

PETITION FOR ZONING VARIANCE 84-211-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 1, R.R. 2, X, 9.A. to permit a side yard setback of 6' instead of the required 10' and a sum of side yards of 18' instead of the required 25'.
To allow the width of the proposed room addition to be 12' instead of only 8'.

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

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of December 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 106, County Office Building in Towson, Baltimore County, on the 28th day of February 1984, at 9:30 o'clock A.M.

Callahan
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of Overbrook Rd., 643' : OF BALTIMORE COUNTY
NW of Frederick Rd.
(9 Overbrook Rd.),
1st District :
R. WILLIAM CALLAHAN, et ux, : Case No. 84-211-A
Petitioners :

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
Rm. 223, Court House
Towson, MD 21284
494-2158

I HEREBY CERTIFY that on this 7th day of February, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. R. William Callahan, 49 Overbrook Road, Catonsville, MD 21228, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

**BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
February 13, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Mr. & Mrs. R. William Callahan
49 Overbrook Road
Baltimore, Maryland 21228

ooo
Nicholas B. Commodari
Chairman

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

RE: Item No. 149 - Case No. 84-211-A
Petitioner - R. William Callahan, et ux
Variance Petition

Dear Mr. & Mrs. Callahan:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the approval that all parties are made aware of plans or problems with 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

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning

Date: February 13, 1984

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Item
Meeting - December 20, 1983

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

- Item # 143 - Michael Laaky
- Item # 144 - Martin K. Brushwiler
- Item # 146 - Ann Ruth
- Item # 147 - Alvin Wagonheim, et al
- Item # 149 - R. William and Dorothy A. Callahan
- Item # 150 - Oliver Beach Improvement Assoc.

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

IJF/fth

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

February 14, 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: R. William and Dorothy A. Callahan

Location: NE/S Overbrook Rd. 643' N/W Frederick Road
Item No.: 149 Zoning Agenda: Meeting of 12/20/83

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.

REVIEWED BY: *George M. Wagonheim* Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb
2/28 84-211-A

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

STEPHEN E. COLLINS
DIRECTOR

February 9, 1984

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

Item No. 143, 144, 145, 146, 147, and 149 Meeting of December 20, 1983
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 143, 144, 145, 146, 147, and 149.

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

MSF/ccm

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 10, 1984

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

Re: Item #149 (1983-1984)
Property Owner: R. William & Dorothy A. Callahan
N/E/S Overbrook Rd. 643' N/W Frederick Rd.
Acres: 55/25.75 X 122.85/131.75
District: 1st

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.

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 149 (1983-1984).

Very truly yours,

Robert A. Morison
ROBERT A. MORISON, P.E., Chief
Bureau of Public Services

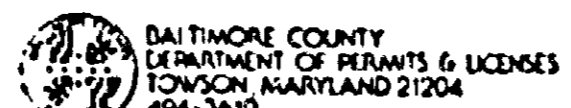
RAM:EAM:FWR:ss

C-NN Key Sheet
7 SW 19 Pos. Sheet
SW 2 E Topo
101 Tax Map

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/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 29th day of February, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 6 feet in lieu of the required 10 feet and a sum of side yards of 18 feet in lieu of the required 25 feet for the expressed purpose of constructing an addition to increase the habitable area of the existing dwelling, is GRANTED, from and after the date of this Order.

Jean M. Deane
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010
110 JAILSON A. JABLON
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
January 17, 1984

Dear Mr. Jablon:
Comments on Item # 119 Zoning Advisory Committee Meeting are as follows:
Property Owner: R. William & Dorothy A. Callahan
Location: NE/S Overbrook Road 643' S/W Frederick Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a minimum side yard setback of 6' in lieu of the required 10' and a sum of side yards of 18' in lieu of the required 25'.
Address: 55/55.75 x 122.85/131/75
District: 1st.

- The items checked below are applicable:
- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 ~~and other applicable Codes.~~
 - B. A building & other ~~miscellaneous~~ miscellaneous ~~is~~ is 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. Non-reproduced seals and signatures are required on Plans and Technical Data.
 - 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 uses group 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 lines, see Table M01, line 2, Section 107 and Table M02, also Section 201c. (3'0" is permitted in Section R-203 if the one & two family code is used.)
 - F. Requested variance appears to conflict 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. Readings 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 complies with the height/area requirements of Table 505 and the required construction classification of Table M01.
 - 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 112 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

CEB:ee

PETITION FOR VARIANCES

1st Election District

ZONING: Petition for Variance
LOCATION: Northeast side of Overbrook Road, 643 ft. Northwest of Frederick Road (49 Overbrook Road)
DATE & TIME: Tuesday, February 28, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

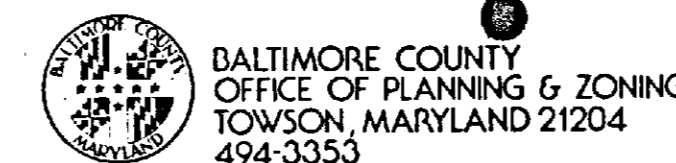
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 6 ft. instead of the required 10 ft. and a sum of side yards of 18 ft. instead of the required 25 ft.

