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 1802.3.B. (211.3, 214.1.b& 301.1) to permit a

side setback of 6. in lieu of required 11. 25' and 15'

for a carport and addition

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

We have an addition to our family and our existing dwelling is not large enough to accommodate. If we construct an addition at the rear of the premises there would not be much yard area left to accomodate play and swim needs for our growing children.

Note: Immediate surrounding neighbors have no objections.

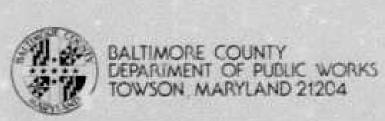
Property is to be posted and advertised as prescribed by Zoning Regulations.

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): Thomas J. Holcomb (Type or Print Name) Maryann T. Holcomb (Type or Print Name) Mayan T. Kelcont 682-3539 607 Almond Avenue Phone No. Baltimore, Waryland, 21221 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted D&D Construction Co. Luc Attorney's Telephone No.: 694 Cos Teen Ave, 391-2809 ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of August 19 82, that the subject matter of this potition 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 19th day of October



HARRY & PISTEL P. E. DIRECTOR

ED

September 14, 1982

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

> Re: Item #37 (1982-1983) Property Owner: Thomas J. & Maryann T. Holcomb S/WS Almond Ave. 427' S/E of George Ave. Acres: 48 X 116 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.

General:

Baltimore County highway and utility improvements are not directly involved and exist per Public Works Agreement 155906, executed in conjunction with the development of Alpine Gardens, 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 problum 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 37 (1982-1983).

Very truly yours,

Butwou of Public Services

RAM: EAM: FWR: bd

cc: Jack Wimbley

NE 3 G Topo 90 Tax Map

I-SW Key Sheet 9 NE 28 Pos. Sheet RE: PETITION FOR VARIANCE SW/S Almond Ave., 427'

: BEFORE THE ZONING COMMISSIONER

SE of George Ave., 15th District OF BALTIMORE COUNTY

THOMAS J. HOLCOMB, et ux. : Case No. 83-98-A Petitioners

1111111

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.

Max Zammerman Peter Max Zimmerman Deputy People's Counsel

John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 24th day of September, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Thomas J. Holcomb, 607 Almond Avenue, Baltimore, MD 21221; and David A. McCubbin, President, D & D Construction Co., Inc., 604 Eastern Avenue, Baltimore, MD 21221, who requested notification.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. William H. Hammand, Zoning..... Date September 14, 1982 Commissioner C/O Nick Commodari FROM Charles E. Burnham. Chief Plans Review C.S.B. Meeting August 21, 1982 SUBJECT.

ITEM # 29 SEE COMMENTS ITEM # 30 SEE COMMENTS ITEM # 31 SEE COMMENTS ITEM # 32 SEE COMMENTS TTEM # 33 SEE COMMENTS ITEM # 34 SEE COMMENTS ITEM # 35 SEE COMMENTS ITEM # 36 STANDARD COMMENTS / ITEM # 37 STANDARD COMMENTS ITEM # 251 Revised - See comments BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON MARYLAND 21204

Townes, Maryland

Mr. William E. Hermond, Loning Commissioner Office of Planning and Loning County Office Building

The items emanient below are applicable;

a professional seal.

I. Comments:

Comments on Item # 37 Zoning Advisory Committee Meeting

Property Owner: Thomas Jak Maryann Ty Holcomb Location: SW/S Almond Avenue 427 S/2 of George Avenue

A. All officture shall comform to the Baltimore County Building Gode 1981/ Council Bill 1-82 State of Maryland Gode for the Handicapped and Aged;

B. A building/and other miscellaneous permits shall be required before beginning

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

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 1107 and Table 1102.

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 change. Drawings may require

R. Before this office can comment on the above structure, please have the owner, thru the cervices 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

SUTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Louing and are not intended to

If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 Vest Chesapeake Ave., 21205

Plans Heriov

be occustreed as the full extent of may permit.

comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

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

7. Requested variance conflicts with the Baltimore County Building Code. Section/s

Variance to permit a side yard setback of 6' in lieu of the

a carport and addition.

