PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS , 117

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we Kra. cost first. revenue Selectors legal owners of the property situate in Baltimore my and which is described in the description and plat attached hereto and made a part hereof. petition for a Variance from Section 1B02.3B. (205.3 & 301.1) to permit A....

side setback of 4' in lieu of the required 11.25' for an open carport in a D.R.

of the Zealez Regulation of Relitimore County, to the Zealez Regulation of Relitimore County, for the following reasons (indices hardship or practical difficulty).

The surports must be set closers to the Line due to the leasting of the existing drives. In order to full utilin the limits of the required southeast, ones drive may such there to be counted as lampest, hedges, and consents perch would have to be reasoned.

The unit for not feasible detectable to the rear so this would triple the cost and not tingwore the boar apparament of the recibiants.



173

'A

Malle Address 2206 Oxoge Rd Balto med zirog

-21st OPDERED By The Zoning Commissioner of Baltimore County, this....

of November 197 ⁶, that the subject matter of this petition be advertised, as required by the Zonling Law or B-tillmore County, in two newspapers of g-necal circulation through-out Bailtmore County, that property be posted, and that the public hearing be had before the Zonling Commissioner of Hailtmore County in Boom 108, County Office Building in Towson, Bailtmore

Cou ity, on the 14th dry of Pobruary 197 9, at 10:15 o'clock

RE: PETITION FOR VARIANCE

. BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JEROME GOLDBERG, et ux,

: Case No. 79-173-A

......

ORDER TO ENTER APPEARANCE

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 therefore, and of the passage of any preliminary or final Order in connection

John W. Hessian, III County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 23rd day of January, 1979, a copy of the oforegoing Order was mailed to Mr., and Mrs. Jerome Goldberg, 2206 Oxeye Road, Baltimore, Maryland 21209, Petitioners.

John W. Hersian, III



February 28, 1979

Mr. & Mrs. Jerome Goldberg 2206 Oxeye Road Baltimore, Maryland 21209

> RE: Petition for Variance N/S of Oxeye Road, 281.07' W of Pheasant Cross Drive - 3rd Election District Terome Goldberg, et ux -Petitioners NO. 79-173-A (Item No. 112)

Dear Mr. & Mrs. Goldberg:

I have this date passed my Order in the above referenced matter,

Very truly yours, S. ERIC DI NENNA Zoning Commissione

SED:n

cc: John W. Hessian, III, Esquire

Description for Variance

Located on the north side of Oxeye Road, approximately 281' west of Pheasant Cross Drive and known as lot \$25 as shown on Plat of Green Gate, which is recorded among the land records of Balumore County in Liber 34, Folio 143. Also known as 2202 Oxeye

BARTIMORE COUNTY, MARY ND

INTER-OFFICE CORRESPONDENCE

S. Eric Dit enna S. Eric Dit enna Zoning Commissioner Lette H. Graet Director, Office of Planning and Zoning February 8, 1979 Petition #79-173A. Irem 112

Petition for Variance to permit a side yard setback North side of Oxeye Road, 281.07 feet West of Pheasant Cross Drive Petitioner – Jerome Goldberg, et ux

3rd District

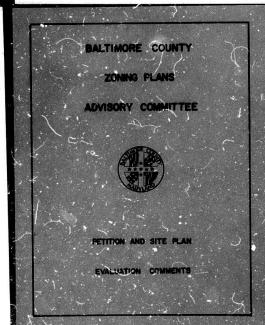
HEARING: Wednesday, February 14, 1979 (10:15 A.M.)

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

Leslie H. Grand per Statement Leslie H. Grand Director

LHG.JGH:rw





BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2123

Hicholas B. Co.

NBC/sf

Burery of Department of Traffic Engineering State Roads Commiss Bureau of

Health Departmen Project Planning Building Departmen Board of Elucation Industrial

1 r. & Mrs. Jerome Goldberg 2206 Oxeye Road Baltimore, Maryland 21209

RE: Item No. 112 Petitioner - Jerome Goldberg,

January 29, 1979

Dear Mr. & Mrs. Goldberg:

The Zoning Planz Advisory Committee has reviewed the plans submitt. with the above referenced petition and has made an on-site field inspection of the property. The so 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 Gommissione: with recommendations are the satushility of

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing ertificate, will be forwarded to you in he near future.

Nikla Blennelen

NICHOLAS B. COMMODARI



NW 9C Topo 69 Tax Map

THORNTON M. MOURING, P.E.

