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 _ 1 HO1_20_6_(Y, E.ok _ to _pantit_ a side_ward_ nathack__

-DI-20-Fig. Though the street right of way in lieu of the required 25 ft. for a building with a window

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

By wife and I have just been given permanent custody of my two minor cliftdeen from my previous marriage. We now have four children Jiving at hore and only three testmonths.

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 1/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): (Type or Print Name) Address Leaner toll turnas for Petitioner: or Print Name) Name, address and phone number of legal owner, contract purchaser or representative to be contacted Agriney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this5th day

of April 19 83, 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 County, on the 2nd day of June 1983, at 10:15 o'clock

(over)



HARRY J. PISTEL P. E. May 6, 1983

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

> Re: Item #201 (1982-1983) Property Owner: 3 ses P. & Jeanne F. Freeman S/E corner Silver Spring Rd. & Cottington Rd. Acres: 112.33/132.31 X 82.39/57.00 District: 11th

Zoning Commission of Baltimore County.

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoni , Advisory Committee in connection with the subject item.

DIRECTOR

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement 117617, executed in conjunction with the continuing development of Whitemarsh, 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 201 (1982-1983).

Very truly yours,

Bureau of Public Services

RAM: EAM: FWR: 65

M-NW Key Sheet 33 NF 28 Pos. Sheet NE 9 G Topo 7% Tax Map

RE: PETITION FOR VARIANCE SE corner of Silver Spring and BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Cotting ham Rds., 11th District

JA.MES P. FREEMAN, et ux, Case No. 83-269-A Petitioners

:::::::

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.

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 16th day of May, 1933, a copy of the foregoing Order was mailed to Mr. and Mrs. James P. Freeman, 8611 Cottingham Road, Baltimore, Maryland 21236, Petitioners.

John W. Hessian, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner TO Office of Planning and Zoning Date_____April 27, 1983_____

FROM Ian J. Forrest

SUBJECT Zoning Variance Items

The Baltimore County Department of Health has reviewed the foll-wing zoning variance items, and has no specific comments regarding same:

> Item #149 - Honolulu Limited Item #150 - James R. Peak Item #151 - Melvin & Ruth Kabik Item #162 - Jonathan & Teresa Marsh 11 Item #163 - Gilbert & Joyce Goetz Item #164 - Edwin S. Crawford, et ux Item #165 - The Vestry of the Church of the Good Shepherd Item #168 - Thomas F. Early Item #169 - Joseph E. & Sarah Catherine Poklis Item #170 - N. Eugene & Mary Ellen Shoemaker Item #173 - Thomas B. & Florabelle Grooms Item #183 - Norbert L. & Regina T. Griffin Item #186 - Metropolitan Management Co. Item #287 - Raymond T. & Alice A. Andrews Item #196 - Harvey F. & Carolyn W. Heggie Item #197 - Guordon L. French Item #200 - Mark S. & Karen A. Bartlett Itam (F201) - James P. & Jeanne F. Freeman - 6/2

Item #206 - Donald E. & Wands G. Higgs Item #214 - Thomas A. Keller, et ux Item #215 - Ambler M. Blick, et al Item #216 - Grant Owings, et al Item #218 - Paul Hobbs, et ux Item #220 - Philip E. Klein, st al Item #221 - Leonard Stoler

Item #202 - Shell Oil Company

Ian J. Forrest, Director

BURRAU OF ENVIRONMENTAL SERVICES

IJF/ft

BALTIMORE COUNTY

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 20, 1983

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Mr. & Mrs. James P. Freeman Powson, Maryland 21204

Nicholas W. Commodari CHAIRMAN.

MEMBERS

Bureau of Engineering Department of

Traffic Engineering

State Roads Commissi

Bureau of ... Fire Prevention Wealth Depart was Project Planning Building Depugance Board of Education

Zobing Administration

Industrial

Development

Item No. 201 - Case No. 83-269-A Potitioner - James P. Freeman, et ux Variance Petition

Dear Mr. & Mrs. Freeman

Baltimore, Maryland 21236

8611 Cottington Road

The Zoning Placs Advisory Committee has reviewed the plans submitted wit. So above referenced petition. The following comments are not intended to indicate the appropriategess 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 Flanning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comment; 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.

