

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 180 2.1.B. (200.3, 301.1) to permit a side yard setback of 1-foot for an open carport instead of the required 7 1/2-foot.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reason: (indicate hardship or practical difficulty) There is insufficient distance to erect an open carport over the existing 10' wide concrete driveway and meet the zoning regulation setback of 7 1/2-foot from the property line. I am petitioning for a zoning variance to allow a 1-foot setback from the property line.

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: Stanley Larry Posner (Type or Print Name) Signature Stanley Larry Posner Address 112 Thorden Road Reisterstown, Maryland 21136

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of August 1982, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County...

Signature of Zoning Commissioner of Baltimore County.

(over)

Stanley Larry Posner W/S Thorden Rd., 270' N of the c/l of Lampport Rd.

83-94-A #30

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER W/S of Thorden Rd., 270' N of the centerline of Lampport Rd., 4th District OF BALTIMORE COUNTY

STANLEY LARRY POSNER, Petitioner Case No. 83-94-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.

Signatures of Peter Max Zimmerman and John W. Hession, III, Deputy People's Counsel.

I HEREBY CERTIFY that on this 21st day of September, 1982, a copy of the foregoing Order was mailed to Mr. Stanley Larry Posner, 112 Thorden Road, Reisterstown, Maryland 21136, Petitioner.

Signature of John W. Hession, III.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG., 111 W. Chesapeake Ave., Towson, Maryland 21284

September 30, 1982

NICHOLAS B. COPPOLARI, Chairman

- 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

Mr. Stanley Larry Posner, 112 Thorden Road, Reisterstown, Maryland 21136

RE: Case #83-94-A (Item No. 30) Petitioner - Stanley L. Posner Variance Petition

Dear Mr. Posner:

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 scheduled accordingly.

Very truly yours, Nicholas B. Coppolari, Chairman, Zoning Plans Advisory Committee

NBC:scb Enclosures

ORDER RECEIVED FOR FILING

DATE 10/12/82 BY [Signature]

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E. DIRECTOR September 1, 1982

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

Re: Item #30 (1982-1983) Property Owner: Stanley Larry Posner W/E Thorden Rd. 270' N. from centerline of Lampport Rd. Acres: 75/50.50 X 160.00/173.78 District: 4th

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 are not directly involved and are as secured by Public Works Agreement 46506 executed in conjunction with the development of "Crandon", of which this property is a part.

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 30 (1982-1983).

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

RAM:BAK:WR:ras

cc: Jack Wibley

W-SW Key Sheet 63 NW 38 Pos. Sheet NW 16J Topo 48 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO: Office of Planning and Zoning Date: September 10, 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 # 3 - Marriott Corporation Item #24 - Andrew & Maria Styka Item #25 - Samuel J. Salvo Item #27 - Virginia L. Baker, et al Item #28 - Villa Maria, Incorp. Item #29 - Wade J. & Joan B. Welster Item #31 - Glenn C. & Karen L. Snyder Item #32 - Clay Stanbaugh Item #33 - The White Marsh Joint Venture Item #34 - Preston G. & Ann D. Shelton Item #36 - Gary D. & Leslie P. Plotnick Item #43 - Jay I. & Ellen Morstein

Ian J. Forrest, Director, Bureau of Environmental Services

IJF/eth

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

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

Dear Mr. Hammond: Comments on Item # 30 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stanley Larry Posner Local: W/E Thorden Road 270' N. from centerline of Lampport Road Existing Zoning: R. 3.5 Purpose: Variance to permit a side yard setback of 1' in lieu of the required 7 1/2' for an open carport. Acres: 75/50.50 X 160.00/173.78 District: 4th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-87... X B. A building and/or other miscellaneous permits shall be required before beginning construction. C. Residential: Three sets of construction drawings are required to file a permit application. 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... F. Requested variance conflicts with the Baltimore County Building Code, Section/s... G. A change of occupancy shall be applied for... 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... 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.

