PETITION FOR ZONING VALIANCE 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 2, art hereof, hereby petition for a 1 BO2. 3C.1 to permit lot widths of 50' in leiu of the 55' width .Section 400.1 to permit an accessory structure (existing) 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) 1. All other lots are 50' lots. (Lodge Forest sub-division #10-76/77 was approved prior to adoption of the 55' wide regulation.) 2. Variance approval will permit one building lot for the petitioner. one building lot for the petitioner's 4. Petitioner owns no adjacent property that could be used to widen Property is to be posted and advertised as prescribed by Zoning Regulations. 5. The shed is already existing.
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: JAMES TITOMAS HORAN (Type or Print Name) Times Thomas Signature CAROLYN ANN HORAN (Type or Print Name) Carolyn ann Horan City and State Attorney for Petitioner: 687-6342 442 Grovethorn Rd. (Type or Print Name) Balto. Co., Maryland 21220 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Howard R. Mason, Jr. P.E. City and State 9826 Fox Hill Rd. 21128 Attorney's Telephone No.: ____ ORDERED By The Zoning Commissioner of Baltimore County, this _____16th_____ day of ____October______, 19_84___, that the subject matter of this petition be advertised, as required by the Zoming 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 _____3rd ____ day of ___December _____, 19.84 , at 10:00 o'clock A._M.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204 HARRY J. PISTEL, P. E. DIRECTOR

November 16, 1984

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

Re: Item #98 (1984-1985) Property Owner: James T. Horan, et ux S/S Iroquois Ave. 20' W. Bay Front Rd. Acres: 50 X 225 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

General Comments:

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

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.

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.

This property is located in a "Critical Area". Existing contours do not match County field run topography. County topo indicates that the site is low-lying.

The amount of impervious surface and proposed disturbed areas have not been provided. The area to be disturbed will determine whether the site is exempt from the requirements of storm water management.

The 100-year tidal flood elevation at this location is 9.4. The lowest floor elevations of 10.5 are acceptable.

RE: PETITION FOR VARIANCES S/S of Iroquois Ave., 20' W of Bay Front Rd. (7721 & 7723 Iroquoise Ave.), 15th District

The state of the s

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

JAMES T. HORAN, et ux, Petitioners

: Case No. 85-150-A

::::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. : ices 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 People's Counsel for Baltimore County

Piler Hay Tumer Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 8th day of November, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. James T. Horan, 442 Grovethorn Rd., Baltimore, MD 21220, Petitioners; and Howard R. Mason, Jr., P.E., 9826 Fox Hill Rd., Baltimore, MD 21128, who requested notification.

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 10/16/84 Property Owner: James T. Hovan, et ut Location: 5/5 Iroquois

Dear Mr. Jablon:

cc: James Hoswell

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

 (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 forward by the Bureau of Public Services.
 (I) This site is part of a larger tract; therfore 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)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)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

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:

Continue Area. Additional environmental evuluation comments will be provided by the Comprehensive Planning Division.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 27, 1984

COUNTY OFFICE BLDG. Ill W. Chesapeake Ave. Towson, Maryland 2120

A CALLED

442 Grovethorn Road Nicholas B. Commodari

Health Department Project Planning

Building Department Board of Education Zoning Administration Mr. & Mrs. James T. Horan Baltimore, Maryland 21220

RE: Item No. 98 - Case No. 85-150-A James T. Horan, et ux Variance Petition

Dear Mr. & Mrs. Horan:

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.

As indicated in the comments from the Office of Current Planning, your property lies within a state critical area and as such is subject to a more careful review by the above referenced office, the Health Department and the Bureau of Engineering. At the time of this writing, the respective Comments from the first two departments were not available. I suggest that you contact Mr. Paul Solomon (494-3521) and In addition, you should contact Mr. Jim Markle (494-3321) in order to discuss his comments.

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, Micholas B. Commodari, Chairman

Zoning Agenda: Meeting of 10/16/84

Zoning Plans Advisory Committee

October 26, 1984

NBC:bsc Enclosures

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

Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

Location: S/S Iroquois Avenue 20' W. Bay Front Road

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

() 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

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

() 5. The buildings and structures existing or proposed on the site shall

RE: Property Owner: James T. Horan, et ux

Department of Public Works.

() 3. The vehicle dead end condition shown at

PAUL H. REINCKE CHIEF

Mr. Arnold Jablon Zoning Commissioner

Item No.: 98

cc: Howard R. Mason 9826 Fox Hill Road Perry Hall, Md. 21128

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

STEPHEN E. COLLINS DIRECTOR

October 16, 1984

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

> Item No. 95, 96, 98, and 99 ZAC- Meeting of October 16, 1984 Property Owner: \ Location: Existing Zoning: Proposed Zoning:

District:

The Department of Traffic Engineering has no comments for item numbers 95, 96, 98, and 99.

Traffic Engineering Assoc. II

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Sit plans are approved, as drawn. (X) 7. The Fire Prevention Bureau has no comments,/at this time.

