

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 1 B02.3B (211.3) to permit a side yard setback of 4 ft. instead of the required 8 feet, and a sum of 13 ft. instead of the required 20 ft. for both side yards.

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

1. Present zoning laws presents hardship to the home owner due to size of lot an present house diminsions. Any structure added to their home would require a zoning variance.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
City and State: _____
Attorney's Telephone No.: _____

Legal Owner(s):
John Jansen
(Type or Print Name)
Signature: _____
Address: 4318 E. Joppa Rd. 256 5299
City and State: Baltimore, Maryland 21236
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
City and State: _____
Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 5th day of May, 1981, 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 held before the Zoning Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore County, on the 15th day of July, 1981, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Joppa Rd., 382' :
W of Centerline of Ramblebrook Rd., : OF BALTIMORE COUNTY
11th District :
JOHN JANSEN, et ux, :
Petitioners : Case No. 82-16-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

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 therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 25th day of June, 1981, a copy of the foregoing Order was mailed to Mr. and Mrs. John Jansen, 4318 E. Joppa Road, ~~21236~~ Maryland, 21236; and Richard Tice, Patio Enclosures, 448 Lakeland Road, Severna Park, Maryland 21146, who requested notification.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1981

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Mr. & Mrs. John Jansen
4318 E. Joppa Road
Baltimore, Maryland 21236

RE: Item No. 206
Petitioner - John Jansen, et ux
Variance Petition

Dear Mr. & Mrs. Jansen:

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 ensure 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 to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,
[Signature]
NICHOLAS B. CONNOLLY
Chairman
Zoning Plans Advisory Committee

Enclosures

Enclosures

Enclosures

Enclosures

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

FROM: Ian J. Portant

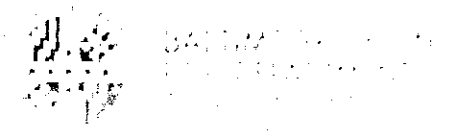
SUBJECT: Zoning Variance Item

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #204 - Michael B. and Mary Lynn Phillips
- Item #205 - Randall M. Hill
- Item #206 - John & Margaret Jansen
- Item #211 - Grville L. & Norma E. Wilson
- Item #214 - John D. & Alice M. Larks
- Item #215 - Palmyra Business Center Company
- Item #216 - James W. & Barbara H. Hawk, Jr.
- Item #220 - Richard P. & Sally A. Beckwith
- Item #221 - Edward J. & Helen M. Gell
- Item #223 - Nottingham Village, Inc.
- Item #224 - Reuben & Sara Rice
- Item #225 - Peggy W. Downes
- Item #228 - Geoffrey G. Auffarth, et al
- Item #229 - Marlene P. Hopkins
- Item #235 - Robert V. & Doris M. Gelly
- Item #237 - Evelyn G. Swenson
- Item #238 - Earl G. & Sherlene B. Taylor

[Signature]
Ian J. Portant, Director
Bureau of Environmental Services

IJP/eth



Mr. William E. Hammond
Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206 Zoning Advisory Committee Meeting, May 5, 1981 are as follows:

Property Owner: John and Margaret Jansen
Location: N/S Joppa Road 382' W. of centerline of Ramblebrook Road
Proposed Change: D.R. 16

Address: 4318 E. Joppa Rd. 256 5299
District: 11th

The items on and below are applicable:

Xa. All structures shall conform to the Baltimore County Building Code 1978, and other applicable laws.

Xb. A building permit shall be required before beginning construction.

C. If a building permit is required, three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required.

D. Construction. Three sets of construction drawings with a Maryland Registered Architect or Engineer seal shall be required to file a permit application.

ENCLOSURE: In cases where a structure is erected within 10 feet of an adjacent lot line shall be of the four foot fire resistance construction, no openings permitted within 30 feet of lot line. A minimum 5/8 inch fireproofing is required if construction is on the lot line.

