

85-13-A PETITION FOR ZONING VARIANCE 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 1802.3.3. (103.1) to permit front setback of 23 ft. in lieu of the required average of 26.5 ft.

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

1. Insulate front of house from street noises.
2. Cut fuel bills.
3. Would not be cost efficient to put on back of house, since guests would have to go through the bedroom to get to porch.

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)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone No.:
ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1984, at 9:30 o'clock A.M.

Call for
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition Nos. 85-9-A, 85-11-X, 85-13-A,
SUBJECT: 85-14-A, 85-15-SpH, 85-16-SpH

There are no comprehensive planning factors requiring comment on these petitions.

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

NEG/JCH/sf

85-13-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 29th day of May, 1984.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner *Taisto E. Wuorinen, et ux* received by *Nicholas B. Commodari*
Petitioner's Chairman, Zoning Plans
Attorney Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 6, 1984

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

Chairman
Nicholas B. 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. Taisto Wuorinen
718 50th Street
Baltimore, Md. 21224

RE: Item No. 320 - Case No. 85-13-A
Taisto E. Wuorinen, et ux
Variance Petition

Dear Mr. & Mrs. Wuorinen:

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.

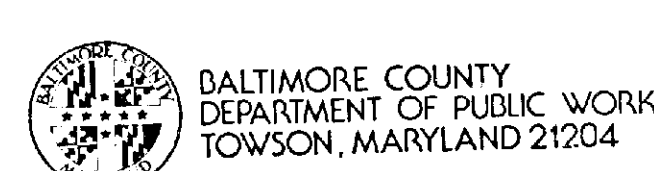
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hsc

Enclosures

cc: Patio Enclosures, Inc.
200 E. Penrod Court
Glen Burnie, Md. 21061



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 18, 1984

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

Re: Item 320 (1983-1984)
Property Owner: Taisto E. Wuorinen, et ux
W/S 50th Street 203' N. from center-line German Hill Rd.
Acre: 50 X 125 District: 12th

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.

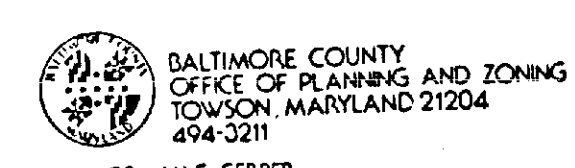
General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 320 (1983-1984).

Very truly yours,
Gilbert S. Benson
GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:PWR:iss
P-E Key Sheet
6 SW 18 Pos. Sheet
SE 2 E Topo
96 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER
DIRECTOR

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

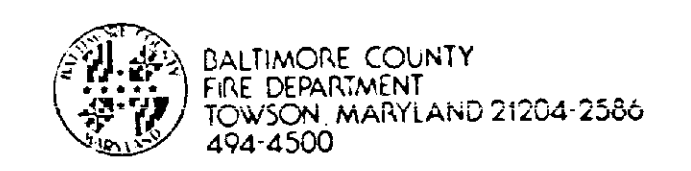
Re: Zoning Advisory Meeting of 5-24-84
Item # 320
Property Owner: Taisto E. Wuorinen, et ux
Location: W/S 50th Street
N of German Hill Rd.

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.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () 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 to this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The circulation on this site is not satisfactory.
- () 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 area is _____.
- () The property is located in a traffic area controlled by a "g" 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: _____

Ernest A. Boser
Ernest A. Boser
Chief, Current Planning and Development



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

June 18, 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: Taisto E. Wuorinen, et ux

Location: W/S 50th Street 203' N. from c/l German Hill Road
Item No.: 320
Zoning Agenda: Meeting of 5/29/84

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.

- (X) 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.

Noted and Approved: *George M. Regan*
REVIEWED: *George M. Regan*
Planning/Group
Special Inspection Division
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 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 Deputy Zoning Commissioner of Baltimore County, this 17th day of July, 1984, that the herein Petition for Variance(s) to permit a front yard setback of 23 feet in lieu of the required average of 26.5 feet for the expressed purpose of enclosing the existing porch, is GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING

DATE July 17, 1984
BY May Conner (clerk)

PETITION FOR VARIANCE

12th Election District

ZONING: Petition for Variance
LOCATION: West side 50th Street, 203 ft. North of the centerline of German Hill Road (718 50th Street)
DATE & TIME: Tuesday, July 17, 1984 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

