## 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 1BO2.3.C.1 to permit a side yard setback of (3 ft.) inlew of the required 10 ft. and to permit a rear yard setback of 12 ft. (3 in lieu of the required 30 ft.

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

 Customer already has footered pad with access from Kitchen door. To install new concrete in rear of house would result in extra expense and inconvenience since customer would have to walk outside to get into the 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: Attorney for Petitioner (Type or Print Name)

FOR

RECEIVED

ORDER

Legal Owner(s) Elizabeth Rector (Type or Print Name) Legalite Recie IK- 246 1120 Overbrook Drive 377-8229 Baltimore, Maryland Name, address and phone number of legal owner, contract purchaser or representative to be contacted Patio Enclosures, Inc. Name % Richard Tice

ORDERED By The Zoning Commissioner of Baltimore County, this .... of July 19.82, 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

Attorney's Telephone No.: 200 E. Penrod Ct. Glen Burnie 760-1919

County, on the \_\_\_\_\_ 19th \_\_\_\_ day of \_August

enfrag.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL P. E.

June 15, 1982

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

Re: Item #246 (1981-1982) Property Owner: Joseph & Elezabeth Rector N/S Overbrook Rd. 146' W. of Arran Rd. Acres: 60/40 x 102.2/111.9 District: 9th

Dear Mr. Hammond:

The foll ding 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.

Overbrook Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 40-foot right-of-way in this vicinity.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 246 (1981-1982).

Very truly yours,

RAM: EAM: PWR: BS N-SW Key Sheet 28 NE 6 Pos. Sheet NE 7 B Topo

80 Tax Map

RE: PETITION FOR VARIANCES N/S of Overbrook Road, 146' W of Arran Rd., 9th District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

JOSEPH RECTOR, et ux, Petitioners

: Case No. 83-35-A

ORDER TO ENTER APPEARANCE

......

Mr. Commissioner:

13 14

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.

Max Timmerma Peter Max Zimmerman Deputy People's Counsel

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

I HEREBY CERTIFY that on this 23rd day of July, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Joseph Rector, 1120 Overbrook Road, Baltimore, Maryland 21239, Petitioners; and Mr. Richard Tice, Patio Enclosures, Inc., 200 E. Penrod Court, Glen Burnie, MD 21061, who requested notification.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 12, 1982

COUNTY OFFICE BLDG. 111 W Chesapeake Ave. Towner, Maryland 21204

icholas B. Commodari Chairman

世界外面的政策

Northway of ingineering. department of ... Traffic Engineering Burney of Fire Prevention Sealth Department

Project Planning Building Department Sord of Education looing Administration industrial Development

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

> RE: Item No. 246 - Case No. 83-35-A Petitioner - Joseph Rector, et ux Variance Petition

Dear Mr. & Mrs. Rector:

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.

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 B. COMMODARI

Zoning Plans Advisory Committee

Enclosures

NBC:bsc

cc: Patio Enclosures. Inc. % Richard Tice 200 E. Penrod Court Glen Burnie, Md. 21061

Maryland Department of Transportation

State Highway Administration

Lowell K. Bridwell M. S. Cattrider

June 16, 1982

Mr. William Hammond Zoning Commissioner County Office Bldg. Towson, Md. 21204

Attention: Mr. N. Commodari

ITEM: #255 Tallagsen, et al Road, Route 20, 260 N/W Avenue.

Re: ZAC Meeting of 6/15/82 Property Owner: Dorothy A. Location: SW/S North Point from centerline of Avondale Existing Zoning: D.R. 5.5 Proposed Zoning: Variance to permit a rear setback of 18' in lieu of the required Acres: 100/100 X 100/103.54 District: 12th

Dear Mr. Hammond:

On review of the site plan and field inspection, the State Highway Administration finds the plan generally acceptable.

