

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~~ ^{will not} adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ ^{will not} be granted.

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 24th day of August, 19 82, that the herein Petition for Variance(s) to permit a side

yard setback of 3 feet in lieu of the required 10 feet and a rear yard setback of 12 feet in lieu of the required 30 feet for a proposed porch, in accordance with

the site plan filed herein, is hereby GRANTED, from and after the date of this

Order, subject, however, to the approval of the aforementioned site plan by the

Maryland Department of Transportation, the Department of Public Works, and

the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

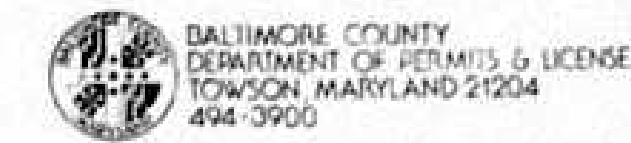
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: June 16, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

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 - Randalltown Associates
- Item #233 - Millard A. & Leslie R. Riezman, 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 P. Gebhardt, et al
- Item #255 - Dorothy A. Tallgren, et al
- Item #256 - Burning wood Realty, Inc.

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

IJP/rth



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

June 17, 1982

Dear Mr. Hammond:

Comments on Item # 246 Zoning Advisory Committee Meeting: June 8, 1982
are as follows:

Property Owner: Joseph & Elizabeth Rector
Location: N/S Overbrook Road 146' W. of Arran Road
Existing Zoning: R-1
Proposed Zoning: R-1

Address: 6040 X 102.2/111.9
District: 9th

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1961/ Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ 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 a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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
- G. A change of company 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 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 requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments Should this porch be enclosed, Item #E above shall be applicable.

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 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burdham
Charles E. Burdham, Chief
Plan Review

CEB/rfj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

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

Z.A.C. Meeting of: June 8, 1982

RE: Item No: 246, 247, 248, 249, 250, 251, 252
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 24, 1982

Mr. & Mrs. Joseph Rector
1120 Overbrook Road
Baltimore, Maryland 21239

RE: Petition for Variances
N/S of Overbrook Rd., 146' W of Arran Rd.
Rd. - 9th Election District
Joseph Rector, et ux - Petitioners
NO. 83-35-A (Item No. 246)

Dear Mr. & Mrs. Rector:

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. Richard Tice
Patio Enclosures, Inc.
200 E. Penrod Ct.
Glen Burnie, Maryland 21061

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

July 20, 1982

Mr. & Mrs. Joseph Rector
1120 Overbrook Drive
Baltimore, Maryland

NOTICE OF HEARING

Re: Petition for Variances
N/S of Overbrook Rd., 146' W of Arran Rd.
Joseph Rector, et ux - Petitioners
Case #83-35-A Item #246

TIME: 9:45 A.M.

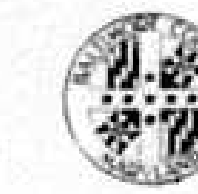
DATE: Thursday, August 19, 1982

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

TOWSON, MARYLAND

cc: Patio Enclosures, Inc.
c/o Richard Tice
200 E. Penrod Court
Glen Burnie, Maryland

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 5, 1982

Mr. & Mrs. Joseph Rector
1120 Overbrook Drive
Baltimore, Maryland

Re: Petition for Variances
N/S of Overbrook Rd., 146' W of Arran Rd.
Joseph Rector, et ux - Petitioners
Case #83-35-A Item #246

Dear Mr. & Mrs. Rector:

This is to advise you that \$57.76 is due for advertising and posting of the above property.

