

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 B01.2.C.1 to permit a distance between buildings of 9' instead of the required 16', 1 B01.2.C.2.b to permit a distance between windows of 9' instead of the required 40' and 1 B01.2.C.6. (V.B.6.b) to permit a distance of 4'6" to property lines instead of the required 15' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

There is an existing building of good structural quality that has existing plumbing and electrical in it. This existing building does meet the proposed variance setbacks. Our practical difficulty would be moving the building to meet the required setbacks.

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) Norman Isaac Sines, Jr.
 Signature: *Norman Isaac Sines, Jr.*
 Signature: Victoria DeChantal Sines
 (Type or Print Name)
 Signature: *Victoria DeChantal Sines*
 Address: 7237 Gunpowder Rd. 335-2539
 Address: Balto. MD 21220 Phone No.
 City and State: Baltimore, MD
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Norman and Victoria Sines
 Address: 7237 Gunpowder Rd. 335-2539
 City and State: Baltimore, MD
 Attorney's Telephone No.:

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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of July, 1982, at 9:30 o'clock A.M.

William E. Hammond
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 22, 1982

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

Chairman
 Nicholas P. Commodari

Members:
 Bureau of Engineering
 Department of Traffic Engineering
 State Roads Commission
 Bureau of Fire Prevention
 Health Department
 Property Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial
 School Plant

Mr. & Mrs. Norman I. Sines, Jr.
 7237 Gunpowder Road
 Baltimore, Maryland 21220

RE: Item No. 239 - Case No. 83-24-A
 Petitioner - Norman Isaac, et ux
 Variance Petition

Dear Mr. & Mrs. Sines:

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.

In view of your proposal to convert the existing garage to a dwelling, these variances are required:

At the time of this writing, the comments from the Office of Current Planning were not available. I suggest that prior to the scheduled hearing you contact Mr. John Wimbley at 494-3335 to determine if any subdivision regulations must be satisfied. In addition, particular attention should be afforded to the comments of the Department of Permits and Licenses.

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,

Nicholas P. Commodari
 NICHOLAS P. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. P.
 DIRECTOR

June 7, 1982

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

Re: Item #239 (1981-1982)
 Property Owner: Norman Isaac & Victoria DeChantal Sines, Jr.

S/E corner Gunpowder Rd. and Chesapeake Rd.
 Acres: 149.94/369.12 x 296.79/200.00
 District: 15th

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.

Highways:

Chesapeake and Gunpowder Roads, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 50-foot rights-of-way, with fillet areas for sight distance at their intersection.

Sediment Control:

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

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

There are public 8-inch water mains and 12-inch public sanitary sewerage in Chesapeake and Gunpowder Roads.

Very truly yours,

Robert A. Morton, P.E.
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:RAM:FWP:ra

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 L. Smith
- Item #214 - Ridgely Condominium Assoc., Inc.
- Item #225 - James Brudzinski, et al
- Item #230 - Louis & Gertrude Kiefer
- Item #231 - Randalltown Associates
- Item #233 - Millard A. & Leslie A. Bierman, et.
- 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. Fife
- 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.

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

IJP/fth



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 4-4-3211

NORMAN E. GERDER
 DIRECTOR

July 20, 1982

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

Dear Mr. Hammond:

Comments on Item # 239 Zoning Advisory Committee Meeting, June 1, 1982, are as follows:

Property Owners: Norman Isaac and Victoria DeChantal Sines, Jr.
 Location: SE corner Gunpowder Road and Chesapeake Road
 Acres: 149.84/369.12 X 296.79/200.00
 District: 15th

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
 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: ZAC - April 20, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment concerning

items #237 through item #245.

Sincerely,

C. Richard Moore
 C. Richard Moore
 Assistant Traffic Engineer

CRM/GMJ/rjj



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204
 625-7310

RAY H. RENCKE
 CHIEF

June 14, 1982

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

Attention: Nick Commodari, Chairman
 Zoning Plans Advisory Committee

RE: Property Owner: Norman Isaac and Victoria DeChantal Sines, Jr.