L8X116 required 15' and 6' in lieu of the required 11 3/4' for

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Nicholas B. Commoderi Chairman

MEMBERS Bureau of Engineering Department of Traffic Engineering

Burnay of Fire Prevention Health Department Project Planning Building Department Board of Education Joning Administration Industrial

State Pouds Commissio

Mr. & Mrs. Thomas J. Holcomb 607 Almond Avenue Baltimore, Maryland 21221

> RE: Case #83-98-A (Item No. 37) Petitioner-Thomas J. Holcomb, et ux Variance Petition

Dear Mr. & Mrs. Holcomb:

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.

October 8, 1982

In view of your proposal to construct a carport/addition to the side of the existing dwelling, this hearing is required. Similar hearings were requested (Case #80-130-A and 82-24-A) for properties to the west on Almond Avenue.

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.

Zoning Plans Advisory Committee

MBC:mch

Enclosures

BALTIMORE COUN'TY PUBLIC SCHOOLS

Robert Y Dubel, Superintendent

Towson, Maryland - 21204

Date: August 30, 1982

Mr. William E. Pammond Zoning Commissioner Baltimore 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: freposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours, Wm. Nick Petrovich, A sistant Department of Planning

WNP/bp

PORM 01-82

Pursuant to the advertisement, posting of property, and public hearing on the petition and 1. appearing that strict compliance with the Baltimore County Zoning Regulations would/mould/ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested with will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should valous be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______ October _____, 19.82___, that the basein Pulition for Variance(s) to permit a side yard setback of 6 feet in lieu of the required 11.25 feet and 15 feet, for the expressed purpose of constructing a 16' x 15' addition to the existing dwelling to provide an increase in habitable space and a 15' x 28' carport which shall remain open in the front and on the side, 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 Department of Public Works Office of Planning and Zoning.

E 30

ORDER RECEIVED F

ZONING:

LOCATION:

DATE & TIME:

Zoning Commissioner

Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date October 5, 1982

SUBJECT Zoning Petition No. 83-98-A
Thomas J. Holcomb, et ux

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

NEG:JGH:sle

cc: Arlene January Shirley Hess

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204 NORMAN E GERBER

DIRECTOR

October 1, 1982

Mr. William E. Hammond, Zoning Comrissioner Zoning Advisory Committee Office of Planning and Zoning Beltimore County Office Building Towson, Mary and 21204

Dear Mr. Hammond:

Comments on Item # 37 , Zoning Advisory Committee Meeting, August 24, 1982 are as follows:

Property Owner: Thomas J & Maryann T. Holcomb Location: SW/S Almond Avenue 427' S/E of George Avenue Acres: 48 X 16 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,

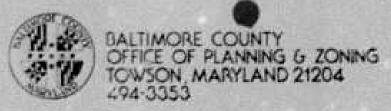
Current Planning and Development

JLW:rh

83.98-4

BEGINNING at a point on the southwest side of Almond Avenue, 427' southeast of George Avenue, as recorded in the Land Records of Baltimore County in the Plat of Alpine Gardens, Liber W.J.R. No. 27, folio 48, Block C, Lot 10; Otherwise known as 607 Almond

Avenue, in the 15th Election District.



October 14, 1982

Mr. & Mrs. Thomas J. Holcomb

Re: Petition for Variances SW/S Almond Ave., 427' SE of George Avenue Thomas J. Holcomb, -et ux - Petitioners Case #83-98-A Item #37

Dear Mr ' Mrs. Holcomb:

This is to advise you that \$47.77 is due for advertising and posting of the above property.

to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND

BALTIMORE COUNTY, MARYLAND

MECEIVED Thomas J. Holcombe, etus

VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 825-7310

PAUL H REINCKE

October 8, 1982

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

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Thomas J. & Maryann T. Holcomb

Location: SW/S Almond Avenue 427' S/E of George Avenue

Zoning Agenda: Meeting of August 24, 1982 Item No.: 37

Centlemen:

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 Frevention 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.