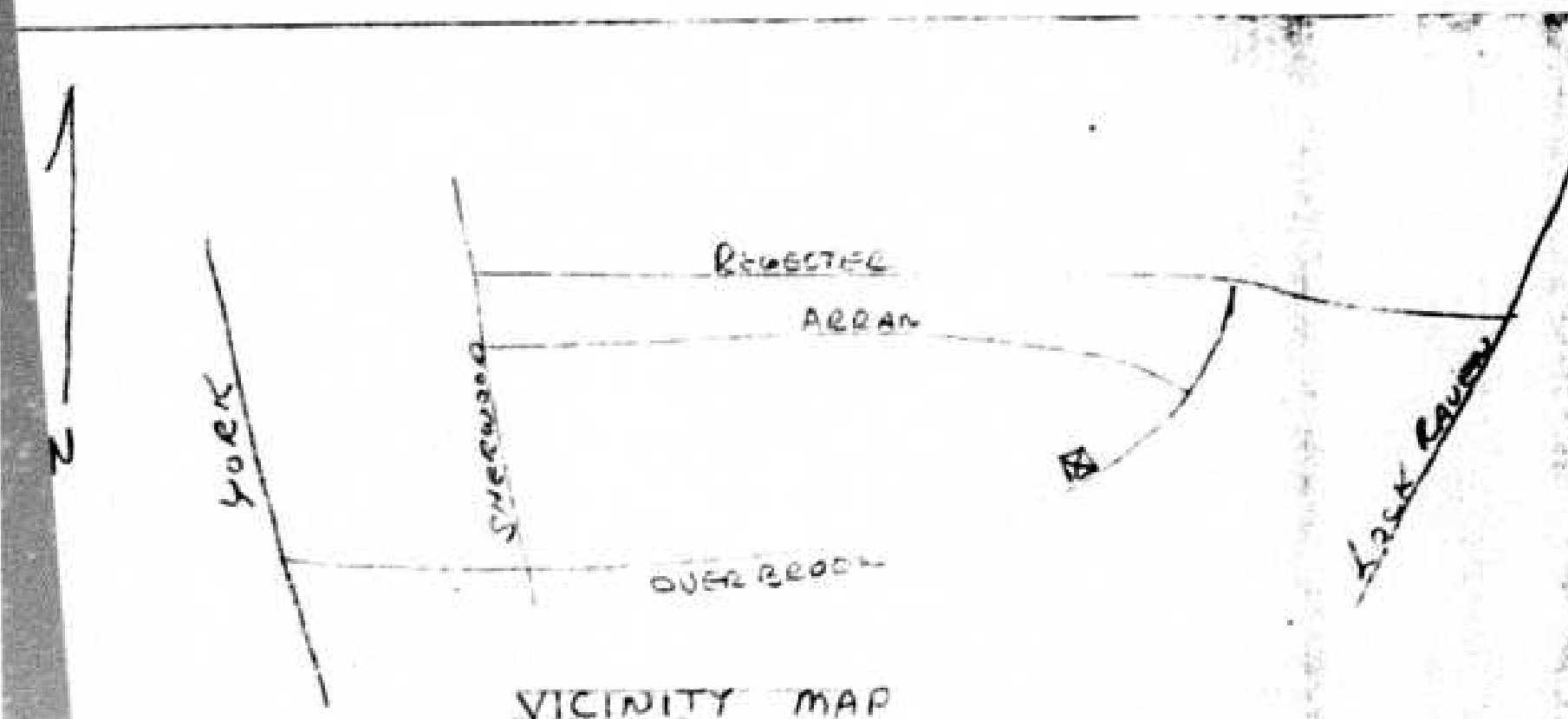
Please make the check payable to Baltimore County, Maryland, and remit to Arlene Janua, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

cc: Patio Enclosures, Inc.
c/o Richard Tice
200 E. Penrod Court
Glen Burnie, Maryland



PETITION FOR VARIANCES

9th Election District

TO: Zoning: Petition for Variances

LOCATION: North side of Overbrook Road, 146 ft. West of Arran Road

DATE & TIME: Thursday, August 19, 1982 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:

Petition for Variances to permit a side yard setback of 3' in lieu of the required 10' and to permit a rear yard setback of 12' in lieu of the required 30'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - minimum side and rear yard setbacks in a D.R. 5.5 zone

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

DESCRIPTION

Beginning at a point on the north side of Overbrook Road 146 feet west of Arran Road, as recorded in the Land Records of Baltimore County in Flat Book 13, Folio 37, Section A, Lot Number 234. Otherwise known as 1120 Overbrook Road, in the 9th Election District.

Being the property of Joseph Rector, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 19, 1982 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, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 108943

DATE: 8/12/82 ACCOUNT: 01-662

AMOUNT: \$57.76

RECEIVED FROM: Patis Enclosures, Inc.

FOR: Advertising & Posting Case #83-35-A

0 057*****57762 8188A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner

Norman E. Gerber, Director
Office of Planning and Zoning

FROM: Zoning Petition No. 83-35-A

SUBJECT: Petitioner: Joseph Rector, et ux

Date: August 9, 1982

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

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

No. 107910

DATE: 8/12/82 ACCOUNT: 01-662

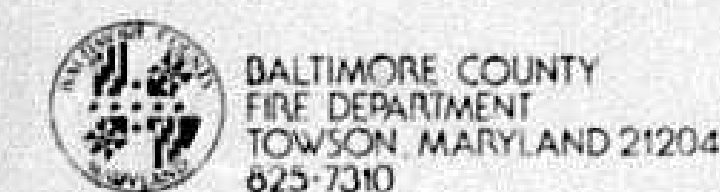
AMOUNT: \$57.76

RECEIVED FROM: Patis Enclosures, Inc.