Chairman

Very truly yours.

Necestar L. Connectare, bus NICHOLAS B. COMMODARI

Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY DEFARIMENT OF PERMITS & DEENSES TOWSON MARYLAND 21204

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

Towers, Maryland 2120L Dear Mr. Essenced

County Office Building

Comments on Item # 201 Toning Advisory Committee Meeting April 5, 1983

Property Owner: James P. & Jeanne I. Freeman Location: SE/Cor. Silver Spring Road and Cottington Road Existing Zoning: D.R. 16 Proposed Loning: Variance to permit a building setback of 20' from the right of way of existing street in lieu of the required 25' & to permit a window 20' from right of way in lieu of the required 25'. Acres 112.33/132.31x82.39/57.00 District: 11th

April 12, 1983

The items checked below are applicable:

A. All structure shall conform to the Baltimore County Building Code 1981/ Council Hill h-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

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

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. An exterior well 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,

F. Requested variance conflicts with the Baltimore County Building Code,

G. A change of occupancy shall to applied for, along with an alteration parait application, and three required sets of drawings indicating how the structure will meet the Gode requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, turn the survices 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 501.

NOTE: These comments reflect only on the information provided by the drawings semulted to the office of Planning and Soning and are not intended to If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 % at Chesapeake Ave., 21204

Charles E. Burnham, Chief Flans Review

Control

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 5, 1983

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

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200 (201, 202, 203, 204, 205 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. /cres:

Dear Mr. Hammond:

All of the above have no adverse effect 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 reputations result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested willxwill not adversely affect the health, safety, and general welfare of the community, the variance(s) should zshould x to be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of June , 19 83 , that the herein Petition for Variance(s) to permit a side yard setback of 20 feet from the street right of way in lieu of the required 25 feet for a building with a window, for the expressed purpose of constructing a 16' x 25' single-story addition, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

> 1. An amended plat, indicating the modification of the 30-foot building restriction line, shall be submitted for recording among the Land Record of Baltimore County, in accordance with the variance granted herein.

> 2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

> > Baltimore County

May 3, 3

Mr. & Mrs. James P. Freeman 8611 Cottingham Road Baltimore, Maryland 21236

RECEIVE

ORDER

MOTICE OF HEARING

Re: Petition for Variance SE/corner of Silver Spring and Cottingham Roads Case No. 83-269-A

TD2: 10:15 A. M.

DATS: Thursday, June 2, 1933

PIACE: ROOM 106 COUNTY OFFICE BUILDING, 111 V. CHESAPEARE AVERUE.

TOMSON, HARTLAND

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

No. 115065

ACCOUNT R-01-615 030 DATE 3 -74-8-3 C 845********** 82487

VALIDATION OR SIGNATURE OF CASHIER

Zoning Description

Begining at a point on the southeast corner of Silver Spring Road and Cottington Road and known as lot 46, Elock "E" of Ambermill and recorded among the land rucords of Baltimore County Plat Fook 41, Polio 151 also known as 8611 Cottington Rond.

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

> RE: Case No. 33-267A Building Permit Application No. Election District

Dear Mr. Eaumend:

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 boing subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal

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.

WEH: bac

PETITION FOR VARIANCE

11th Election District

ZONING:

Petition for Variance

LOCATION:

Southeast corner of Silver Spring and Cottingham Roads

DATE & TIME:

Thursday, Jone 2, 1983 at 10:15 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 20 ft. from the street right of way in lieu of the required 25 ft. for a building with a window

The Zoning Regulation to be excepted as follows:

Sections 1B01. 2. C. 6. (V. B. 9 & 6. a) - minimum setback for a building with a window

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

Being the property of James P. Freeman, et ux, as shown or plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 2, 1983 at 10:15 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 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

WILLIAM E HAMMOND ZONING COMMISSIONER

June 9, 1983

Mr. and Mrs. James Patrick Freeman 8611 Cottington Poad Daltimore, Maryland 21236

> RE: Petition for Variance SE/corner of Silver Spring and Cottingham Rus. - 11th Election District James P. F. eeman, et ux -Petitioners NO. 83-269-A (Item No. 201)