Location: SE/Cor. Gunpowder Road and Chesapeake Road

Item No.: 239 Zoning Agenda: Meeting of June 1, 1982

Comments:

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 of _____ 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.

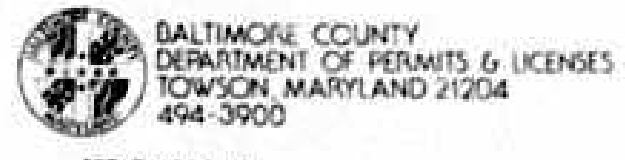
REVIEWED BY: *Ray H. Rencke* Noted and Approved: *William E. Hammond*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

JK/RB/cm

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 herein Petition for Variance(s) to permit a distance between buildings of 9 feet in lieu of the required 16 feet, a distance between windows of 9 feet in lieu of the required 40 feet, and a distance of 4 feet 6 inches to property lines in lieu of the required 15 feet, in accordance with the revised site plan dated July 13, 1982, 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.

Jan M. H. Jones
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

June 16, 1982

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

Dear Mr. Hammond:

Comments on item # 239 Zoning Advisory Committee Meeting June 1, 1982 are as follows:

Property Owner: Norman Isaac & Victoria DeChantal Sines, Jr.
Location: SE/Corner Gunpowder Road and Chesapeake Road
Proposed Zoning: R1

Acres: 149.84/369.12 X 296.79/200.00
District: 15th

The items checked below are applicable:

X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 and other applicable Codes.

X B. A building/ other miscellaneous permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.

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

NOTE: X E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code. Section/s: 101

X G. A change of 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.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirement of Table 505 and the required construction classification of Table 101.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #102 (Plans Review) at 111 West Chesapeake Avenue, Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, 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,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE corner of Gunpowder and : OF BALTIMORE COUNTY
Chesapeake Rds., 15th District
NORMAN I. SINES, JR., et ux, : Co. No. 83-24-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
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 2nd day of July, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Norman I. Sines, Jr., 7237 Gunpowder Road, Baltimore, Maryland 21220, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner

TO: Zoning Commissioner Date: July 20, 1982

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

SUBJECT: Zoning Petition No. 83-24-A
Petitioner: Norman I. Sines, Jr., et ux

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: Southeast corner of Gunpowder and Chesapeake Roads

DATE & TIME: Thursday, July 29, 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 Variances to permit a distance between buildings of 9' instead of the required 16'; to permit a distance between windows of 9' instead of the required 40'; and to permit a distance of 4'6" to property lines instead of the required 15'

The Zoning Regulations to be excepted as follows:
Section 1B01.2.C.1 - distance between buildings based on height
Section 1B01.2.C.2.b - distance between facing windows
Section 1B01.2.C.6. (V.B.6.b) - distance of window to property line

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

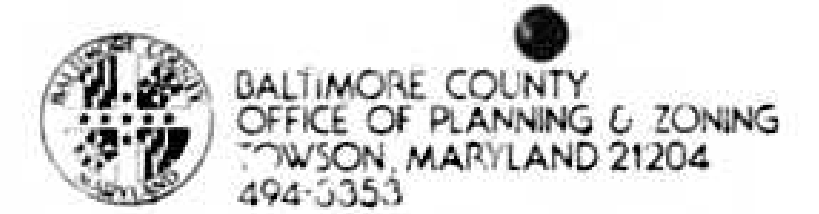
Being the property of Norman I. Sines, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 29, 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

SURVEYORS DESCRIPTION

Beginning from a point known as the intersection of Gunpowder Road and Chesapeake Road. Being known as the south east corner as recorded in the land books of Baltimore County in Plat Book 13, Folio 123 in the development of Oliver Beach section B lot 259. Otherwise known as 7237 Gunpowder Road located in election district 15.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 19, 1982

