

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 1-102.3C.1. (301.1) to permit a side yard setback of 30' instead of the required 7' 1/2'.

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

See Attached Copy

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, or we, do solemnly declare and affirm, under the penalties of perjury, that I, or 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 _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of October, 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 November, 1984, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

85-140-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 2nd day of October, 1984.

Petitioner Carville E. Link
Petitioner's Attorney _____

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

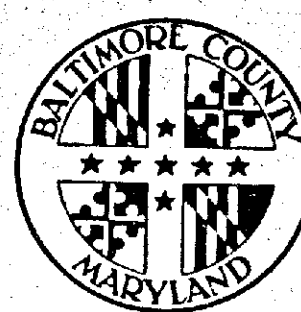
Petition for Zoning Variance - attachment

- I have asbestos lung cancer and under the care of Dr. Tchekmedyan at the cancer clinic of the University of Maryland Hospital.
- I have high blood pressure and stress treated by Dr. Soon Ja Kim, 5508 Main Street, Elkridge, Maryland 2122.
- I am unable to park my car in the driveway due to the bird droppings and mess from the peon trees in my neighbor's yard at 1262 Locust Avenue.
- My car has been vandalized and damaged when parked in front of my home at 1260 Locust Avenue.
- No snow will have to be removed from driveway with new carport location.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

ENCLOSURE

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 9, 1984
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition Nos. 85-140-A,
SUBJECT: 85-141-A, 85-142-A, 85-143-A

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

Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1984

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

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. Carville E. Link
1260 Locust Avenue
Baltimore, Maryland 21227

RE: Item No. 82 - Case No. 85-140-A
Petitioner - Carville E. Link
Variance Petition

Dear Mr. Link:

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
Chairman
Zoning Plans Advisory Committee

NEC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

November 1, 1984

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

Re: Item #82 (1984-1985)
Property Owner: Carville E. Link
N/S Locust Ave. 177' W. from centerline
Highview Ave.
Acres: 60 x 105
District: 13th

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 Comments:

As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EM:ROP:SS

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
204-3211
NORMAN E. GERBER
DIRECTOR

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

10/24/84

Re: Zoning Advisory Meeting of 10/24/84
Item # 82
Property Owner: Carville E. Link
Location: N/S Locust Ave.
W of Highview 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.

- (X) 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 22-88 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: _____

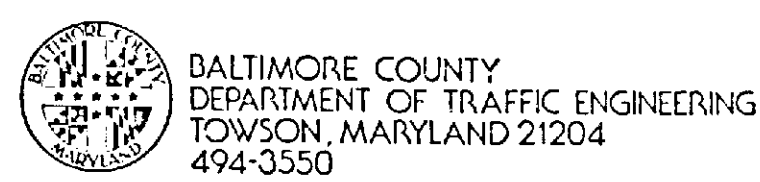
Eugene A. Bober
Chief, Current Planning and Development

cc: James Howell

MAP 1-1351

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 /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

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

Item No. 80, 81, 82, 83, and 84 ZAC- Meeting of October 2, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

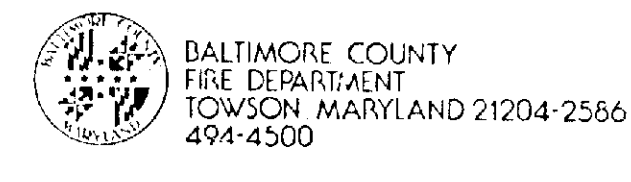
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 80, 81, 82, 83, and 84.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Carville E. Link

Location: N/S Locust Avenue 177' W. from c/l Highview Avenue

Item No.: 82 Zoning Agenda: Meeting of 10/2/84

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.

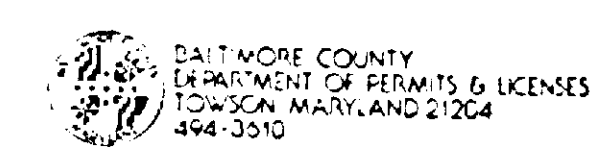
(X) 5. The building and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Noted and Approved: George M. McGowan
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

Dear Mr. Jablon:

Comments on Item # 82 Zoning Advisory Committee Meeting are as follows:

Property Owner: Carville E. Link
Location: N/S Locust Avenue 177' W. from c/l Highview Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 30' in lieu of the required 75'.

Acres: 60 x 105
District: 13th.

The items checked below are applicable:

(X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and other applicable Codes.

(X) A building/ & other _____ 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.

(X) 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 401, Line 2, Section 407 and Table 402, 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 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.

