363 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 1801/2.C.6: front yard

Variance from Sections 504. & VB:a to allow a building setback of 21't for #637 Glyncok Place; 22't for #639 Glynock Place; 23't for #641 & 643 Glynock Place; instead of the required 25! of the Zoning Regulations of Britimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) hardship and practical difficult; in that the buildings were staked in error and the error was not detected until the buildings were BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING IN RE: PETITION FOR VARIANCE built and under roof. It is not in the best interest of all parties BEFORE THE SE/S Glynock Place, 398' NE TOWSON, MARYLAND 21204 concerned to remove the buildings and relocate them to the proper of Glynowings Drive, (637-DEPUTY ZONING COMMISSIONER NW 15-I 643 Glynock Place) 4th Election District OF BALTIMORE COUNTY ARNOLD JABLON ZONING DESCRIPTION JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER LOTS 119 THROUGH 122 "BONITA" ZONING COMMISSIONER Jerry Hagan, 4TH ELECTION DISTRICT Case No. 86-91-A Property is to be posted and advertised as prescribed by Zoning Regulations. BALTIMORE COUNTY, MARYLAND Petitioner * September 4, 1985 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. * * * * * * * * * * BEGINNING FOR THE SAME on the southeast side of Glynock Mr. Jerry Hagan Place at the point formed by its intersection with the line 4412 Cherry Tree Lane I/We do solemnly declare and affirm The Petitioner herein requests variances to allow front yard building setunder the penalties of perjury, that I/ware the legal owner(s) of the property Sykesville, Maryland 21784 dividing Lots 118 and 119 as shown on a plat entitled backs of 21 feet for #637 Glynock Place, 22 feet for #639 Glynock Place, and 23 which is the subject of this Petition. "Resubdivision of Lots 1-31, Block 'H', Bonita, Section Two, Plat feet for #641 and #643 Glynock Place in lieu of the required 25 feet. Contract Purchaser: Legal Owner(s): Two, E.H.K., Jr. No. 44, folio 11, and Lots 16-23, Block 'H', RE: PETITION FOR VARIANCE Jerry Hagan Testimony on behalf of the Petitioner indicated an engineering firm SE/S Glynock Place, 398' NE (Type or Print Name) (Type or Print Name) Bonita, Section Two, Plat Two, E.H.K., Jr. No. 47, folio 90", of Glynowings Drive, (637 inadvertently staked the group of four townhouses by error which was not 643 Glynock Place) which plat is recorded among the Land Records of Baltimore County 4th Election District discovered until the firm was asked to certify the location for banking pur-Jerry Hagan, Petitioner in Plat Book E.H.K., Jr. No. 47, folio 124, said place of Case No. 86-91-A poses. The houses are under construction, indeed they are almost finished, and (Type or Print Name) beginning being distant 398.31 feet measured in a northeasterly roads and utilities are in place. Adjacent groups have been located just behind Dear Mr. Hagan: City and State direction along said southeast side of Glynock Place from its I have this date passed my Order in the above captioned matter in of the building line. There were no protestants. Attorney for Petitioner: accordance with the attached. intersection with the northeast side of Glynowings Drive, thence After due consideration of the testimony and evidence presented, and it ap-4412 Cherry Tree Lane 795-5808 leaving said place of beginning and running and binding on said (Type or Print Name) Very truly yours, Phone No. pearing that strict compliance with the Baltimore County Zoning Regulations southeast side of Glynock Place (1) northeasterly by a line Sykesyille, MD 21784 would result in practical difficulty and unreasonable hardship upon the curving to the right with a radius 2,310.00 feet for a distance JEAN M. H. JUNG Petitioner and the granting of the variances requested would not adversely af-Name, address and phone number of legal owner, con-Deputy Zoning Commissioner tract purchaser or representative to be contacted of 85.62 feet to the line dividing Lots 122 and 123 on said plat, fect the health, safety, and general welfare of the community, and therefore, JMHJ:bg thence running and binding thereon (2) South 34 degrees 49 City and State the variances should be granted. Attachmer, 3 Attorney's Telephone No.: _______Address minutes 41 seconds East 90.00 feet to intersect the