

84-265-A

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 100.1 to permit an accessory structure in the front and side yards in lieu of the required rear yard and a side yard setback of 6 inches in lieu of the required 2 1/2 ft. and to allow an existing accessory structure in the front yard in lieu of the required rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Being waterfront property I am forced to locate the garage between the current dwelling and North Cove Road. The distance between the dwelling and North Cove Road is only 26 feet. This setback variance is required to allow a 3 foot 6 inch walkway between the dwelling and the proposed 24 by 24 foot 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)	(Type or Print Name)
Signature	Signature
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	Address
(Type or Print Name)	City and State
Signature	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Aune Nysola
City and State	Name
Attorney's Telephone No.:	7821 N. Cove Road 477-2456
	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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of April, 1984, at 9:30 o'clock A.M.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1984

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

Re: Item #207 (1983-1984)
Property Owner: Aune Nysola
S/S North Cove Rd. 479' E. from centerline
East Ave.
Acres: 50 X 215 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:
North Cove Road, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway or a 50-foot right-of-way.

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damage 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.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of North Cove Rd., 479' : OF BALTIMORE COUNTY
E of the Centerline of East :
Ave. (7821 North Cove Rd.), :
15th District :
AUNE NYSSOLA, Petitioner : Case No. 84-265-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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 22nd day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Aune Nysola, 7821 North Cove Rd., Baltimore, MD 21219, Petitioner.

Phyllis Cole Friedman
Phyllis Cole Friedman

Item #207 (1983-1984)
Property Owner: Aune Nysola
Page 2
March 28, 1984

Water and Sanitary Sewer:
There is an 8-inch public water main and 8-inch public sanitary sewerage in North Cove Road.

Very truly yours,
Robert A. Morton, P.E.
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWH:sn
5-NE Key Street
27 SE 34 Pos. Sheet
SE 7 1 Topo
111 Tax Map

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

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

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

3/1/84

Re: Zoning Advisory Meeting of 2-14-84
Item # 207
Property Owner: Aune Nysola
Location: 7821 North Cove Rd. 479' E. from centerline East Ave.

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 22-98 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 []
- () Landscaping should be provided on this site and shown on the plan.
- () 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: []

Stephen G. Bober
Stephen G. Bober
Chief, Current Planning and Development

cc: James Howell

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1984

County Office Bldg.,
111 M. Chesapeake Ave.
Towson, Maryland 21204

020
Nicholas B. Commeyari
Chairman

HONORARY
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

Mrs. Aune Nysola
7821 North Cove Road
Baltimore, Maryland 21219

RE: Case No. 84-265-A (Item No. 207)
Petitioner - Aune Nysola, et ux
Variance Petition

Dear Mrs. Nysola:

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 the fact that the front entrance of the existing dwelling faces the western property line, the petition forms were changed to reflect the proposed structure in the front and side yards and to "legalize" the location of the existing shed. The petition forms should be initiated at the time of the scheduled hearing.

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. Commeyari
NICHOLAS B. COMMEYARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

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

TAC- 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
Michael S. Flanagan
Traffic Engineering Assoc. II

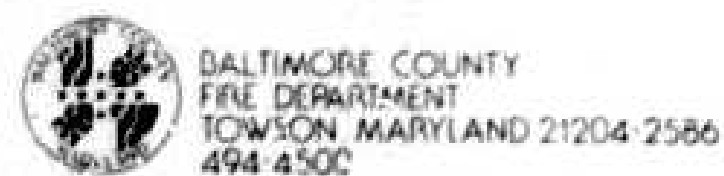
MST/CUM

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1984, that the herein Petition for Variance(s) to permit an accessory structure in the front and side yards in lieu of the required rear yard and a side yard setback of 6 inches in lieu of the required 2 1/2 feet, and to allow an existing accessory structure to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. A system of windows and/or mirrors shall be installed to provide visibility in both directions for drivers exiting the garage.

John M. H. Jones
Deputy Zoning Commissioner
Baltimore County



PAUL H. REINKE
CHIEF

March 2, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Cammariti, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Aune Nyysola
Location: S/S North Cove Road 479' E. from c/l East Avenue
Item No.: 207 Zoning Agenda: 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 100 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.
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: *John J. Kelly* 3-2-84
Planning Group
Special Inspection Division
Approved: *George M. McGehee*
Fire Prevention Bureau

/s/ab



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 # 207 Zoning Advisory Committee Meeting are as follows:

Property Owner: Aune Nyysola
Location: S/S North Cove Road 479' E. from c/l East Avenue
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit an accessory structure 6" from rear lot line in lieu of the required 2 1/2'.

Acres: 50 x 215
District: 15th.

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1961/Connell Bill 3-80.

2. A building permit shall be required before beginning construction.

3. 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 on Plans and Technical Data.

