

PETITION FOR ZONING VARIANCE 84-331-A
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 1802-3.1 (Section VI, C. 2.) 1953 regulations to provide side yard setback of 111 in lieu of the required 251.

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

1. Extension to present building for personal use.
2. Additional space required due to increase size in family.
3. Extension to be partially used for office space for work related duties that are accomplished at home.

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 _____

Legal Owner(s): _____
(Type or Print Name)

Signature _____
Address _____
City and State _____

Attorney for Petitioner: _____
(Type or Print Name)

Signature _____
Address _____
City and State _____

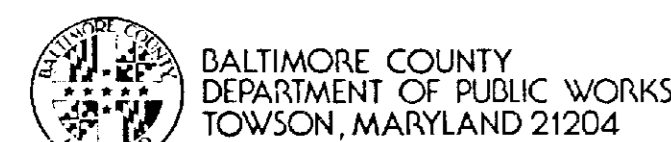
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
Name _____
Address _____
Phone No. _____

Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 17th day of April, 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 108, County Office Building in Towson, Baltimore County, on the 23rd day of May, 1984, at 3:30 o'clock P.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)



HARRY J. PISTEL, P.E.
DIRECTOR

May 4, 1984

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

Re: Item #262 (1983-1984)
Property Owner: Arthur B. Singley, III, et ux
NW/Cor. Ewald Ave. and Stratman Road
Acre: 36.92/52.62 X 100/91.83
District: 7th

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 nuisance 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 #262 (1983-1984).

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

RAM:EMH:FVR:ss
E-34 Key Sheet
14 SE 24 Pos. Sheet
SE 4 F Topo
103 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW Corner Stratman & Ewald : OF BALTIMORE COUNTY
Rds. (8064 Stratman Rd.)
12th District

ARTHUR B. SINGLEY, III, : Case No. 84-331-A
et ux, 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 9th day of May, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arthur B. Singley, III, 8064 Stratman Road, Dundalk, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 21, 1984

Mr. & Mrs. Arthur B. Singley, III
8064 Stratman Road
Baltimore, Maryland 21222

Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Inspection
Urban Department
Project Planning
Sullivan Department
Board of Education
County Administration
Development

RE: Item No. 262 - Case No. 84-331-A
Arthur B. Singley, III, et ux
Variance Petition

Dear Mr. & Mrs. Singley:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI, JR.
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Date: May 16, 1984

FROM: Ian J. Forrest

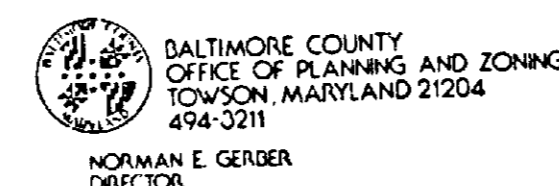
SUBJECT: Zoning Variance Items
Meeting - April 17, 1984

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.

- Item #260 - Dennis Fisher, et ux
- Item #262 - Arthur B. Singley, III, et ux
- Item #266 - William B. DeSandro, et ux
- Item #267 - Joseph D. Deigert, et al
- Item #268 - Robert N. Loman, et ux
- Item #269 - Lottie G. Ports

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

IJF/ETH



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

Re: Zoning Advisory Meeting of 4-17-84
Item #262
Property Owner: Arthur B. Singley, III, et ux
Location: NW/Cor. Ewald & Stratman Roads

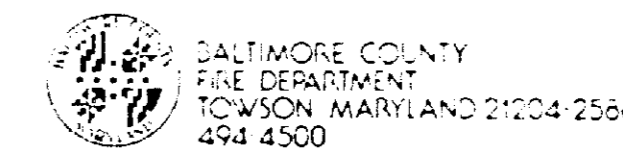
Dear Mr. Jablon:

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 811 178-79. 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 811 178-79, 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
Eugene A. Bober
Chief, Current Planning and Development

cc: James Roswell



PAUL H. REINCKE
CHIEF

May 3, 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: Arthur B. Singley, III, et ux

Location: NW/Cor. Ewald and Stratman Roads

Item No.: 262 Zoning Agenda: Meeting of 4/17/84

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.
- () 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. Legendt*
Planning Group
Special Inspection Division
Noted and Approved: *George M. Legendt*
Fire Prevention Bureau

/mb

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 13th day of June, 1984, that the herein Petition for Variance(s) to permit a side yard setback of 11 feet in lieu of the required 25 feet for the one-story addition, is GRANTED, from and after the date of this Order, subject, however, to the following:

- The 11 foot encroachment shall be no closer to Stratman Road than shown on the plan submitted.

