

84-41-A 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 1B02.3.B (III.C.3) to permit a side setback of 3' in lieu of the required 7'.

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

To construct a minimum width (10'-0") open carport on the side of the existing house.

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
County
Telephone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
County
Telephone No.

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Philip McWilliams, A.I.A.
1025 Cromwell Bridge Road
Towson, Maryland 21204
Phone No. 321-6760

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June, 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 108, County Office Building in Towson, Baltimore County, on the 11th day of August, 1983, at 9:30 o'clock A.M.

(over)

Mr. & Mrs. John B. King, Jr.
126 Charmuth Road
Timonium, Maryland 21093

cc: Philip McWilliams, A.I.A.
1025 Cromwell Bridge Road
Towson, Maryland 21204

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 11th day of June, 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: John B. King, Jr., et ux
Petitioner's Attorney

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

RE: PETITION FOR VARIANCE
N/S of Charmuth Rd., 141' E of
the Centerline of Reuter Rd.,
8th District
OF BALTIMORE COUNTY

JOHN B. KING, JR., et ux,
Petitioners
Case No. 84-41-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.

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 22nd day of July, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. John B. King, Jr., 126 Charmuth Road, Timonium, MD 21093, Petitioners; and a copy was also mailed to Philip McWilliams, A.I.A., 1025 Cromwell Bridge Road, Towson, MD 21204, who requested notification.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition #84-41-A
SUBJECT: John B. King, Jr., et ux

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

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:s1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Mr. & Mrs. John B. King, Jr.
126 Charmuth Road
Timonium, Maryland 21093

RE: Item No. 260 - Case No. 84-41-A
Petitioner - John B. King, Jr., et ux
Variance Petition

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

Dear Mr. & Mrs. King:
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,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Philip McWilliams, A.I.A.
1025 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 8, 1983

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

RE: Item #260 (1982-1983)
Property Owner: John B. & Norma G. King, Jr.
N/S Charmuth Rd. 141' E. from centerline of
Reuter Rd.
Acres: 66.83/82.56 X 133.90/144.12
District: 8th

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 260 (1982-1983).

Very truly yours,

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

RAM:ENM:FWR:ss

R-W Key Sheet & D-SW Key Sheet
50 and 51 NE 1 Pos. Sheets
NE 13 A Topo
61 Tax Map

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

STEPHEN E. COLLINS
DIRECTOR

July 29, 1983

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

Item No. 258/260/261,262,263,264,265,266, and 268. ZAC of June 14, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 258, 260, 261, 262, 263, 264, 265, 266, and 268.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSP/ccm

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~~ granted.

Therefore, IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 12 day of August, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 3 feet in lieu of the required 7 feet for the expressed purpose of constructing a 10' x 22' open carport, in accordance with the site plan filed herein, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Water run-off for the proposed carport shall be directed away from the adjoining property.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING

DATE August 12, 1983
BY May C. Calkins
Clerk

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: July 22, 1983

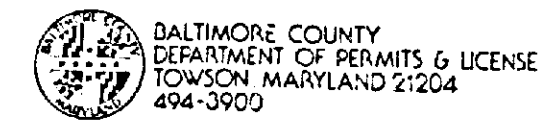
The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #251 - Henry F. & Louise H. Goetz
- Item #252 - Arthur J. & Carol L. Griffin, Jr.
- Item #253 - Marbury B. Fox, Jr.
- Item #256 - Elise V. Landriel, et al
- Item #257 - Howard B. Fisher, et ux
- Item #258 - Shopping Center Associates
- Item #259 - S L C No. 3, Incorporated
- Item #260 - John B. & Norma G. King, Jr.
- Item #261 - Robert L. & Vivian Lynch
- Item #262 - Ann Howell
- Item #264 - Frances C. & Patty A. Principato

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJP/ltb

8/11
84-41-A



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3353

June 21, 1983

Comments on Item # 260 Zoning Advisory Committee Meeting June 14, 1983 are as follows:
Property Owner: John B. & Norma G. King, Jr.
Location: N/S Charmuth Road 141' E. from centerline of Reuter Road
Baltimore County Zoning Code: 3.5
Proposed Zoning: Variance to permit a sideyard setback of 3' in lieu of the required 7'.
Address: 66.83/82.56 x 133.90/144.12
District: 8th

- The items checked below are applicable:
- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 ~~and the Baltimore County Code for the District of Columbia~~ and other applicable Codes.
 - B. A building and other miscellaneous permits 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. An exterior wall erected within 6' of an adjacent lot line shall be of one hour fire resistive construction, an opening permitted within 3'-0" of lot lines. A fire wall is required if construction is on the lot line. See Table 101, line 2, Section 101 and Table 102.
 - F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
 - 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 101.
 - I. Comments Applicant must use One & Two Family Building Code when 3'-0" setback otherwise constructions within 6'-0" of property line would require a 1 hour rating. Porch floor shall be designed to support a 60 pound live load plus dead loads.

