

PETITION FOR ZONING VARIANCE Y3-20-A

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 B02.3.C.1 to allow a front yard setback of 22 feet instead of the required average of 30 feet.

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

Owner wishes to enclose existing porch

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 Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No. Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Thomas J. Jerbi, 529 Morris Avenue, Lutherville, Md. 21093, 252-6874

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of June, 1982, 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 27th day of July, 1982, at 9:30 o'clock

Thomas J. Jerbi, Zoning Commissioner of Baltimore County. (over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER W/S of Morris Ave., 120' SE of the centerline of Green Spring Dr., 8th District : OF BALTIMORE COUNTY

THOMAS J. JERBI, Petitioner : Case No. 83-20-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 therefor, 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, 223, Court House, Towson, Maryland 21204, 494-2188

I HEREBY CERTIFY that on this 2nd day of July, 1982, a copy of the foregoing Order was mailed to Mr. Thomas J. Jerbi, 529 Morris Avenue, Lutherville, Maryland 21093, Petitioner.

John W. Hession, III

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Mr. Thomas J. Jerbi, 529 Morris Avenue, Lutherville, Md. 21093; Bulkins Associates, Inc., 200 East Joppa Road, Room 101, Shell Bldg., Towson, Md. 21284

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 1st day of June, 1982.

William E. Hammond, Zoning Commissioner

Petitioner: Thomas J. Jerbi; Petitioner's Attorney: [Signature]; Reviewed by: Nicholas E. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

- COUNTY OFFICE BLDG., 111 W. Chesapeake Ave., Towson, Maryland 21204
- Chairman: Nicholas E. Commodari
- MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

July 21, 1982

Mr. Thomas J. Jerbi, 529 Morris Avenue, Lutherville, Maryland 21093

RE: Item No. 241 - Case No. 83-20-A, Petitioner - Thomas J. Jerbi, Variance Petition

Dear Mr. Jerbi:

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.

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 schedule accordingly.

Very truly yours, Nicholas E. Commodari, Chairman, Zoning Plans Advisory Committee

Enclosures: Bulkins Associates, Inc., 200 East Joppa Road, Room 101, Shell Bldg., Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E., DIRECTOR

June 15, 1982

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

Re: Item #241 (1981-1982), Property Owner: Thomas J. Jerbi, W/S Morris Avenue, 120' S/E from centerline of Green Spring Drive, Acres: 50 x 135, District: 8th

Dear Mr. Hammond:

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:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item 241 (1981-1982).

Very truly yours, Robert A. Morton, Chief, Bureau of Public Services

JAM:EAM:FWR:cc

cc: Jack Wimbley

S-SE Key Sheet, 47 NW 3 Post. Sheet, NE 12 A Topo, 60 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING, TOWSON, MARYLAND 21204, 494-3211

NORMAN E. GERDER, DIRECTOR

July 20, 1982

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

Dear Mr. Hammond:

Comments on Item #241, Zoning Advisory Committee Meeting, June 1, 1982, are as follows:

Property Owner: Thomas J. Jerbi, Location: W/S Morris Avenue 120' S/E from centerline of Green Spring Drive, Acres: 50 X 135, District: 8th

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, John L. Wimbley, Planner III, Current Planning & Development

JLW:rh

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING, TOWSON, MARYLAND 21204, 494-3550

STEPHEN E. COLLINS, DIRECTOR

June 9, 1982

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

RE: 2A2 - April 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment concerning items #237 through item #245.

Sincerely, C. Richard Moore, Assistant Traffic Engineer

CRM/GM3/r1j

ORDER RECEIVED FOR FILING

DATE

July 27, 1982

83-20-A, 211, Thomas J. Jerbi, W/S Morris Ave., 120' SE of centerline of Green Spring Drive, RR

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 Zoning Commissioner of Baltimore County, this 30th day of July, 1982, that the Petition for Variance(s) to permit a front yard setback of 22 feet in lieu of the required average of 30 feet, for the expressed purpose of enclosing the existing front porch to increase the habitable area of the existing dwelling, in accordance with the site plan prepared by Hudkins Associates, Inc., dated May 19, 1982, and marked Petitioner's Exhibit 3, is hereby 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.

