

193 PETITION FOR ZONING VARIANCE 83-268-A 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 1802.3.2. (1801.2.C.4) To permit sum of side yard setbacks of 18' in lieu of the required 20' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Marriage combined two families which increased household to eight. Additional bedrooms are badly needed for children due to difference in ages and sex.

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:
(Type or Print Name)
Signature
Address
City and State
City for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
GUERDON L. FRENCH
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of March, 1983, 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 2nd day of June, 1983, at 9:30 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Kilbride Rd., 105' : OF BALTIMORE COUNTY
S of the Centerline of Joppa Rd., :
11th District :
GUERDON L. FRENCH, : Case No. 83-268-A
Petitioner :

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.

[Signature] Peter Max Zimmerman
Deputy People's Counsel
[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

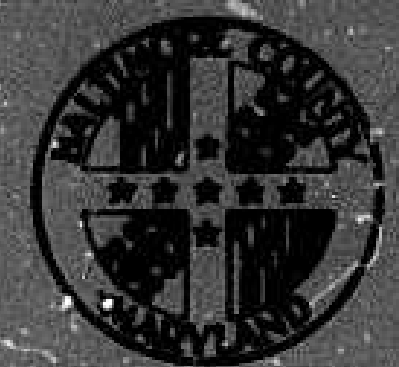
I HEREBY CERTIFY that on this 13th day of May, 1983, a copy of the foregoing Order was mailed to Mr. Guerdon L. French, 9213 Kilbride Road, Baltimore, MD 21236, Petitioner.

[Signature]
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1983

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

Mr. Guerdon L. French
9213 Kilbride Road
Baltimore, Maryland 21236

Chairman
Nicholas B. Commodari

RE: Item No. 197 - Case No. 83-268-A
Petitioner - Guerdon L. French
Variance Petition

Dear Mr. French:

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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
Date: April 27, 1983

The Baltimore County Department of Health has reviewed the following zoning variance item, and has no specific comments regarding same:

- Item #119 - Honolulu Limited
- Item #150 - James R. Peak
- Item #151 - Melvin & Ruth Kabik
- Item #162 - Jonathan & Teresa Marshall
- Item #163 - Gilbert & Joyce Gots
- Item #164 - Edwin S. Crawford, et ux
- Item #165 - The Vestry of the Church of the Good Shepherd
- Item #168 - Thomas B. Early
- Item #169 - Joseph E. & Sarah Catherine Poklis
- Item #170 - N. Eugene & Mary Ellen Shoemaker
- Item #173 - Thomas B. & Florabelle Groome
- Item #183 - Norbert L. & Regina T. Griffin
- Item #186 - Metropolitan Management Co.
- Item #187 - Raymond T. & Alice A. Andrews
- Item #196 - Harvey F. & Carolyn W. Haggie
- Item #197 - Guerdon L. French - 612
- Item #200 - Mark S. & Karen A. Bartlett
- Item #201 - James P. & Jeanne F. Freeman
- Item #202 - Shell Oil Company
- Item #206 - Donald E. & Wanda G. Higgs
- Item #214 - Thomas A. Keller, et ux
- Item #215 - Ambler M. Blick, et al
- Item #216 - Grant Ovington, et al
- Item #218 - Paul Hobbs, et ux
- Item #220 - Phillip B. Klein, et al
- Item #221 - Leonard Stoler

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fth



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

April 1, 1983

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 #197 Zoning Advisory Committee Meeting March 29, 1983 are as follows:
Property Owner: Guerdon L. French
Location: W/S Kilbride Rd. 105' S. from centerline of Joppa Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit the sum of sides of 18' in lieu of the required 20'.

- Acres: 65/70 x 116/145
District: 11th
- The items checked below are applicable:
- ☒ A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 and other applicable Codes.
 - ☒ 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.
 - ☒ E. In wood frame construction 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 3, Section 7107 and Table 1102.
 - ☒ F. Requested variance conflicts with the Baltimore County Building Code, Section 7.
 - ☒ 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 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 1101.
 - ☒ I. Comments

NOT: 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 #122 (Plan Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
[Signature]
Charles E. Burman, Chief
Plan Review

CBE:wpj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Duhil, Superintendent

Towson, Maryland - 21204

Date: March 25, 1983

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

Z.A.C. Meeting of: March 29, 1983

RE: Item No: 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197
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,

[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 5, 1983

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

Re: Item #197 (1982-1983)
Property Owner: Guerdon L. French
W/S Kilbride Rd. 105' S. from centerline of Joppa Rd.
Acres: 65/70 x 116/145
District: 11th

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 exist and are not directly involved.

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 197 (1982-1983).