FOR: Advertising & Posting Case #83-35-A

0 057*****57762 8188A

VALIDATION OR SIGNATURE OF CASHIER



PAUL H. REINCKE
CHIEF

September 1, 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: Joseph and Elizabeth Rector

Location: N/S Overbrook Road 146' W of Arran Road

Item No.: 246

Zoning Agenda: Meeting of June 8, 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] Planning/Group
Special Inspection Division

Noted and Approved: [Signature] Fire Prevention Bureau

JK/mb/cm

To whom it may concern:

I have no objections to the enclosed patio which the Rectors wish to have built.

Norothy C. Simpson
1122 Overbrook Rd.

Mr. & Mrs. Joseph Rector
1120 Overbrook Drive
Baltimore, Md. 21209

Patis Enclosures, Inc.
14 Richard Place
250 E. Federal Court
Glen Burnie, Md. 21061

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 9th day of July, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Joseph Rector, et ux

Petitioner's Attorney

Reviewed by: [Signature]
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 8/4/82

Posted for: Petition for Variances

Petitioner: Joseph Rector, et ux

Location of property: 146' W of Overbrook Rd., 146' W of Arran Rd.

Location of Signs: front of property (1122 Overbrook Rd.)

Remarks:

Posted by: [Signature] Date of return: 8/6/82

Number of Signs: 1

PETITION FOR VARIANCES
9th Election District

ZONING: Petition for Variances

LOCATION: North side of Overbrook Road, 146 ft. W of Arran Road

DATE & TIME: Thursday, August 19, 1982 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:

Petition for Variances to permit a side yard setback of 3' in lieu of the required 10' and to permit a rear yard setback of 12' in lieu of the required 30'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - minimum side and rear yard setbacks in a D.R. 5.5 zone

All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the north side of Overbrook Road 146 feet west of Arran Road, as recorded in the Land Records of Baltimore County in Flat Book 13, Folio 37, Section A, Lot Number 234. Otherwise known as 1120 Overbrook Road, in the 9th Election District.

Being the property of Joseph Rector, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 19, 1982 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

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 23, 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 one time~~ ~~before the~~ 19th day of August, 1982, the ~~first~~ publication appearing on the 23rd day of July, 1982.

THE JEFFERSONIAN

[Signature]
Manager.

Cost of Advertisement, \$

Requisition # L38087

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1982

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 28th day of July, 1982.

THE TOWSON TIMES

[Signature]
Cost of Advertisement, \$ 35.26

PETITIONER'S
EXHIBIT



CUSTOM UPHOLSTERY: Pedestal chairs, sofas, and ottomans. Custom made to order. Free estimates. Call 812-2888.

ARTISTIC SLIP COVERS: Slip covers for sofas, chairs, and ottomans. Free estimates. Call 812-2888.

PETITION FOR VARIANCES: 9th Election District. ZONING: Petition for Variances. LOCATION: North side of Overbrook Road, 146 ft. W of Arran Road. DATE & TIME: Thursday, August 19, 1982 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: Petition for Variances to permit a side yard setback of 3' in lieu of the required 10' and to permit a rear yard setback of 12' in lieu of the required 30'. The Zoning Regulation to be excepted as follows: Section 1B02.3.C.1 - minimum side and rear yard setbacks in a D.R. 5.5 zone. All that parcel of land in the Ninth District of Baltimore County, beginning at a point on the north side of Overbrook Road 146 feet west of Arran Road, as recorded in the Land Records of Baltimore County in Flat Book 13, Folio 37, Section A, Lot Number 234. Otherwise known as 1120 Overbrook Road, in the 9th Election District. Being the property of Joseph Rector, et ux, as shown on plat plan filed with the Zoning Department. Hearing Date: Thursday, August 19, 1982 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.

PLOT FOR ZONING VARIANCE
OWNER JOSEPH RECTOR
DIST #9 ZONED DR 5.5
SUB DIVISION IDLEWILD
LOT 234 Block 13 FOLD 47
EXISTING UTILITIES IN

PLOT FOR ZONING VARIANCE
OWNER JOSEPH RECTOR
DIST #9 ZONED DR 5.5
SUB DIVISION IDLEWILD
LOT 234 Book 13 Folio 47
EXISTING UTILITIES IN