William E. Hammond
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE July 15, 1982
BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: June 16, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

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

- Item #208 - Dr. Larry & Gail Becker
- Item #211 - Donald D. & Joyce A. Smith
- Item #214 - Ridgely Condominium Assoc., Inc.
- Item #225 - James Brudzinski, et al
- Item #230 - Louis & Gertrude Kiefer
- Item #231 - Randallstown Associates
- Item #233 - Millard A. & Leslie E. Bierman, Jr.
- Item #234 - 21st Century Properties
- Item #239 - Norman Isaac & Victoria DeChantal Sines, Jr.
- Item #241 - Thomas J. Jerbi
- Item #243 - Chesapeake Limited Partnership
- Item #246 - Joseph & Elizabeth Rector
- Item #247 - Michael J. Rife
- Item #248 - Ray H. & Susan Watts, Jr.
- Item #254 - William F. Gebhardt, et al
- Item #255 - Dorothy A. Tallagen, et al
- Item #256 - Burning wood Realty, Inc.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rth



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE June 14, 1982
CHIEF

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Thomas J. Jerbi

Location: W/S Morris Avenue 120' S/E from centerline of Green Spring Drive
Item No.: 241 Zoning Agenda: Meeting of June 1, 1982

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

JX/mb/cn

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: W. Hammond Date: June 16, 1982
CC: Nick Comodari
FROM: Charles E. Burnham
Zoning Advisory Committee
SUBJECT: Meeting June 1, 1982

- ITEM NO. 238 See comments.
- ITEM NO. 239 See comments.
- ITEM NO. 240 Standard comments.
- ITEM NO. 241 Standard comments.
- ITEM NO. 242 See comments.
- ITEM NO. 243 See comments.
- ITEM NO. 244 See comments.
- ITEM NO. 245 Standard comments.

Charles E. Burnham
Charles E. Burnham
Plans Review Chief

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Duell, Superintendent Towson, Maryland - 21204

Date: May 27, 1982

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

Z.A.C. Meeting of: June 1, 1982

RE: Item No: 237, 238, 239, 240, 241, 242, 243, 244, 245
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,
Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNF/dp

July 30, 1982

Mr. Thomas J. Jerbi
529 Morris Avenue
Lutherville, Maryland 21093

RE: Petition for Variance
W/S of Morris Avenue, 120' S/E of
the centerline of Green Spring Drive -
8th Election District
Thomas J. Jerbi - Petitioner
NO. 83-20-A (Item No. 241)

Dear Mr. Jerbi:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srt

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

OK with 8/14/82

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

RE: Case No. 83-20-A
Building Permit Application
No. _____
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,
Thomas J. Jerbi 8-16-82
Thomas J. Jerbi

June 29, 1982

Mr. Thomas J. Jerbi
529 Morris Avenue
Lutherville, Maryland 21093

NOTICE OF HEARING

Re: Petition For Variance
W/S Morris Ave., 120' SE of centerline of Green Spring Dr.
Thomas J. Jerbi, Petitioner
Case #83-20-A

TIME: 9:30 A.M.

DATE: Tuesday, July 27, 1982

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

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 20, 1982

Mr. Thomas J. Jerbi
529 Morris Avenue
Lutherville, Maryland 21093

Re: **Petition for Variance**
W/S Morris Ave., 120' SE of centerline of
Green Spring Drive
Thomas J. Jerbi - Petitioner
Case #83-20-A

Dear Mr. Jerbi:

This is to advise you that \$49.16 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:hj

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: West side of Morris Avenue, 120 ft. Southeast of centerline of Green Spring Drive
DATE & TIME: Tuesday, July 27, 1982 at 9:30 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 Variance to allow a front yard setback of 22' instead of the required average of 30'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 (303.1) - required average setback

All that parcel of land in the Eighth District of Baltimore County

Being the property of Thomas J. Jerbi, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, July 27, 1982 at 9:30 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

Description

Located on the west side of Morris Ave. 120' southeast of centerline of Green Spring Drive and known as lot #4, Block J as shown on the Plat of Luther-Villa which is recorded in land records of Balto. County in Liber 7 folio 128. Also known as 529 Morris Ave.

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 8, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 8th day of July, 1982, before the 27th day of July, 1982, the first publication appearing on the 8th day of July, 1982.