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

ORDER RECEIVED FOR FILING

DATE June 13, 1984
BY Mary C. [Signature]

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3350

April 23, 1984

160 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 # 262 Zoning Advisory Committee Meeting are as follows:

Property Owners: Arthur B. Singley, III, et ux
Location: NW/Cor. Stratman and Ewald Roads
Existing Zoning: D.R. 10-5
Proposed Zoning: Variance to permit a side yard setback of 11' in lieu of the required 25'.

Area: 36,92/52.62 x 100/9 83
District: 73B.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-32 ~~and other applicable codes and other applicable codes.~~
- A building/ & other miscellaneous permit shall be required before beginning construction.
- 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.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503-2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- 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.
- 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 101.

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. Burdick
Charles E. Burdick, Chief
Plans Review

CEB:ee

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

ARNOLD JABLON
ZONING COMMISSIONER

June 13, 1984

Mr. and Mrs. Arthur B. Singley, III
8064 Stratman Road
Dundalk, Maryland 21222

RE: Petition for Variance
NW/Corner of Stratman and
Ewald Roads (8064 Stratman
Road) - 12th Election District
Arthur B. Singley, III, et ux -
Petitioners
No. 84-331-A (Item No. 262)

Dear Mr. and Mrs. Singley:

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

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

JMHJ/mc

Attachments

cc: People's Counsel

Mr. & Mrs. Arthur B. Singley, III
8064 Stratman Road
Dundalk, Maryland 21222

May 1, 1984

NOTICE OF HEARING

Re: Petition for Variance
NW/Cor. Stratman & Ewald Roads
Arthur B. Singley, III, et ux - Petitioners
Case No. 84-331-A

TIME: 9:30 A.M.

DATE: Tuesday, May 29, 1984

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

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 128241

DATE 4/3/84 ACCOUNT 01-615-000
AMOUNT \$ 35.00

RECEIVED FROM Arthur B. Singley III
FOR File Fee For Item # 262

6 057*****35010 0032A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Located on the northwest corner of Ewald & Stratman Rds., and known as Lot 22, Block E, Section 6, is shown on Plot 2 of Eastfield, which is recorded in the land records of Baltimore County in liber 26, folio 102, also known as No. 8064 Stratman Rd.

PETITION FOR VARIANCE

12th Election District
ZONING: Petition for Variance
LOCATION: Northwest corner Stratman and Ewald Roads (8064 Stratman Road)
DATE & TIME: Tuesday, May 29, 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 side yard setback of 11 ft. in lieu of the required 25 ft.

Being the property of Arthur B. Singley, 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

May 22, 1984

Mr. & Mrs. Arthur B. Singley, III
8064 Stratman Road
Dundalk, Maryland 21222

Re: Petition for Variance
NW/Corner Stratman & Ewald Rds.
Arthur B. Singley, III, et ux - Petitioners
Case No. 84-331-A

Dear Mr. & Mrs. Singley:

This is to advise you that \$50.20 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,

No. 130509

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

DATE 5/29/84 ACCOUNT R-01-615-000
AMOUNT \$50.20

RECEIVED FROM Arthur B. Singley III
FOR advertising and posting Case #84-331-A

6 011*****502010 0292A

[Signature]
ARNOLD JABLON
Zoning Commissioner

84-331-A

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 17th day of April, 1984.

[Signature]
ARNOLD JABLON
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Arthur B. Singley, III, received by
Petitioner's Attorney *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 10, 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 the _____ day of _____, 1984, before the _____ day of _____, 1984, the said publication appearing on the _____ day of _____, 1984.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$ _____



PETITION FOR VARIANCE
 12th Election District
 ZONING: Petition for Variance
 LOCATION: Northwest corner Stratman and Ewald Roads (8064 Stratman Road)
 DATE & TIME: Tuesday, May 29, 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.
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 BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