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

CEB:rrj PUNK 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

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

Z.A.C. Meeting of: August 24, 1982

RE: Item No: 29, 30, 31, 32, 33, 34, 35, 36, 37 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, Assistant Department of Planning

WNP/bp

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of November, 1982, that the ~~variance~~ Petition for Variance(s) to permit a side yard setback of one foot in lieu of the required 7 1/2 feet, for the expressed purpose of constructing a 22' x 15' open carport on the north side of the existing dwelling, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A rain gutter of sufficient size to handle the volume of rain water draining from the roof of the carport, together with a downspout directing the flow of water away from the adjoining property, shall be installed.
2. 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

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

RE: Case No. 83-94-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 permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Stanley L. Posner

WEH:bae

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND

Legislative Session 1982, Legislative Day No. _____

RESOLUTION NO. _____

Mr. James T. Smith, Jr., Councilman

By the County Council, _____

A RESOLUTION concerning the public disclosure of Larry Posner.

WHEREAS, Larry Posner, an employee of the Department of Public Works, Bureau of Engineering, intends to file a Petition for Zoning Variance in connection with a carport which he intends to add to his home at 112 Thorden Road, Reisterstown, Maryland; and

WHEREAS, this Resolution is intended to serve as the public disclosure required by Section 22-11(e) of the Baltimore County Code.

NOW, THEREFORE, Be It Resolved by the County Council of Baltimore County, Maryland, that the interest of Larry Posner in the property described herein does not contravene the public welfare.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James T. Smith, County Council Chairman Date: August 6, 1982

FROM: Office of Law

SUBJECT: Larry Posner - disclosure resolution

Enclosed herewith please find the disclosure resolution which you requested in connection with Larry Posner.

I have indicated to Mr. Posner that he should be available for the Council work session on August 31 prior to the September 7 Council meeting but that it may not be necessary for him to attend the Council meeting of September 7. I advised him to contact you in connection with this matter.

Malcolm F. Spicer, Jr.
Deputy County Solicitor

MFSJr./bbr
Encl.
cc: Larry Posner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner Date: October 5, 1982
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-94-A
Stanley Larry Posner

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

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

NEG:JGH:alc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance
LOCATION: West side of Thorden Road, 270 ft. North of the centerline of Lampport Road
DATE & TIME: Monday, October 11, 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 permit a side yard setback of 1 ft. for an open carport instead of the required 7.5 feet

The Zoning Regulation to be excepted as follows:
Section 1BO2.3.B. (208.3, 301.1) - minimum side yard setback for an open structure in a D.R. 3.5 zone

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

Being the property of Stanley Larry Posner, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, October 11, 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

ZONING DESCRIPTION

Beginning on the west side of Thorden Road, 50 feet wide at the distance of 270 feet north of the centerline of Lampport Road, being Lot 11, Block D, in the subdivision of Crandon, Book 31, folio 8. Also known as 112 Thorden Road in the 4th Election District.

Mr. Stanley Larry Posner
112 Thorden Road
Reisterstown, Maryland 21136

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 24th day of August, 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Stanley Larry Posner

Petitioner's Attorney _____

Reviewed by: *Nicholas E. Commodari*
Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 7, 1982

Mr. Stanley Larry Posner
112 Thorden Road
Reisterstown, Maryland 21136

Re: Petition for Variance
W/S Thorden Rd., 270' N of the c/l of
Lampport Rd.
Case #83-94-A Item #30

Dear Mr. Posner:

This is to advise you that \$46.65 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 No. 112308
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 10-11-82 RECEIPT: R-01-615-000