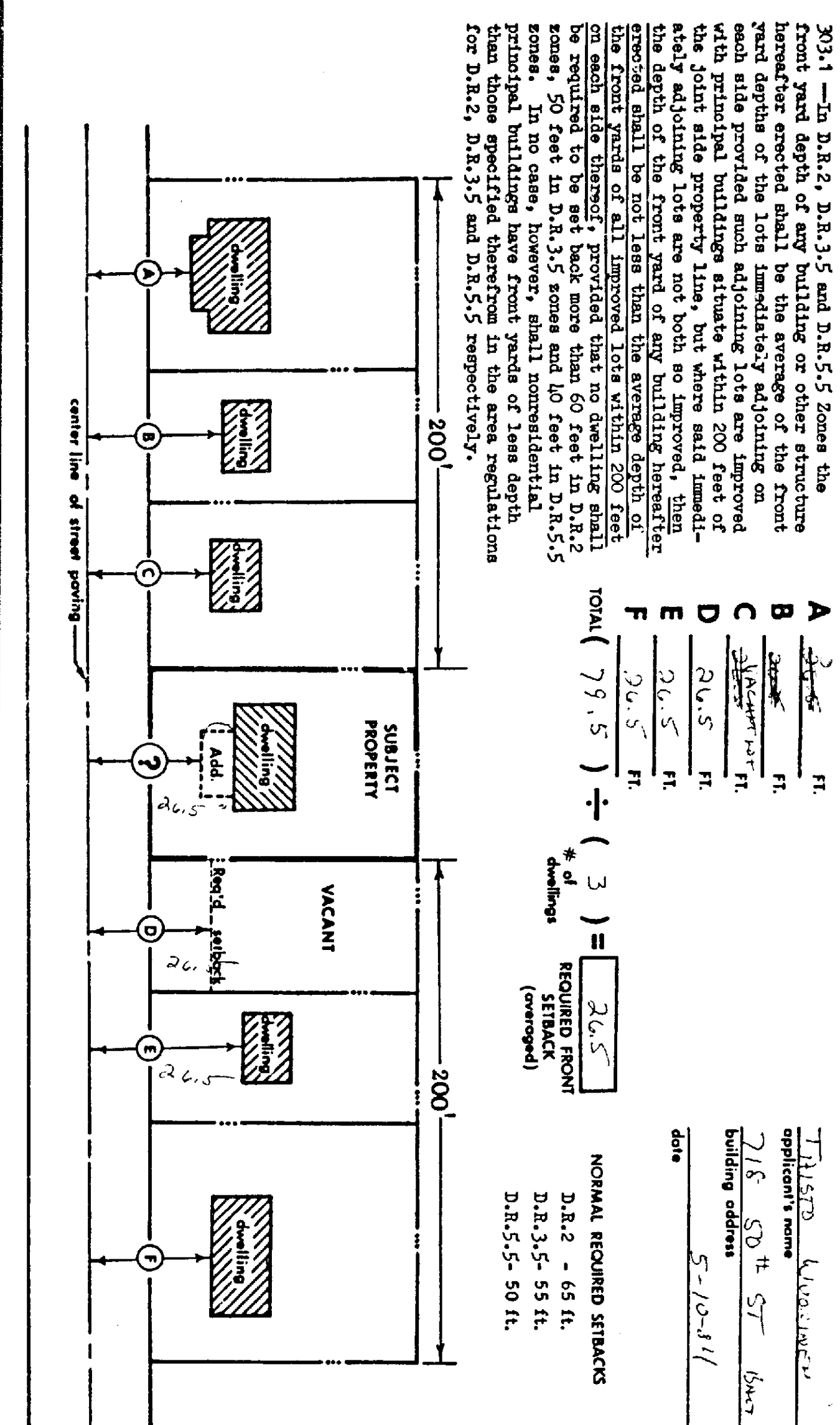
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit front yard setback of 23 ft. in lieu of the required average of 26.5 ft.

