

Mr. Jerry Hagan
4412 Cherry Tree Lane
Sykesville, Md. 21784

August 2, 1985

NOTICE OF HEARING

RE: Petition for Variance
SE/S Glynock Pl., 398' NE/
Glynock Dr. (637-642 Glynock Pl.)
4th Election District
Jerry Hagan - Petitioner
Case No. 86-91-A

TIME: 10:00 a.m.

DATE: Tuesday, September 3, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 007245

DATE: 5/21/85 ACCOUNT: R-1-615, 000

RECEIVED FROM: 1

FOR: F1 for Glynock 398' NE

8 070*****35501a 0216F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: August 26, 1985

Norman E. Gerber, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-91-A, 86-95-A, 86-100-X, 86-103-A,
86-104-A and 86-106-A

There are no comprehensive planning factors requiring
comment on these petitions.

NEG:JCH:slm

Norman E. Gerber, Director
Office of Planning and Zoning

PETITION FOR VARIANCE
LOCATION: Southeast side of Glynock Place, 398' E of Northwest
corner of Glynock Place and Glynock Drive, 111 West
Chesapeake Avenue, Towson, Maryland 21204
DATE AND TIME: Tuesday, September 3, 1985 at 10:00 a.m.
PUBLIC HEARING: 11 West Chesapeake Avenue, Towson, Maryland 21204
COMMISSIONER: Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition for Variance from Section 22-98 of the Baltimore County Zoning Ordinance, to allow a building to be used for a purpose other than that permitted by the ordinance, and to allow a building to be used for a purpose other than that permitted by the ordinance, and to allow a building to be used for a purpose other than that permitted by the ordinance.

ITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Aug. 15, 1985
IFY that the annexed, Reg. #L78305, P.O. #67839
is (1) ~~XXXXXX~~ days previous
y of August, 1985, in the
County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
wn News, a weekly newspaper published
in Baltimore County, Maryland.
Times, a weekly newspaper published
in Baltimore County, Maryland.
ITY NEWSPAPERS OF MARYLAND, INC.
Per *James E. Dyer*

Case No. 86-91-A

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

Petitioner: Jerry Hagan
Petitioner's Attorney

ARNOLD JABLON
Zoning Commissioner

Received by: *James E. Dyer*
JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: June 7, 1985

FROM: G. R. Butcher, Chief, Building Plans Review C. 2. B

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 5/28/85

Item #338 See Comments
Item #350 Standard Comment
Item #351 Standard Comment
Item #352 Standard Comment
Item #353 See Comment
Item #354 See Comments
Item #355 Not Ready
Item #356 See Comments
Item #357 See Comments
Item #358 Plan is incomplete
Item #359 See Comments
Item #360 See Comments
Item #361 See Comments
Item #362 See Comments
Item #363 No Comment
Item #364 See Comments
Item #365 See Comments
Item #366 Standard Comments

CED/vw



STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985
Item No. 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
for item numbers 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

MSP/ccm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
August 19, 1985

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

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.

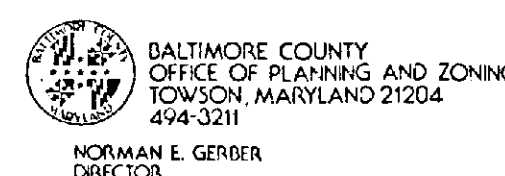
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-5521
NORMAN E. GERBER
DIRECTOR

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

AUGUST 20, 1985

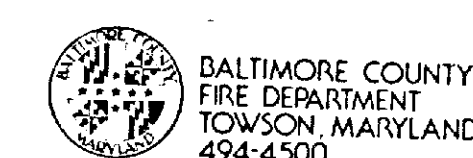
Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 363
Property Owner: JERRY HAGAN
Location: S/SIDE GLYNCK PLACE, 398.31'
E OF GLYNOWINGS DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () 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 Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "0" 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 annually by the County Council.
- () Additional comments: _____

cc: James Hoswell
Eugene A. Boler
Chief, Current Planning and Development



PAUL H. RENCKE
CHIEF

June 5, 1985

Mr. Arnold Jablon
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: Jerry Hagan

Location: S/side Glynock Place, 398.31' E of Glynowings Drive

Item No.: 363 Zoning Agenda: Meeting of May 28, 1985

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: *Michael S. Flanigan*
Planning Group
Special Inspection Division

Noted and Approved: *Errol M. Trankow*
Fire Prevention Bureau

/mb

APR 10 1986



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

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 Glynnock Pl., 398.31' E of
Glynwings 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 item.