THE JEFFERSONIAN

Manager

Cost of Advertisin \$

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-20-A
SUBJECT: Petitioner: Thomas J. Jerbi

Date: July 20, 1982

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:one

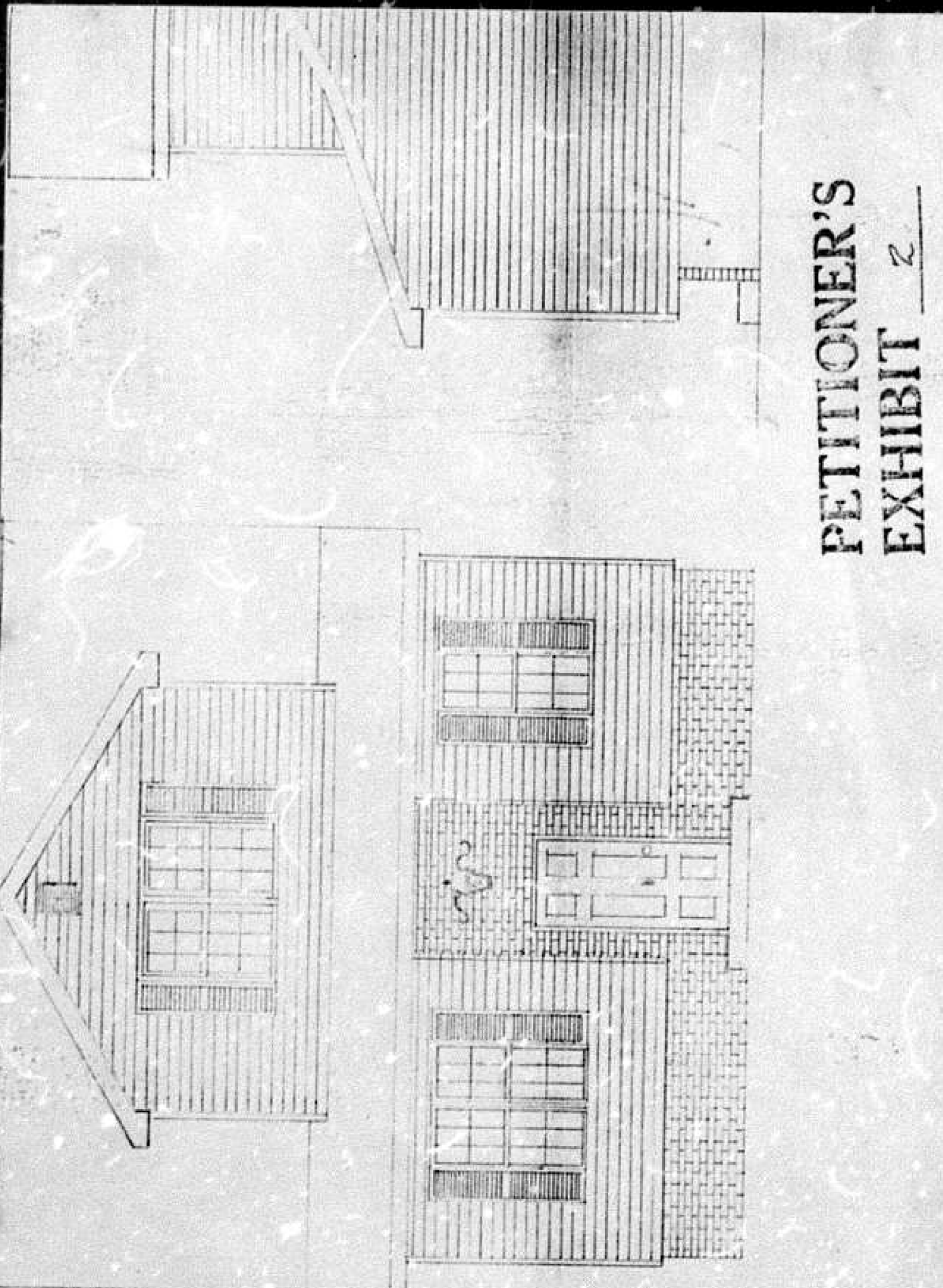
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-20-A

District: 8th Date of Posting: July 9, 1982
Posted for: Variance
Petitioner: Thomas J. Jerbi
Location of property: W/S of Morris Ave. 120' SE of Centerline of Green Spring Drive
Location of Signs: West side of Morris Avenue opposite 125' south east of Centerline of Green Spring Drive
Remarks:
Posted by: [Signature] Date of return: July 16, 1982
Number of Signs: 1