F. Requested variance conforms with the Baltimore County Building Code, Section 10.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before the office can comment on the above structure, please have the owner, the services of a Registered Architect or Engineer verify to this office that the structure for which a permit is being applied for complies with the requested variance requirements of Table 10.1 and the proposed change, then classify it as Table 10.1.

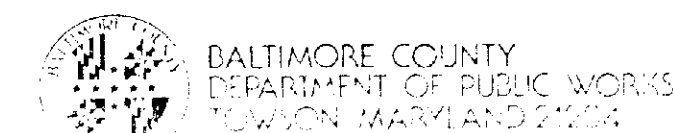
I. Comments

NOTE: These comments reflect only the staff's opinion and are not intended to be a final decision. The final decision is the responsibility of the Zoning Commissioner.

Very truly yours,
[Signature]
NICHOLAS B. CONNOLLY
Chairman
Zoning Plans Advisory Committee

Enclosures

Enclosures



Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

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Proposed Change: D.R. 16

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The items on and below are applicable:

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H. Before the office can comment on the above structure, please have the owner, the services of a Registered Architect or Engineer verify to this office that the structure for which a permit is being applied for complies with the requested variance requirements of Table 10.1 and the proposed change, then classify it as Table 10.1.

I. Comments

NOTE: These comments reflect only the staff's opinion and are not intended to be a final decision. The final decision is the responsibility of the Zoning Commissioner.

Very truly yours,
[Signature]
NICHOLAS B. CONNOLLY
Chairman
Zoning Plans Advisory Committee

Enclosures

Enclosures

ORDER RECEIVED FOR FILING

DATE July 17, 1981
BY [Signature]
BY [Signature]

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of July, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 4 feet in lieu of the required 8 feet and a sum of 13 feet in lieu of the required 20 feet for both side yards, for an enclosed patio, in accordance with the site plan filed herein, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duff, Superintendent
Towson, Maryland - 21204

Date: May 1, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: May 5, 1981

RE: Item No: 203, 204, 205, 206, 207, 208, 209, 210
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

NNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William E. Hammond
TO: Zoning Commissioner
Date: July 29, 1981
FROM: Michael S. Flanigan, Engineer Associate II
SUBJECT: ZAC Meeting of May 5, 1981

The Department of Traffic Engineering has no comments for items 203, 204, 205, 206, 207, 208, and 210 pertaining to Zoning Advisory Committee Meeting of May 5, 1981.

[Signature]
Michael S. Flanigan
Engineer Associate II

MSF/jem

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 34-18
Building Permit Application
No. 24-201
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

[Signature]
John Jensen
Margaret M. Jensen

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
TO: Zoning Commissioner
Norman F. Gerber, Director
Office of Planning and Zoning
FROM: Petition No. 82-16-A, Item 206
SUBJECT: Petition for Variance

Date: July 1, 1981

Petition for Variance
North side of Joppa Road, 382 ft. West of Centerline of Ramblebrook Road
Petitioner- John Jansen, et ux

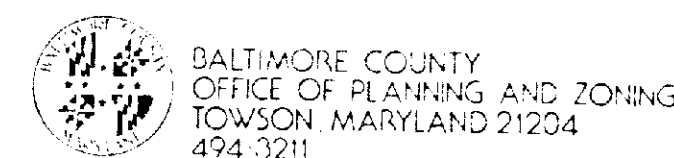
Eleventh District

HEARING: Wednesday, July 15, 1981 (9:45 A.M.)

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

[Signature]
Norman F. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ch



NORMAN F. GERBER
DIRECTOR

July 7, 1981

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #206, Zoning Advisory Committee Meeting, May 5, 1981, are as follows:

Property Owner: John and Margaret Jansen
Location: N/S Joppa Road 382' W. of centerline of Ramblebrook Road
Acres: 55 X 112 25/116.57
District: 11th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness 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 bearing on this petition.