REVIEWER SHE JOHN 10/34/14 Approved:
Planning Group Fir

Fire Prevention Code prior to occupancy or beginning of operation.

JAM: EAM: REC: ES

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applipermit 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 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 401, line 2, Section 1407 and Table 1402, also Section 503.2. F. Requested variance appears to conflict with the Baltimore County Building Code, 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 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 - Any new buildings shall comply with Section 519.1 areas subject to tidal inundation, basement floors included if there is one. NOTE: These commun. ts reflect only on the information provided by the drawings substrued 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., Case 55-150-A - Atem # 98 Petition for Variance - Opposed to Variance 110. Coanne Mic Clusker

DEPARTMENT OF PERMITS & LICENSES

Comments on Item # 98 Zoning Advisory Committee Meeting are as follows:

Property Owner: James T. Horan, et ux
Location: S/S Iroquois Avenue 20' W. Bay Front Road
Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required

front yard in lieu of the required rear yard.

55' and to permit an accessory structure (existing) in the

Mr. Arnold Jahlon, Zoning Commissioner

Office of Planning and Zoning

County Office Building Towson, Maryland 2120L

Dear Mr. Jablon:

November 1, 1984

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS BILL 1-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent floation, collapse. or lateral movement of the structure with materials resistant to flood damage.

2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Charlo & Sumbon

Form 02-82

DEPARTMENT OF THE ARMY BALTIMORE DISTRICT, CORPS OF ENGINEERS P.O. BOX 1715 BALTIMORE, MARYLAND 21203 May 18, 1984

Operations Division

SUBJECT: NABOP-F-GP- 2(Pier, Floating Dock and/or Mooring Piles)Revised

Mr. James T. Horan 442 Grovethorn Road Baltimore, Maryland 21220

This refers to your written request dated authorization to perform work in navigable waters of the United States in accordance with the above referenced general permit.

Your particular attention is invited to condition seven of the general permit which stipulates that any State and/or local authorizations be secured and retained by the applicant prior to construction. Upon compliance with all conditions of the general permit, authorization to proceed with the proposed activity is hereby granted.

Therefore, this letter is your official notification to proceed. If you have any questions regarding this general permit, please do not hesitate to contact this office at (301) 962-4252.

Sincerely,

& W. Shearn Chief, Western Shore Permits Section Regulatory Functions Branch

Enclosure

Rev 3 Jun 83

FITTLE WER'S EXI-11317 3

NORTH POINT PENINSULA COMMUNITY COORDINATING COUNCIL

December 3, 1984

Mr. Arnold Jablon Zoning Commissioner for Baltimore County Towson, Maryland 21204

Dear Mr. Jablon:

The North Point Peninsula Community Coordinating Council wishes to submit this statement in required Case 85-150-A Item #98 - Petition for Variance of Lot Size for 7721 and 7723 Iroquois Avenue.

It has been the position of the North Point Peninsula Community Coordinating Council to be supportive of Baltimore County Zoning Regulations established to promote the health, comfort and prospect of orderly development and other aspects of the general welfare of the community in requiring builders or developers to adhere to the 55' or larger lot size. Our community has grown in a desirable orderly manner that has improved property values in the area.

The Knott Development in Lodge Forest was required to re-subdivide into 75-100' lots before Baltimore County would approve the plan. At present, all new homes and there are many are being built on 75-100' lots. A zoning variance for lot size as requested by the above petitioner would not be compatible with the existing residents properties and subdivision lots and would establish a presidency for others to request variances.

Therefore, the North Point Peninsula Community Coordinating Council requests the above petition for the variance of the .ot size be denied.

> Respectfully Submitted, Betty Y. Chandler Betty # //Chandler, Corresponding Sec. 6605 North Point Road Baltimore, Maryland 21219

cc: Senator Norman R. Stone, Jr. Hon. John O'Rourke

THIS COMMUNITY, AND THE TYPE HOME THAT I WANT TO BUILD

TO THE ZONING COMMISSIONER OF BALT. COUNTY

I PURCHED TWO SO FT LOTS FROM BETH

STEEL CO. IN NOV. 1982, WE FLAN TO BUILD

ONE HOUSE OF THE TWO LOTS, IN THE FUTURE.

I AM AGAINST THE PROPOSED ZONING CHANGE

AT 7723 IROQUOIS RO I FEEL THAT BUILD

ING HOMES ON 50 FT LOTS WILL DOWN GRADE

Geste Rella

388 - 1290

ROTESTANT'S KHIBIT 2

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1984 COUNTY OFFICE BLDG.