> Very truly yours, Charle Le Charles Lee, Chief Bureau of Engineering Access Permits

CL:GW:maw

My telephone number is (301) 659-1350 Teletypewriter for Impaired Hearing or Speech

383-7555 Battimore Metro -- 565-0451 D.C. Miltro -- 1-800-492-5062 Statewide Toll Free

P.O. Box 717 : 707 North Osivert St., Baltimore, Maryland 21203 - 0717

By: George Wittman

cc: Mr. J. Wimbley

DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211 NORMAN E. GERBER DIRECTOR

August 10, 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 # 246, Zoning Advisory Committee Meeting, June 8, 1982

Property Owner: Joseph & Elizabeth Rector Location: N/S Overbrook Road 146' W. of Arran Road Acres: 60/40 X 102,2/111,9 District: 9th

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,

Planner III

Current Planning & Development

JLW:rh

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204

STEPHEN E. COLLUIS DIRECTOR

June 10, 1982

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

RE: ZAC Meeting of 6/8/82

Dear Mr. Hammond:

The Department of Trafiic Engineering has no comments for items number 246 through 249 and item 252.

C. Richard Moore

Assistant Traffic Engineer

Very truly yours,

, are as follows:

CRM/GMJ/rlj

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore Courty, this 2722 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.

B

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning

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

- Louis & Gertrude Kiefer - Randallstown Associates

- Millard A. & Leslie R. Bierman, Jr.

- 21st Century Properties

- Norman Isaac & Victoria DeChantal Sines, Jr.

- Thomas J. Jerbi

Item #243 - Chesapeake Limited Partnership

Item #246 - Joseph & Elizabeth Rector

Item #247 - Michael J. Rife

- Ray H. & Susan Watts, Jr.

Item #25h - William F. Gebhardt, et al

Item #255 - Dorothy A. Tallagsen, et al

Item #256 - Burning wood Realty, Inc.

BUREAU OF ENVIRONMENTAL SERVICES

June 16, 1982

IJF/fth

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

TED ZALESKI JA Mr. William M. Houmond, Soning Commissioner

June 17, 1982

Office of Flanning and Soning County Office Building Toweon, Maryland 21204

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

Property Owner: Joseph & Elizabeth Rector Location: N/S Overbrook Road 146' W. of Arran Road Existing Zonings Proposed Fonings

60/40 x 102.2/111.9 District:

The items checked below are applicables

A. Al structure shall conform to the Baltimore County Building Code 1981/ Council Bill b-82 State of Maryland Code for the Handicapped and Aged; and other applicable Coden.

\_\_permit shall be required before beginning construction.

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

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

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 401, line 2, Section 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore County Building Code, Section/s \_\_\_\_\_

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 neet the Code requirements for the proposed charge. 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 Roning and are not inten d to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plan: Review) at 111 West Chesapeake Ave., Towner.

Very truly yours, Charles E. Burnham, Chief BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: June 16, 1982

Mr. William E. Hamsond 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.

Wm. Nick Petrovich, Assistant Department of Planning

Very truly yours,

July 20, 1982

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

CESTITI

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

9:45 A. M.

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. Penyod Court Glen Burnie, Maryland

BALLTIMORE COUNTY



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 Januar,, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND Zoning Commissioner

WEH:aj

ce: Patio Enclosures, Inc. c/o Richard Tige 200 E. Penrod Court

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. - 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.

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

REGECTER ARRAN OVER BEOCK

VICINITY MAP

Glen Burnie, Maryland

### PETITION FOR VARIANCES

9th Election District

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

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

To whom it may concern; I have no objections to the enclosed patio which the Rectors wish to have brief. Norothy 6. Simpson 1122 D verbrook Rd.

> PETITIONER'S EXHIBIT\_\_\_

### 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 Plat Book 13, Folio 37, Section A, Lot Number 234. Otherwise known as 1120 Overbrook Road, in the 9th Election District.

No. 108943 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 848 8/12/82 ACCOUNT 01-662 AMOUNT\_ \$57.76 MECRIVED Patto Enclosures, Inc. Advertising & Posting Case #83-35-A C 057\*\*\*\*\*577610 6188A

VALIDATIC .. OR SIGNATURE OF CASHIER

Patio Baloseres, Inc. % Richard Tice 200 H. Penrod Court Glas Burnie, Md. 21061

County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 as been received and accepted for filing this 9th

WILLIAM E. HAMMOND

Petitioner's Attorney

Chairman, Zoning Plans

53-35-A

District	Date of Posting 8/4/82
Posted for . lettition for 1	arianas
Petitioner: Joseph 40	re it us
Location of property: NJG 0 201	rock d., 146' W. of
Location of Signs: front of and	perty (# 1120 Overlook)
Remarks:	
Posted by Talan de la Come	Date of return: 9/6/82
Number of Signs:	