southeast Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore cc: People's Counsel outline of said plat, thence running and binding thereon (3) County this 4th day of September, 1985, that the herein Petition for QRDERED By The Zoning Commissioner of Baltimore County, this _____ 3lst____ day southwesterly by a line curving to the left with a radius of of July, 1985, 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 Variance to allow front yard building setbacks of 21 feet for #637 Glynock 2,220.00 feet for a distance of 81.57 feet to the aforesaid line Place, 22 feet for #639 Glynock Place, and 23 feet for #641 and #643 Glynock dividing lots 118 and 119, thence running and binding thereon (4) County on the _____ 3rd day of __September ____, 19.85 , at 10:00 o'clock Plate, in lieu of the required 25 feet, in accordance with the plan prepared by North 37 degrees 24 minutes 21 seconds West 90.00 feet to the Kidring Consultants, Inc., dated March 25, 1985, is GRANTED, from and after the place of beginning. date of this Order. Han MH Jena Byputy Zoning Compissioner of Baltimore gounty DA 86-91-A 0 CERTIFICATE OF PUBLICATION BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 RE: PETITION FOR VARIANCES BEFORE THE ZONING COMMISSIONER PETITION FOR VARIANCE
th Election District Bonita SE/S of Glynock Pl., 398' Lots 119-122 TOWSON, MD., August 15 19 85 LOCATION: Southeast side of Gly-nock Place, 398 ft. Northeast of Glyowings Drive, 637-643 Glynock Prace) NE of Glyownings Dr. April 15, 1985 OF BALTIMORE COUNTY (637-643 Glynock Pl.), ARNOLD JABLON Page 2 ZONING COMMISSIONER THIS IS TO CERTIFY, that the annexed advertisement was 4th District DATE AND TIME: Tuesday, Ser rember 3, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 196,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland August 28, 1985 published in THE JEFFERSONIAN, a weekly newspaper printed JERRY HAGAN, Petitioner : Case No. 86-91-A BEING Lots 119 through 122 as shown on a plat entitled and published in Towson, Baltimore County, Md., appearing on :::::: "Resubdivision of Lots 1-31, Block 'H', Bonita, Section Two, Plat Mr. Jerry Hagan The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: August 15 4412 Cherry Tree Lane ENTRY OF APPEARINCE Sykesville, Maryland 21784 Two, E.H.K., Jr. No. 44, folio 11, and Lots 16-23, Block 'H', Petition for Viriances from Sections 504, 1801.2.C.6. & VB6a to allow a front wird building setback of 21' = for #637 Glynock Place; 22' = for #639 Glynock Ream 23. Please enter the appearance of the People's Counsel in the Bonita, Section Two, Plat Two, E.H.K., Jr. No. 47, folio 90, Glynock Place; 23'n for #641 and #643 Glynock Place; instead of the THE JEFFERSONIAN, above-captioned matter. Notices should be sent of any hearing dates or Re: Petition for Variance which plat is recorded among the Land Records of Baltimore County SE/S Glynock Place, 398' NE Being the property of Jerry Hagan as shown on the plat filed with the Zonary other proceedings in this matter and of the passage of any preliminary Glyownings Dr. (637-643 Glynock Place) in Plat Book E.H.K., Jr. No. 47, folio 124. 18 Venetarli 4th Election District In the event that this Perition is or final Order. Jerry Hagan - Petitioner granted, a building permit may be assued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the incurate for and permit duci. This period for Publisher Job Order No. 01-21357 April 15, 1985 duting this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of Cost of Advertising Work Order No. 6454 Phyllis Cole Friedman Dear Mr. Hagan: People's Counsel for Baltimore County This is to advise you that \$60.26 is due for advertising and posting of the above property. This fee must be paid before ARNOLD JABLON, PP/aeb Zoning Commissioner of Baltimore County Peter May Tomarman This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, 494-2188 CERTIFICATE OF POSTING I HEREBY CERTIFY that on this 8th day of August, 1985, a copy BALTIMORE COUNTY, MARYLAND ZONING DEPARTMENT OF BALTIMORE COUNTY & 6-91-A OFFICE OF FINANCE REVENUE DIVISION No. 012303 of the foregoing Entry of Appearance was mailed to Mr. Jerry Hagan, MISCELLANEOUS CASH RECEIPT 4412 Cherry Tree Lane, Sykesville, MD 21784, Petitioner. Date of Posting Sugart 16 1985 Peter Max Zumenne g Commissioner AMOUNT \$ 60.26 RECEIVED Jerry Hagan Peter Max Zimmerman The rewings Dring Advertising and Posting Case 86-91-A

