

88-170-A #9	Cor. of River Drive Rd. and Martha Ave. <u>(3201 River Drive Rd.)</u>	15th E.D.
9/27/87	Variance - filing fee \$35.00 - Russell Davis Watson, et ux	
9/27/87	Hearing set for 11/5/87, at 9:00 a.m., before Mrs. Nastarowicz	
11/12/87	ORDRED by the Zoning Commissioner, that the herein Petition for Variance to permit a side street setback of 7 feet in lieu of the required 25 ft., in accordance with Petitioner's Exhibit #1, be and is hereby GRANTED, with restrictions.	

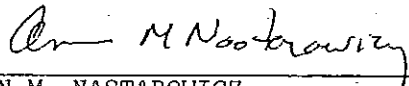
1988-170 A

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the herein Petition for Variance(s) to permit a side street setback of 7 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

AMN:bjs


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

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 1302.1C.1 to permit a side street setback of 7 feet in lieu of the required 25 feet.

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

1. Insulate and reduce heating bills.
2. A place to sit out and not be concerned with the weather, bugs, mosquitoes, flies, etc.
3. Reduce outside noise.
4. Improve appearance of house.

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:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Phone for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of September, 1987, 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 5th day of November, 1987, at 9:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

NOTED LENGTH OF HEARING - 1/2HR. (over)

AVAILABLE FOR HEARING

MON./TUES./WED. - NEXT TWO MONTHS

FILED BY: CR Date: 7/2/87

November 12, 1987

Mr. & Mrs. Russell D. Watson
3201 River Drive Road
Baltimore, Maryland 21219

RE: 10a for Zoning Variance
of River Drive Road and Martha Avenue
Election District; 7th Councilmanic District
o. 88-170-A

Dear Mr. & Mrs. Watson:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been granted, subject to the condition noted in the attached Order.

In the event the decision rendered is unfavorable to anyone, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact the office.

Very truly yours,

ANN M. BASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMW:bjs
Enclosures

cc: Petio Enclosures, Inc.
224 8th Avenue
Glen Burnie, Maryland 21061

People's Counsel

File

LEGAL DESCRIPTION OF PROPERTY

BEGINNING for the same at the corner formed by the southernmost side of River Drive Road, 40 ft. wide, and the northeasternmost side of Martha Avenue, 25 ft. wide, and running thence northeasterly binding on the southeasternmost side of River Drive Road fifty feet thence southeasterly parallel with Martha Avenue one hundred and thirty-five feet, thence southwesterly parallel with River Drive Road fifty feet to the northeasternmost side of Martha Avenue and thence northwesterly binding along the northeasternmost side of Martha Avenue one hundred and thirty-five feet to the point of beginning. Being Lot 40, Section B, Lynch Point, Plat Book W.P.C. 8, Folio 38. In the 15th. Election District.

88-170-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 27th day of September, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Russell Davis Watson, et ux
Petitioner's Attorney: Received by: J. Robert Haines
Advisory Committee

PETITION FOR ZONING VARIANCE

15th Election District - 7th Councilmanic District

Case No. 88-170-A

LOCATION: Corner of River Drive Road and Martha Avenue
(3201 River Drive Road)

DATE AND TIME: Thursday, November 5, 1987, at 9:00 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 Zoning Variance to permit a side street setback of 7 feet in lieu of the required 25 feet

Being the property of Russell Davis Watson, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

July 28, 1987

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Russell D. Watson, et ux (CRITICAL AREA)

Dennis F. Rasmussen
County Executive

Location: SE/C River Drive Rd. & Martha Avenue

Item No.: 9

Zoning Agenda: Meeting of 7/14/87

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 or 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: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

000

Mr. Russell Davis Watson
3201 River Road
Baltimore, Maryland 21219

RE: Item No. 9 - Case No. 88-170-A
Petitioner: Russell Davis Watson, et ux
Petition for Zoning Variance

Dear Mr. Watson:

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:kbb

Enclosures

cc: Petio Enclosures, Inc.
224 8th Avenue
Glen Burnie, Maryland 21061

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner Date: October 22, 1987

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

SUBJECT: Zoning Petitions No. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A, 88-160-A, 88-161-A, 88-162-A, 88-163-A, 88-164-A, 88-165-A, 88-166-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-172-A, 88-173-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-178-A, 88-179-A, 88-180-A, 88-181-A, 88-182-A, 88-183-A, 88-184-A, 88-185-A, 88-186-A, and 88-187-A.

There are no comprehensive planning factors requiring comment on the above numbered petitions.

Norman E. Gerber
Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/JH/jat
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 26 1987

ZONING OFFICE

GREEN HILL COVE EXHIBIT 3

LYNCH POINT 8-38

3 miles to Sparrows Point - 12 miles to City Hall
Sales Agents
Bowerman Realty Co. 711 American Bldg.
Baltimore Md.

Scale, 100' per inch. Thos. H. Disney, Syc.
April 2, 1926.

