

PETITION FOR ZONING VARIANCE 84-189-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 232-2 Permit Side Yard Set Backs of 13 feet in Lieu of Required 30 feet and Rear Yard Set Back of 10 feet in Lieu of Required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reason: (Indicate hardship or practical difficulty)
Lot too narrow
To relocate existing service garage

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: Legal Owner(s):
(Type or Print Name) Howard W. Dawson

Signature: *Howard W. Dawson* Date: *1/23/84*

Address: 1301 Merritt Boulevard
City and State: Dundalk, MD 21222

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
Howard W. Dawson
2715 Delk Court, Dundalk, MD 21222, 288-5871

Attorney's Telephone No.: 282-3450

ORDERED BY The Zoning Commissioner of Baltimore County, this 29th day of November 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 had before the Zoning Commissioner of Baltimore County Room 106, County Office Building in Towson, Baltimore County, on the 6th day of February 1984, at 10:30 o'clock A.M.

Carl J. ...
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW/S Norris Lane, 84.30' : OF BALTIMORE COUNTY
SW of North Point Blvd.
(8034 Norris Lane)
15th District

HOWARD W. DAWSON, Petitioner : Case No. 84-189-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Robert E. Joy, Esquire, 1301 Merritt Blvd., Dundalk, MD 21222, Attorney for Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1984

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

o/o
Nicholas B. Commodari
Chairman

Robert E. Joy, Esquire
1301 Merritt Boulevard
Baltimore, Maryland 21222

RE: Item No. 122 - Case No. 84-189-A
Petitioner - Howard W. Dawson
Variance Petition

Dear Mr. Joy:

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 client's proposal to relocate the existing service garage to the rear of your client's property, this hearing for setback variances is required. This property was the subject of a previous violation hearing Case No. 82-212-V.

If the hearing officer determines that only one entrance should be allowed, that entrance should be the easternmost entrance since that area is almost entirely zoned commercial.

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
cc: Frank S. Lee
1277 Neighbors Ave 21237

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 122 -ZAC- Meeting of November 29, 1983
Property Owner: Howard W. Dawson
Location: NW/S Norris Lane 84.30' S/W North Point Boulevard
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side yard setback of 13' in lieu of the required 30' and rear yard setback of 10' in lieu of the required 30'.

Acres: 15.330 sq. ft.
District: 15th

Dear Mr. Jablon:

This site should have a only one entrance and that entrance should meet county standards.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3510

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 122 Zoning Advisory Committee Meeting are as follows:

Property Owner: Howard W. Dawson
Location: NW/S Norris Lane 84.30' S/W North Point Blvd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side yard setback of 13' in lieu of the required 30' and rear yard setback of 10' in lieu of the required 30'.
Acres: 15.330 sq. ft.
District: 15th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 State of Maryland Code for the Building and Code, and other applicable Codes.
- X B. A building/ & other / 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. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X 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" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A fire wall is required if construction is on the lot line, see Table 401, Line 2, Section 1107 and Table 1107, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- 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.
- X I. Comments - Service garage buildings must comply with Section 61C.0.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burbanck
Charles E. Burbanck, Chief
Plans Review

CEB:ee

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

January 6, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #122 (1983-1984)
Property Owner: Howard W. Dawson
NW/S Norris Lane 84.30' S/W North Point Blvd.
Acres: 15.330 sq. ft. District: 15th

Dear Mr. Jablon:

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.

Highways:

Norris Lane, an existing public road, is proposed to be further improved in the future, as a 30-foot closed section roadway on a 50-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Control:

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.

Storm Drains:

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.

JUN 20 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 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 Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

IN RE: PETITION ZONING VARIANCES
NW/4 of Norris Lane, 84.30' SW
of North Point Boulevard (8034
Norris Lane) 15th Election
District)
Howard W. Dawson,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-189-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit side yard setbacks of 13 feet instead of the required 30 feet and a rear yard setback of ten feet instead of the required 30 feet, as more fully described on Petitioner's Exhibit 1.

The Petitioner appeared and was represented by Counsel. Frank Lee, a registered land surveyor, testified in behalf of the Petitioner. There were no Protestants.

The Petitioner owns the property in question, which is bifurcated by two distinct zones, D.R.5.5 and B.R. A service garage existing on the property is divided by the zoning line, as shown on Petitioner's Exhibit 1. In June, 1983, the then Zoning Commissioner determined that the service garage was not a permitted use in the D.R.5.5 Zone and found the Petitioner to be in violation of the Baltimore County Zoning Regulations (BCZR). The Zoning Commissioner then ordered the Petitioner to either relocate the business to the B.R. Zone entirely or cease operation.