4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

Note: 5. 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 firewall is required if construction is on the lot line. See Table 401, line 3, Section 1107 and Table 1402, also Section 503.2. See One & Two Family Code Section R-203.

6. Requested variance appears to conflict with the Baltimore County Building Code, Section/s

7. A charge 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.

8. 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 401.

9. Comments - The wall of the garage facing the house and utility shed shall also be of one hour rating the same as Item 8 above.

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. Burman
Charles E. Burman, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Duber, Superintendent

Towson, Maryland - 21204

Date: February 21, 1984

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

I.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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Aune Nyysola, et ux
84-265-A

Date: March 29, 1984

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

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

NEG/JGH/sf

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

Date: March 26, 1984

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.

Meeting - February 14, 1984

Item #203 - Leroy Y. Halls, Jr., et al
Item #205 - Margaret R. Budek
Item #206 - Edward Wos, et ux
Item #207 - Aune Nyysola
Item #208 - Joseph P. Ambrose, Sr.
Item #209 - Abell Communications
Item #210 - Security Mini Storage
Item #211 - Charles E. Gebhard, et ux
Item #213 - Charles Walters

Meeting - February 21, 1984

Item #215 - Anthony J. Moken, et ux
Item #219 - Dale T. Volk
Item #220 - Estate of Helen J. Singer

Meeting - March 6, 1984

Item #227 - James J. Ward, III

Meeting - March 20, 1984

Item #230 - James Forbes, et ux
Item #232 - David J. Elevins, et ux

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

4/10
177/rth
84-265-A

ZONING DESCRIPTION

Beginning on the south side of North Cove Road 40 feet wide, at the distance of 479 feet east of the center line of East Avenue, being lot 721, in the subdivision of Lodge Forest, Book No. 7 Folio 152, also known as 721 North Cove Road in the 15th Election District.

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: South side of North Cove Road, 479 ft. East of the centerline of East Avenue (721 North Cove Road)
DATE & TIME: Tuesday, April 10, 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 Variances to permit an accessory structure in the front and side yards in lieu of the required rear yard and a side yard setback of 6 inches in lieu of the required 2 1/2 ft. and to allow an existing accessory structure in the front yard in lieu of the required rear yard

Being the property of Aune Nyysola, 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

March 30, 1984

Ms. Aune Nyysola
7821 North Cove Road
Baltimore, Maryland 21219

Re: Petition for Variances
S/S North Cove Rd., 479' E of c/l of
East Ave. (7821 North Cove Rd.)
Case No. 84-265-A

Dear Ms. Nyysola:

This is to advise you that \$55.00 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.

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

No. 128281

DATE 4/10/84 ACCOUNT R-01-615-010

AMOUNT \$55.00

RECEIVED FROM Aune Nyysola

FOR Advertising & posting costs for Case # 84-265-A

101 *****555010 4106A

VALIDATION OR SIGNATURE OF CASHIER

BLCN
nissioner

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1984

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

cc: 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

Ms. Aune Nyysola
7821 North Cove Road
Baltimore, Maryland 21219

RE: Item No. 207
Petitioner - Aune Nyysola
Variance Petition

Dear Ms. Nyysola:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Department of Permits & Licenses -
Mr. Charles Burnham - 494-3387

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc

April 12, 1984

Ms. Aune Nyysola
7821 North Cove Road
Baltimore, Maryland 21219

RE: Petition for Variances
S/S of North Cove Rd., 479' E of the
center line of East Ave. (7821 North
Cove Rd.) - 15th Election District
Aune Nyysola - Petitioner
No. 84-265-A (Item No. 207)

Dear Ms. Nyysola:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JHMJ/mc

Attachments

cc: People's Counsel

Mrs. Aune Nyysola
7821 North Cove Road
Baltimore, Maryland 21219

NOTICE OF HEARING

Re: Petition for Variances
S/S North Cove Rd., 479' E of the c/l
of East Ave. (7821 North Cove Road)
Aune Nyysola - Petitioner
Case No. 84-265-A

TIME: 9:30 A.M.

DATE: Tuesday, April 10, 1984

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

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

No. 126810

DATE 4/12/84 ACCOUNT R-01-615-020

AMOUNT \$35.00

RECEIVED FROM Clifford Nyysola

FOR Filing fees for Zoning Variances

101 *****355010 4106A

VALIDATION OR SIGNATURE OF CASHIER

Ms. Aune Nyysola
7821 North Cove Road
Baltimore, Maryland 21219

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
14th day of February, 1984.

ARNOLD JABLON
Zoning Commissioner

Received by Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Aune Nyysola, et al
Petitioner's Attorney

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 3/24/84

Posted for: Petition for Variances

Petitioner: Aune Nyysola

Location of property: S/S N. Cove Rd., 479' E of c/l of East Ave.

Location of Sign: facing N. Cove Rd. (at 7821 N. Cove Rd.)