Dear Mr. and Mrs. Freeman:

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

> Very truly yours, Deputy Zoning Commissioner

"Fad/mc

Attachments

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

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

WILLIAM E HAMMOND ZONING COMMISSIONER

May 19, 1983

Mr. & Mrs. James P. Freeman 8611 Cottingham Road Baltimore, Maryland 21236

> Re: Petition for Variance SE/corner Silver Spring & Cottingham Roads James P. Freeman, et ux - Petitioners Case No. 83-269-A

Dear Mr. Freeman:

This is to advise you that \$47.77 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 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND No. 117636 OFFICE OF FETANCE - REVENUE DIVISION MISCELI ANEOUS CASH RECEIPT

ACCOUNT R-01-615-000

AMOUNT \$47, 79

secrived Jeanne F. Freeman Advertising & Posting Case #83-269-A

6 844*********** 5083A

DATE 6/8/63

TAX TO SERVICE OF THE PARTY OF

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond Zoning Commissioner Norman E. Gerber, Director

Date A Moy 9, 1983

FROM Office of Planning and Zoning
Zoning Petition No. 83-269-A SUBJECT James P. Freeman, et ux

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

NEG:JGH:slc

cc: Atlene January Shirley Hess

PAUL H REINCKE

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 Coner: James P. & Jeanne F. Freeman

Location: SE/Cor. Silver Spring Road and Cottington Road

Item No.: 201

Zoning Agenda: Meeting of April 5, 1985

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 sproved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Cate Gara Killy 7-8-50 HEBERVER! Fire Prevention Bureau Planning Group Special Inspection Division

Mr. & Mrs. James P. Freeman 8612 Sottington 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 April 19 83

WILLIAM E. HAMMOND

Zoning Commissioner

Petitioner James P. Frechan, et ux Petitioner's Attorney

Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

83-269-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Petitioner: James P. Terrimon , et 114 Number of Signs: ____

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

June 23, 1983

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

> Item No. 198, 200, 201, 202, 203, and 205 Property Owner: Location: Existing Zoning: Proposed Zoning:

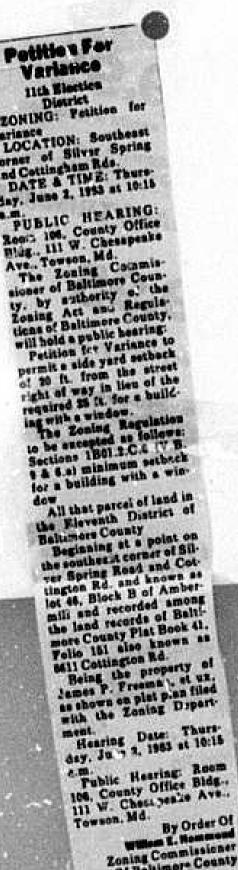
Acrest District:

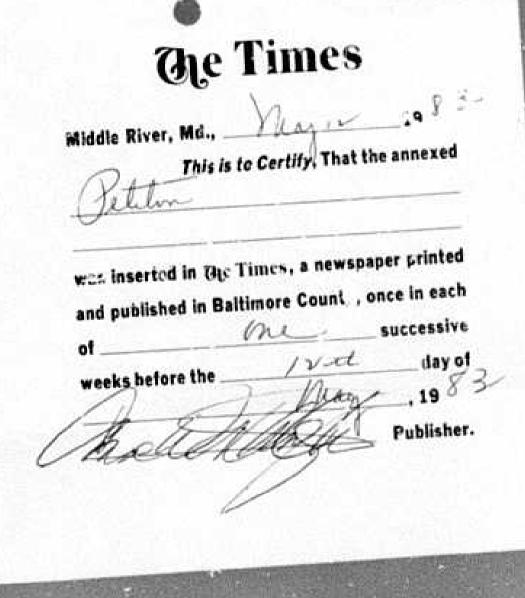
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 198, 200, (201) 202, 203, and 205.