January 12, 1979

Mr. S. Eric DiNenna Zo. ing Commissioner county Office Building Towsell, Maryland 21204

Item 112 (1978-1978)
Property Cener: Jerme Coldberg, et ux
EXS Gayes M. 281.07' W. Pheamant Cross Dr.
Existing Zonins: Dr 2
Proposed Zoning: Dr 2
Proposed Zoning: Werlance to permit a side setWack of
4' in lace of the required 11.75' for an open carport.
District: 18

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.

Baltimore County highway and utility improvements are not directly involved, and are as secured by Public Works Agreement \$17102, executed in conjunction with the development of Green Gate, of which this property is Lot 25 Block "D", Plah 1, Section 2, Green date (0.7.G. 34, Polio 143).

Development of this property through stripping, graing and stabilization could result in a sediment pollution problem, damaging private and mublic holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any mulsances or damages to adjacent properties, sepecially by the concentration of surface vaters. Correction of any problem-thich any result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Autitions.

There is a 5-foot drainage and utility easement along the rear outline of this

There office has no further comment in regard to the plus subsit'e4 for Zoning avisory Committee review in connection with this Item #112 (1978-1979).

Very truly yours, ELLSWORT ". DIVER, P.E. Chief, Bureau of Engineering

END: EAM: PWK: HS

Pursuant to the adversement, posting of property, and publishearing on the Petition			
and it appearing that by reason of the following finding of facts that strict compliance with			
the Baltimore County Zoning Regulations would result in practical difficulty and			
unreasonable hardship upon the Petitioner(s),			
The state of the s			
5 . Bury aptr a three at UF, No a 1 more account of the annual control			
the Variance(a) should be had; and it further appearing that by reason of the granting of			
the Variance(s) requested not adversely affecting the health, safety, and general			
welfare of the community, the Variance to permit a side yard setback of 4 feet	battimore county office of planning and zoning		
in lieu of the required 11.25 feet. for an open sarport, abould be granted.	TOWSON, MANYLAND 21204 (001) 6N-3211	bollmore county department of permits and incensive	department of trailic angliteating
The Cirrort want to set along to the list is the lost to a collection of the adjustment to the list of the set	February 6, 1979	CONTEGN, MARYLAND 21204	TOWSON, MARYLAND 21884
F IS OLDERED by the Zoring Commissioner of Sattlinese County, Ma. 2.2.	LESUE H. GRAEF DRECTOR	JOHNO SECTION NOVEMBER 27, 1973	STEPHEN E. CO.LINS OMFCTON
day of February 197 9, that the herein Petition for the aforementional Vari-	Mr. S. Eric DiNenno, Zoning Commissioner		January 8, 1979
	Zoning Advisory Committee Office of Planning and Zoning	Office of Flanting and Soung County Office building Towson, Mayland 2100	
Order, subject to the approval of a site	Baltimore County Office Building Towson, Maryland ?!204	Dear Rr. Milenna:	Nr. S. Eric Dilbana
order, subject to the approval of a site plan by the Department of Public Zeding Commissioner of Baltimore Occurry	Dear Mr. DiNenna:	Communic on Item # 11:Zoning Adrisory Committee Meeting, November 21, 1578 are as follows:	Nr. 5. Etc. Dillenna Roning Commissioner County Office Sulidang Townon, Maryland 21207
plan by the Department of Public Zoning Commissioner of Baltimore County Forks and the Office of Planning and Zoning.	Comments on Item #112, Zoning Advisory Committee Meeting, November 21, 1978, are as follows:	Location N/S Oxery Road - 281.07' W Pheasant Cross Drive	Towson, Maryland 21204
Pursuant to the advertisement, posting of property and public hearing on the Potition	Property Owners, Jamme Goldbern, etter	Property Omer, Jarone Collaberg, et ux. Locations WS Corpe Road - 251.07; W Pheasant Cross Drive matrix managed, 22 Proposed Readwigniance to permit a side setback of h! in lieu of the required 11.25; for an open carport,	Item No. 112 - gar - November 21, 1929
and it appearing that by reason of failure to show practical difficulty and/or unrea-	Location: N/S Oxeye Sood 281,07 W. Phasant Cross Drive Existing Zoning: D.R.2 Proposed Zoning: Varione to permit a side setback of 4' in lieu of the required 11,25'		Ttem No. 112 - ERC - November 21, 1070 PROPARTY O.HERT - STORMOOD CONTROL OF THE LOCATION: M/S Oxeye Rd. 201.07' Existing Nonlay: D. R. 2
sonable hardship,	Proposed Zoning: Variance to permit a side setback of 4' in lieu of the required 11,25' for an open corport	Acres Districts 3rd	
	Acres: District: 3rd	The items checked below are applicables	lieu of the required 11.25' for an open cerport.
	This office has reviewed the subject petition and offers the following comments. These comments	 A. Structure shall conform to maintance Commby maintaing Code (8.0,0,0.4) 270 maintain and the 1972 Supplement. 270 maintain and other opplicable codes. 	Acres: District: 3rd