Being the property of R. William Callahan, et ux, 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



ARNOLD JABLON
ZONING COMMISSIONER

Mr. & Mrs. R. William Callahan
49 Overbrook Road
Catonsville, Maryland 21228

Re: Petition for Variances
NE/S of Overbrook Rd., 643' NW of Frederick Rd. (49 Overbrook Road)
R. William Callahan, et ux - Petitioners
Case No. 84-211-A

Dear Mr. & Mrs. Callahan:

This is to advise you that \$39.20 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.

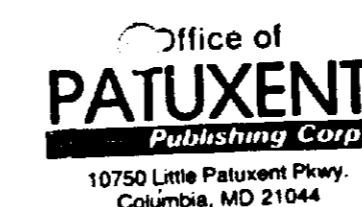
Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
J. Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 2-28-84 ACCOUNT R-01-65-000
AMOUNT \$39.20
RECEIVED Arnette Callahan
for Advertising & Posting Case # 84-211-A
0 018*****392010 82854
VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

BEGINNING on the Northeast side of Overbrook Road 58 wide at the distance of 643 feet 1/4 inch measured Northwesterly and around the curves of said Overbrook Road from the corner formed by the intersection of the Northeast side of Overbrook Road with the Northwest side of Frederick Road as formerly laid out 66 feet wide. Lot No. 29, Plat Book 7, Folio 94. Also known as 49 Overbrook Road in the 1st Election District.



10750 Little Patuxent Place
Columbia, MD 21044

FEBRUARY 9, 19 84

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCES
52416

was inserted in the following:

- Catonsville Times
- Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for ONE successive weeks before the 11 day of FEBRUARY 1984, that is to say, the same was inserted in the issues of

FEBRUARY 9, 1984

PATUXENT PUBLISHING CORP.
By *Margaret Deane*

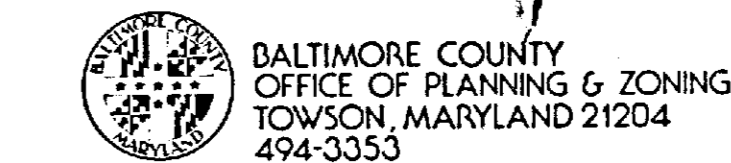
IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF



ARNOLD JABLON
ZONING COMMISSIONER

February 29, 1984

Mr. and Mrs. R. William Callahan
49 Overbrook Road
Catonsville, Maryland 21228

RE: Petition for Variances
NE/S of Overbrook Rd., 643' NW of Frederick Rd. (49 Overbrook Rd.)
1st Election District
R. William Callahan, et ux - Petitioners
NO. 84-211-A (Item No. 149)

Dear Mr. & Mrs. Callahan:

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

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

JMHJ/mc

Attachments

cc: People's Counsel

January 31, 1984

Mr. & Mrs. R. William Callahan
49 Overbrook Road
Catonsville, Maryland 21228

NOTICE OF HEARING

Re: Petition for Variance
NE/S of Overbrook Rd., 643' NW of
Frederick Rd. (49 Overbrook Road)
R. William Callahan, et ux - Petitioners
Case No. 84-211-A

TIME: 9:30 A.M.

DATE: Tuesday, February 28, 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. 124005

DATE: 1/19 ACCOUNT: R-01-615-000
AMOUNT: 135.00

RECEIVED FROM: Callahan
FOR: July fee for Item #149

6 053*****3590 9125A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. R. William Callahan
49 Overbrook Road
Baltimore, Maryland 21228

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
20th day of December, 1983.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: R. William Callahan, Received by: Nicholas B. Commodari
Petitioner's Attorney: _____ Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 9, 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 each of one time ~~successive weeks~~ before the 28th day of February, 1984, the first publication appearing on the 9th day of February, 1984.

THE JEFFERSONIAN,
[Signature]
Manager.