Traffic Engineer Assoc. II

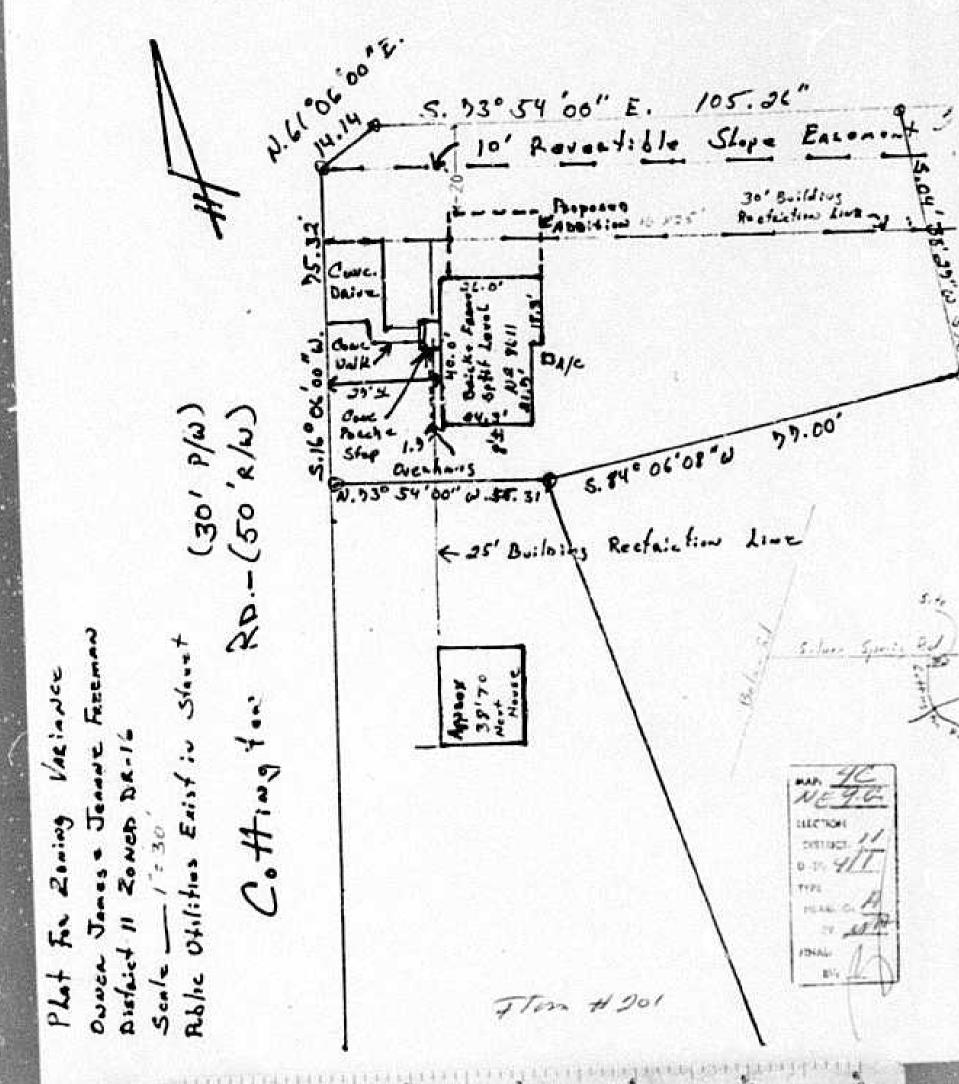
MSF/ccm







(25' P/W) (60'R/W)-Silver Spains Ro.



83-269-9

CERTIFICATE OF PUBLICATION

ZONING Petition for Variance
LOCATION: Bouthwast corner of
Editor Spring and Cottlectus
Roads
DATE & TIME: Line stay, June 2,
1981 at 19:11 '.M.
PUBLIC HEARING: Room 108,
County Office Building, 111 W.
Champeake Avenue, Towner,
hofficed TOWSON, MD., May 12 19.83

PETITION FOR VARIANCE lith Election District

Hearing Date: Thursday, June 1 1963 et 1975 A.M.

WALIAM E HAMMOND.

THIS IS TO CERTIFY, that the anacyed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed one time sepondocuous before the _2nd____ day of _____ June ____, 19_83 , the man publication appearing on the 12th day of _____ May____ 19.83

Cost of Advertisement, 8___19.25