The Petitioner proposes to relocate the business to the rear of the property, entirely within the B.R. Zone. It would be 13 feet from each side property line and ten feet from the rear property line. The building would be parallel to the rear property line, the only location the building could be placed on the property due to the unique shape of the parcel and the division of the property by the zoning line. The building would be 47.7' x 24.3', the same size as the

existing building. The entrance to the garage would be the easternmost entrance, as shown.

Other buildings in the area are built to the property line and the setbacks requested are not unique to the area, which is heavily commercial. The homes located in the D.R.5.5 Zone, as shown on Petitioner's Exhibit 1, are owned by the Petitioner and are used by himself and his family.

The Petitioner seeks relief from Section 238.2, pursuant to Section 307, of the BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioner seeks relief from here would unduly restrict the use of the

land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of February, 1984, that the Petition for Variances to permit side yard setbacks of 13 feet instead of the required 30 feet and a rear yard setback of ten feet instead of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The Petitioner shall be permitted 180 days from the date of this Order to either relocate the service garage or file a request for rezoning of the D.R.5.5 parcel; if such request for rezoning is made, copies shall be filed with the Zoning Commissioner. The Petitioner shall then have until the adoption of the comprehensive zoning maps by the Baltimore County Council to either relocate, cease operation, or acquire appropriate zoning.
- The Petitioner, if he chooses, may file a Petition for Special Hearing to have the Zoning Commissioner determine the existence of a nonconforming use.
- If the rezoning is acquired or if the service garage is relocated on the subject property, a detailed landscaping plan must be submitted to the Current Planning and Development Division for approval.
- The Petitioner must receive specific approval from the Zoning Commissioner before any building permit shall be issued.

[Signature]
Zoning Commissioner of
Baltimore County

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

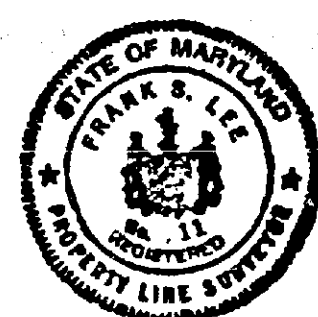
1277 NEIGHBORS AVE. - BALTIMORE, MD. 21227

August 15, 1983

No. 8034 Norris Lane
15th District Baltimore County, Maryland

Beginning for the same on the northwest side of Norris Lane at the distance of 84.30 feet measured southwesterly along the northwest side of Norris Lane from the southwest side of North Point Blvd., thence running and binding on the northwest side of Norris Lane South 62 degrees 14 minutes West 94 feet, thence leaving Norris Lane for five lines of division as follows: North 27 degrees 46 minutes East 120 feet, North 62 degrees 14 minutes East 20 feet, North 27 degrees 46 minutes West 54.73 feet, North 62 degrees 13 minutes East 74 feet and South 27 degrees 46 minutes East 174.73 feet to the place of beginning.

Containing 15,330 square feet of land more or less.
Saving and excepting that portion zoned DR 5.5.



PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: Northwest side Norris Lane, 84.30 ft. Southwest of North Point Boulevard (8034 Norris Lane)
DATE & TIME: Monday, February 6, 1984 at 10:30 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 side yard setbacks of 13 ft. in lieu of the required 30 ft. and rear yard setback of 10 ft. in lieu of the required 30 ft.

Being the property of Howard W. Dawson, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

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

January 25, 1984

Robert E. Joy, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

Re: Petition for Variance - Howard W. Dawson, Pet.
NW/4 Norris Lane, 84.30' SW of North
Point Blvd. (8034 Norris Lane)
Case No. 84-189-A

Dear Mr. Joy:

This is to advise you that \$52.20 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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,

[Signature]
ARNOLD JABLON
Zoning Commissioner

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

DATE 2/6/84 ACCOUNT R-01-612-000

AMOUNT \$52.20

RECEIVED FROM Robert E. Joy, Esquire

FOR KK Advertising & Posting Case #84-189-A (Howard W. Dawson)

CHECK # 00110000052220th 8034

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

February 9, 1984

Robert E. Joy, Esquire
1301 Merritt Boulevard
Baltimore, Maryland 21222

IN RE: Petition Zoning Variances
NW/4 of Norris Lane, 84.30' SW
of North Point Boulevard (8034
Norris Lane) - 15th Election
District
Howard W. Dawson, Petitioner
Case No. 84-189-A

Dear Mr. Joy:

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

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

cc: People's Counsel

JUN 20 1984

January 9, 1984

Robert E. Joy, Esquire
1301 Merritt Boulevard
Dundalk, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variances
NW/S Norris Lane, 84.30 ft. SW of North Point
Blvd. (8034 Norris Lane)
Howard W. Dawson - Petitioner
Case No. 84-189-A

TIME: 10:30 A.M.

