

PETITION FOR ZONING VARIANCE 83-291-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 103.1 (1.401.3.B.1.d. Mill 98-75) To permit a front yard setback of eighteen (18) feet in lieu of the required 50 feet from the right of way (property line).

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

Due to a mis-interpretation of the Development Plat, the setback of the house frontage from the property line was based on the distance from the edge of the road (Marc La.). As the dwelling has been completed since 9-29-82, a variance under the above section (s) is applied for to satisfy the requirements of zoning, so that Title Guarantees may be obtained. 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
Signature for Petitioner:
(Type or Print Name)
Signature
City and State
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.
Attorney's Telephone No.:
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of May 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 105, County Office Building in Towson, Baltimore County, on the 30th day of June 1983, at 9:30 o'clock A.M.

(over)

Mr. & Mrs. Jarrett J. Jessup
P.O. Box 57
Fork, Md. 21051

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 3rd day of May 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Jarrett J. Jessup, et ux
Petitioner's Attorney

Reviewed by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Glen Arm Rd., 90' E of : OF BALTIMORE COUNTY
Williams Rd., 11th District
JARRETT J. JESSOP, et ux, : Case No. 83-291-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. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. Jarrett J. Jessop, P. O. Box 57, Fork, Maryland 21051, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-291-A
SUBJECT: Jarrett J. Jessop, et ux

Date: June 16, 1983

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 17, 1983

Mr. & Mrs. Jarrett J. Jessup
P.O. Box 57
Fork, Maryland 21051

RE: Item No. 226 - Case No. 83-291-A
Petitioner - Jarrett J. Jessup, et ux
Variance Petition

Dear Mr. & Mrs. Jessup:

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.

In view of your proposal to legalize the front yard setback of the existing dwelling, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information or 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, Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 2, 1983

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

RE: Item #226 (1982-1983)
Property Owner: Jarrett J. & Christina E. Jessup
S/S Glen Arm Rd. 90' E. of Williams Rd.
Acres: 12.16/185 X 849.74/897.70
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:

Glen Arm Road, an existing public road, is proposed to be further improved in the future on a 70-foot right-of-way.

Baltimore County highway and utility improvements 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 226 (1982-1983).

Very truly yours,

ROBERT A. MORTON, P.E., Chief
Bureau of Public Works

RM:EM:PM:rs

C-W & U-SW Key Sheets
60 & 61 NE 29 Pos. Sheets
NE 15 & 16 H Topo
54 Tax Map

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 226, Zoning Advisory Committee Meeting of 3 MAY 83

Property Owner: Jarrett J. & Christina E. Jessup

Location: S/S Glen Arm Road District 11th

Water Supply Private Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 26 1082 (1)

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 ~~be~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12TH day of July, 1983, that the herein Petition for Variance(s) to permit a front yard setback of 18 feet in lieu of the required 50 feet from the right of way (property line), 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.

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

Zoning Item # 226
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (✓) No health hazards are anticipated.
- () Others The existing dwelling is served by a drilled well and a septic system, both of which appears to be functioning properly.

Jean M. H. Jung
Ian J. Porrent, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari
Zoning Department *CJB* Date: May 17, 1983
FROM: Charles Burnham
Plans Review
SUBJECT: Zoning Advisory Committee
Meeting of May 3, 1983

Item #223 See Comments
Item #224 See Comments
Item #225 See Comments
Item #226 No Comment at this time

djl

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: May 3, 1983

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

Z.A.C. Meeting of: May 3, 1983

RE: Item No: 223, 224, 225, 226
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

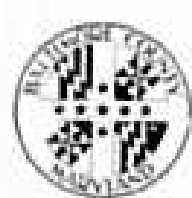
District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

KND/tp



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 12, 1983

Mr. and Mrs. Jarrett J. Jessop
P.O. Box 57
Fork, Maryland 21051

RE: Petition for Variance
S/S of Glen Arm Rd., 90' E of
Williams Rd. - 11th Election
District
Jarrett J. Jessop, et ux -
Petitioners
NO. 83-291-A (Item No. 226)

Dear Mr. and Mrs. Jessop:

