

PETITION FOR ZONING VARIANCE 84-259-A
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 103.3 (1A00.3B.3) to permit a side yard setback of 42' in lieu of the required 50'.

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

- 1.) This addition is needed for family comfort and health.
- 2.) A bathroom is needed on first floor, which poses hardship.
- 3.) For a practical layout and for appearance, the house and terrain lend themselves to build this type of addition. The addition's small variance will not bother any other structures because of distance and woods between same.

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
Sponsor for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Sponsor's Telephone No.:
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of February, 1984, 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 3rd day of April, 1984, at 10:15 o'clock A.M.

Call John
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1984

- COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
- Chairman
Nicholas S. Commodari
- 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

Mr. & Mrs. Randle M. Goetze, III
14 Tree Farm Court
Glen Arm, Maryland 21057

RE: Case No. 84-259-A (Item No. 204)
Petitioner - Randle M. Goetze, III,
et ux
Variance Petition

Dear Mr. & Mrs. Goetze:

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 S. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 21, 1984

R-NE Key Sheet
59 NE 15 Pos. Sheet
NE 15 D Topo
53 Tax Map

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

Re: Item #204 (1983-1984)
Property Owner: Randle M. Goetze, III, et ux
W/S Tree Farm Court 793' N. from centerline
Leer Bit Lane
Acres: 131.55/333.76 X 261.09/380.06
District: 11th

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 are not directly involved and are as secured by Public Works Agreement 117409, executed in conjunction with the development of "Lakeside", of which this property is a part.

Development of this property through stripping, grading and stabilization result in a sediment pollution problem, damaging private and public holdings stream 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.

There is a 10-foot drainage and utility easement contiguous to the rear, westernmost outline, of this property.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 204 (1983-1984).

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

RAM:FAM:PMR:es

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

STEPHEN E. COLLINS
DIRECTOR

March 9, 1984

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

ZAC- Meeting of February 14, 1984

Item No. 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 203, 204, 205, 206, 207, 209, 210, 211, 212, 213, and 214.

Michael S. Flanagan
Traffic Engineering Assoc. II

SAJ/ECU

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of
Item #
Property Owner: Randle M. Goetze, III, et ux
Location: 14 Tree Farm Court, Glen Arm, Maryland 21057

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-96 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

CC: James Howell

ORDER RECEIVED FOR FILING

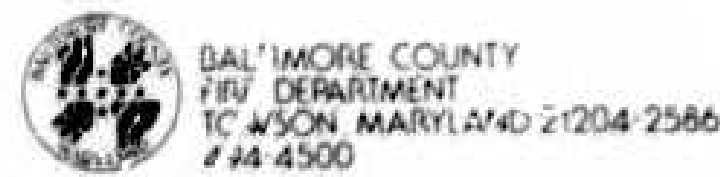
DATE April 6, 1984

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 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 Zoning Commissioner of Baltimore County, this 6th day of April, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 42 feet in lieu of the required 50 feet for the expressed purpose of constructing an addition to increase the habitable area of the existing dwelling, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject to the following:

1. No installation of kitchen facilities within the proposed addition.
2. Approval of a site plan by the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner
Baltimore County



PAUL H. REINCKE
CHIEF

March 2, 1984

Mr. William Hancock
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: Randle M. Goetze, III, et ux

Location: W/S Tree Farm Court 793' N. from c/l Deer Bit Lane

Item No.: 204 Zoning Agenda: Meeting of 2/14/84

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: *Jan M.H. Jung* 3-2-84
Planning & Zoning
Special Inspection Division

Noted and Approved: *George M. McCormick*
Fire Prevention Bureau

/mb



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

March 1, 1984

Dear Mr. Jablon:

Comments on Item # 204, Zoning Advisory Committee Meeting are as follows:

Property Owner: Randle M. Goetze, III, et ux
Location: W/S Tree Farm Court 793' N. from c/l Deer Bit Lane
Baltimore County: B.C. 1
Proposed Zoning: Variance to permit a side yard setback of 42' in lieu of the required 50'.

Acres: 133.55/333.76 x 261.09/380.06
District: 11th.

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 and other applicable codes and other applicable codes.
 - B. A building and/or other structure shall be required before beginning construction.
 - C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required in 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 use groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
 - F. Repeated variance appears to conflict with the Baltimore County Building Code, Section 5.
 - G. A change of occupancy shall be applied for, along with an alteration permit application, and then 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, then 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 305 and the required construction classification of Table 401.
- 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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Charles E. Burdick
Charles E. Burdick, Chief
Plans Review

CD:res

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Lubei, Superintendent

Towson, Maryland - 21204

Date: February 21, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 14, 1984

RE: Item No: 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/lh

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Tree Farm Ct., 793' N of
the Centerline of Deer Bit Lane: OF BALTIMORE COUNTY
(14 Tree Farm Ct.),
11th District :

RANDLE M. GOETZ, III, et ux, : Case No. 84-259-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 21204
494-2188

I HEREBY CERTIFY that on this 21st day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Randle M. Goetze, III, 14 Tree Farm Court, Glen Arm, Maryland 21057, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

ZONING DESCRIPTION

Beginning on the west side of Tree Farm Court, at the distance of 793' North of the center line of Deer Bit Lane
Being Lot #18 on the plat of Lakeside, Book 38
Folio 57. Also known as 14 Tree Farm Court.

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance

LOCATION: West side Tree Farm Court, 793 ft. North of the centerline of Deer Bit Lane (14 Tree Farm Court)

DATE & TIME: Tuesday, April 3, 1984 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

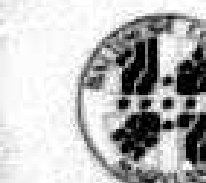
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 42 ft. in lieu of the required 50 ft.

Being the property of Randle M. Goetze, III, 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



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

ARNOLD JABLON
ZONING COMMISSIONER

April 6, 1984

Mr. and Mrs. Randle M. Goetze, III
14 Tree Farm Court
Glen Arm, Maryland 21057

RE: Petition for Variance
W/S Tree Farm Ct., 793' N of the
center line of Deer Bit Lane.
(14 Tree Farm Ct.) - 11th Election
District
Randle M. Goetze, III, et ux -
Petitioners
No. 84-259-A (Item No. 204)

Dear Mr. and Mrs. Goetze:

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

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMJJ/mc

Attachments

cc: People's Counsel

VALUATION # 5