General Comments:

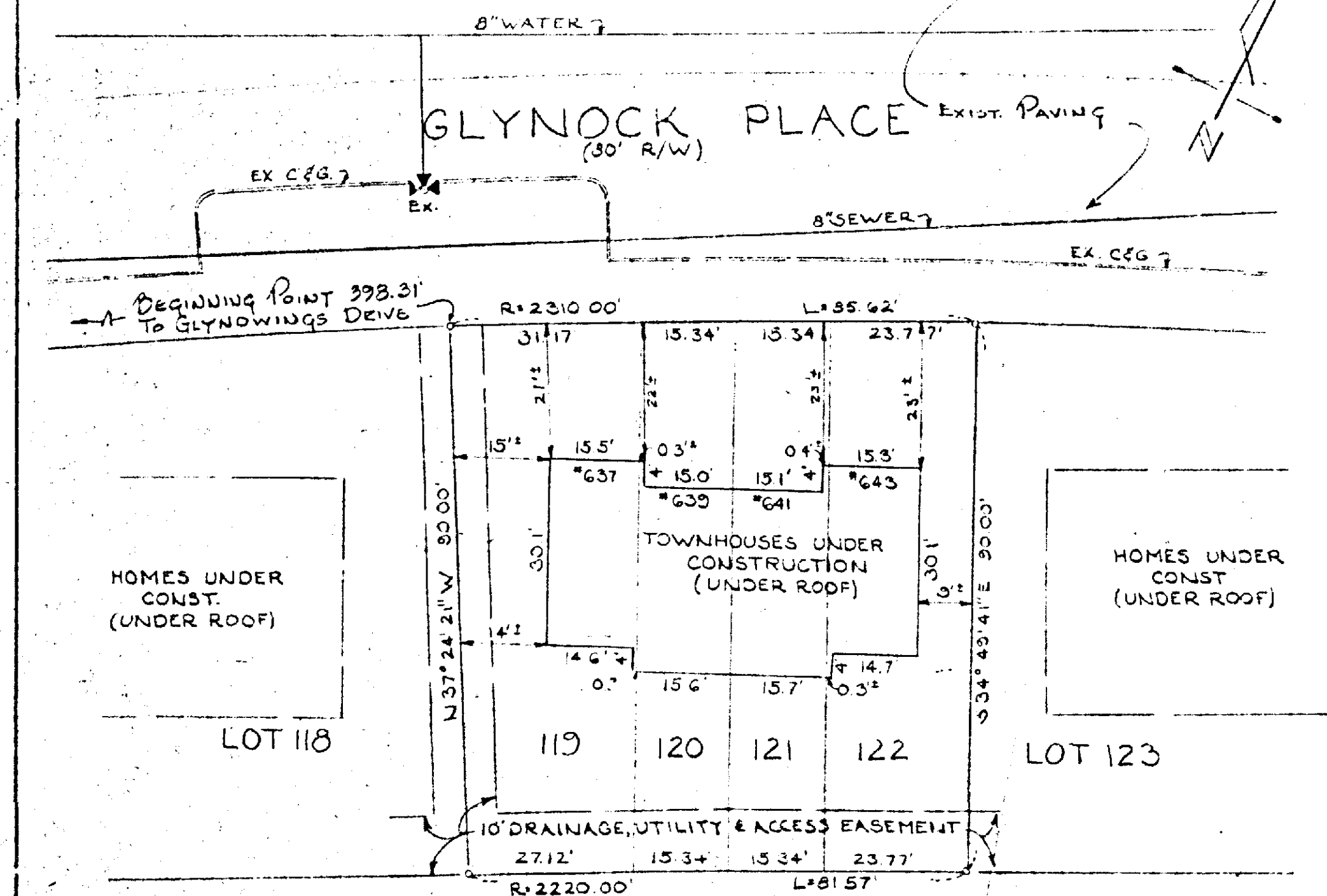
Since no public facilities are involved, this office has no comment.