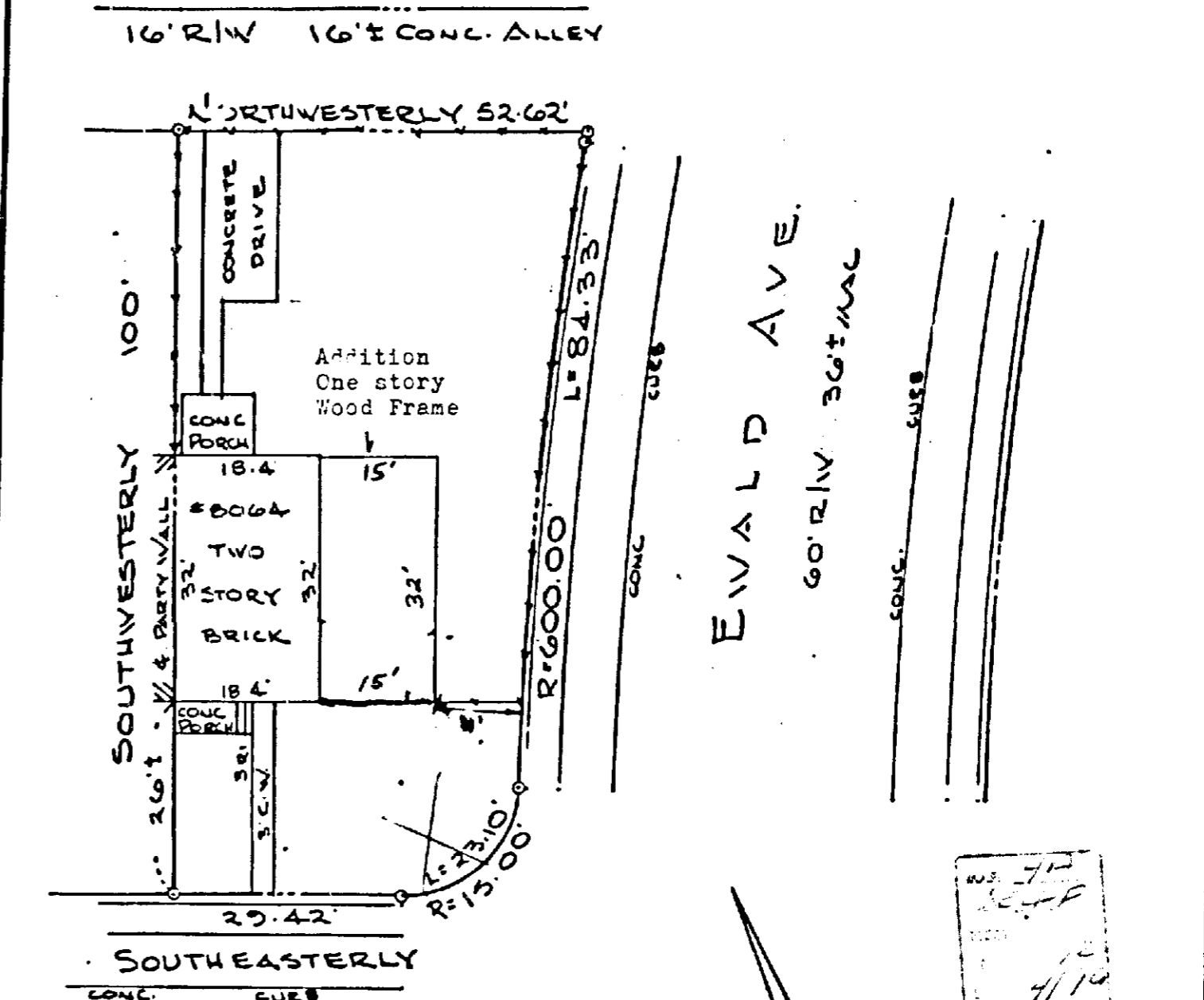
CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12 Date of Posting: 5/23/84
 Posted for: Arthur B. Singley III, et ux
 Petitioner: Arthur B. Singley III, et ux
 Location of property: Northwest corner of Stratman & Ewald Rd
 Location of Signs: front intersection of Stratman & Ewald Rd
 Remarks: _____
 Posted by: David J. Williams Date of return: 5/17/84
 Number of Signs: 1

106385

Plat showing property known as #8064, Stratman Road, Baltimore County, Maryland.

Arthur Singley



STRATMAN RD
 60' R/W 30' T/MAC

CONC CURB
 7' P.A.
 4' C.W.

12TH ELEC. DISTRICT
 Plat for zoning variance
 Owner Arthur & Cheryl Singley
 COUNCILMANIC District 7, Zoned DR10.5
 Subdivision: Eastfield
 Lot 22, Blk. E., Sect. 6, Plat 2
 Book 26, Folio 102, Utilities in Stratman Rd.
 Scale 1" = 20'