I. Comments _____

NOTES: 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, Chief
Plans Review

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Locust Ave., 177' : OF BALTIMORE COUNTY
W of the Centerline of :
Highview Ave. (1260 Locust :
Ave.), 13th District :
CARVILLE E. LINK, Petitioner : Case No. 85-140-A

ENTRY OF APPEARANCE

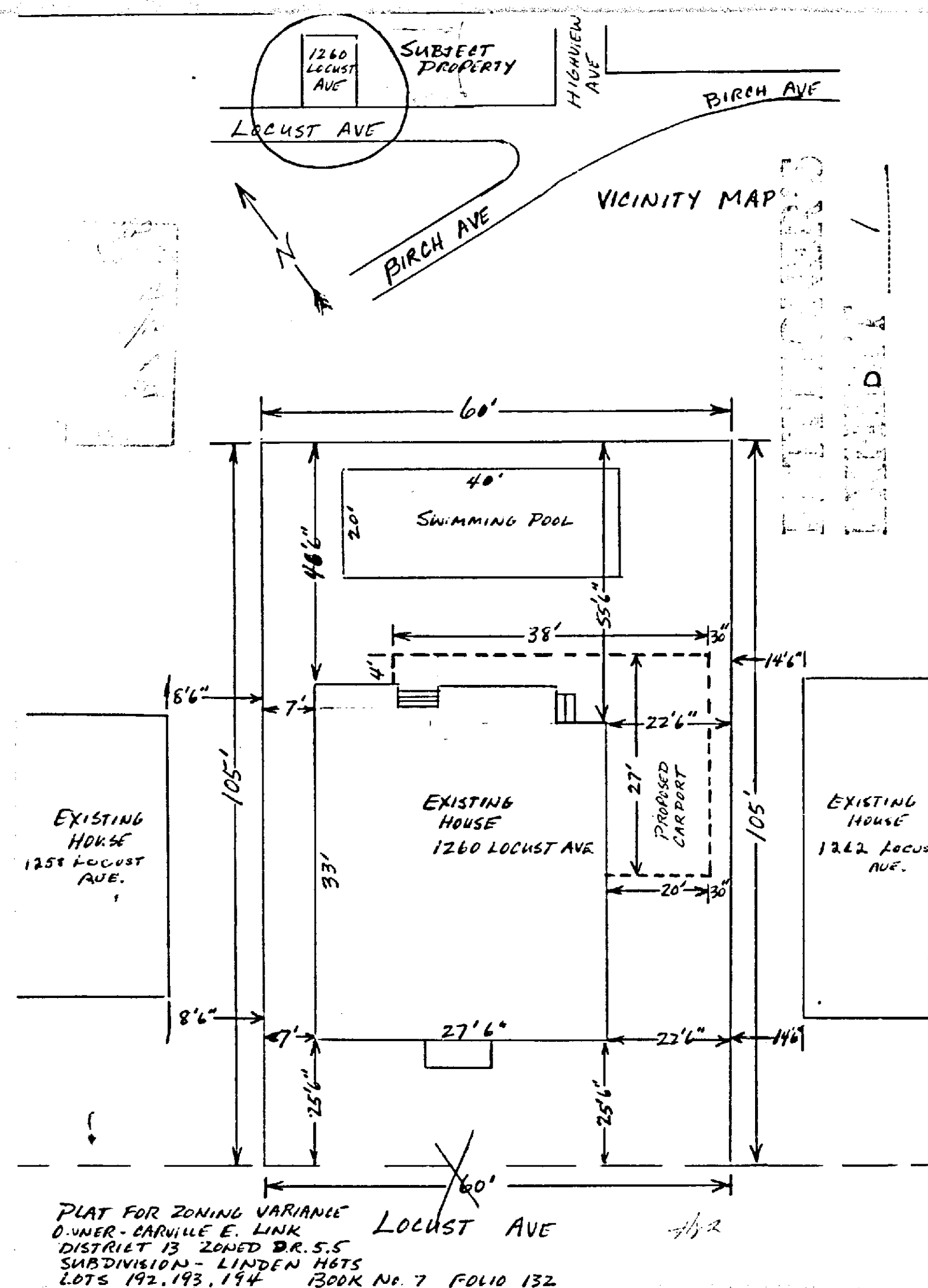
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 29th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. Carville E. Link, 1260 Locust Ave., Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



October 18, 1984

Mr. Carville E. Link
1260 Locust Avenue
Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Variance
N/S of Locust Avenue, 177' W of
c/l of Highview Avenue (1260 Locust Ave.)
Carville E. Link, Petitioner
Case No. 85-140-A

TIME: 10:00 A.M.

DATE: Monday, November 19, 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. 133294

DATE: 12/1/84 ACCOUNT: 11-11-84
AMOUNT: 35.00
RECEIVED FROM: L. Link
FOR: F. E. Link, 82-1-1

6 007*****35,0018 420.4

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
13th District, 13th Ward, of
Baltimore County, 177' West of
the Centerline of Highview Avenue
(1260 Locust Avenue)
Carville E. Link, Petitioner
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson, Maryland
The Zoning Commission of
Baltimore County, in accordance
with the provisions of Article 21
of the Charter of Baltimore County,
will hold a public hearing.
Petition for Variance to permit a
side yard setback of 30' in lieu of
the required 75' setback.
Being the interest of Carville E.
Link as owner of the property.
No Zoning Office.
The Zoning Commission will be
held on the 19th day of November
at 10:00 A.M. The Zoning Commission
will hear the Petitioner and the
People's Counsel. The Zoning Commission
may grant or deny the Petition.
Any interested party may appear
and be heard. The Zoning Commission
will hold the hearing on the 19th day
of November at 10:00 A.M. in Room 106,
County Office Building, 111 West
Chesapeake Avenue, Towson, Maryland.
BY ORDER OF:
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

November 1 19 84

THIS IS TO CERTIFY that the annexed advertisement of

PETITION FOR VARIANCE

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 3 day of November 19 84, that is to say,
the same was inserted in the issues of

November 1, 1984

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