DATE: Monday, February 6, 1984

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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 122936

DATE: 11-17-83 ACCOUNT: 12-11-83-177

AMOUNT: 107.17

RECEIVED
FROM: *[Signature]* 122 D. Dawson

1661

C 112*****1000010 5162A

VALIDATION ON SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
TO: _____
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Howard W. Dawson
84-189-A

Date: January 19, 1984

If granted, landscaping to provide screening of this operation from
the adjacent residences should be required.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 1, 1984

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Code Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Robert E. Joy, Esquire
1301 Merritt Boulevard
Baltimore, Maryland 21222

RE: Item No. 122 - Case No. 84-189-A
Petitioner - Howard W. Dawson
Variance Petition

Dear Mr. Joy:

Enclosed please find additional comments submitted
after my original comments of January 27, 1984.

Very truly yours,

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

NBC:bsc

Enclosure

cc: Frank Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

Zoning Item # 122
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 _____

[Signature]
Jan J. Forrester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

January 31, 1984

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: Howard W. Dawson

Location: NW/S Norris Lane 84.30' S/W North Point Blvd.

Item No.: 122 Zoning Agenda: November 29, 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 of _____ 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.

REVIEWED BY: *[Signature]* 1-31-84 Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Robert E. Joy, Esquire
1301 Merritt Boulevard
Baltimore, Md. 21222

Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

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
28th day of November, 1983

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Howard W. Dawson
Petitioner's Attorney: Robert E. Joy, Esquire

Received by: *[Signature]*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 1/24/84
Posted to: *[Signature]*
Petitioner: Howard W. Dawson
Location of property: NW/S Norris Lane, 84.30' SW of North Point Blvd.
Location of Sign: Front of property (at 8034 Norris Lane)
Remarks: *[Signature]*
Signed by: *[Signature]* Date of return: 1/24/84
Number of Signs: 1

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 122 Zoning Advisory Committee Meeting of Nov 29, 1983

Property Owner: Howard Dawson

Location: NW/S Norris Lane District 15

Water Supply: public Sewage Disposal: public

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 appurtenances 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 20 1082 (1)

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984

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 _____ of 1984, time _____ before the _____ day of _____, 1984, the _____ publication appearing on the _____ day of _____, January, 1984.