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Mumber of Signa:

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BALTIMORE COUNTY, MARYLAND Mr. Jerry Hagan 4412 Cherry Tree Lane August 2, 1985 IITY NEWSPAPERS OF MARYLAND, INC. INTER-OFFICE CORRESPONDENCE Sykesville, Md. 21784 Westminster, Md., ...Aug...15,19.85...... Arnold Jablon TO Zoning Commissioner TFY that the annexed ... Req. #L78305...P. 0. #67839 NOTICE OF HEARING Norman E. Gerber, Director RE: Petition for Variance FROM Office of Planning and Zoning COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 y of August...... 19.85..... in the SE/S Glynock Pl., 398' NE/ Glyownings Dr. (637-643 Glynock Pl.) bunty Times, a daily newspaper published SUBJECT Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A, 86-104-A and 86-106-A 4th Election District in Westminster, Carroll County, Maryland. Jerry Hagan - Petitioner Case No. 86-91-A wn News, a weekly newspaper published in Baltimore County, Maryland. Times, a weekly newspaper published MEMBERS in Baitimore County, Maryland. Tuesday, September 3, 1985 Bureau of Engineering JITY NEWSPAPERS OF MARYLAND, INC. There are no comprehensive planning factors requiring PLACE: Room 106, County Office Building, 111 West Chesapeake comment on these petitions. Department of State Roads Commission Avenue, Towson, Maryland Fire Prevention Health Department Project Planning Building Department No. 007245 BALTIMORE COUNTY, MARYLAND Office of Planning and Zoning OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT NEG:JGH:slm R-01-615.000 nnissioner 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 31st day of July , 1985 8070******3500*a 921%F VALIDATION OR SIGNATURE OF CASHIER Zoning Commissioner James E. DYER, Chairman Received by: Petitioner _____ Jerry Hagan Petitioner's "Zoning Plans Advisory Committee Attorney DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 STEPHEN E. COLLINS DIRECTOR June 26, 1985 Nicholas Commodari, Zoning Department Date June 7, 1985 PAUL H. REINCKE CHIEF NORMAN E. GERBER DIRECTOR FROM C. E. Burnham, Chief, Building Plans Review C. S. B Mr. Arnold Jablon Mr. Arnold Jablon SUBJECT Zoning Advisory Committee Meeting Scheduled 5/28/85 Zouing Commissioner Zoning Commissioner County Office Building Towson, Maryland 21204 AUGUST 20, 1985 Mr. Arnold Jablon Towson, Maryland 21204 ZAC-Meeting of Kay 28, 1985 Item #338 See Comments Zoning Commissioner County Office Building Item No. 350,351,352,353,354,356,357,358,359,361(363)364,365, and 366 Towson, Maryland 21204 Item #350 Standard Comment Re: Zoning Advisory Meeting of MAY 28,1985 Location: Item # 363
Property Owner: JERRY HAGEN Item #351 Standard Comment Existing Zoning: Location: S/SIDE GLYNOCK PLACE 398,31 Proposed Zoning: Item #352 Standard Comment E. OF GLYNOWINGS DRIVE Dear Mr. Jablon: Item #353 See Comment The Division of Current Planning and Development has reviewed the subject Item No.: petition and offers the following comments. The items checked below are Item #354 See Comments Gentlemen: (X)There are no site planning factors requiring comment.
 (X) A County Review Group Meeting is required.
 (Y) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 (Y) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 (Y) A record plat will be required and must be recorded prior to issuance of a building permit. Acres: Item #355 Not Ready District: Item #356 See Comments to be corrected or incorporated into the final plans for the property. Dear Mr. Jablon: Item #357 See Comments () 1. Fire hydrants for the referenced property are required and shall be to issuance of a building permit. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the)The access is not satisfactory.
)The circulation on this site is not satisfactory. Item #358 Plan is incomplete The Department of Traffic Engineering has no comments for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. Department of Public Works. Item #359 See Comments)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development () 2. A second means of vehicle access is required for the site. Item #360 See Comments () 3. The vehicle dead end condition shown at Regulations.
()Development of this site may constitute a potential conflict with Item #361 See Comments the Baltimore County Master Plan.