Very truly yours,

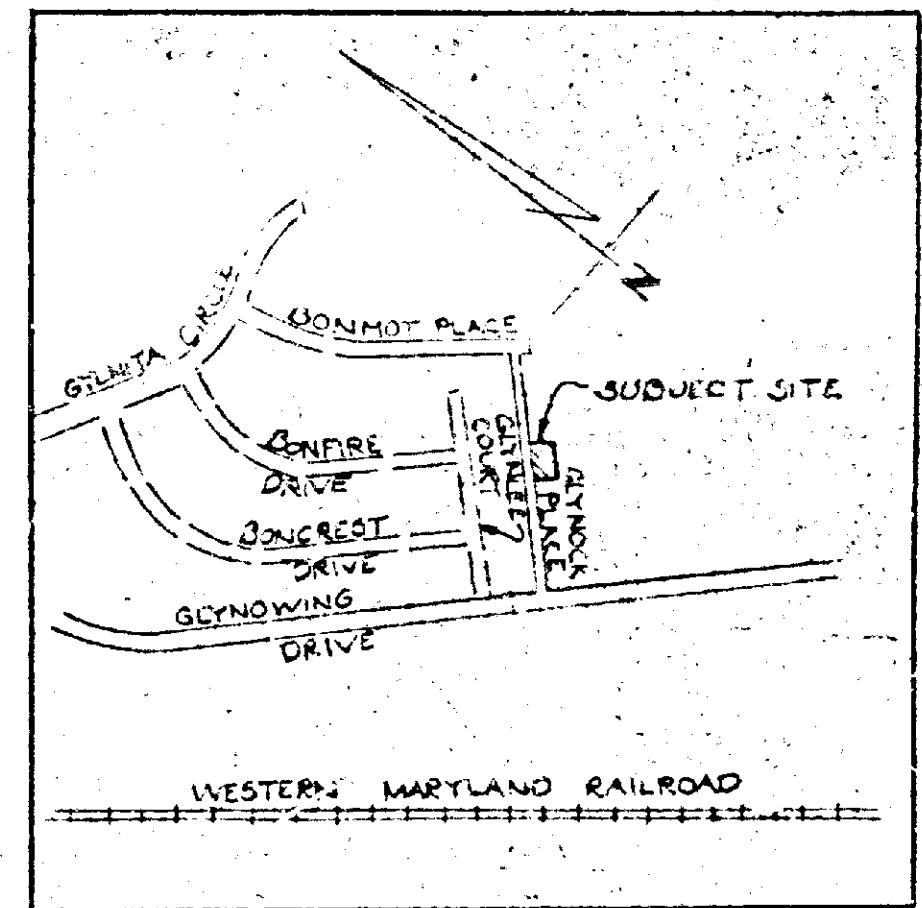
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: PMO:blp

cc: File



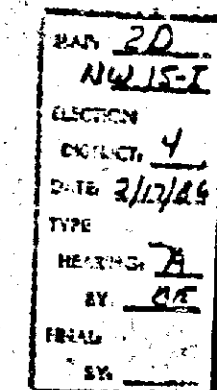
NOTE: LOTS ARE SHOWN & RECORDED ON PLAT OF RESUBDIVISION OF LOTS, BLOCK "H", BONITA, SECTION TWO, PLAT TWO, E.H. K. JR. 47-124.



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF LOTS 113 THRU 122 = 7524 Sq. Ft. ± (0.17 Ac. ±)
2. EXISTING USE OF PROPERTY: "RESIDENTIAL" (HOMES ARE UNDER CONSTRUCTION.)
3. EXISTING ZONING OF LOTS 113 THRU 122 "DR. 16"
4. LOTS ARE LOCATED IN THE GWYNNS FALLS DRAINAGE AREA
5. PUBLIC UTILITIES ARE UNDER CONSTRUCTION
6. PETITIONER IS REQUESTING FOR LOT 119 A FRONT YARD VARIANCE OF 21' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 4')
7. PETITIONER IS REQUESTING FOR LOT 120 A FRONT YARD VARIANCE OF 22' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 3')
8. PETITIONER IS REQUESTING FOR LOT 121 A FRONT YARD VARIANCE OF 23' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 2')
9. PETITIONER IS REQUESTING FOR LOT 122 A FRONT YARD VARIANCE OF 23' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 2')



PLAT TO ACCOMPANY PETITION
FOR
FRONT YARD VARIANCE
*637 THRU *643 GLYNNOCK PLACE
4TH ELECT. DIST. BALTO. CO. MD.
MARCH 25, 1985 SCALE: 1"=20'

KIDD & CONSULTANTS, INC.

CONSULTING ENGINEERS
BALTIMORE, MARYLAND

Job No. CI-21357



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

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 Glynnock Pl., 398.31' E of
Glynwings 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 item.