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

[Signature]
John L. Wimbley
Planner III
Current Planning and Development

PETITION FOR VARIANCE

11th DISTRICT

TO: Zoning Commissioner
FROM: Michael S. Flanigan, Engineer Associate II
SUBJECT: ZAC Meeting of May 5, 1981

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 4 feet instead of the required 8 feet, and a sum of 13 feet instead of the required 20 feet for both side yards

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.3) - Minimum side yard and sum of side yards setbacks in D.R. 5.5 (R-6) Zone.

All that parcel of land in the Eleventh District of Baltimore County.

LAND DESCRIPTION

Beginning on the north side of Joppa Road 60 feet wide, at the distance of 382 feet west of the centerline of Ramblebrook Road. Being Lot 3, Block D, in the subdivision of Ramblebrook. Book No. 31 Folio 126. Also known as 4318 E. Joppa Road in the 11th Election District.

Being the property of John Jansen, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Wednesday, July 15, 1981 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 10, 1981

Mr. and Mrs. John C. Jansen
4318 East Joppa Road
Baltimore, Maryland 21236

RE: Petition for Variance
N/s Joppa Rd., 382' W of Centerline of Ramblebrook Road
Case #82-16-A

Dear Mr. and Mrs. Jansen:

This is to advise you that \$46.25 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

Mr. & Mrs. John Jansen
4318 E. Joppa Road
Baltimore, Maryland 21236

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 7th day of May, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John Jansen, et ux

Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 22 day of April, 1981.

Filing Fee \$ 25.00 Received: ☒ Check
☐ Cash
☐ Other

William E. Hammond, Zoning Commissioner

Petitioner John Jansen

Petitioner's Attorney

Submitted by Richard Tice

Reviewed by WCR

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

Mr. Richard Tice
Patio Enclosures
448 Lakeland Rd.
Severna Park, MD 21146

June 17, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/s Joppa Rd., 382' W of centerline of
Ramblebrook Road
John Jansen, et ux - Petitioners
Case #82-16-A

TIME: 9:45 A.M.

DATE: Wednesday, July 15, 1981

PLACE: ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

/klr

cc Mr. and Mrs. John Jansen
4318 E. Joppa Road
Baltimore, MD 21236

ZONING COMMISSIONER OF
BALTIMORE COUNTY

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11 Date of Posting 6/27/81
Posted for: John Jansen, et ux
Petitioner: John Jansen, et ux
Location of property: 4318 E. Joppa Rd., 382' W of Centerline of Ramblebrook Rd.
Location of Signs: Front of property, 4318 E. Joppa Rd.
Remarks: None
Posted by: Richard Tice Date of return: 7/1/81
Number of Signs: 2

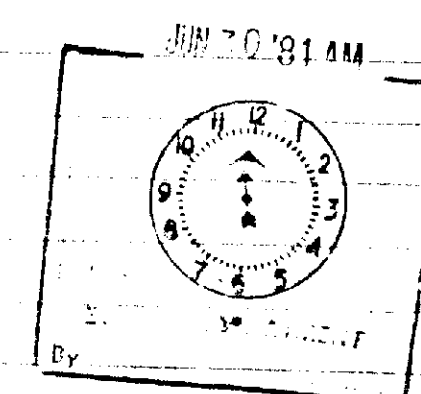
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: WCR	Revised Plans: Change in outline or description Yes Map 7C No									

Item # 206

DEAR MR. WILLIAM HAMMOND - ZONING COMMISSIONER
OF BALTIMORE COUNTY.
I HEREBY GIVE THE "POWER OF ATTORNEY"
TO RICHARD TICE, - REPRESENTING PATIO
ENCLOSURES, TO ACT ON MY BEHALF CONCERNING
THE PETITION FOR VARIANCE
N/S JOPPA RD 382' W OF CENTER OF RAMBLEBROOK RD
CASE # 82-16-A

JOHN C. JANSEN
John C. Jansen, et ux
4318 E. Joppa Rd
BALTO. MD 21236



CERTIFICATE OF PUBLICATION

TOWSON, MD. 1981
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of successive weeks before the day of the month of the year 1981, the first publication appearing on the 19th day of the month of the year 1981.