	this office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriates of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a	x B. A building penuit shall be required before construction one bents.	PROFESTOR: 310
	bearing on this petition.	C. AdditionalPermit shift by required.	Dear Mr. DiMenna:
	This plan has been reviewed and there are no site-planning factors requiring comment.	D. Building shall be upgraded to new use - resulting alternation	No traffic problems are anticipated by the requested variance to the side setback.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, thisday	Very truly yours,	E. Three sets of construction drawings will be required to file and	TO A CONTRACT OF THE CONTRACT
		spinistics for a building point; These acts of construction densing with a negistered singless and a supplement or deplaced and a negistered series and a supplement of the s	Very truly yours,
is/are hereby DENIED.	John Levembley	an application for a building permit.	record Tonger
Zoning Commissioner of Baltimore County	John L. Wimbley	Contact Building Department if distance is between 3'0" or a property line. of property line.	Michael S. Flanton
	Planner III Current Planning and Development	H. Requested setback "ariance conflicts with the Baltimore County Building Code. See Section	Engineering Associate II
		I. So Comment.	MSF/hmd
		J. Community	2
			i e
		Very truly yours.	ì
		Charlo & Sumbon	1
		Charles E. Burnham Flams Review Chief	
		CD:rrj	
2	1	BOARD OF EDUCATION	
battimore county	bollimore county	A company of the comp	Mr. 1 Mrs. Jerome Goldberg 2206 Oxeye Road
department of health 19wison, MaryLand 212M	TOWSON, MARYLAND 21204	OF BALTIMORE COUNTY	Baltimore, Faryland 21209
	Part II Parella	TOWSUN, MARYLAND - 21204	BALTIMORE COUNTY OFFICE OF PLANNING & FONING
DONALD J. ROOP, M.B., M.P.H. DEPUTY STATE AND COUNTY HEA: TH OFFICER	Paul H. Reincke CHIEF November 20, 1978		
December 8, 1978	Office of Planning and Zoning	Date: November 17, 1978	County Office Building 111 W. Chesapeake Ave. Towram, Maryland 2204
	Office of Manning and Zoning Baltimore County Office Building Towson, Maryland 21204	Mr. S. Eric DiNenna	10ws m, Maryland 21204
	Attention: N. Commoderi Chairman		"r ir Petition has been received and accepted for filing this 2t "ay " November 5-1978.
Mr. 5. Eric Dillenna, Zoning Commissioner	Zoning Adivsory Committee	Baltimore County Office Building Tom:on, Maryland 21204	
Mr. b. Eric Difenna, Zoning Commissioner Office of Planning and Zoning County Office Building Townon, Maryland 212004	Pe: Property Owner: Jerome Goldberg, e. ux		Alui la Kenna
	Eration: N/S Oxaye Ed. 281.07' W Phensant Gross Dr.	Z.A.C. Meeting of: November 21, 1978	S. ERIC DI NENNA
Doar Mr. DiMennas	It m No. 112 Zoning Agenda Heeting of 11/21/78	RE: Jtem No: 112	Zoning Commissioner Petitioner Goldberg
Comments on ltem #112, Zoning Advisory Committee Meeting of hovember 21, 1973, are as follows:	Gartlemon:	På: Item No: 112 Property Onner: Jerone Goldb(), et ux Loustion: N/S Oneye Md. 281.0' N Phenavant Cross Dr. Present Zoning: D.R. 2 Proposed Zoning: 'Wariance to permit a mide setbeck of 4' in lieu of the required 11.25' for am open carport.	Petitioner's Attorney Reviewed by Gibbs & Committee Nichola #8. Committee Chairman Committee Chairman Committee Chairman Committee Chairman Chairma
Property Owner: Location: N/S Oxeve Bi. 281.07' W Pheasant Cross Dr. Bristing Zoning: D.R. 2	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 of incorporated into the final plans for the property.	Proposed Zoning: D.R. 2 Proposed Zoning: Variance to permit a wide setback of 4' in lieu	Nichola B. Commodari
		or the required 11.25' for an open carport.	Chairman, Coning Plans Advisory Committee
lieu of the required 11.25' for an open carport.	() 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		
Acres: District: 3rd	Department of Public Works.		75 (72.0)
Metropolitan water and sewer exist.	() 2. A second means of vehicle access is required for the site.		\$ 79-173-A
Very truly yours,	() 3. The vehicle dead end condition shows at	District: 3rd	CERTIFICATE OF POSTING
	EXCEEDS the maximum allowed by the Pire Department.	No. Acres:	ZONING DEFARTMENT OF BALTIMORE COUNTY Tourse, Maryland
Thomas B. Dville, Mirot Strong or Particular Sections	() 4. The site shall be made to comply with all applicable parts of the Pire Prevention Code prior to occupency or beginning of operations.		
THD/JEF/fthe	() . The buildings and structures existing or proposed on the site shall	Dea. Mr. DiNenna:	District. 3.cof. Date of Posting SPA 27, 1977
	 The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Pire Pro- tection Association Standard So. 100 "Life Servey Code", 1970 	No bearing on student population.	Posted for PETITION FOR VARIANA
	comply with all applicable requirements of the National Pire Pro- tection Association Steadard No. 101 "Life Safety Code", 1970 Edition prior to company. () 6. Site plane are approved as fravon.	No bearing on student population. Very truly yours,	Posted for LETTIEN FOR MRANA . Postsore: TARSES, CONTINUES, ST.V. Location of property, MIS OF EXCESS Rd. 251, 651, No. 651 Philipping