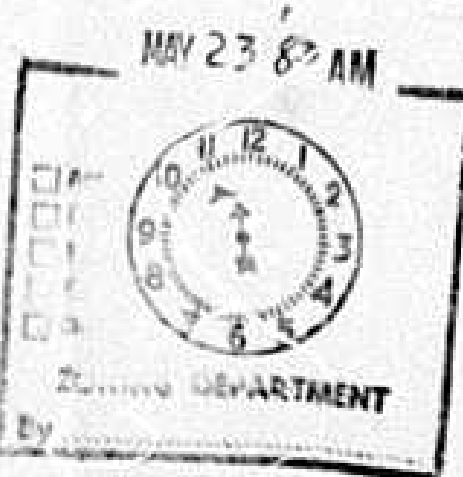
I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M. H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



Zoning Commissioner
Baltimore County
Towson, Maryland
ATTN: Mr. William Hammond
Subject: Request for Zoning Hearing

Mr. Hammond,
I would like to request that the Zoning Hearing for item #
226 be considered prior to June 13, 1983. I'm making this re-
quest due to the fact that my existing mortgage financing com-
mitment expires on June 16, 1983. As interest rates could con-
ceivably go higher, this could increase my financial burden.
I submitted an amendment to the development plan and a
zoning variance on April 16, 1983, of which the development
change should be complete shortly after receipt of this re-
quest.
Your assistance in resolving this matter will be greatly
appreciated. Thanking you in advance.

Jarrett J. Jessop
JARRETT J. JESSOP
P.O. Box 57, 12217 Marc La.
Fork, Md. 21051
Ph. 592-6728

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: South side of Glen Arm Road, 90 ft. East of Williams Road
DATE & TIME: Thursday, June 30, 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 a front yard setback of 18 ft. in lieu of the required 50 ft. from the right of way (property line)

The Zoning Regulation to be excepted as follows:
Section 103.1 (1A01.3, B.1.d - Bill 98-75) - front yard setback in R.C. 2 zone

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

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

Hearing Date: Thursday, June 30, 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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 21, 1983

Mr. & Mrs. Jarrett J. Jessop
P. O. Box 57
Fork, Maryland 21051

Re: Petition for Variance
S/S of Glen Arm Rd., 90' E of
Williams Rd.
Case No. 83-291-A

Dear Mr. & Mrs. Jessop:

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

Mr. & Mrs. Jarrett J. Jessop
P. O. Box 57
Fork, Maryland 21051

NOTICE OF HEARING
Re: Petition for Variance
S/S of Glen Arm Rd., 90' E of
Williams Road
Jarrett J. Jessop, et al - Petitioners
Case No. 83-291-A

TIME: 9:30 A.M.

DATE: Thursday, June 30, 1983

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

TOWSON, MARYLAND

June 2, 1983

PETITION FOR VARIANCE
11th Election District
ZONING: Petition for Variance
LOCATION: South side of Glen Arm
Road, 90' E. East of Williams
Road
DATE & TIME: Thursday, June 30,
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 on the petition for variance to permit a front yard setback of 18 ft. in lieu of the required 30 ft. from the right of way (property line).

The petition for variance is to be heard on the petition for variance to permit a front yard setback of 18 ft. in lieu of the required 30 ft. from the right of way (property line).

All that parcel of land in the Eleventh District of Baltimore County, beginning on the south side of Glen Arm Road 90 feet wide, at a distance of 90 feet east of Williams Road, being Lot No. 7, Section 4, in the subdivision of Bonaparte Estates, Book No. 48, Folio 131, also known as 12017 Mart Lane, on the 11th Election District.

Being the property of Jarrett J. Jessop, et al, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, June 30, 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
June 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 2, 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., once a week for one time successive weeks before the 30th day of June, 1983, the first publication appearing on the 24th day of June, 1983.

THE JEFFERSONIAN,

S. Frank Smith
Manager.

Cost of Advertisement, \$ 19.25

PETITION FOR VARIANCE
11th Election District
ZONING: Petition for Variance
LOCATION: South side of Glen Arm Road, 90' E. East of Williams Road
DATE & TIME: Thursday, June 30, 1983 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 Jarrett J. Jessop, et al, as shown on plat filed with the Zoning Department.

Hearing Date: Thursday, June 30, 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
June 8

CERTIFICATE OF PUBLICATION

TOWSON, MD., 6/15/83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 15th day of June, 1983.

THE TOWSON TIMES

Cost of Advertisement, \$ 23.50

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

No. 117336

DATE: 4/22/83 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Jarrett J. Jessop

FOR: Advertising & Posting Case #83-291-A

C 012*****477740 8306A

VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
Zoning Commissioner

STEPHEN E. COLLINS
DIRECTOR

July 12, 1983

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

Item No. 223, 224, 225, and 226 ZAC Meeting of May 3, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Across:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 223, 224, 225, and 226.

Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11 Date of Posting: 6/14/83

Posted for: Jarrett J. Jessop et al

Petitioner: Jarrett J. Jessop et al

Location of property: S/S of Glen Arm Rd., 90' E of Williams Rd.

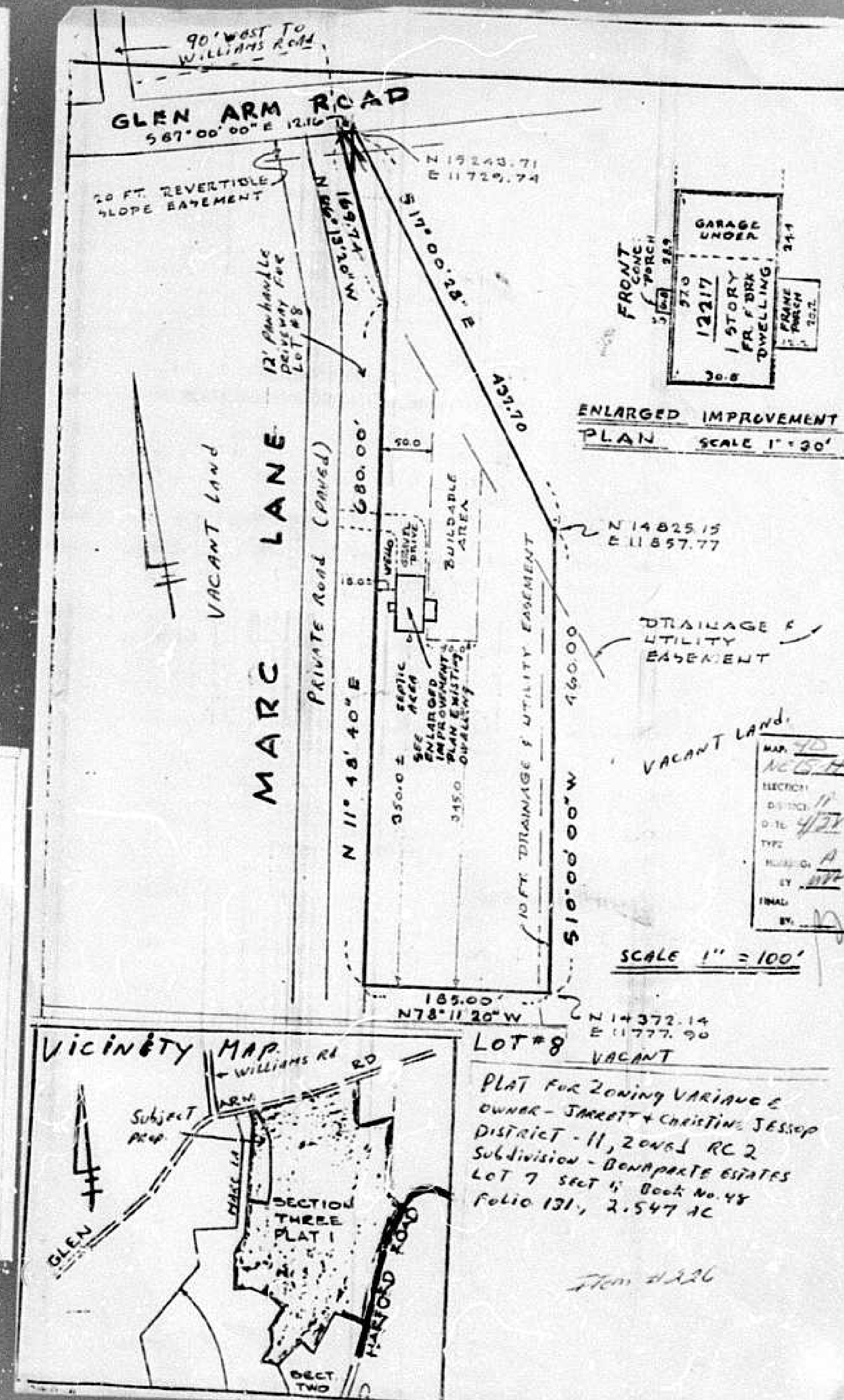
Location of Signs: being interested of Glen Arm Rd.

Remarks: being interested of Glen Arm Rd.

Posted by: William E. Hammond

Signature: William E. Hammond Date of return: 6/17/83

Number of Signs: 4



83-291-A