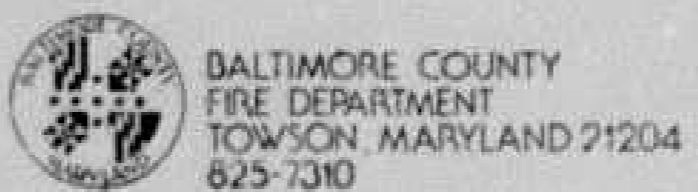
AMOUNT: \$46.65

RECEIVED FROM: Stanley Larry Posner
FOR: Advertising & Posting Case #83-94-A

6 015*****406510 #112A

VALIDATION OR SIGNATURE OF CASHIER





PAUL H. REINCKE
CHIEF

October 8, 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: Stanley Larry Posner

Location: W/S Thorden Road 270' N. from centerline of Lampport Road

Item No.: 30. Zoning Agenda: Meeting of August 24, 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 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: [Signature] Approved: George M. Wiegandt
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb/or

4/12 83-74A

September 15, 1982

Mr. Stanley Larry Posner
112 Thorden Road
Reisterstown, Maryland 21136

NOTICE OF HEARING

Re: Petition for Variance
W/S of Thorden Rd., 270' N of the c/l of
Lampport Rd.
Case #83-94-A Item #30

TIME: 9:30 A.M.

DATE: October 11, 1982 (Monday)

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

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

November 4, 1982

Mr. Stanley Larry Posner
112 Thorden Road
Reisterstown, Maryland 21136

RE: Petition for Variance
W/S of Thorden Road, 270' N of the
centerline of Lampport Road - 4th
Election District
Stanley Larry Posner - Petitioner
NO. 83-94-A (Item No. 30)

Dear Mr. Posner:

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 12 day of August, 1982.

Filing Fee \$ 35.00 Received: Check Cash Other

CS # 107967
Item # 30
[Signature]
W. E. Hammond, Zoning Commissioner

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: <u>W. E. Hammond</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case: _____	Map # <u>1D</u>		<u>NW 165</u>							