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

William E. Hammond Date August 9, 1982 To Zoning Commissioner Norman E. Gerber, Director

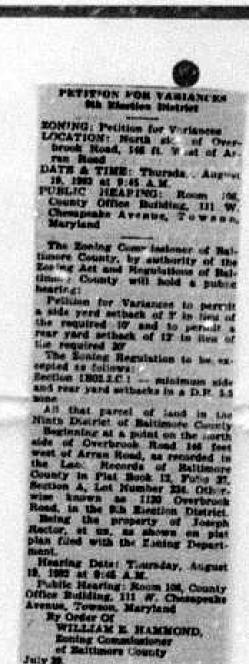
PROM Office of Planning and Zoning Zoning Petition No. 83-35-A SUBJECT Petitioner: Joseph Rector, et ux

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

> Norman E. Gerber Director of Planning and Zoning

NEG: JGH: dme

DATE	4/8 ACCOUNT	11-662
	AMOUNT	\$2.00
PECSIVED PROM	ende the	
FOR	Edward Maries	moundaker,
It	4 # 246	



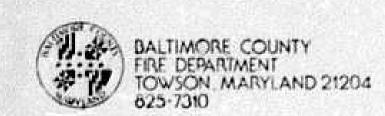
# CERTIFICATE OF PUBLICATION

TOWSON, MD., July 29 , 19 82

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., xurracincourts SK one time \_\_\_\_\_ ERROR FOCK DOCKEN before the \_\_\_\_ 19th \_\_\_\_ day of \_\_\_\_\_ August\_\_\_\_, 1982\_\_, the three publication 29th day of \_\_\_\_July\_\_\_\_

Cost of Advertisement, \$\_\_\_\_\_

# 1120 OVER Brook DR



PAUL H. REINCKE

September 1, 1982

Mr. William Hammond Coming Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 2:204

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.

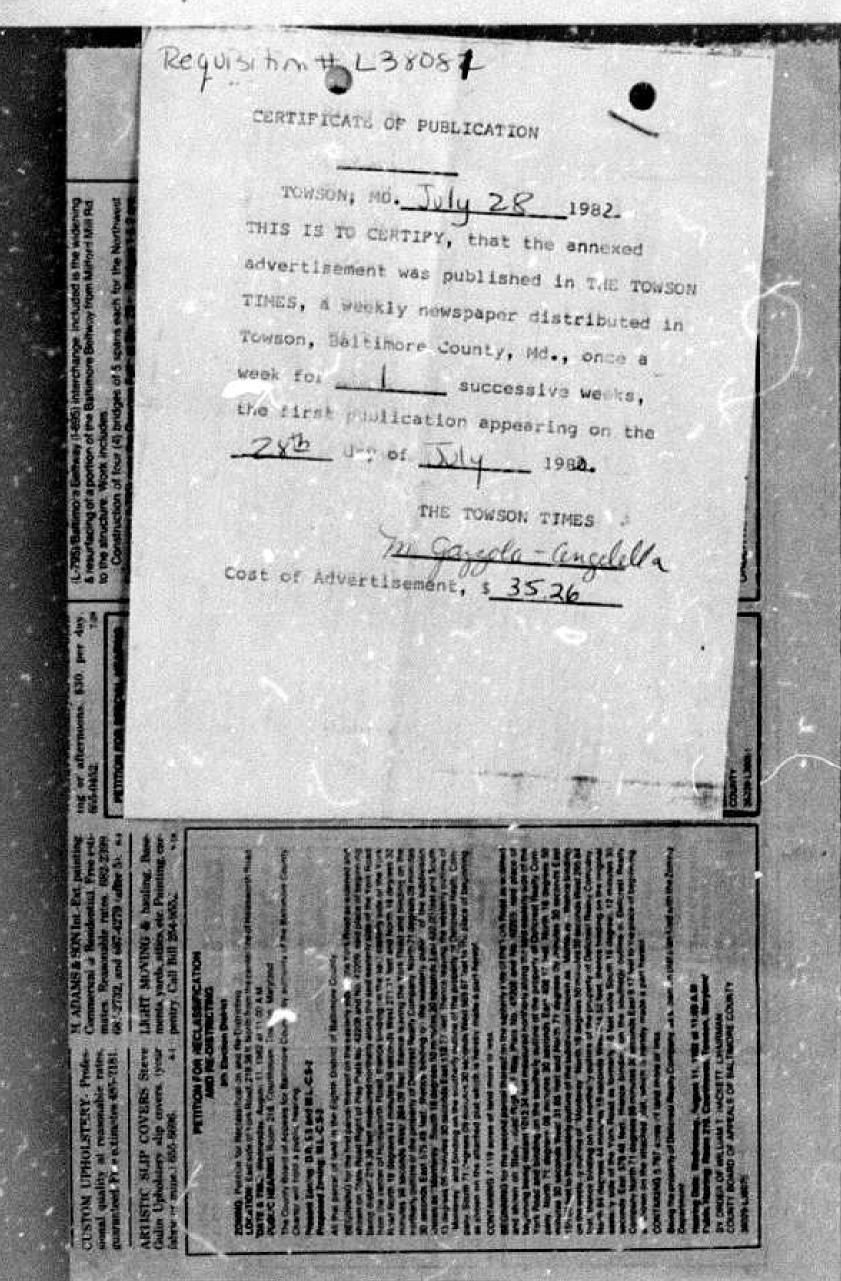
- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved road in accordance with Haltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at