Cost of Advertisement, \$ 18.00

PETITION FOR VARIANCES
1st Election District

ZONING: Petition for Variance
LOCATION: Northeast side of Overbrook Road, 543 ft. Northwest of Frederick Road (49 Overbrook Road)

DATE & TIME: Tuesday, February 28, 1984 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 6 ft. instead of the required 18 ft. and a sum of side yards of 18 ft. instead of the required 25 ft. on the subject lot.

Being the property of R. William Callahan, et ux, 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-211-A

District: 1st Date of Posting: 2-10-84

Posted for: Variance

Petitioner: R. William Callahan et ux

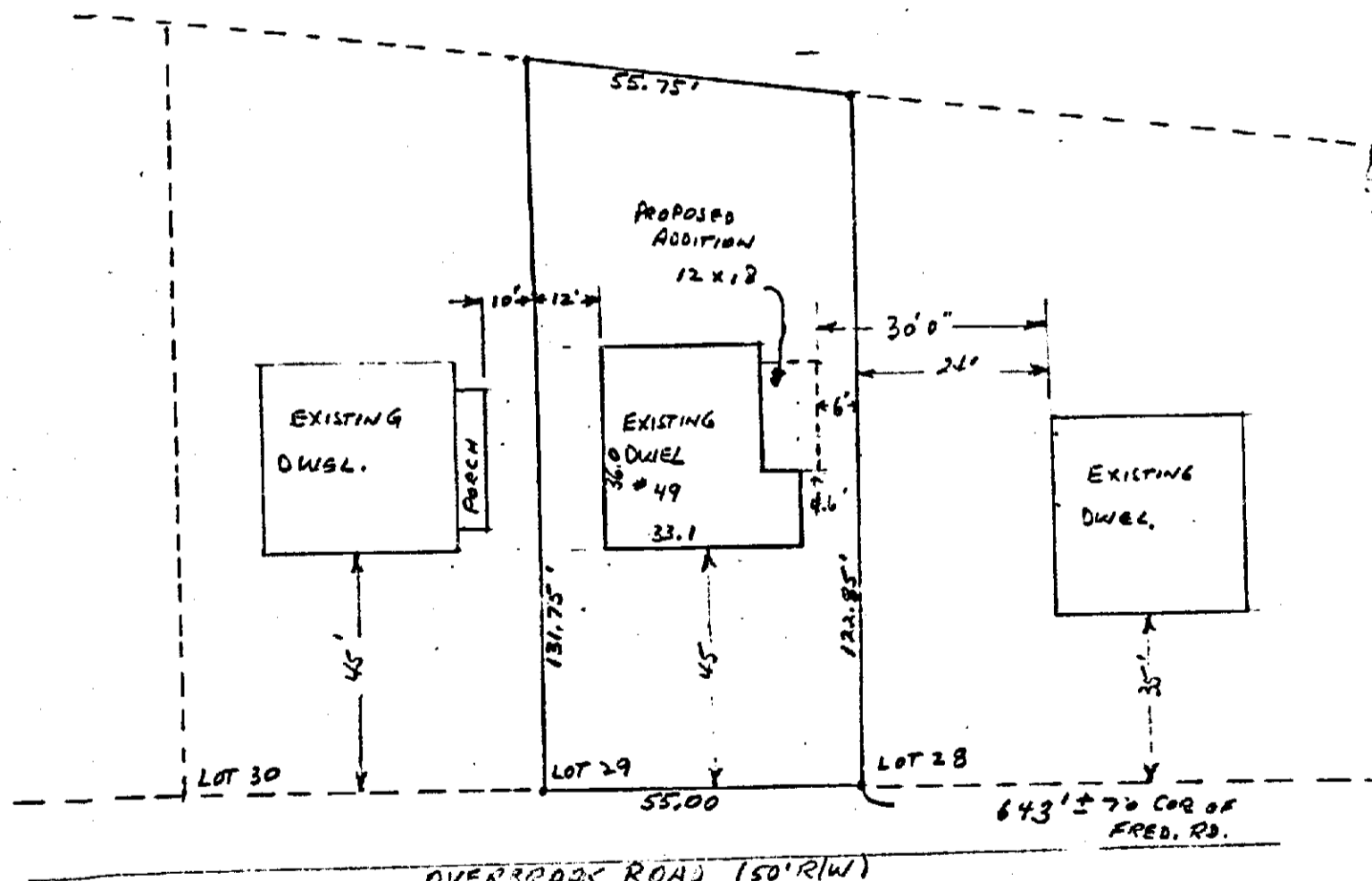
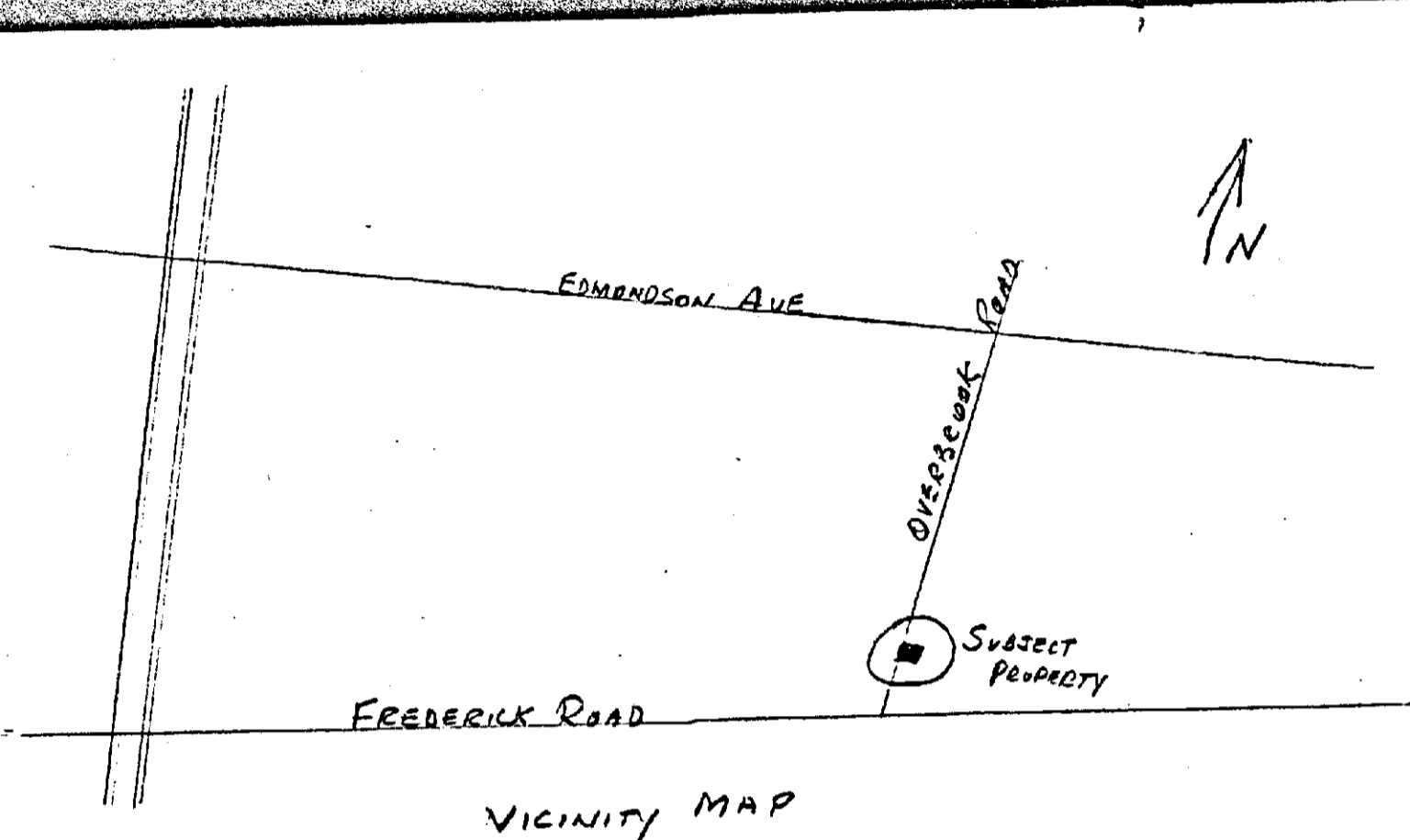
Location of property: NE/S of Overbrook Rd., 643' NW of Frederick Rd.

Location of Signs: On front of 49 Overbrook Road

Remarks: _____

Posted by: S. J. Amth Date of return: 2-17-84
Signature

Number of Signs: 1



MAP: 84-211-A
SUB: 84-211-A
ELECTION: 1
DISTRICT: 1
D. TO: 12/15
TYPE: 19
HEARING: 2/28
FINAL: 2/28
BY: [Signature]

PLAT FOR ZONING VARIANCE
DWEL. - R. William + Dorothy A. Callahan
DISTRICT 1, ZONE D.R. 35
LOT 29, Book No. 7, Folio 94
EXISTING UTILITIES IN OVERBROOK ROAD
SCALE: 1" = 30'



Item #149