THE JEFFERSONIAN
Manager

Cost of Advertisement, \$ 19.25

Petition For Variance

11th District
ZONING: Petition for Variance
LOCATION: North side of Joppa Road, 382' W of Centerline of Ramblebrook Road
DATE & TIME: Wednesday, July 15, 1981, at 9:45 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 on the Petition for Variance to permit a side yard setback of 4 feet instead of the required 8 feet, and a sum of 13 feet instead of the required 20 feet for both side yards.

The Zoning Regulation is hereby amended as follows: Section 3802.30(2)(1) 3 - Minimum side yard and sum of side yard setbacks in D.R. 5.5 (R) Zone. All that parcel of land in the Eleventh District of Baltimore County, beginning on the north side of Joppa Road 80 feet wide at the distance of 382 feet west of the centerline of Ramblebrook Road, being Lot 3, Block D, in the subdivision of Ramblebrook, Book No. 31, Folio 126. Also known as 4318 E. Joppa Road in the 11th Election District. Being the property of John Jansen, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Wednesday, July 15, 1981, at 9:45 A.M. Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF: William E. Hammond, Zoning Commissioner of Baltimore County.

The Essex Times

Essex, Md., June 22, 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of successive

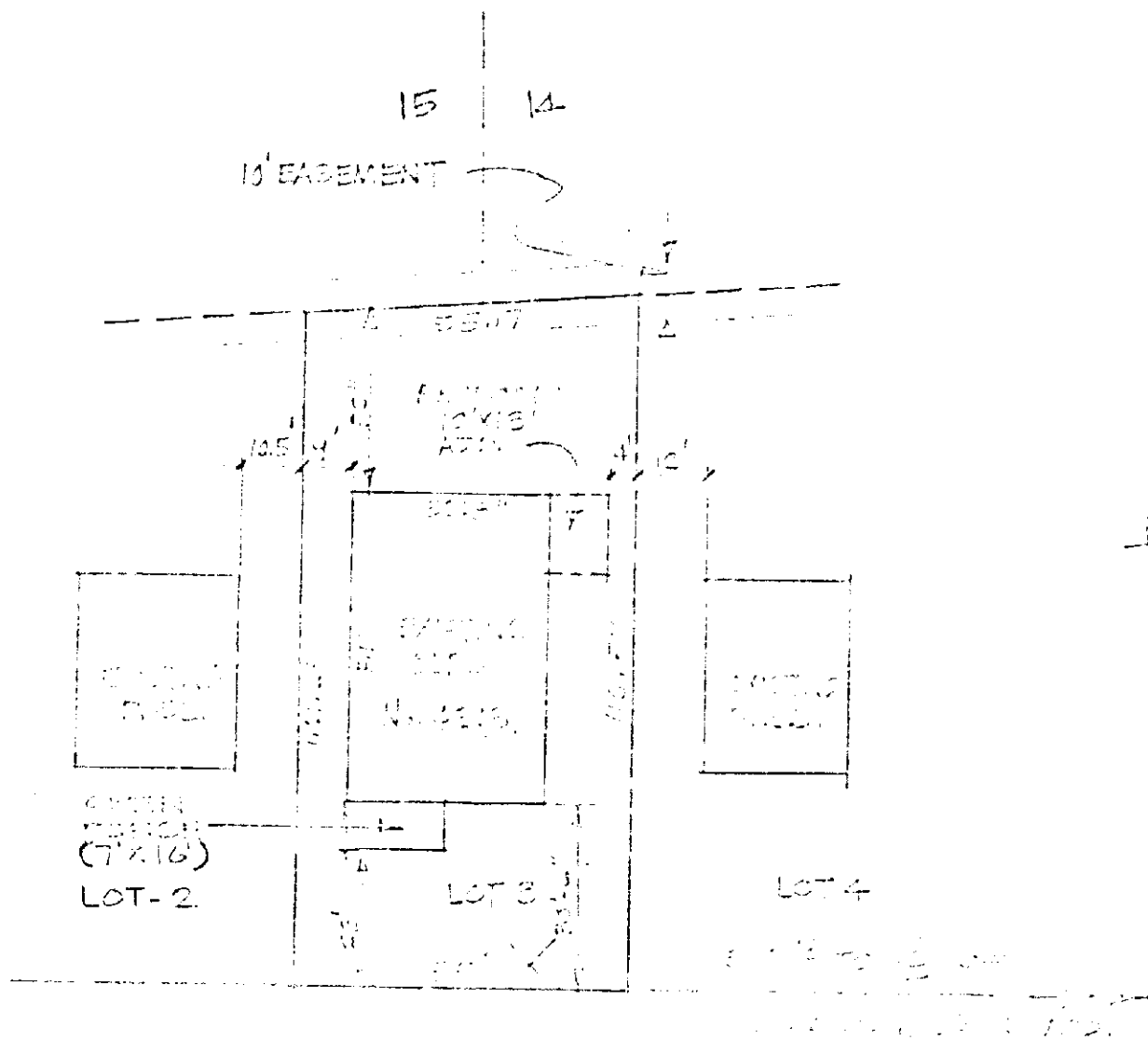
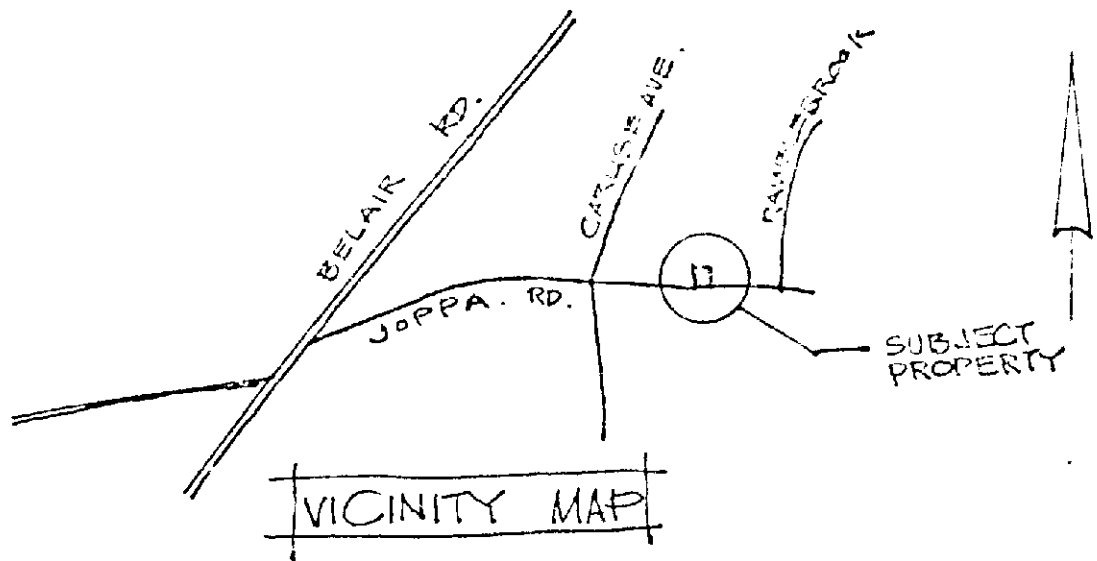
weeks before the day of the month of the year 1981

the first publication

appearing on the 19th day of the month of the year 1981.

Publisher.





PLAT FOR THE
 SUBDIVISION OF THE
 DISTRICT - II, ZONED D.R. 2.5
 SLEDDING - RAMBLE BROOK
 LOT 3, BLK. D, ECK. No. 31, FOLIO 126
 EXISTING UTILITIES IN JOPPA RD.
 SCALE 1"=30'



Tom mace