Remarks:

Posted by: Arnold Jablon Date of return: 3/29/84

Number of Signs: 1

CERTIFICATE OF PUBLICATION

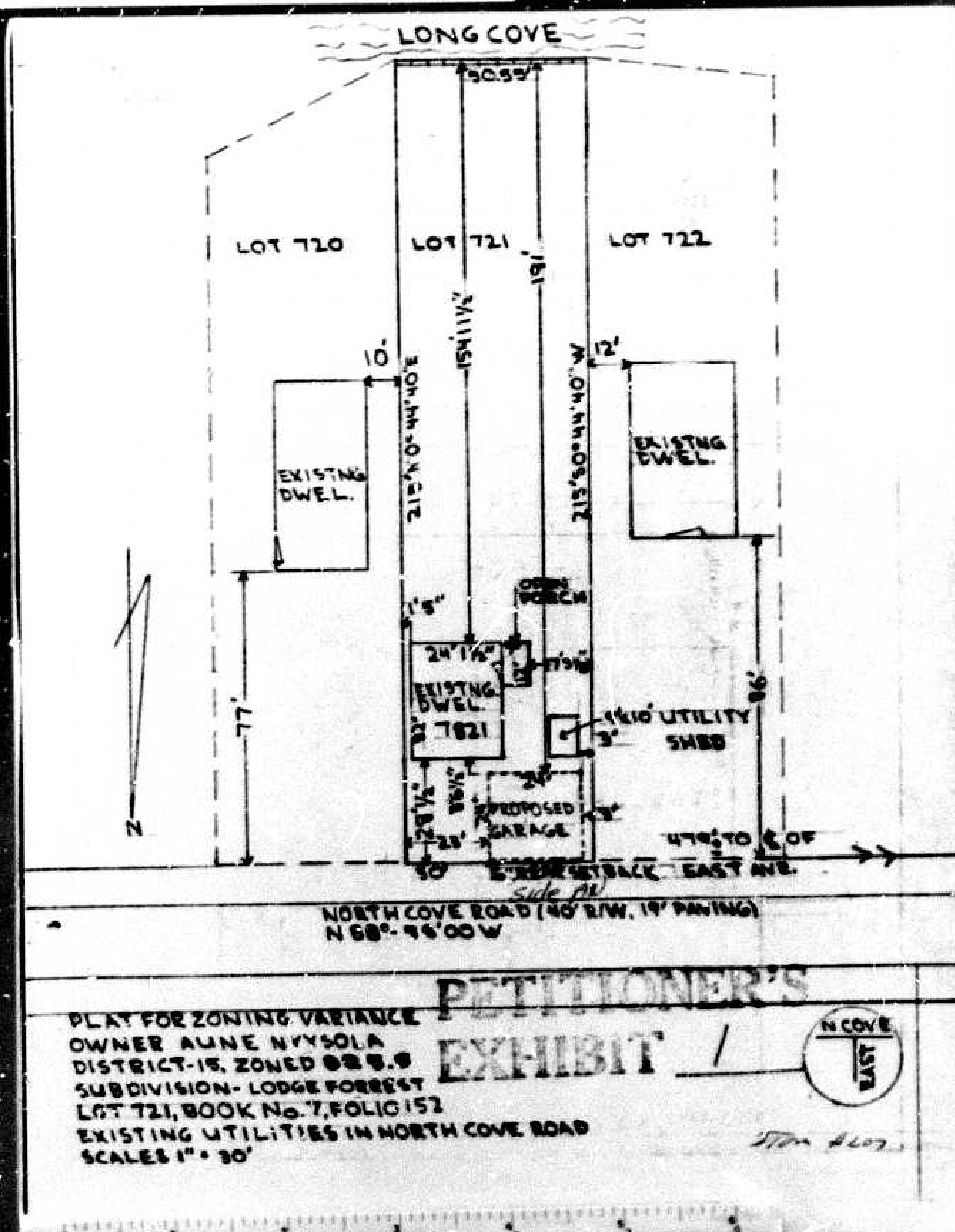
TOWSON, MD., March 22, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., of one time ~~x~~ before the 10th day of April, 1984, the 10th publication appearing on the 22nd day of March 1984.

THE JEFFERSONIAN,

L. Leach Smith
Manager

Cost of Advertisement, \$ 20.00



PLAY FOR ZONING VARIANCE
OWNER AUNE NYYSOLA
DISTRICT-15, ZONED R-1
SUBDIVISION- LODGE FOREST
LOT 721, BOOK No. 7, FOLIO 152
EXISTING UTILITIES IN NORTH COVE ROAD
SCALE 1" = 30'

PETITIONER'S
EXHIBIT 1

N COVE
EAST

VICINITY MAP FOR ZONING VAR.
OWNER AUNE NYYSOLA
LOT 721 NORTH COVE RD.
LODGE FORREST
15TH ELEC. DIST BALTO. CO. MD.
SCALE 200' = 1"