NOTES: 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 (Plans Review) at 111 West Chesapeake Ave., 21204.

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

CED:lj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: June 13, 1983

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

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

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

WNP/bp



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-4500

PAUL H. RENCKE
CHIEF

September 15, 1983

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: John B. and Norma G. King, Jr.

Location: N/S Charmuth Road 141' E. from centerline of Reuter Road
Item No.: 260 Zoning Agenda: Meeting of June 14, 1983

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

REVIEWER: *George M. Haggard*
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mh/cm

8/11
84-41-A

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: North side of Charmuth Road, 141 ft. East of the centerline of Reuter Road
DATE & TIME: Thursday, August 11, 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 side yard setback of 3 ft. in lieu of the required 7 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.B (III.C.3) - side yard setback in a D.R. 3.5 zone
All that parcel of land in the Eighth District of Baltimore County

Being the property of John B. King, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 11, 1983 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

August 12, 1983

Mr. and Mrs. John B. King, Jr.
126 Charmuth Road
Timonium, Maryland 21093

RE: Petition for Variance
N/S of Charmuth Rd., 141' E of the center line of Reuter Rd. - 8th Election District
John B. King, Jr., et ux - Petitioners
NO. 84-41-A (Item No. 260)

Dear Mr. and Mrs. King:

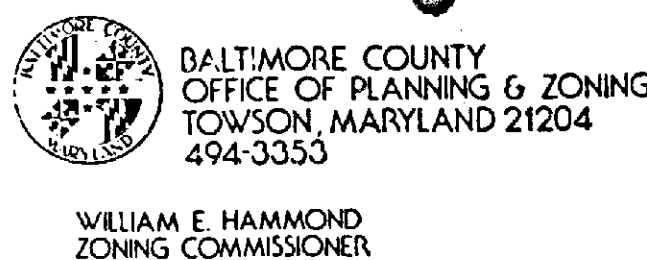
I have this date passed my Order in the above captioned matter in accordance with the attached.

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



July 29, 1983

Mr. & Mrs. John B. King, Jr.
126 Charmuth Road
Timonium, Maryland 21093

Re: Petition for Variance
N/S Charmuth Rd., 141' E of the
c/l of Reuter Road
Case No. 84-41-A

Dear Mr. & Mrs. King:

This is to advise you that \$48.73 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. 119462

DATE 8/11/83 ACCOUNT R-01-326X 615 000

AMOUNT \$48.73

RECEIVED John B. King, Jr.
FROM Advertising & Posting Case #84-41-A

C 026*****487310 8112A

VALIDATION OR SIGNATURE OF CASHIER

244843p52

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 25, 1983
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 20th day of July 1983.

THE TOWSON TIMES
M. Angelillo

Cost of Advertisement, \$ 24.48

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, on July 25, 1983, held a public hearing on the petition for variance submitted by Mr. & Mrs. John B. King, Jr., 126 Charmuth Road, Timonium, Maryland 21093, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, which require that a minimum lot area of 10,000 square feet be maintained. The petitioners request a variance to allow a minimum lot area of 5,000 square feet. The Zoning Commission, after a public hearing, has approved the petition for variance. The Zoning Commission's decision is subject to the approval of the Board of Estimates. The Board of Estimates will hold a public hearing on the petition for variance on August 11, 1983, at 9:30 A.M. in the County Office Building, Room 113, Towson, Maryland. The petitioners are advised that they must appear at the public hearing to defend their petition. The Zoning Commission's decision is subject to the approval of the Board of Estimates. The Board of Estimates will hold a public hearing on the petition for variance on August 11, 1983, at 9:30 A.M. in the County Office Building, Room 113, Towson, Maryland. The petitioners are advised that they must appear at the public hearing to defend their petition.