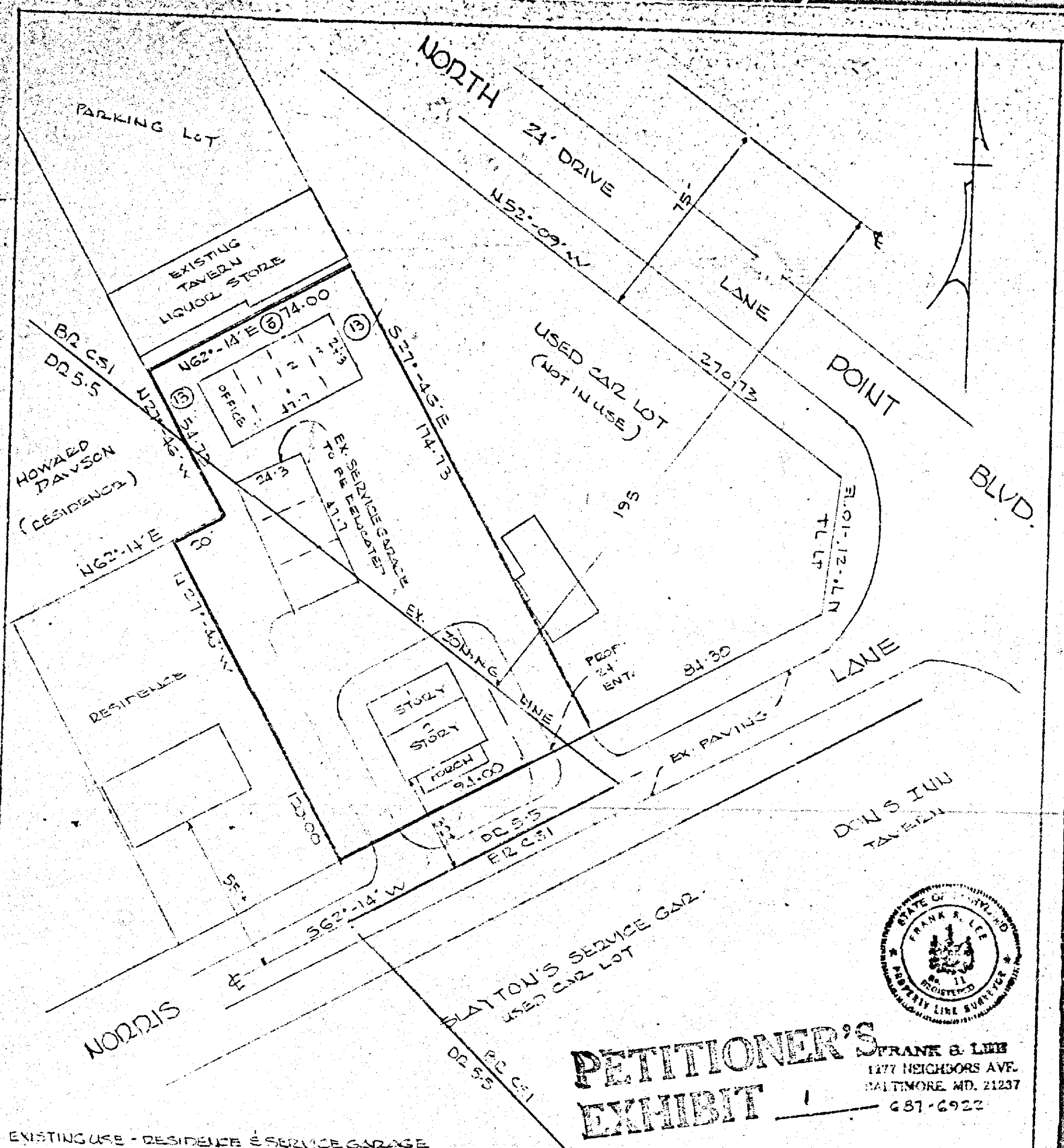
THE JEFFERSONIAN,
[Signature]
Manager

Cost of Advertisement, \$ 19.00

PETITION FOR VARIANCES
15th Election District
ZONING: Petition for Variances
LOCATION: Northwest side of
Norris Lane, 84.30' S/W of North
Point Boulevard (8034 Norris Lane)
DATE & TIME: Monday, February 6,
1984 at 10:30 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 variances to permit the proposed 20 ft. and rear yard setback of 10 ft. in lieu of the required 30 ft. in the 15th election district.
Being the property of Howard W. Dawson, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or at the time of the hearing, on or before the date of the hearing.
BY ORDER OF:
ARNOLD JABLON
Zoning Commissioner
Baltimore County

PETITION FOR VARIANCES
15th Election District
ZONING: Petition for Variances
LOCATION: Northwest side of
Norris Lane, 84.30' S/W of North
Point Boulevard (8034 Norris Lane)
DATE & TIME: Monday, February 6,
1984 at 10:30 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 variances to permit the proposed 20 ft. and rear yard setback of 10 ft. in lieu of the required 30 ft. in the 15th election district.
Being the property of Howard W. Dawson, as shown on plat filed with the Zoning Department.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing or at the time of the hearing, on or before the date of the hearing.
BY ORDER OF:
ARNOLD JABLON
Zoning Commissioner
Baltimore County

JUN 20 1984



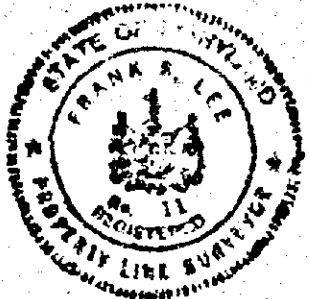
EXISTING USE - RESIDENCE & SERVICE GARAGE
 PROPOSED USE - SAME
 EXISTING ZONING - B2 CSI
 PROPOSED ZONING - SAME, WITH A SPECIAL EXCEPTION FOR A SERVICE GARAGE
 AREA OF LOT - 15,330 SQ. FT.
 AREA OF SERVICE GARAGE - 682 SQ. FT.

TABLE NO. DATA

NO. OF SPACES REQ. (1/200 SQ. FT.) (BLDG 6829) = 3 SPACES
 NO. OF SPACES PROVIDED = 3 SPACES
 NO. DAMAGED OR DISABLED VEHICLES TO BE STORED OUTSIDE
 PARKING LOT TO CONSIST OF CRUSHED RUN - SECT. 409.2-C(2)

MAP	414
SECTION	SE 2-C
DATE	1/1/83
TYPE	A
BY	WJA

PETITIONER'S EXHIBIT



FRANK S. LEE
 1177 NEIGHBORS AVE.
 BALTIMORE, MD. 21237
 681-6922

OWNED

HOWARD DAWSON
 2715 DELK COURT
 DUNDALK, MD. 21222
 288-5871

ATTORNEY

ROBERT JOY
 1301 MEDCITT BLVD.
 DUNDALK, MD. 21222
 282-3450

Item 4122

PLAT TO ACCOMPANY PETITION FOR SIDE AND REAR
 YARD VARIANCES. SIDE YARD VARIANCES OF 13' IN
 LIEU OF REQ 30' AND REAR YARD OF 10' IN LIEU OF REQ. 30'

NO. 8031 NORRIS LANE
 15TH DISTRICT BALTIMORE CO, MARYLAND
 SCALE 1" = 30'
 DATE 8-15-83