(x) 7. The Pire Prevention Bureau has no comments, at this time.

HAVE LET SOUTH THE WAY TO SERVE THE PROPERTY OF THE PROPERTY BENEFIT BENEFIT OF THE PROPERTY O

Poster by Turney Date of return. 1-5,00

CROSS PRIVE

Location of Signe: FRONT 2206 CKeye Pd

Very truly yours, W. Mick Februard W. Mick Petrovich, Field representative

THOMAS H. BOYER MRS. LCRRAINE F. CHIRCUS ROGER B. HAYDEN

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	of Balti	Zoning o	nty.	4
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CERTIFICATE OF PUBLICATION

TOWSON, MD., Jamary 25, 1979.
THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., omerstaceasts
mkone. time succession: was also before the Math
day of February
appearing on the25th _day of
1979

Cost of Advertisement, 8





TOWSON, MD. 21204 January 25 1979

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Jermoe Goldberg, et ux was inserted in the following:

- ☐ Catonsville Times ☐ Dundalk Times ☐ Essex Times
- ☐ Towson Times ☐ Arbutus Times
- Community Times
- ☐ Suburban Times East ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week tor one successive weeks before the 26th day of January 19 79that is to say, the same was inserted in the issues of January 25: 1979

> STROMBERG PUBLICATIONS, INC. By Esthe Burga

•					•	
BALTIMORE	COLINTY	OPPTOR	OF	DI ANNITHO	AND	TONITNO

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received * this

__Cash S. Eric DiNenna, Zoning Commissioner

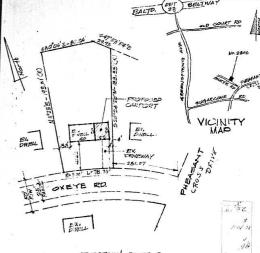
Petitioner's Attorney

This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

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PETITION FOR ZONING VARIANCE MR. & MRS. JEROME GOLDBERG "GREEN GATE" ZONED D.R.2 LOT 25, BLK D' PLAT 1 SEC. 2 EXISTING FACILITIES IN THE STREET

SOLLE: 1'-50'

CERTIFICATE OF PUBLICATION THE PROPERTY OF TH	PRINCE OF A STATE OF A	Mo. 76290 Mo. 76290	VICANTY
See Section 1988 1981 1981 1982 1982 1982 1982 1982	And the state of t	BALTMORE COUNTY MANOLAND: print of layer is parted contain on layer is parted contain on layer is contained on the layer borewhen 9, 1978 O1-662	OVE SE ED
L. Jen 2	PETITION MAPPING PROGRESS SHEET		PROTOCOLOGY CONTEST OF THE STATE OF THE STAT