July 13, 1983

Mr. & Mrs. John B. King, Jr.
126 Charmuth Road
Timonium, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variance
N/S Charmuth Rd., 141' E of the
c/l of Reuter Road
John B. King, Jr., et ux - Petitioners
Case No. 84-41-A

TIME: 9:30 A.M.

DATE: Thursday, August 11, 1983

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

TOWSON, MARYLAND

cc: Philip McWilliams, A.L.A.
1025 Cromwell Bridge Road
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117388

DATE 6/2/83 ACCOUNT 01-615-000

AMOUNT \$35.00

RECEIVED John B. King, Jr.
FROM F. King, Jr. - Timonium #260

C 038*****350010 8022A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 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 1 successive weeks, the first publication appearing on the 11th day of August, 1983, the first publication appearing on the 21st day of July 1983.

THE JEFFERSONIAN
L. Frank Smith
Manager

Cost of Advertisement, \$ 19.25

PETITION FOR VARIANCE
The Zoning Commission of Baltimore County, on July 21, 1983, held a public hearing on the petition for variance submitted by Mr. & Mrs. John B. King, Jr., 126 Charmuth Road, Timonium, Maryland 21093, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, which require that a minimum lot area of 10,000 square feet be maintained. The petitioners request a variance to allow a minimum lot area of 5,000 square feet. The Zoning Commission, after a public hearing, has approved the petition for variance. The Zoning Commission's decision is subject to the approval of the Board of Estimates. The Board of Estimates will hold a public hearing on the petition for variance on August 11, 1983, at 9:30 A.M. in the County Office Building, Room 113, Towson, Maryland. The petitioners are advised that they must appear at the public hearing to defend their petition. The Zoning Commission's decision is subject to the approval of the Board of Estimates. The Board of Estimates will hold a public hearing on the petition for variance on August 11, 1983, at 9:30 A.M. in the County Office Building, Room 113, Towson, Maryland. The petitioners are advised that they must appear at the public hearing to defend their petition.

