

84-66-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 1B02-3B(208.3) to permit a side yard setback of 25 feet instead of the required 30 feet and a setback of 50' instead of the required 55' from the centerline of the street.

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

To enclosed existing screened in porch as a library, approx. 18 inches over the set back line.

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

Legal Owner(s):  
Steven Jeffrey Toole  
(Type or Print Name)  
Signature  
Thecla Strassner Toole  
(Type or Print Name)  
Signature  
Address  
City and State

8406 ELLISON RD. W 222-7500  
LUTHERVILLE, MD. 21093  
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of July, 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 advertised, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 6th day of September, 1983, at 9:30 o'clock A.M.

Cell Jan  
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

July 28, 1983

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

Re: Item #275 (1982-1983)  
Property Owner: Steven J. & Thecla S. Toole  
S/W corner Jamieson and Ellison Roads  
Acres: 114.56/95.65 X 91.95/102.75  
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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 275 (1982-1983).

Very truly yours,  
Robert A. Norton, P.E., Chief  
Bureau of Public Services

RAM:EM:FW:SS

5-SE Key Sheet  
45 NW & Pos. Sheet  
NW 12 B Topo  
60 Tax Map

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SW Corner of Jamieson & Ellison Rds., 8th District : OF BALTIMORE COUNTY

STEVEN F. TOOLE, et ux, : Case No. 84-66-A  
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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 12th day of August, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Steven J. Toole, 8406 Ellison Road, Lutherville, MD 21093, 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, Zoning Commissioner  
TO: Office of Planning and Zoning Date: August 2, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

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

- Item #275 - Steven J. & Thecla S. Toole
- Item #2 - Jack Irvin Brown, et al
- Item #3 - Maryland Builders, Inc.
- Item #5 - Nile W. Martin
- Item #7 - Paul E. & Alberta G. Nolder
- Item #9 - Ruxton Country School

IJF/ftb

Ian J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 1983

Mr. & Mrs. Steven J. Toole  
8406 Ellison Road  
Lutherville, Maryland 21093

Chairman

RE: Item No. 275 - Case No. 84-66-A  
Petitioner - Steven J. Toole, et ux  
Variance Petition

Dear Mr. & Mrs. Toole:

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, Jr.  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

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

July 28, 1983

ED 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 #275 Zoning Advisory Committee Meeting July 5, 1983 are as follows:

Property Owner: Steven J. & Thecla S. Toole  
Location: SW Cor. Jamieson Rd. and Ellison Rd.  
Existing Zoning: DfR 3.5  
Proposed Zoning: Variance to permit a side street setback of 25' in lieu of the required 30' & a setback from the centerline of the side street of 50' in lieu of the required 55'.  
Acres: 114.56/95.65 X 91.95/102.75  
District: 8

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 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/are 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 6'0" 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 1401, line 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 1401.
- 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 service 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 1401.

I. Comments:

NOTE: 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. Burman, Chief  
Plans Review

CBS:rrj  
PUB 01-82

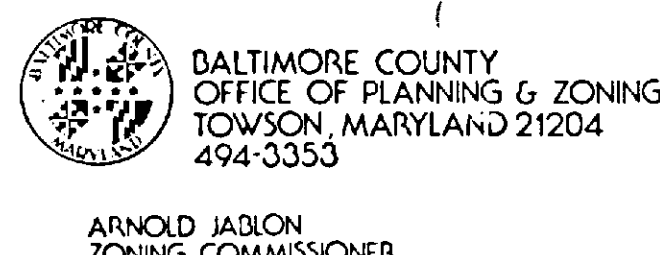
ORDER RECEIVED FOR FILING

DATE September 13, 1983  
BY Mary Campagna (Cult)  
JANUARY 1984

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/should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13 th day of September, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 25 feet in lieu of the required 30 feet and a setback of 50 feet in lieu of the required 55 feet from the center line of the street for the expressed purpose of increasing the habitable area, is hereby GRANTED, from and after the date of this Order subject, however, to the approval of a site plan by the Office of Planning and Zoning.

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



ARNOLD JABLON  
ZONING COMMISSIONER

August 23, 1983

Mr. & Mrs. Steven J. Toole  
8406 Ellison Road  
Lutherville, Maryland 21093

Re: Petition for Variances  
SW/corner of Jamieson and  
Ellison Roads  
Case No. 84-66-A

Dear Mr. & Mrs. Toole:

This is to advise you that \$51.13 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon  
Zoning Commissioner

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

No. 121505

DATE 9/31/83 ACCOUNT R-01-615-000

AMOUNT \$51.13

RECEIVED FROM Steven J. Toole  
FOR Advertising & Posting Case #84-66-A

6 064\*\*\*\*\*51310 4314A

VALIDATION OR SIGNATURE OF CASHIER

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent Towson, Maryland - 21204

Date: July 5, 1983

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

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

RE: Item No: 275, 276, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no hearing on student population.