Planning Group Noted and Alonge M Wegand

Special Inspection Division

September 21, 1982

Mr. & Mrs. Thomas J. Holcomb 607 Almond Avenue Baltimore, Maryland 21221

> BOTICE OF HEARING Re: Petition for Variance SW/S Almond Avenue, 427 SL of George Ave. Thomas J. Holcomb, et ux

Case #83-98-A

TDE: 9:30 A. M.

DATE: Tuesday, October 19, 1982

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

TOWSON, MARYLAND

cei D & D Construction Co., Inc. 604 Eastern Avenue Baltimore, Maryland 21221

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

PETITION FOR VARIANCE

15th Election District

Tuesday, October 19, 1982 at 9:30 A.M.

PUBLIC HEARING. Room 106, County Office Building, 111 W. Chesapeake

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act

Petition for Variance to permit a side yard setback of 6 ft.

in lieu of required 11.25 ft. and 15 ft. for a carport and

Section 1B02. 3. B. (211. 3, 214. 1. b and 301. 1) - minimum side yard setback

Avenue, Towson, Maryland

Southwest side Almond Avenue, 427 ft. Southeast of

Petition for Variance

George Avenue

and Regulations of Baltimore County, will hold a public hearing:

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

The Zoning Regulation to be excepted as follows:

for an open structure and addition

Hearing Date: Tuesday, October 19, 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

WILLIAM E HAMMOND

ZONING COMMISSIONER

607 Almond Avenue

Baltimore, Maryland 21221

Please make the check payable to Baltimore County, Maryland, and remit

Zamina Commissioner No. 112317

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

6 015********** #198A

October 21, 1982

Mr. & Mrs. Thomas J. Holcomb 607 Almond Avenue Baltimore, Maryland 21221

> RE: Petition for Variance SW /S of Almond Avenue, 427' SE of George Avenue - 15th Election District Thomas J. Holcomb, et ux -Petitioners NO. 83-98-A (Item No. 37)

Dear Mr. & Mrs. Holcomb:

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

Hr. & Mrs. Thomas J. Helconb 507 Almond Avenue Bultimore, Maryland 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Your Petition has been received and accepted for filing this 24th

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

	Skelen (5)
	WILLIAM F. HAMMOND Zoning Commissioner
Petitioner Thomas J. Helconb, et ux	- NHALL
Petitioner's Attorney	Reviewed by: Micholas B. Commodari
	Chairman, Zoning Plans Advisory Committee

83 98 A

CERTIFICATE OF POSTING ZOWING DEPARTMENT OF BALTIMORE COUNTY

District. 15 . Date of Posting 16/3/93
Posted for: I Stelled for Variant
Petitioner Roman J. Bellumb et use
Location of property: Jack Jack 100 417 5F
Deorge are
Location at Signe front of superty (# 607 almost)
······································
Remarks:
Posted by Signature Date of return: 10/8/82
Number of Signes

Public Hearing: Room
10s. County Office Buildine, 111 W. Chesaponho
Avenue, Tunen.
Maryland
BY ORDER OF

Ole Times This is to Certify, That the annexed was inserted in Ogc Times, a newspaper printed and published in Baltimore County, once in each 18xe weeks before the

successive

WILLIAM E. HAMMOND.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 30 19 82 THIS IS TO CERTIFY, that the arnexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., coresito coch mt _nne_time ___ xuscossicexweeks before the _19tb _____ day of ______October_____ 1982___ the first publication appearing on the _30th _____ day of _____ September__ 19.82...