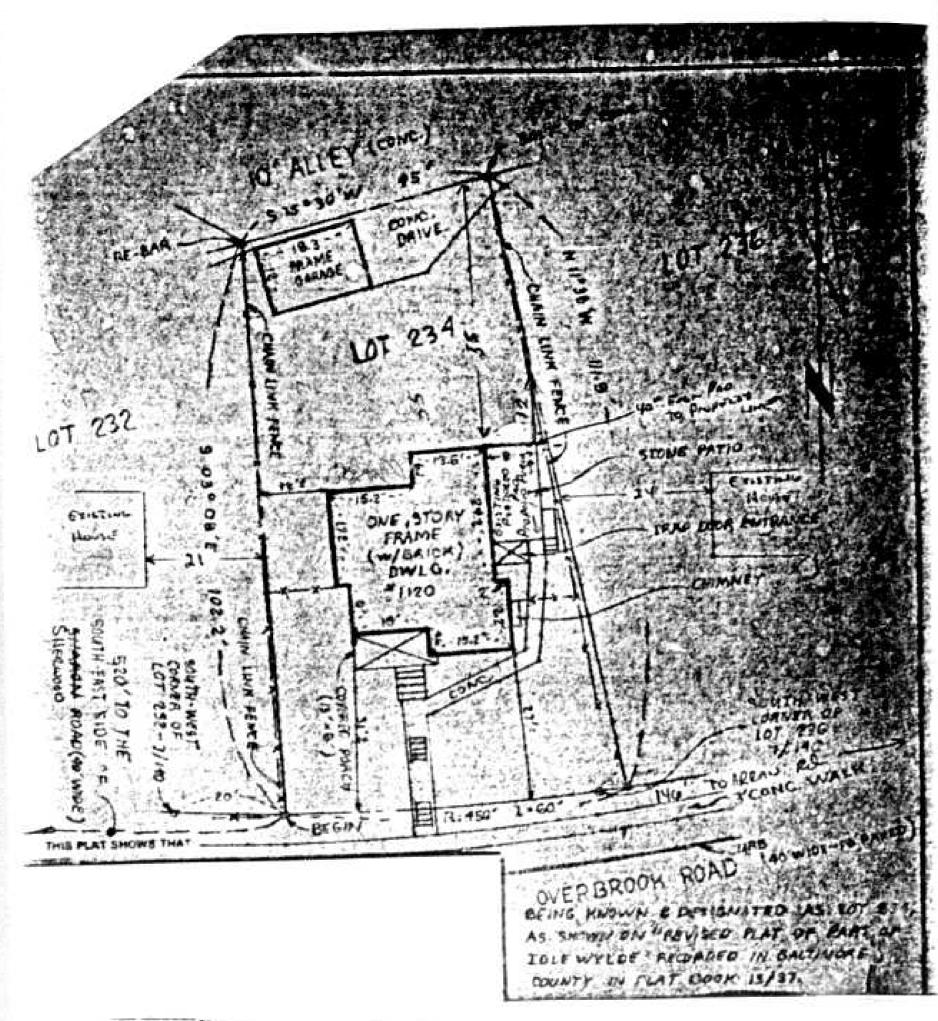
EXCEEDS the maximum allowed by the Fire Department.