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

WNP/bp

August 9, 1983

Mr. & Mrs. Steven J. Toole  
8406 Ellison Road  
Lutherville, Maryland 21093

NOTICE OF HEARING  
Re: Petition for Variances  
SW/corner of Jamieson & Ellison Rds.  
Steven F. Toole, et ux - Petitioners  
Case No. 84-66-A

TIME: 9:30 A.M.

DATE: Tuesday, September 6, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake  
Avenue, Towson, Maryland

Arnold Jablon  
Zoning Commissioner  
of Baltimore County

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

No. 117399

DATE 6-14-83 ACCOUNT R-01-615-000

AMOUNT 35.00

RECEIVED FROM F.L. F. A. R. 275 J.L.

6 009\*\*\*\*\*35010 2144A

VALIDATION OR SIGNATURE OF CASHIER

# PETITION FOR VARIANCES

8th Election District

ZONING: Petition for Variances  
LOCATION: Southwest corner of Jamieson and Ellison Roads  
DATE & TIME: Tuesday, September 6, 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 Variances to permit a side yard setback of 25 ft. instead of the required 30 ft. and a setback of 50 ft. instead of the required 55 ft. from the centerline of the street

The Zoning Regulation to be excepted as follows:  
Section 1B02.3B (208.3) - side yard setback and distance from centerline of street in D.R. 3.5 (R.10) zone

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

Being the property of Steven F. Toole, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 6, 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, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon  
Zoning Commissioner Date: August 12, 1983  
FROM: Norman E. Gerber, Director  
Office of Planning and Zoning  
SUBJECT: Steven F. Toole  
et ux 84-66-A

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

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

NEG:JCH:cav

# Legal Description

Zoned Dr 3.5

Beginning at a point on the Southwest corner of Jamieson Road and Ellison Road and known as Lot 8, Block B as shown on the plat entitled "Resubdivision, Plat One, Section Three, Thornleigh" and recorded among the Land Records of Baltimore County in Plat Book G.L.B No. 25, Folio 46

Also known as 8406 Ellison Road



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

ARNOLD JABLON  
ZONING COMMISSIONER

September 13, 1983

Mr. and Mrs. Steven Jeffrey Toole  
8406 Ellison Road  
Lutherville, Maryland 21093

RE: Petition for Variances  
SW/corner of Jamieson and Ellison  
Rds. - 8th Election District  
Steven F. Toole, et ux - Petitioners  
NO. 84-66-A (Item No. 275)

Dear Mr. and Mrs. Toole:

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. Hessian, III, Esquire  
People's Counsel

# CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 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 the 18th day of August, 1983, the 18th day of August, 1983, appearing on the 18th day of August, 1983.

THE JEFFERSONIAN

Cost of Advertisement, \$ 19.25

## PETITION FOR VARIANCE

FOR VARIANCE FROM THE ZONING ORDINANCE OF BALTIMORE COUNTY, MD., TO PERMIT THE CONSTRUCTION OF A 1.5 STORY DWELLING ON A 1.5 ACRE LOT IN THE DR-3.5 ZONE.

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Commission on August 18, 1983, and as the same appears in the public hearing held on August 18, 1983, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

## CERTIFICATE OF PUBLICATION

TOWSON, MD., August 18, 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 successive weeks, the first publication appearing on the 17th day of August, 1983.

THE TOWSON TIMES

Cost of Advertisement, \$ 26.88

## PETITION FOR VARIANCE

FOR VARIANCE FROM THE ZONING ORDINANCE OF BALTIMORE COUNTY, MD., TO PERMIT THE CONSTRUCTION OF A 1.5 STORY DWELLING ON A 1.5 ACRE LOT IN THE DR-3.5 ZONE.

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners, do hereby certify that the following is a true and correct copy of the petition for variance as filed with the Zoning Commission on August 18, 1983, and as the same appears in the public hearing held on August 18, 1983, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

84-66-A

District: 8th Date of Posting: August 18, 1983  
 Posted for: Variance  
 Petitioner: Steven J. Toole et ux  
 Location of property: S.W. Corner of Jamieson and Ellison Roads  
 Location of Sign: Southwest Corner of Jamieson and Ellison Roads  
 Remarks: N.D. Dr. Dr. Dr.  
 Posted by: N.D. Dr. Dr. Dr.  
 Number of Signs: 1

Mr. & Mrs. Steven J. Toole  
 8406 Ellison Road  
 Lutherville, Md. 21093

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

5th Your petition has been received and accepted for filing this day of July, 1983

ARNOLD JABLON  
 Zoning Commissioner

Petitioner Steven J. Toole, et ux Received by: Nicholas B. Commodari  
 Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