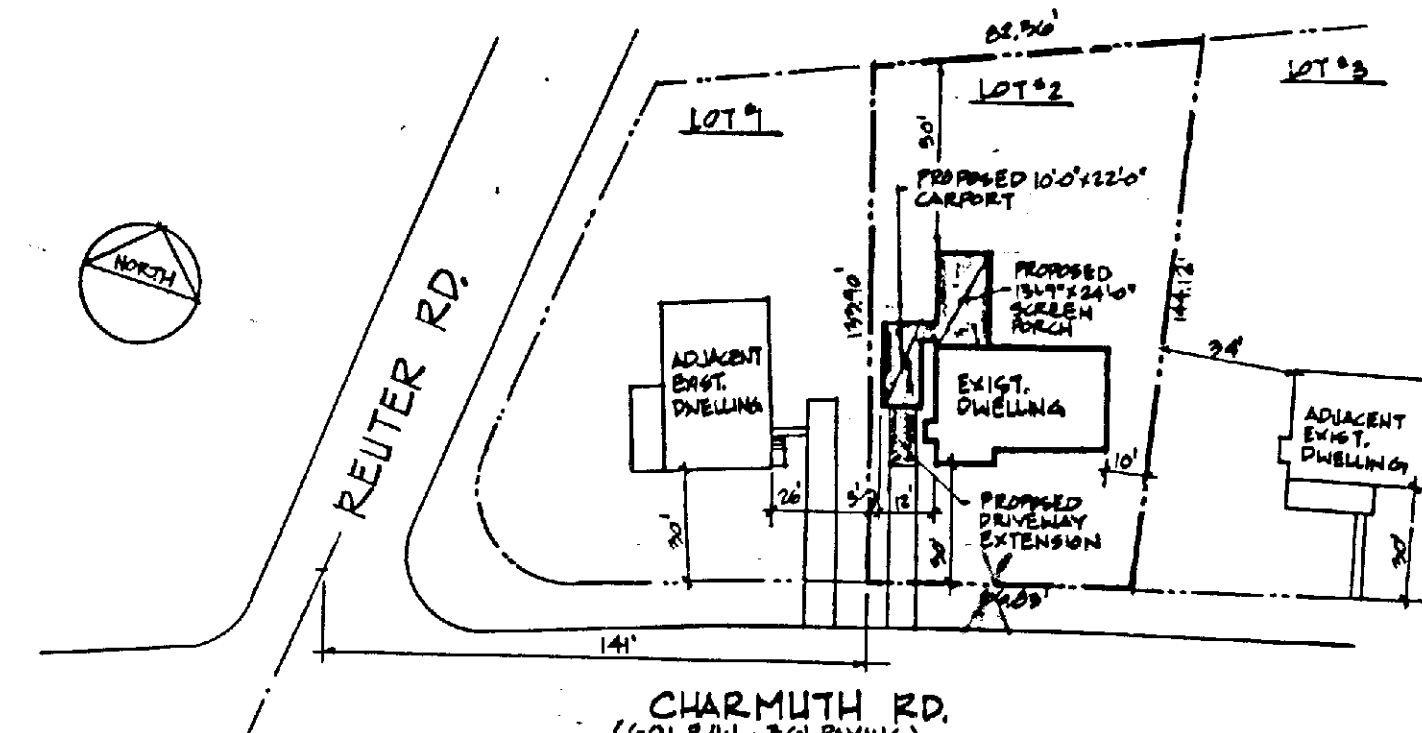
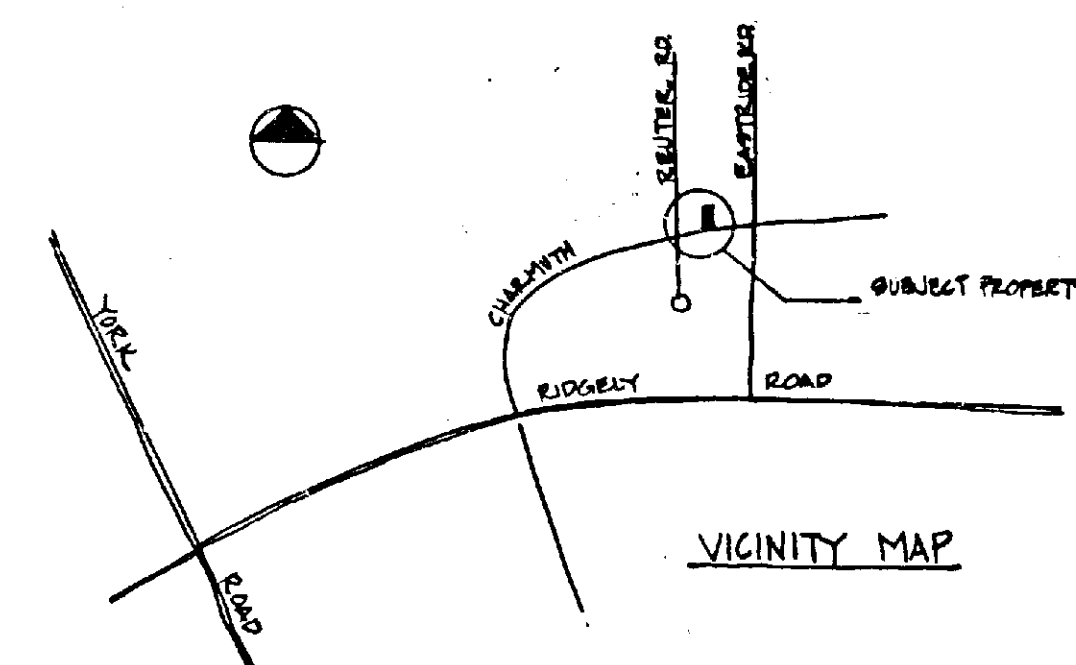
PETITION MAPPING PROGRESS SHEET

FUNCTION	Wait 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: <i>W.R.</i>										
Previous case: <i>Tem #260</i>										
Revised Plans: Change in outline or description										
Map # <i>3C</i>										

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *8* Date of Posting: *7/23/83*
Posted for: *Petition for Variance*
Petitioner: *John B. King, Jr., et ux*
Location of property: *N/S Charmuth Rd., 141' E of the c/l of Reuter Rd.*
Location of Signs: *front of property at factory*
Remarks: *Handwritten notes*
Posted by: *Handwritten signature* Date of return: *7/29/83*
Number of Signs: *1*



PLAT FOR ZONING VARIANCE
OWNER - MR. & MRS. J. KING
DISTRICT - B, ZONED DR 3.5
SUBDIVISION - HAVENWOOD SECTION II
LOT 2, BLOCK G, LIBER 21 FOLIO 98
SUBDIVISION TENTATIVELY APPROVED SEPT. 24 1984
EXISTING UTILITIES IN CHARMUTH RD.
SCALE 1"=50'

PETITIONER'S
EXHIBIT 1