Very truly yours,

[Signature]
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:HAM:FW:ras

M-W Key Sheet 38 NE 30 Pos. Sheet
NE 10 H Topo 72 Tax Map

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/would not 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/would not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 6th day of June, 1983, that the herein Petition for Variance(s) to permit a sum of side yard setbacks of 18 feet in lieu of the required 20 feet, 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 said plan by the Department of Public Works and the Office of Planning and Zoning.

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

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance

LOCATION: West side of Kilbride Road, 105 ft. South of the centerline of Joppa Road

DATE & TIME: Thursday, June 2, 1983 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 sum of side yard setbacks of 18 ft. in lieu of the required 20 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.B. (1B01.2.C.4) - sum of side yard setbacks in D.R. 5.5 zone

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

Being the property of Guerder L. French, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 2, 1983 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

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

RE: Case No. 83-268-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.

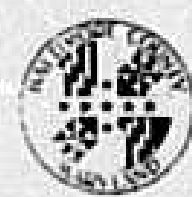
Very truly yours,

Guerdon L. French

WEH:bso

Guerdon L. French
9218 Kilbride Rd.
Baltimore, Md 21236
256-4982

OK
89
6/2/83



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 19, 1983

Mr. Guerdon L. French
9218 Kilbride Road
Baltimore, Maryland 21236

Re: Petition for Variance
W/S of Kilbride Rd., 105' S of the
c/l of Joppa Road
Guerdon L. French - Petitioner
Case No. 83-268-A

Dear Mr. French:

This is to advise you that \$49.52 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. 117630

DATE 5/27/83 ACCOUNT R-01-615-000

AMOUNT \$49.52

RECEIVED FROM Guerdon L. French
FOR Advertising & Posting Case No. 83-268-A

0 105*****495210 8318A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-268-A

FROM: Guerdon L. French

SUBJECT: Guerdon L. French

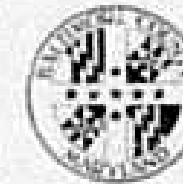
Date: May 9, 1983

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

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

NEG:JGH:lc

cc: Arlene January
Shirley Hess



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 6, 1983

Mr. Guerdon L. French
9218 Kilbride Road
Baltimore, Maryland 21236

RE: Petition for Variance
W/S of Kilbride Rd., 105' S
of the center line of Joppa Rd.
11th Election District
Guerdon L. French - Petitioner
NO. 83-268-A (Item No. 197)

Dear Mr. French:

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

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

ZONING DESCRIPTION

Beginning on the west side of Kilbride Road at the distance of 105 feet South from the center line of Joppa Road. Being known and designated as Lot No. 39, Block B, as shown on a Plat entitled, Section II, North Gate Hall. Being the Revision of Resubdivision of Plats C, D and E, North Gate Hall, which Plat is recorded among the Land Records of Baltimore County in Plat Book 40, folio 104. The improvements thereon being known as 9218 Kilbride Road.

May 3, 1983

Mr. Guerdon L. French
9218 Kilbride Road
Baltimore, Maryland 21236

NOTICE OF HEARING

Re: Petition for Variance
W/S of Kilbride Rd., 105' S of the
c/l of Joppa Rd.
Guerdon L. French - Petitioner
Case No. 83-268-A

TIME: 9:30 A.M.

DATE: Thursday, June 2, 1983

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

TOWSON, MARYLAND

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

No. 114673

DATE 5-18-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM *Guerdon L. French*
FOR *Filing fee for item 197 French*

0 05*****350010 8210A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 11 Date of Posting 5/15/83
 Posted for: Permitted for Variance
 Petitioner: Guerdon L. French
 Location of property: 2115 Kilbride Rd., 105'5" of Rd
44 ft. Joppa Rd
 Location of Signs: front of property (#9218 Kilbride
rd.)
 Remarks: _____
 Posted by Guerdon L. French Date of return: 5/19/83
 Signature _____
 Number of Signs: 1

Mr. Guerdon L. French
 9218 Kilbride Road
 Baltimore, Md. 21236

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 29th day
 of March, 1983.