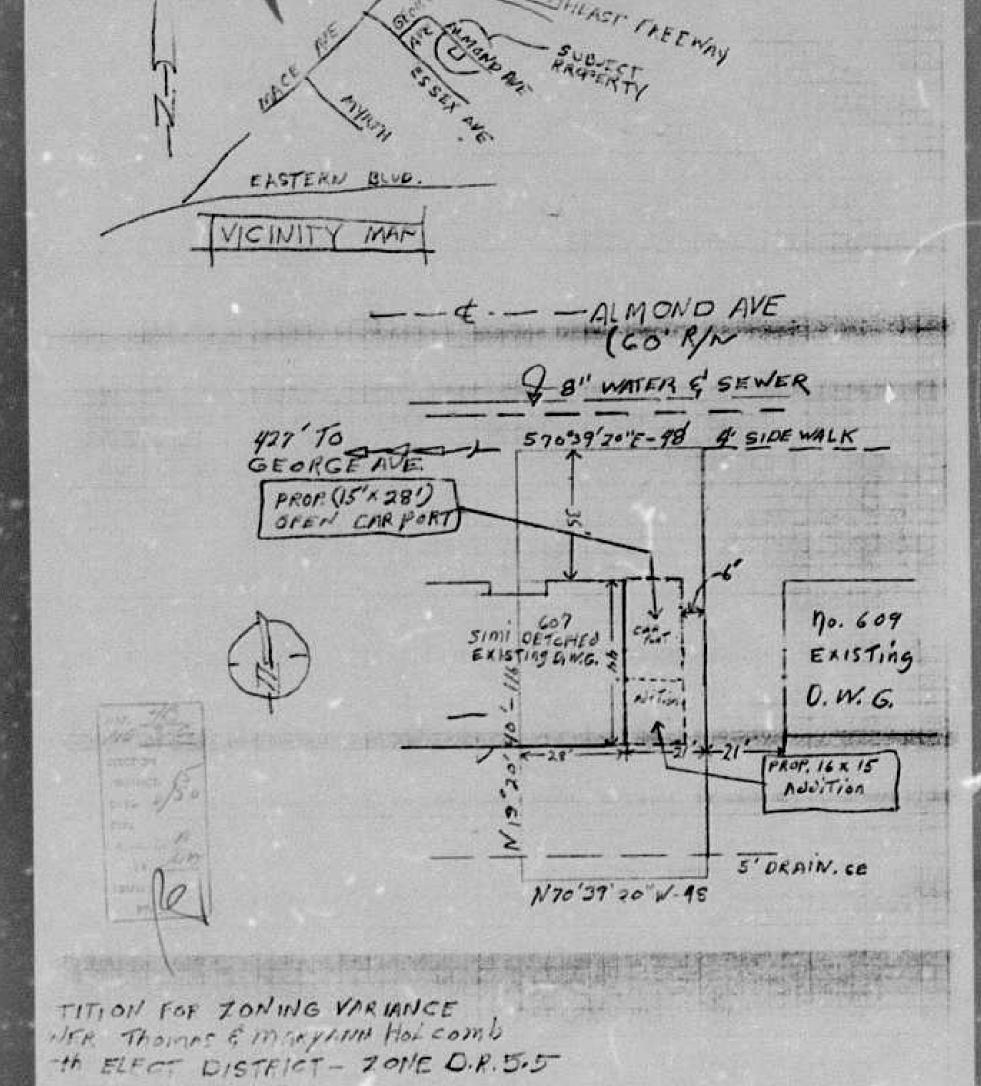
THE JEFFERSONIAN,

Cost of Advertisement, \$_____

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your Petition has been received this Received: Check Filing Fee \$ 35 No. 107972 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENU DIVISION E. Hammond, Zoning Commissioner MISCELLANEOUS CASH RECEIPT f the Petition for assignment of a

04400000350015 5166A

VALIDATION OR BIGNATURE OF CASHIER



OT 10. OLK "C", WJF 27/48 CACE: 1"=30"

PINE ONFORMS

ITOM#31