() The awended Development Plan was approved by the Planning Board Item #362 See Comments EXCEEDS the maximum allowed by the Fire Department. Michael S. Flanigan)Landscaping: Must comply with Baltimore County Landscape Manual. Item #363 No Comment Traffic Engineering Assoc. II The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve () 4. The site shall be made to comply with all applicable parts of the MSF/ccm Fire Prevention Code prior to occupancy or beginning of operation. Item #364 Capacity Use Certificate has been issued. The deficient service See Comments The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council. (#) 5. The buildings and structures existing or proposed on the site shall Item #365 See Comments

Item #366

CEB/vw

)Additional comments:

cc: James Hoswell

Eugene A. Bober

Chief, Current Planning and Development

C.

Standard Comments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 19, 1985 Mr. Jerry Hagan 4412 Cherry Tree Lane Sykesville, Maryland 21784 RE: Item No. 363 - Case No. 86-91-A Petitioner - Jerry Hagan Variance Petition Dear Mr. Hagan: 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. scheduled accordingly. Very truly yours, James E. Deschi SAMES E. DYER Chairman Zoning Plans Advisory Committee JED:nr Enclosures cc: Kidde Consultants, Inc. 1020 Cromwell Bridge Road Baltimore, Maryland 21204 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Froperty Owner: Jerry Hagan Location: S/side Glynock Place, 398.31 E of Glynowings Drive Zoning Agenda: Meeting of May 28, 1985 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

() δ. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Att Loff Loff Approved: Approved: Fire Prevention Bureau

comply with all applicable requirements of the National Fire Protection As tociation Standard No. 101 "Life Safety Code", 1976 edition prior

to occupancy.

100 A



HARRY J. PISTEL, P. E. DIRECTOR

July 5, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #363 (1984-1985) Property Owner: Jerry Hagan S side Glynock Pl., 398.31' E of Glynowings Drive District 4th

Dear Mr. Jablon:

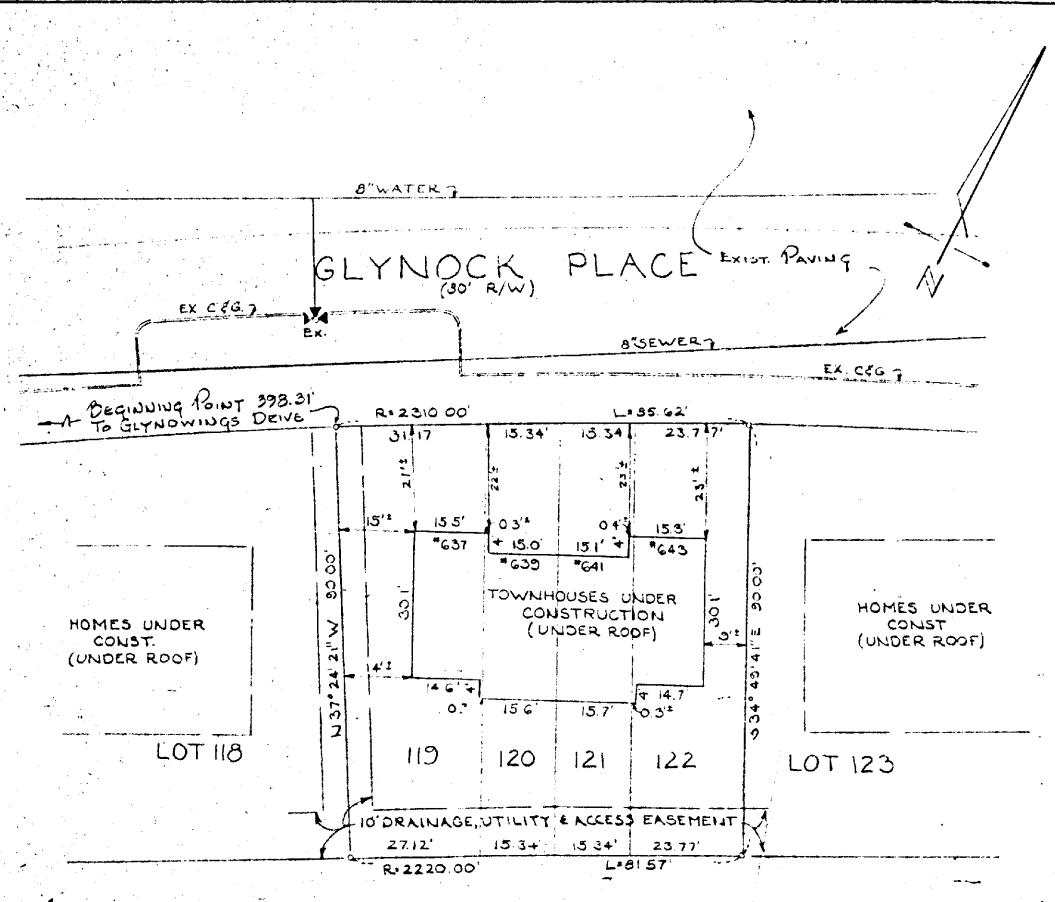
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

