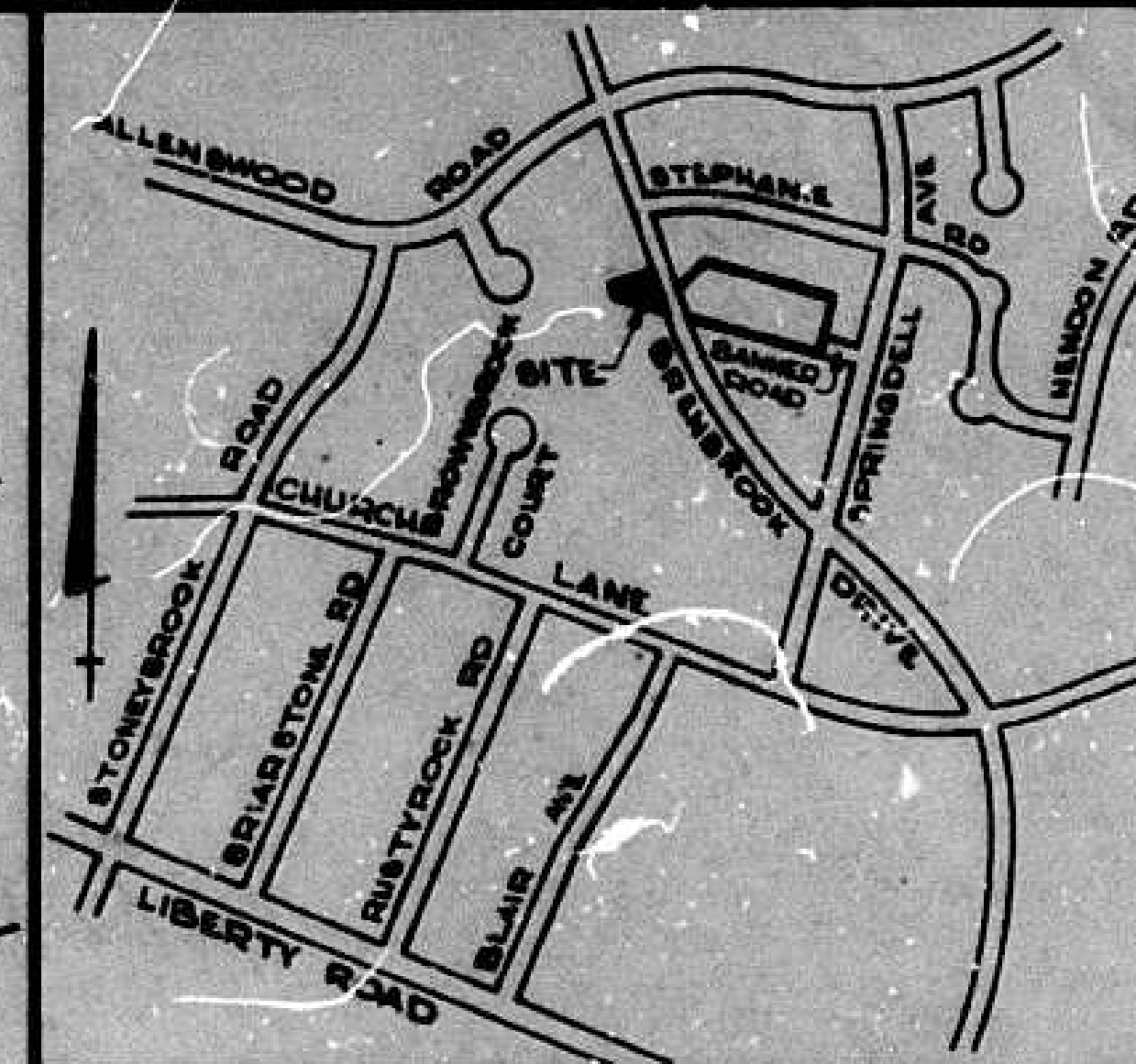


PT	NORTH	WEST
684	26265.27	48393.57
683	26215.01	48287.00
682	26233.36	48261.55
269	26236.03	48261.36
268	26251.51	48213.77
266	26255.01	48202.99
597	26233.74	48121.17
253	26241.54	47811.06
524	26149.24	47835.37
526	26100.89	47848.07
271	26192.44	48144.89
270	26207.75	48252.87
15	26243.41	48387.97
260	26082.80	47779.32
261	26069.97	47772.39
262	25890.21	47832.43
517	26076.26	47754.47
259	25986.87	47817.90
274	25950.89	48060.05
273	25970.63	48157.14
5	26055.03	48449.25
156	25879.33	47719.17
910	25875.46	47784.65
241	25858.58	47720.76
277	25648.39	47739.17
276	25737.85	47629.77
275	25685.97	47846.79
278	25578.68	47745.26
246	25425.57	47758.69
219	25448.28	47835.04
247	25474.84	47916.05
249	25480.23	47932.49
280	25656.12	47873.74
279	25651.04	47858.25

CURVE	R	L	Δ	T	CHORD
265-271	856.47	62.32'	4°08'37"	51.03	817'43.35' E 02.01'
270-269	106.47	29.55'	1°51'00"	13.95	N 16°42'58" W 29.53'
271-276	856.47	271.31'	18°51'26"	142.44	S 29°04'47" E 277.17'
273-270	906.47	85.78'	16°34'10"	135.34	N 26°01'02" W 265.34'
276-277	1100.00	127.41'	6°58'51"	23.78	S 45°11'24" E 127.34'
278-273	1050.00	147.70'	8°09'55"	75.17	N 43°25'20" W 147.58'

D.R. 5.5

BRENBROOK



VICINITY MAP

SCALE 1"=500'

REMAINING PARCEL
- CHARLES CRANE
W.J.R. 8862-803



D.R. 5.5

**SPELLMAN, LARSON
&
ASSOCIATES, INC.**
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAT FOR
VARIANCE TO ZONING
PART OF
CRANE PROPERTY
2 ND.ELECT. DIST. BALTO. CO. MD

ETC. #112

SCALE: 1" = 20'	DES. BY: —	SHT. <u>1</u> OF <u>1</u>
DATE: FEB 5, 1983	DRN BY: M. C. M.	

79101

GENERAL NOTES

1. AREA OF SITE = 0.14 AC NET, 0.20 AC GROSS
2. EXISTING USE - VACANT
3. PROPOSED USE - BUILDING LOT FOR A SINGLE FAMILY DWELLING.
4. THIS SITE WAS SEVERED FROM THE ORIGINAL PARCEL AS A RESULT OF THE EXTENSION OF BLENBROOK DRIVE TO SPRINGDELL AVENUE.
5. EXISTING ZONING - D.R. 5.5
6. PROPOSED ZONING - D.R. 5.5 WITH A VARIANCE TO PERMIT A SIDE YARD OF 8 FEET INSTEAD OF THE REQUIRED 10 FOOT SETBACK; AND A VARIANCE TO PERMIT A REAR YARD OF 20 FEET INSTEAD OF THE REQUIRED 30 FEET.

SIDNEY SHERMAN
R.R.G. 4304-341
R.R.G. 4383-038

D.R. 5.5

**PETITIONER'S
EXHIBIT**