Being the property of Taisto E. Wuorinen, 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



SITE PLAN TO BE USED IN DETERMINING FRONT YARD DEPTHS IN RESIDENCE ZONES
WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT DEPTED
Reference - Section 303.1 Baltimore County Zoning Regulations

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S 50th St., 203' N of : OF BALTIMORE COUNTY
the Centerline of German Hill Rd. (718 50th St.), :
12th District :
TAISTO E. WUORINEN, et ux, : Case No. 85-13-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
434-2188

I HEREBY CERTIFY that on this 22nd day of June, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Taisto E. Wuorinen, 718 50th Street, Baltimore, MD 21224, Petitioners; and Patio Enclosures, Inc., 200 E. Penrod Court, Glen Burnie, MD 21061, which requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF POSTING

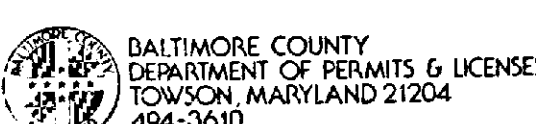
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12 Date of Posting 6/20/84
Posted for: Petition for Variance
Petitioner: Taisto E. Wuorinen, et ux
Location of property: W/S 50th St., 203' N of German Hill Rd.
Location of Sign: Front of property at 718 50th St.
Remarks: See 2nd floor plan
Posted by: David J. Goldman Date of return: 7/16/84
Number of Signs: 1

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle
38 N. Dundalk Ave.
Dundalk, Md. 21222 June 28, 1984
THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #57059 - REQ. #163157. PETITION FOR VARIANCE was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one SUCCESSIVE weeks before the 29th day of June 1984; that is to say, the same was inserted in the issues of June 28, 1984

Kimbel Publication, Inc.
per Publisher.



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3000
June 22, 1984
TED JAKESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 320 Zoning Advisory Committee Meeting are as follows:

Property Owner: Taisto E. Wuorinen, et ux
Location: W/S 50th Street 203' N. from c/l German Hill Road
Existing Zoning: D.R. 5-55
Proposed Zoning: Variance to permit a front yard setback of 23' in lieu of the required average of 26.5'.

Acres: 50 x 125
District: 12th

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 ~~except where otherwise specifically noted~~ and other applicable codes.

B. A building/ 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.

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 lines. A firewall is required if construction is on the lot line, see Table 601, line 2, Section 1607 and Table 1602, also Section 501.2.

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

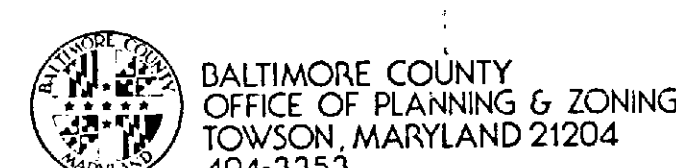
G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered or Licensed 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 200 and the required construction classification of Table 101.

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 committed 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. Burnham
Charles E. Burnham, Chief
Plans Review



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
July 17, 1984

ARNOLD JABLON
ZONING COMMISSIONER

Mr. and Mrs. Taisto E. Wuorinen
718 50th Street
Baltimore, Maryland 21224

Mr. and Mrs. Wuorinen:

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

Very truly yours,
John M.H. Jung
JOHN M.H. JUNG
Deputy Zoning Commissioner

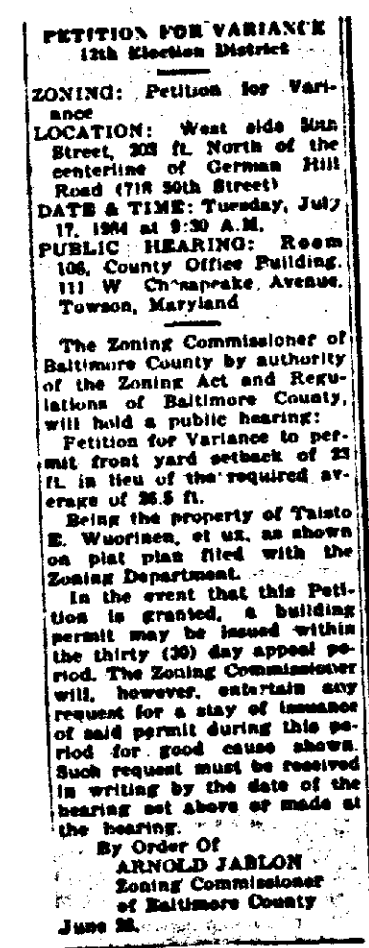
JMJH/mc

Attachments

cc: Patio Enclosures, Inc.
200 E. Penrod Court
Glen Burnie, Maryland 21061

People's Counsel

RE: Petition for Variance
W/S of 50th Street, 203' N of the center line of German Hill Rd. (718 50th Street) - 12th Election District



CERTIFICATE OF PUBLICATION

TOWSON, MD., June 28, 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., appearing on June 28, 1984.

THE JEFFERSONIAN,
78 Kentel
Publisher

\$20.00