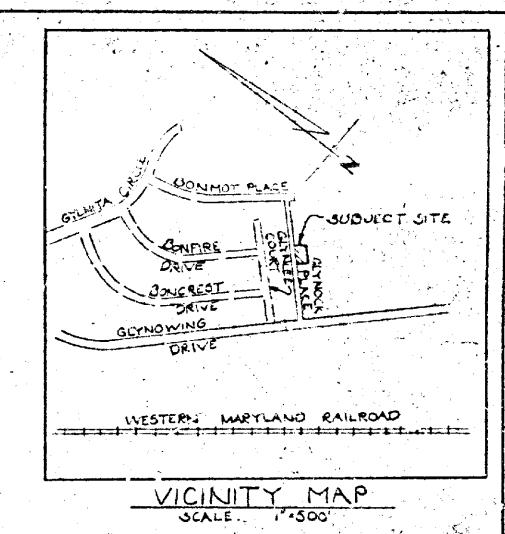
Since no public facilities are involved, this office has no comment.

Very truly yours, Varma A: Markle JAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp



NOTE: LOTS ARE SHOWN & RECORDED ON PLAT OF RESUBDIVISION OF LOTS, BLOCK'H", BONITA. SECTION TWO, PLAT TWO, E.H.K. JR. 47-124.



GENERAL NOTES

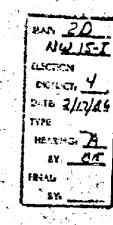
1 AREA OF LOTS 113 THRU122 = 7524 54. Fr + (DAT AC. +)
2 EXISTING USE OF PROPERTY: "RESIDENTIAL" (HOMES ARE UNDER CONSTRUCTION.)
3 EXISTING ZONING OF LOTS 1134 122 "DR 16" 4 LOTS ARE LOCATED IN THE GWYNMS FALLS DRAINAGE AREA 5 PUBLIC UTILITIES ARE UNDER CONSTRUCTION

G PETITIONER IS REQUESTING FOR LOT 119 A FRONT YARD

VARIANCE OF 21' INSTEAD OF THE REQUIRED 25' (AVARIANCE OF 412) 7 PETITIONER IS REQUESTING FOR LOT IZO A FRONT YARD VARIANCE OF 22'S INSTEAD OF THE REQUIRED 25' (AVARIANCE OF 3") 8 PETITIONER IS REQUESTING FOR LOT 121 A FRONT YARD -VARIANCE OF 23'S INSTERU OF THE REGUIRED 25" (A VARIANCE OF 2'#) 9 PETITIONER IS REQUESTING FOR LOT 122 XTRONT YARD

VARIANCE OF 23' INSTEAD OF THE REQUIRED 25'

(AVARIANCE OF 2:)



PLAT TO ACCOMPANY PETITION FRONT YARD VARIANCE *637THRU 643 GLYNOCK PLACE 4TH ELECT DIST BALTO. CO. MD.
MARCH 15,1365 SCALE: 1"-20"