Item # 30

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-94-A

District 4th Date of Posting September 24, 1982

Posted for: Variance

Petitioner: Stanley Larry Posner

Location of property: W/S of Thorden Road, 270' N. of

Centerline of Lampport Road

Location of Signs: On front of 112 Thorden Road

Remarks: _____

Posted by: [Signature] Date of return: October 4, 1982

Number of Signs: 1

CERTIFICATE OF PUBLICATION

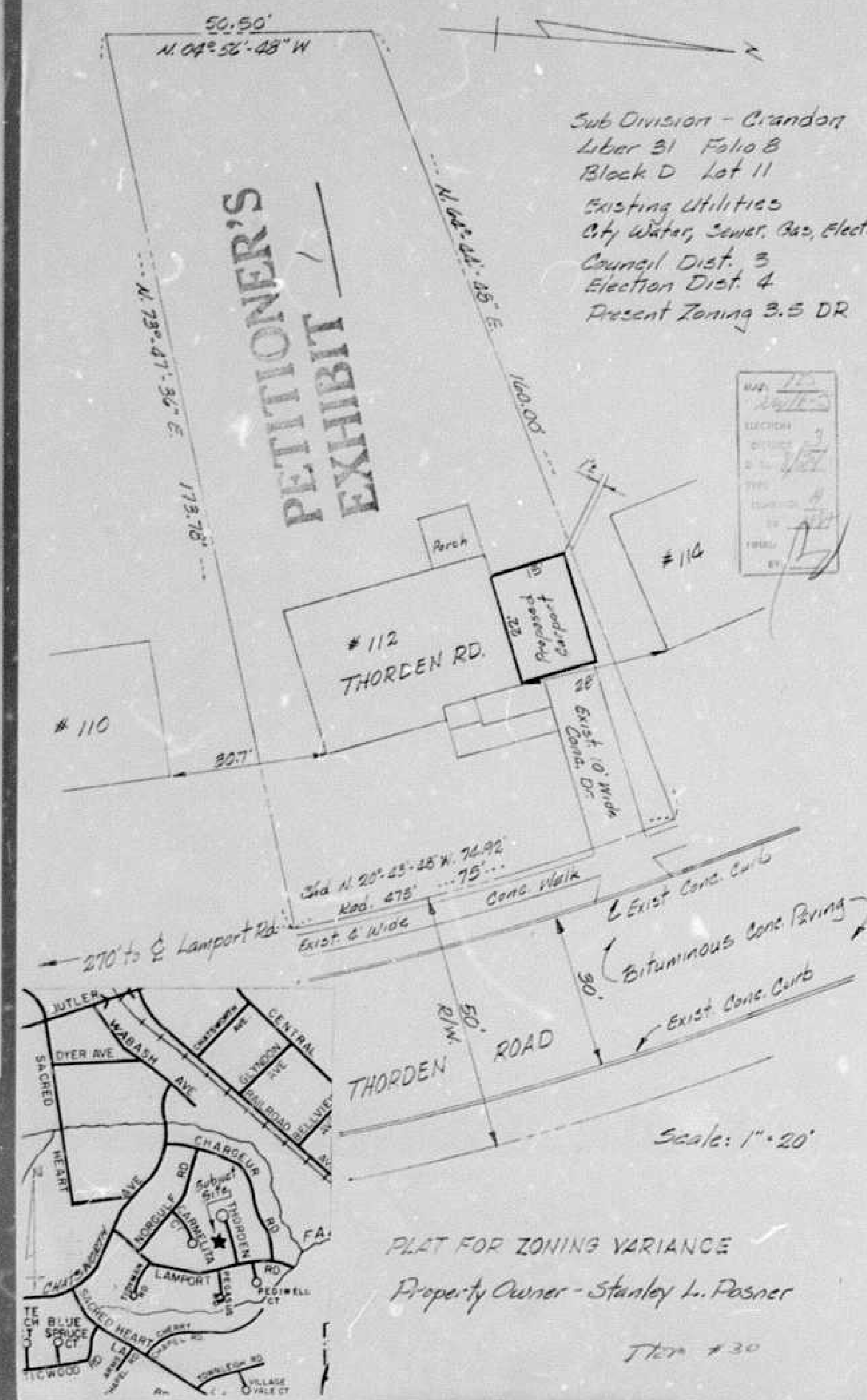
TOWSON, MD., September 23, 1982.

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 _____ day of _____, 1982, the first publication appearing on the _____ day of _____, 1982.

THE JEFFERSONIAN,

[Signature]
Manager

Cost of Advertisement, \$ _____



PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance

LOCATION: West side of Thorden Road, 270' N. of the centerline of Lampport Road

DATE & TIME: Monday, October 11, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commission 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 1 ft. for an open carport instead of the required 7.5 feet.

The Zoning Regulation to be exempt as follows:

Section 1802.3.5 (D)(2), (D)(3) - minimum side yard setback for an open structure in a D.R. 3.5 zone.

All that parcel of land in the Fourth District of Baltimore County beginning on the west side of Thorden Road, 270 feet north of the centerline of Lampport Road, being Lot 11, Block D, in the subdivision of Brandon, Liber B1, Folio B, also known as 112 Thorden Road in the 4th Election District.

Being the property of Stanley Larry Posner, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, October 11, 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

Sept. 23

Times-Register-Tuesday, September 23, 1982-A13

(98) Public Notices (98) Public Notices

PETITION FOR VARIANCE

4th Election District

ZONING: Petition for Variance

LOCATION: West side of Thorden Road, 270' N. of the centerline of Lampport Road

DATE & TIME: Monday, October 11, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Stanley Larry Posner, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, October 11, 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

REISTERSTOWN COMMUNITY TIMES

Office of The Carroll County Times

Westminster, Md., Sept. 23, 1982

THIS IS TO CERTIFY that the annexed PWS7722 Req L 38130

was published for _____ successive weeks previous to the _____ day of _____, 1982, in THE CARROLL COUNTY TIMES a daily newspaper published in Westminster, Carroll County, Maryland.

REISTERSTOWN COMMUNITY TIMES

THE CARROLL COUNTY TIMES

Per: [Signature]

bookkeeper