- ( ) 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
- 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER CAT July 1/1/80 Noted and Congr. M. Mag. Approved:
Planning Group 9/1/80 Approved:
Pire Prevention Bureau

Special Inspection Division





1 / Tom. # 1006

FLOT FOR ZONING VARIANCE

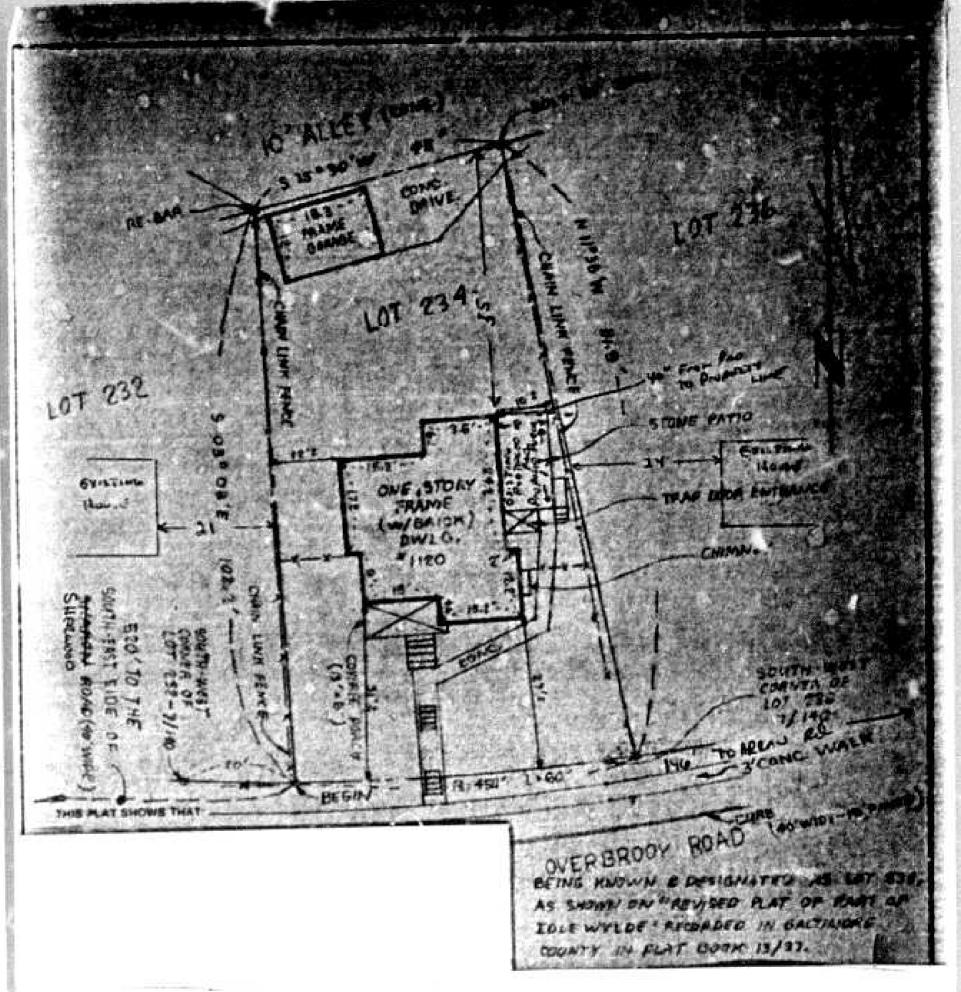
QUINER JOSEPH RECTOR

DIST \* 9 ZONED DR 5 5

SUB AIVISION IDLEWILD

LOT 234 COOK 13 FOLIO 47

EXISTING UTILITIES IN



PLOT FOR ZONING VARIANCE
OWNER JOSEPH RECTOR
DIST \*9 ZONED DRSS
SUB DIVISION IDLEWILD
LOT 234 GOOK 13 FOUR '47
EXISTING UTILITIES IN