108 No. 01-21357

363 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 1801/2.C.6: front yard

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BALTIMORE COUNTY, MARYLAND Mr. Jerry Hagan 4412 Cherry Tree Lane August 2, 1985 IITY NEWSPAPERS OF MARYLAND, INC. INTER-OFFICE CORRESPONDENCE Sykesville, Md. 21784 Westminster, Md., ...Aug...15,19.85...... Arnold Jablon TO Zoning Commissioner TFY that the annexed ... Req. #L78305...P. 0. #67839 NOTICE OF HEARING Norman E. Gerber, Director RE: Petition for Variance FROM Office of Planning and Zoning COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 y of August...... 19.85..... in the SE/S Glynock Pl., 398' NE/ Glyownings Dr. (637-643 Glynock Pl.) bunty Times, a daily newspaper published SUBJECT Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A, 86-104-A and 86-106-A 4th Election District in Westminster, Carroll County, Maryland. Jerry Hagan - Petitioner Case No. 86-91-A wn News, a weekly newspaper published in Baltimore County, Maryland. Times, a weekly newspaper published MEMBERS in Baitimore County, Maryland. Tuesday, September 3, 1985 Bureau of Engineering JITY NEWSPAPERS OF MARYLAND, INC. There are no comprehensive planning factors requiring PLACE: Room 106, County Office Building, 111 West Chesapeake comment on these petitions. Department of State Roads Commission Avenue, Towson, Maryland Fire Prevention Health Department Project Planning Building Department No. 007245 BALTIMORE COUNTY, MARYLAND Office of Planning and Zoning OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT NEG:JGH:slm R-01-615.000 nnissioner 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 31st day of July , 1985 8070******3500*a 921%F VALIDATION OR SIGNATURE OF CASHIER Zoning Commissioner James E. DYER, Chairman Received by: Petitioner _____ Jerry Hagan Petitioner's "Zoning Plans Advisory Committee Attorney DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 STEPHEN E. COLLINS DIRECTOR June 26, 1985 Nicholas Commodari, Zoning Department Date June 7, 1985 PAUL H. REINCKE CHIEF NORMAN E. GERBER DIRECTOR FROM C. E. Burnham, Chief, Building Plans Review C. S. B Mr. Arnold Jablon Mr. Arnold Jablon SUBJECT Zoning Advisory Committee Meeting Scheduled 5/28/85 Zouing Commissioner Zoning Commissioner County Office Building Towson, Maryland 21204 AUGUST 20, 1985 Mr. Arnold Jablon Towson, Maryland 21204 ZAC-Meeting of Kay 28, 1985 Item #338 See Comments Zoning Commissioner County Office Building Item No. 350,351,352,353,354,356,357,358,359,361(363)364,365, and 366 Towson, Maryland 21204 Item #350 Standard Comment Re: Zoning Advisory Meeting of MAY 28,1985 Location: Item # 363
Property Owner: JERRY HAGEN Item #351 Standard Comment Existing Zoning: Location: S/SIDE GLYNOCK PLACE 398,31 Proposed Zoning: Item #352 Standard Comment E. OF GLYNOWINGS DRIVE Dear Mr. Jahlon: Item #353 See Comment The Division of Current Planning and Development has reviewed the subject Item No.: petition and offers the following comments. The items checked below are Item #354 See Comments Gentlemen: (X)There are no site planning factors requiring comment.
 (X) A County Review Group Meeting is required.
 (Y) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 (Y) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 (Y) A record plat will be required and must be recorded prior to issuance of a building permit. Acres: Item #355 Not Ready District: Item #356 See Comments to be corrected or incorporated into the final plans for the property. Dear Mr. Jablon: Item #357 See Comments () 1. Fire hydrants for the referenced property are required and shall be to issuance of a building permit. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the)The access is not satisfactory.
)The circulation on this site is not satisfactory. Item #358 Plan is incomplete The Department of Traffic Engineering has no comments for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366. The parking arrangement is not satisfactory. Parking calculations must be shown on the plan. Department of Public Works. Item #359 See Comments)This property contains soils which are defined as wetlands, and development on these soils is prohibited.
)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development () 2. A second means of vehicle access is required for the site. Item #360 See Comments () 3. The vehicle dead end condition shown at Regulations.
()Development of this site may constitute a potential conflict with Item #361 See Comments the Baltimore County Master Plan.