RECEIVED BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE RECEIPT MISCELLANEOUS CASH RECEIPT
No. 108928
DATE: 7/27/82 ACCOUNT: 0-672 AMOUNT: \$49.16
FROM: Thomas J. Jerbi FOR: Advertising & Posting Case #83-20-A
VALIDATION OR SIGNATURE OF CARRIER

RECEIVED BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE RECEIPT MISCELLANEOUS CASH RECEIPT
No. 107906
DATE: 7/20/82 ACCOUNT: 01612 AMOUNT: \$100
FROM: [Signature] FOR: [Signature]
VALIDATION OR SIGNATURE OF CARRIER



PETITIONER'S EXHIBIT 2

PETITIONER'S EXHIBIT 1

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										
Entered by ZC, BA, CC, CA										
Reviewed by: [Signature]										
Revised Plans: Change in outline or description										
Previous case: [Signature]										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 20 day of MAY, 1982

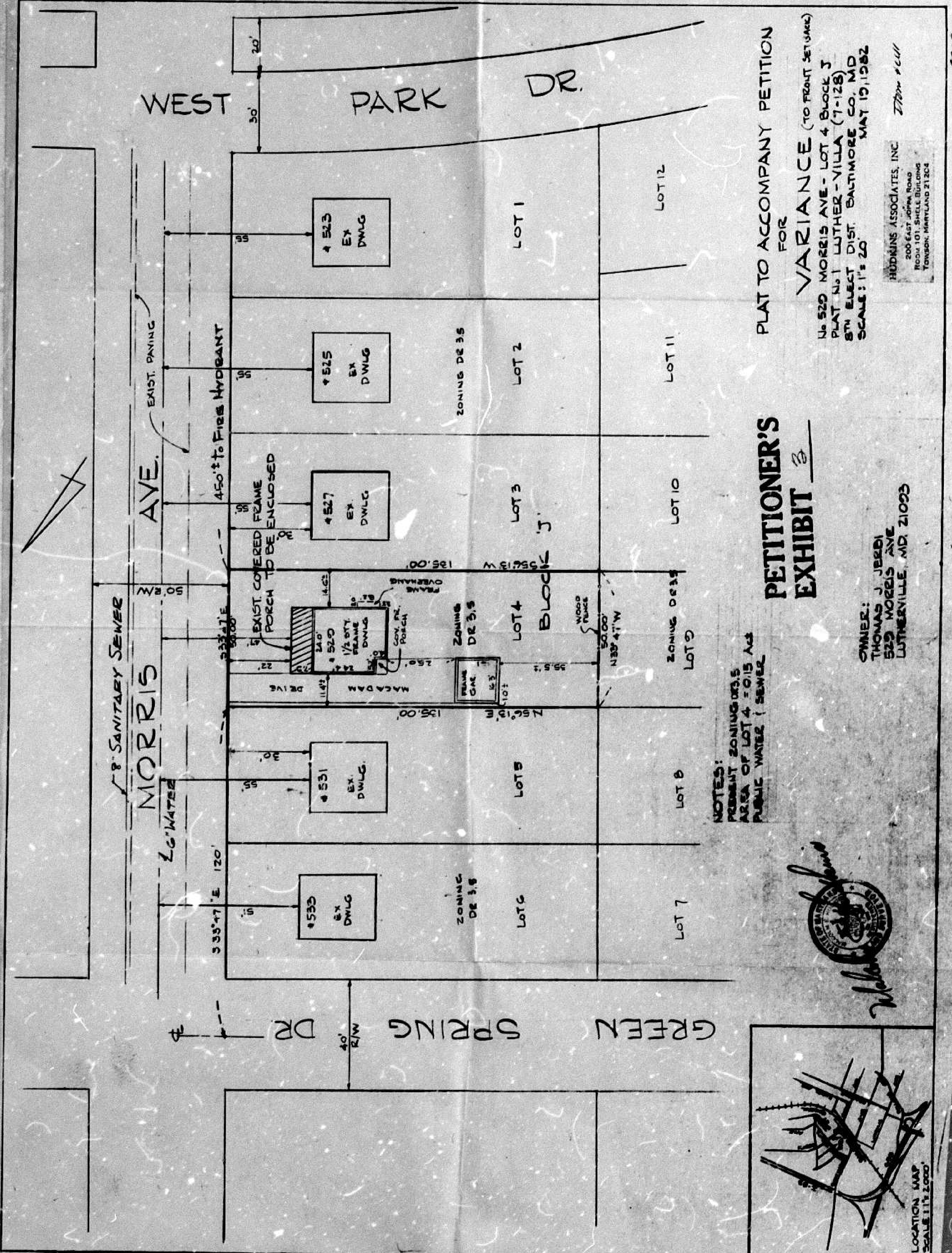
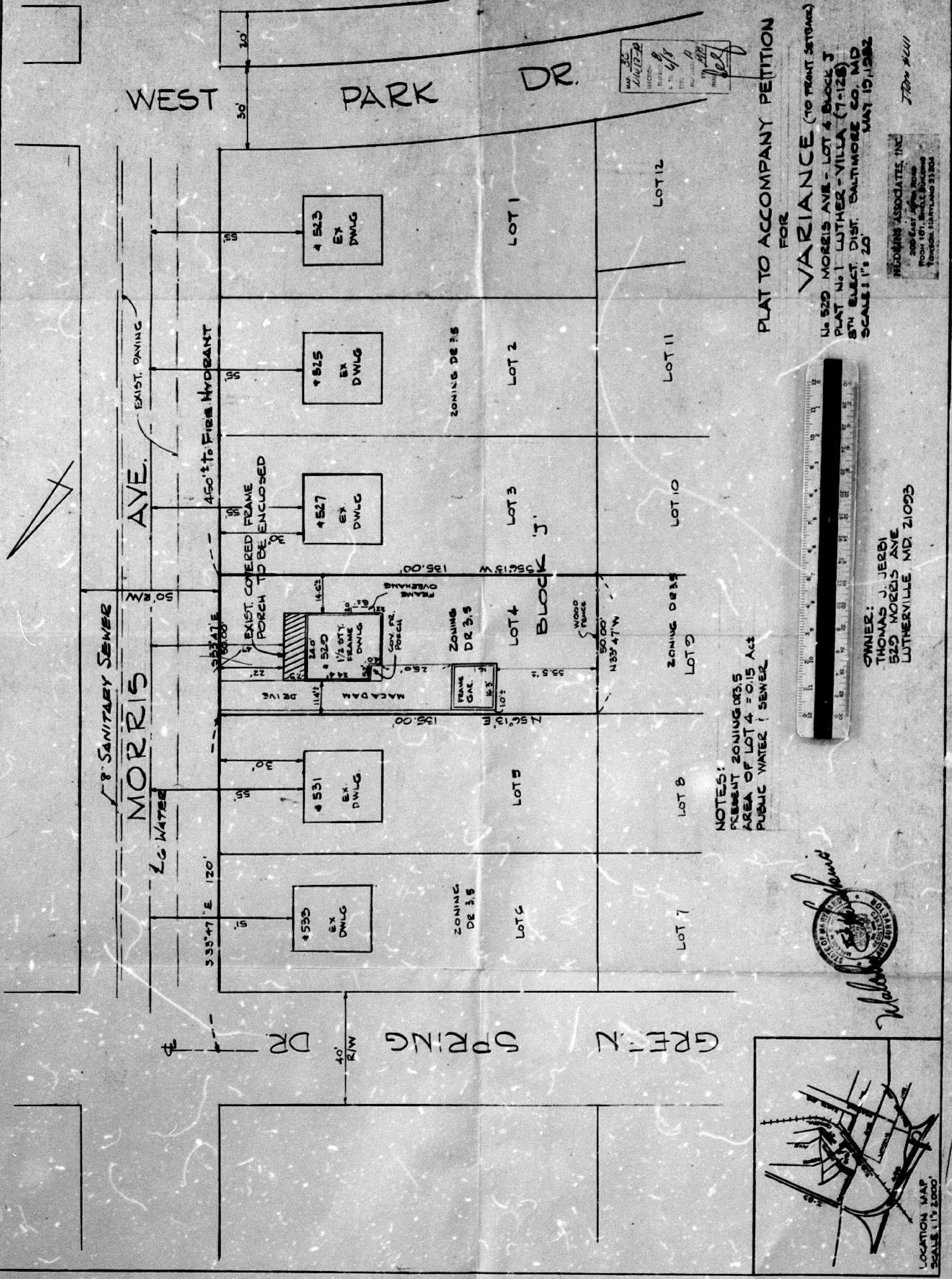
Filing Fee \$ 25 Received: Check Cash Other

#241

[Signature]
William E. Hammond, Zoning Commissioner

Petitioner: Jerbi Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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



PETITIONER'S EXHIBIT 3