General Comments:

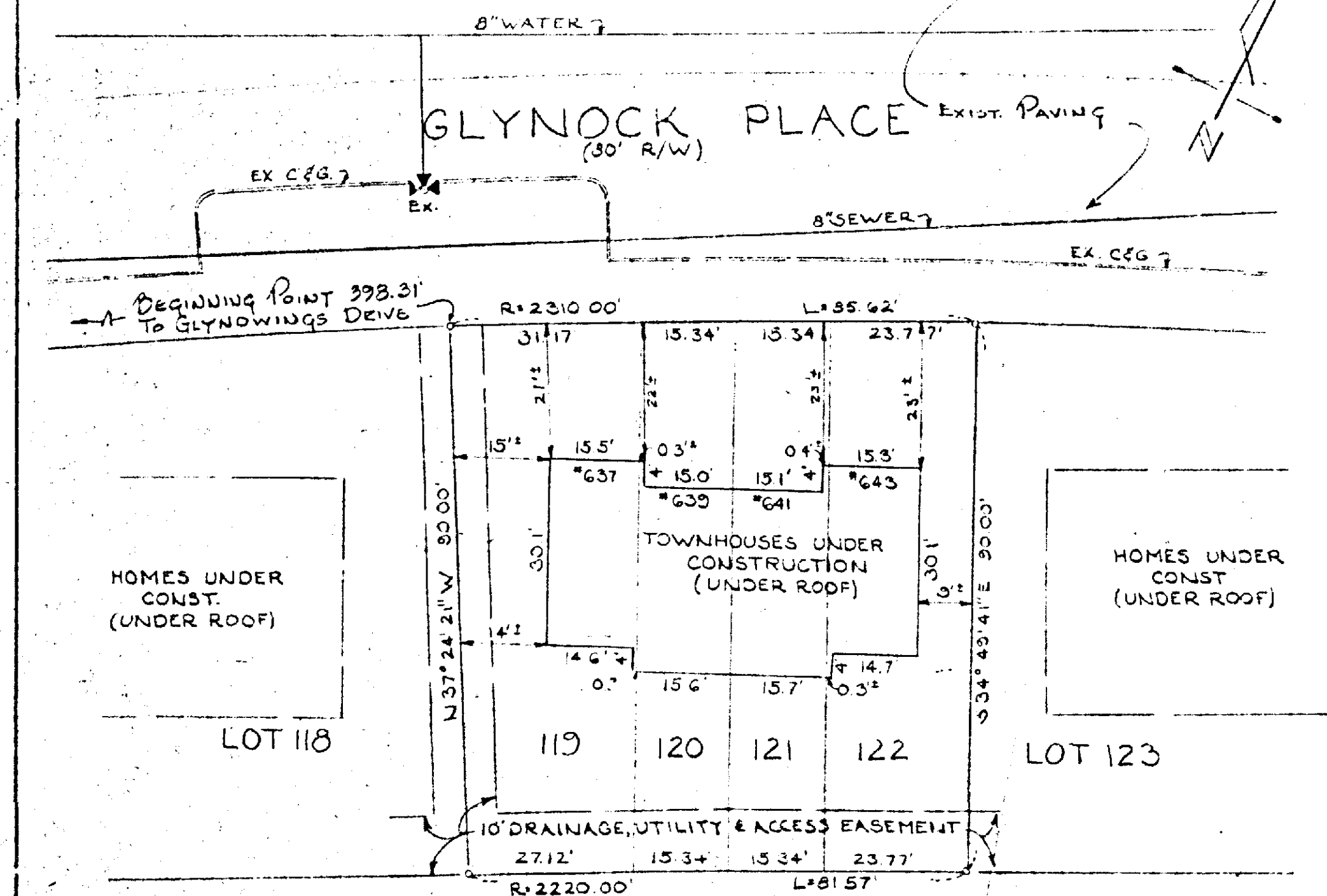
Since no public facilities are involved, this office has no comment.