() The awended Development Plan was approved by the Planning Board Item #362 See Comments EXCEEDS the maximum allowed by the Fire Department. Michael S. Flanigan)Landscaping: Must comply with Baltimore County Landscape Manual. Item #363 No Comment Traffic Engineering Assoc. II The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve () 4. The site shall be made to comply with all applicable parts of the MSF/ccm Fire Prevention Code prior to occupancy or beginning of operation. Item #364 Capacity Use Certificate has been issued. The deficient service See Comments The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council. (#) 5. The buildings and structures existing or proposed on the site shall Item #365 See Comments

Item #366

CEB/vw

)Additional comments:

cc: James Hoswell

Eugene A. Bober

Chief, Current Planning and Development

C.

Standard Comments

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 19, 1985 Mr. Jerry Hagan 4412 Cherry Tree Lane Sykesville, Maryland 21784 RE: Item No. 363 - Case No. 86-91-A Petitioner - Jerry Hagan Variance Petition Dear Mr. Hagan: 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. scheduled accordingly. Very truly yours, James E. Deschi SAMES E. DYER Chairman Zoning Plans Advisory Committee JED:nr Enclosures cc: Kidde Consultants, Inc. 1020 Cromwell Bridge Road Baltimore, Maryland 21204 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 June 5, 1985 Office of Planning and Zoning Baltimore County Office Building Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee RE: Froperty Owner: Jerry Hagan Location: S/side Glynock Place, 398.31 E of Glynowings Drive Zoning Agenda: Meeting of May 28, 1985 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

() δ. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments, at this time. REVIEWER: Att Loff Loff Approved: Approved: Fire Prevention Bureau

comply with all applicable requirements of the National Fire Protection As tociation Standard No. 101 "Life Safety Code", 1976 edition prior

to occupancy.

100 A



HARRY J. PISTEL, P. E. DIRECTOR

July 5, 1985

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Re: Item #363 (1984-1985) Property Owner: Jerry Hagan S side Glynock Pl., 398.31' E of Glynowings Drive District 4th

Dear Mr. Jablon:

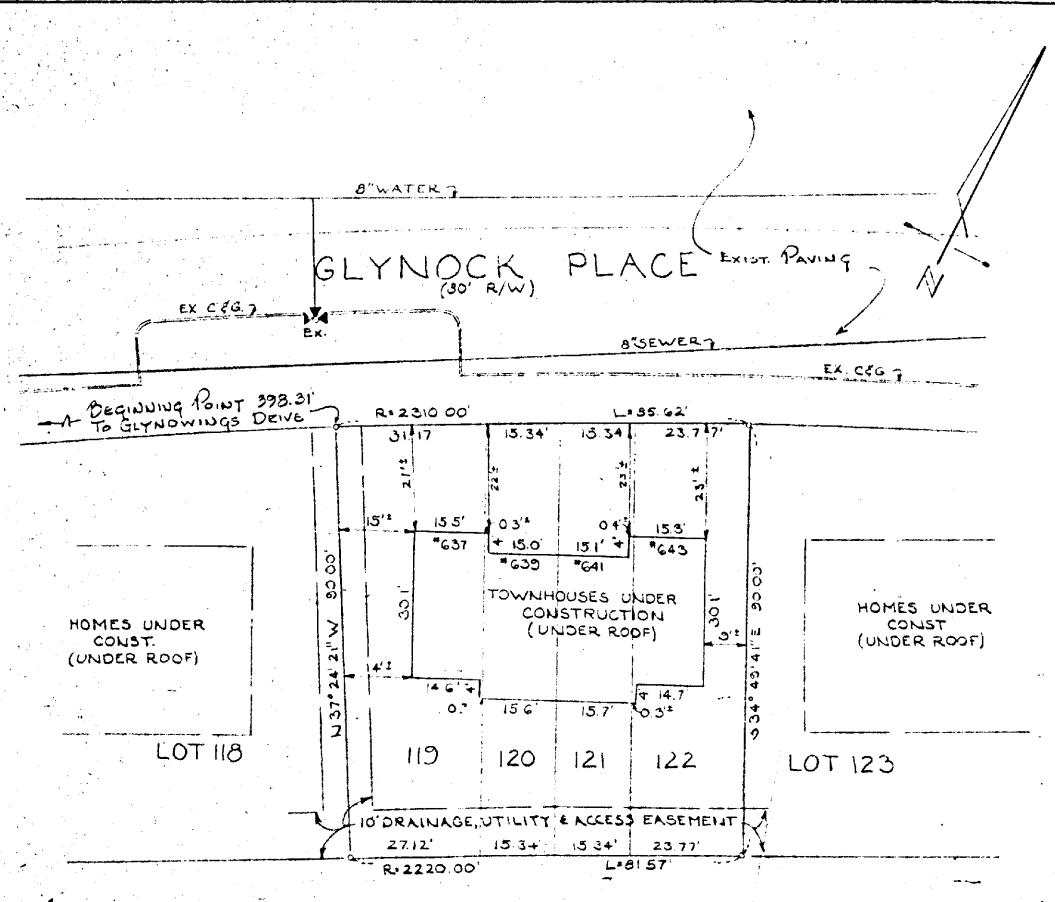
The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject

General Comments:

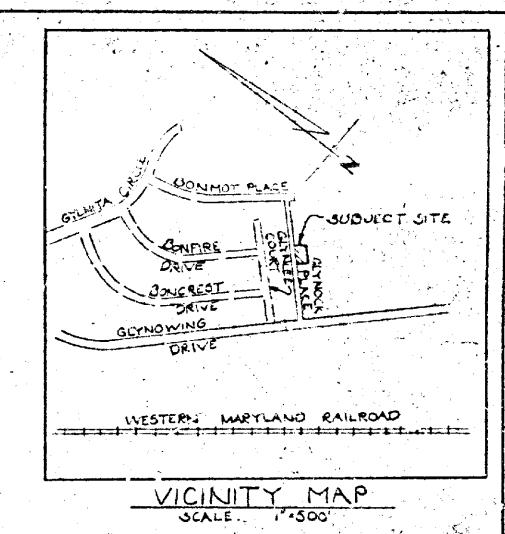
Since no public facilities are involved, this office has no comment.

Very truly yours, Varma A: Markle JAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp



NOTE: LOTS ARE SHOWN & RECORDED ON PLAT OF RESUBDIVISION OF LOTS, BLOCK'H", BONITA. SECTION TWO, PLAT TWO, E.H.K. JR. 47-124.



GENERAL NOTES

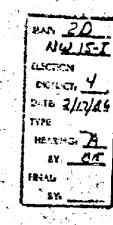
1 AREA OF LOTS 113 THRU122 = 7524 54. Fr + (DAT AC. +)
2 EXISTING USE OF PROPERTY: "RESIDENTIAL" (HOMES ARE UNDER CONSTRUCTION.)
3 EXISTING ZONING OF LOTS 1134 122 "DR 16" 4 LOTS ARE LOCATED IN THE GWYNMS FALLS DRAINAGE AREA 5 PUBLIC UTILITIES ARE UNDER CONSTRUCTION

G PETITIONER IS REQUESTING FOR LOT 119 A FRONT YARD

VARIANCE OF 21' INSTEAD OF THE REQUIRED 25' (AVARIANCE OF 412) 7 PETITIONER IS REQUESTING FOR LOT IZO A FRONT YARD VARIANCE OF 22'S INSTEAD OF THE REQUIRED 25' (AVARIANCE OF 3") 8 PETITIONER IS REQUESTING FOR LOT 121 A FRONT YARD -VARIANCE OF 23'S INSTERU OF THE REGUIRED 25" (A VARIANCE OF 2'#) 9 PETITIONER IS REQUESTING FOR LOT 122 XTRONT YARD

VARIANCE OF 23' INSTEAD OF THE REQUIRED 25'

(AVARIANCE OF 2:)



PLAT TO ACCOMPANY PETITION FRONT YARD VARIANCE *637THRU 643 GLYNOCK PLACE 4TH ELECT DIST BALTO. CO. MD.
MARCH 15,1365 SCALE: 1"-20"

108 No. 01-21357