

VARIANCES REQUESTED

- A. Section 1801.2.C.1 of the BCZ and CDP Section V.B.3 pursuant to Section 504 BCZ to permit a 25 foot building to building separation in lieu of the required 25, 30, and 40 feet for building heights more than 20 but not more than 40 feet. Lots 1 through 12.
- B. CDP Section V.B.6.b, pursuant to Section 504 BCZ, to permit a 10 foot window to side lot line setback in lieu of the required 15 feet. Lots 1 through 12.
- C. CDP Section V.B.6.c, pursuant to Section 504 BCZ, to permit a 25 foot wide window to side window separation in lieu of the required 40 feet. Lots 1 through 12.
- D. Section 1801.2.C.2.a and CDP Section V.B.5.a and V.B.5.b pursuant to Section 504 BCZ, to permit a 15 foot wide window and/or building face to tract boundary in lieu of the required 35 and 30 feet, respectively. Lot 12.

and to amend the Final Development Plan of Chapelgate, Section 6.

Description
to Accompany Petition for Zoning Variance,
2.867 Acre Parcel, Southwest Side of Farnham Way,
Southeast of Padonia Road,
Eighth Election District, Baltimore County, Maryland

IMW

100 East Pennsylvania Avenue
Towson, Maryland 21204
410.286.3113
Fax: 410.286.4104

A. Town of Land Division
Landmark Planning
Landscape Architect
Environmental Professional

Beginning for the same on the northeast side of Jenner Road and at a point distant 30 feet, as measured North 33 degrees 37 minutes 00 seconds East from a point on the centerline of said Jenner Road, said last mentioned point being distant 33 feet, as measured South 56 degrees 23 minutes 00 seconds East along said centerline from its intersection with the centerline of Farnham Way, thence running from the aforementioned point of beginning, (1) North 11 degrees 23 minutes 00 seconds West 14.14 feet, thence binding on the southeast, south and southwest side of said Farnham Way the following then courses and distances, viz: (2) North 33 degrees 37 minutes 00 seconds East 5.48 feet, thence (3) Easterly, by a curve to the right with the radius of 122.50 feet, the arc distance of 197.77 feet, said arc being subtended by a chord bearing North 79 degrees 52 minutes 06 seconds East 176.98 feet, thence (4) South 53 degrees 52 minutes 48 seconds East 100.37 feet, thence (5) Southeasterly, by a curve to the left with the radius of 3048.00 feet, the arc distance of 100.81 feet, said arc being subtended by a chord bearing South 54 degrees 49 minutes 39 seconds East 100.80 feet, thence (6) South 55 degrees 46 minutes 30 seconds East 233.64 feet, thence (7) Southeasterly, by a curve to the right with the radius of 1407.00 feet, the arc distance of 351.45 feet, said arc being subtended by a chord bearing South 48 degrees 37 minutes 09 seconds East 350.54 feet, thence (8) South 41 degrees 27 minutes 48 seconds East 12.21 feet, thence (9)

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South 03 degrees 32 minutes 12 seconds West 12.83 feet, thence (10) South 48 degrees 32 minutes 12 seconds West 7.93 feet, thence (11) South 41 degrees 27 minutes 48 seconds East 83.67 feet, thence (12) South 52 degrees 46 minutes 30 seconds West 112.60 feet to a point on the northeast side of Jenner Road herein referred to, and thence binding on said northeast side of Jenner Road the following two courses and distances, viz: (13) Northwesterly, by a curve to the left with the radius of 1330.00 feet, the arc distance of 429.99 feet, said arc being subtended by a chord bearing North 47 degrees 07 minutes 17 seconds West 428.12 feet, and thence (14) North 54 degrees 32 minutes 00 seconds West 537.38 feet to the point of beginning, containing 2.867 acres of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 22, 1993

Project No. 86064Q1 (1.86064Q1)



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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting: 11/16/94
Filed for: [Signature]
Location of property: 2.867 Acre Parcel, Southwest Side of Farnham Way, Southeast of Padonia Road
Location of Sign: [Signature]
Number of Signs: 1
Date of return: 11/16/94

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 11/13/94.

THE JEFFERSONIAN
A. H. HARRISON
LEGAL AD. - TOWSON

TO: PUBLISHER PUBLISHING COMPANY
Feb. 3, 1994 Issue - Jeffersonian

Please forward billing to:
John B. Gontum, Esq.
814 Eastern Boulevard
Towson, Maryland 21204
410-286-2154

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 N. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 94-283-A (Item 283)
Chapelgate, Section 6
2.867 Acre Parcel, SE of Padonia Road
814 Eastern Boulevard - 3rd Commissioner
Petitioner(s): C. G. Home, Inc.
HEARING: THURSDAY, FEB. 24, 1994 at 9:00 a.m. in Rm. 106, Old Courthouse.

Variance to permit a 20 foot building to building separation in lieu of the required 25, 30, and 40 feet for building heights more than 20 but not more than 40 feet (lots 1 through 12); to permit a 10 foot window to side lot line setback in lieu of the required 15 feet (lots 1 through 12); to permit a 20 foot side window to side window separation in lieu of the required 40 feet (lots 1 through 12); to permit a 15 foot side window and/or building face to tract boundary in lieu of the required 35 and 30 feet, respectively (lot 12); and to amend the Final Development Plan of Chapelgate, Section 6.

LAURENCE E. SCHWARTZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARING AND SUBMITTING MATERIAL FOR SPECIAL ACCREDITATION PLEASE CALL 867-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 867-3353.

111 West Chesapeake Avenue
Towson, MD 21204
JANUARY 27, 1994

(410) 867-3353

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CASE NUMBER: 94-283-A (Item 283)
Chapelgate, Section 6
2.867 Acre Parcel, SE of Padonia Road
814 Eastern Boulevard - 3rd Commissioner
Petitioner(s): C. G. Home, Inc.
HEARING: THURSDAY, FEB. 24, 1994 at 9:00 a.m. in Rm. 106, Old Courthouse.

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Arnold John
Director

101 C. G. Home, Inc.
John B. Gontum, Esq.

NOTES: (1) HEARING AND SUBMITTING MATERIAL FOR SPECIAL ACCREDITATION PLEASE CALL 867-3353.
(2) HEARING AND SUBMITTING MATERIAL FOR SPECIAL ACCREDITATION PLEASE CALL 867-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE BY 867-3353.

111 West Chesapeake Avenue
Towson, MD 21204

February 16, 1994

(410) 867-3353

John B. Gontum, Esquire
Romeo & Conner & McLaughlin, P.A.
814 Eastern Boulevard
Towson, Maryland 21204

RE: Case No. 94-283-A, Item No. 283
Petitioner: C.G. Home, Inc.
Petition for Variance

Dear Mr. Gontum:

The Zoning Planning Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commission, attorney and/or the petitioner, are made aware of plans or problems with respect to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to the hearing file. This petition was accepted for filing on January 14, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

receipt

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-41300
Number: 283 (VCE)
INVOICE
NO RETURN

Date: 1/14/94

#010 - VARIANCE (12 Lots #550) \$600.00
#020 - SPECIAL HEARING (12 Lots #550) \$600.00
#070 - MAILING FEE \$650.00
#080 - SIGN POSTING (2 Signs #553) \$ 70.00
TOTAL FEES \$1720.00

Legal Owner: C.G. Home, Inc.
Chapelgate, Section 6, Lots 1-12
Towson, MD
Petitioner: C.G. Home, Inc.
Attorney: John B. Gontum

Please Make Checks Payable to Baltimore County