Very truly yours,

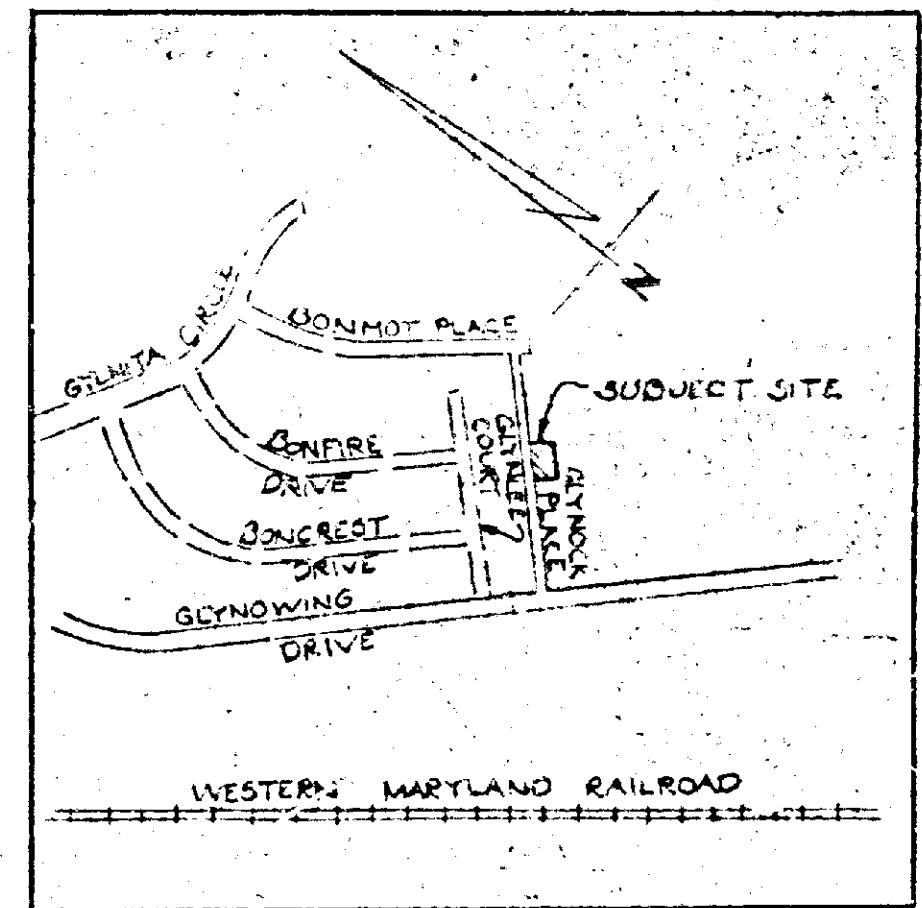
James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM: PMO:blp

cc: File



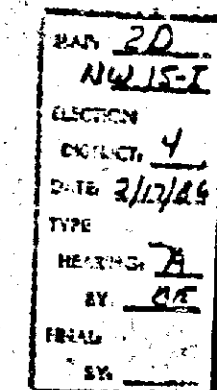
NOTE: LOTS ARE SHOWN & RECORDED ON PLAT OF RESUBDIVISION OF LOTS, BLOCK 'H', BONITA, SECTION TWO, PLAT TWO, E.H. K. JR. 47-124.



VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. AREA OF LOTS 113 THRU 122 = 7524 Sq. Ft. ± (0.17 Ac. ±)
2. EXISTING USE OF PROPERTY: "RESIDENTIAL" (HOMES ARE UNDER CONSTRUCTION.)
3. EXISTING ZONING OF LOTS 113 THRU 122 "DR. 16"
4. LOTS ARE LOCATED IN THE GWYNNS FALLS DRAINAGE AREA
5. PUBLIC UTILITIES ARE UNDER CONSTRUCTION
6. PETITIONER IS REQUESTING FOR LOT 119 A FRONT YARD VARIANCE OF 21' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 4')
7. PETITIONER IS REQUESTING FOR LOT 120 A FRONT YARD VARIANCE OF 22' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 3')
8. PETITIONER IS REQUESTING FOR LOT 121 A FRONT YARD VARIANCE OF 23' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 2')
9. PETITIONER IS REQUESTING FOR LOT 122 A FRONT YARD VARIANCE OF 23' INSTEAD OF THE REQUIRED 25' (A VARIANCE OF 2')



PLAT TO ACCOMPANY PETITION
FOR
FRONT YARD VARIANCE
*637 THRU *643 GLYNNOCK PLACE
4TH ELECT. DIST. BALTO. CO. MD.
MARCH 25, 1985 SCALE: 1"=20'

KIDD & CONSULTANTS, INC.

CORPORATE OFFICE
BALTIMORE, MARYLAND

Job No. 01-21357