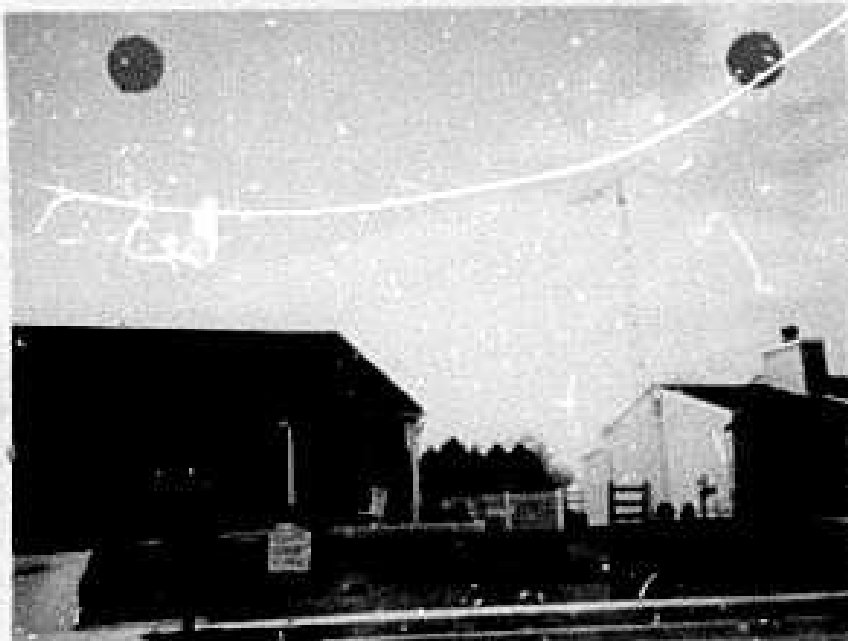
William E. Hammond
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner Guerdon L. French

Petitioner's Attorney _____

Reviewed by: Nicholas B. Commodari

Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee



**Petition For
 Variance**

11th Election
 District
 ZONING: Petition for
 Variance
 LOCATION: West side
 of Kilbride Rd., 105 ft.

South of the centerline of
 Joppa Rd.

DATE & TIME: Thurs-
 day, June 2, 1983 at 9:30
 a.m.

PUBLIC HEARING: Room 106,
 County Office Bldg., 111 W. Chesapeake
 Ave., Towson, Md.

The Zoning Commission of Baltimore County,
 by authority of the Zoning Act and Regulations
 of Baltimore County, will hold a public hearing
 on the Petition for Variance to permit
 use of side yard setbacks of 18 ft. in lieu of
 the required 20 ft.

The Zoning Regulation to be accepted as follows:
 Section 1202.1.2 (1202.1.2.C.1) sum of side
 yard setbacks in D.R. 5.5 zone. All that parcel of
 land in the Eleventh District of Baltimore County,
 beginning on the west side of Kilbride Rd. at the
 distance of 105 feet south from the center line of Joppa
 Rd. Being known and designated as lot no. 29,
 block B, as shown on a Plat entitled, Section 11,
 North Gate Hall, Being the Revision of Resubdivision
 of Plats C, D and E, North Gate Hall, which Plat is
 recorded among the Land Records of Baltimore
 County in Plat Book 40, folio 104. The improvements
 thereon being known as 9218 Kilbride Rd.

Being the property of
 Guerdon L. French as shown on plat plan filed
 with the Zoning Department.

Hearing Date: Thursday,
 June 2, 1983 at 9:30
 a.m.

Public Hearing: Room
 106, County Office Bldg.,
 111 W. Chesapeake Ave.,
 Towson, Md.

By Order Of
 William E. Hammond
 Zoning Commissioner
 of Baltimore County

The Times

Middle River, Md., May 12, 1983

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
 and published in Baltimore County, once in each
 of one successive
 weeks before the 12th day of
May, 1983

Charles H. Hays Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 12, 1983

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~~
~~one time~~ before the 2nd
 day of June, 1983, the first publication
 appearing on the 12th day of May
 1983.

THE JEFFERSONIAN,

L. Frank Strickland
 Manager.

Cost of Advertisement, \$ 21.00

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance

LOCATION: West side of Kilbride

Road, 105 ft. South of the center-

line of Joppa Road

DATE & TIME: Thursday, June 2,

1983 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

sum of side yard setbacks of 18 ft.

in lieu of the required 20 ft.

The Zoning Regulation to be accepted as follows:

Section 1202.1.2 (1202.1.2.C.1) sum

of side yard setbacks in D.R. 5.5

zone.

All that parcel of land in the

Eleventh District of Baltimore

County,

beginning on the west side of

Kilbride Road at the distance of

105 feet South from the center line

of Joppa Road, Being known and

designated as Lot No. 29, Block B,

as shown on a Plat entitled, Section

11, North Gate Hall, Being the Re-

vision of Resubdivision of Plats C,

D and E, North Gate Hall, which

Plat is recorded among the Land

Records of Baltimore County in

Plat Book 40, folio 104. The im-

provements thereon being known as

9218 Kilbride Road.

Being the property of Guerdon L.

French, as shown on plat plan filed

with the Zoning Department.

Hearing Date: Thursday, June 2,

1983 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

May 12.