Mr. & Mrs. Norman I. Sines, Jr.
7237 Gunpowder Road
Baltimore, Maryland 21220

Re: Petition for Variances
SE/Corner of Gunpowder and Chesapeake Rds.
Norman I. Sines, et ux - Petitioners
Case #83-24-A Item #239

Dear Mr. & Mrs. Sines:

This is to advise you that \$58.76 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
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 108924

DATE 7/26/82 ACCOUNT 1-662

AMOUNT \$58.76

RECEIVED FROM Victoria Sines

FOR Advertising & Posting Case #83-24-A

6 009*****557610 0200A

VALIDATION OR SIGNATURE OF CASHIER

SURVEY DESCRIPTION

Beginning from a point known as the intersection of Gunpowder Road and Chesapeake Road. Being known as the south east corner as recorded in the land books of Baltimore County in Plat Book 13, Folio 123 in the development of Oliver Beach section B lot 259. Otherwise known as 7237 Gunpowder Road located in election district 15.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 30, 1982

Mr. & Mrs. Norman Isaac Sines, Jr.
7237 Gunpowder Road
Baltimore, Maryland 21220

RE: Petition for Variances
SE/corner of Gunpowder and Chesapeake
Rds. - 15th Election District
Norman I. Sines, Jr., et ux - Petitioners
NO. 83-24-A (Item No. 239)

Dear Mr. & Mrs. Sines:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. George T. Starnes
7307 Chesapeake Road
Baltimore, Maryland 21220

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

#11111111

Mr. & Mrs. Norman I. Sines, Jr.
7237 Gunpowder Road
Baltimore, Md. 21220

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
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Norman I. Sines, Jr., et ux

Petitioner's Attorney Nicholas S. Commodari
Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee



Petition for Variances 15th Election District

LOCATION: Southeast corner of Gunpowder and Chesapeake Roads.
DATE & TIME: Thursday, July 29, 1982 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., Towson, Md.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variances to permit a distance between buildings of 9' instead of the required 16'; to permit a distance between windows of 9' instead of the required 40'; and to permit a distance of 4' to property lines instead of the required 15'.

The Zoning Regulations to be exempted as follows: Section 1901.2.C.1 - distance between buildings based on height; Section 1901.2.C.2 - distance between facing windows; Section 1901.2.C.3 - distance of window to property line.

All this parcel of land in the Fifteenth District of Baltimore County. Beginning from a point known as the intersection of Gunpowder Road and Chesapeake Road. Being known as the south east corner as recorded in the land books of Baltimore County in Plat Book 13, Folio 123 in the development of Oliver Beach section B lot 259.

Other known as 7237 Gunpowder Road in election district 15.

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 Times

Middle River, Md., July 8 1982
This is to Certify, That the annexed Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 29th day of July, 1982
Charles D. [Signature] Publisher.

June 29, 1982

Mr. & Mrs. Norman I. Sines, Jr.
7237 Gunpowder Road
Baltimore, Maryland 21220

NOTICE OF HEARING

Re: Petition for Variances
SE/corner of Gunpowder and Chesapeake Roads
Norman I. Sines, Jr., et ux - Petitioners
Case #83-24-A

TIME: 9:30 A.M.

DATE: Thursday, July 29, 1982

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 107904

RECEIVED FROM MORE COUNTY

DATE: 5-15-82 ACCOUNT: 01-662

AMOUNT: 250.00

RECEIVED FROM July 15 to 15 1982

VALIDATION OR SIGNATURE OF CASHIER

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., once day of one time before the 29th day of July, 1982, the 8th day of July, 1982.

THE JEFFERSONIAN,

Cost of Advertisement, \$

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 7/11/82
Posted for: Petition for Variances
Petitioner: Norman I. Sines, Jr., et ux
Location of property: SE/corner of Gunpowder Rd. & Chesapeake Rd.
Location of Signs: front intersection of Gunpowder & Chesapeake
Remarks: None
Posted by: Henry A. [Signature] Date of return: 7/16/82
Number of Signs: 1