Nicholas B. Cormodar Chairman

MEMBERS Bureau of

Traffic Engineering State Roads Commission Bureau of Health Department Project Planning Building Department Board of Education Zoning Administration

Industrial

Mr. & Mrs. James T. Horan 442 Grovethorn Road Baltimore, Maryland 21220

> RE: Item No. 98 - Case No. 85-150-A James T. Horan, et ux Variance Petition

Dear Mr. & Mrs. Horan:

Enclosed please find additional comments submitted after my original comments of November 27, 1984

Very truly yours, Richalas B. Commodari. NICHOLAS B. COMMODARI Zoning Plans Advisory Committee

NBC:bsc Enclosure

cc: Howard R. Mason 9826 Fox Hill Road Perry Hall, Md. 21128 BALTIMORE COUNTY DEPARTMENT OF HEALTH

November 20, 1989

Zoning Commissioner
Office of Planning & Zoning County Office Building Towson, Maryland 21204

CRITICAL AREA REVIEW

Zoning Item # 98 Zoning Advisory Committee Meeting of October 16, 1984 Property Owner: James T. Horan

Location: 5/5 Lroquers Avenue District 15 Stream(s) on Property Yes ____ No ___ COMMENTS Site is adjacent to North Point Creek.

Wetlands/Hydric Soils Yes _/ No ___

COMMENTS Tidal marsh exists on the property. No development will be offend in this area. Owner has cut existing march grasses down. Note: As per Baltimore County Health Department Wetland Guidelines, development or grading is prohibited in upland and tidal wetlands.

OTHER COMMENTS The Health Department is notifying Mr. Horan of the violation of the Baltimore Country Health Dept. Wetland Guidelines pursuant to section 22-98 of the Tuvelopment Regulations.

Stephanie a. Taylor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON December 3, 1984 TO Zoning Commissioner

NORMAN E. GERBER, Director FROM Office of Planning and Zoning

James T. Horan, et ux SUBJECT Critical Area Review, Zoning Petition #85-150-A

This agency has reviewed this petition and has determined that it is consistent with the requirements of the Chesapeake Bay Critical Area Program.

NEG:PJS:vh

Director of Planning and Zoning

cy: Robert W. Marriott, Jr.
Deputy Director of Planning James G. Hoswell, Planner Community Planning Div. Andrea VanArsdale Coastal Zone Planner

Colin K. Thacker

Dept. of Health

RE: PETITION FOR VARIANCES S/S of Iroquois Ave., 20' W of Bay Front Rd. (7721 and 7723 Iroquois Ave.) - 15th Election District James T. Horan, et ux - Petitioners No. 85-150-A (Item No. 98)

::: ::: ::: :::

TO THE RESIDENCE OF THE PROPERTY OF THE PROPER

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY ::: ::: :::

Pursuant to the advertisement, posting of property, and public hearing on the

petition and it appearing that by reason of the following finding of facts:

1. The herein petitioners s ok variances to permit lot widths of 50 feet in lieu of 55 et and to permit the existing accessory structure to be located in the front yard in lieu of the permitted rear yard.

2. The petitioners purchased the property in 1983 with the intent of dividing the property into two 50 foot lots; one for their home and one for their son. A retaining wall was built and 90-100 loads of fill were added to the property, all with the proper Baltimore County permits. However, no permit has been obtained relative to the construction of a pier between the two lots. A letter, dated May 18, 1984, by the Department of the Army Corps of Engineers, specifically stated:

"Your particular attention is invited to condition seven of the general permit which stipulates that any State and/or local authorizations be secured and retained by the applicant prior to construction. Upon compliance with all conditions of the general permit, authorization to proceed with the proposed activity is hereby granted."

Further, a 12'x22' shed was ordered, delivered and placed on a slag base on the waterfront portion of Lot 1172. Delivery occurred after the petitioners became aware that they could not obtain a permit for the location shown unless a variance was obtained. There is no County permit for the existing shed.

. A number of neighborhood residents appeared and testified that lots in the area have been combined or resubdivided to provide lots 55 feet or wider before the newer homes in the area have been built. They expressed great concern over the possibility of undersized lots in their neighborhood, the construction of a pier and shed without County permits, the shed blocking the water view and being inconsistent with the location of accessory structures in the immediate area, and over alleged violations relating to marsh grasses and wetlands.

Without reviewing the testimony and evidence further in detail, in the opinion of the Deputy Zoning Commissioner, undersized waterfront lots, located in the Chesapeake Bay Critical Area, composed partially of wetlands and marsh grasses, present a multitude of problems for any owner and/or developer. Further, an on-site field inspection revealed that new homes built in the immediate area have been constructed generally on large lots and accessory structures located on the road side rather than water side. In addition to satisying the requirements of a number of federal, state, and county agencies, the burden of proof rests upon the petitioners to prove practical difficulty or unreasonable hardship as well as the variances requested being in strict harmony with the spirit and intent of the Baltimore County Zoning Regulations and, in the instant, this has not been met.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 13th day of December, 1984, that the herein requested variances to permit lot widths of 50 feet in lieu of 55 feet and to permit the existing accessory structure to be located in the front yard in lieu of the permitted rear yard are and the same are hereby DENIED.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon November 23, 1984 TO __Zoning Commissioner_____ Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 85-150-A, 85-154-A, 85-156-A 85-162-A and 85-163-A

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

NEG/JGH/sf/bjs

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Sue Carrell Steve Adamski TO Ed McDonough

November 14, 1984

FROM Nick Commodari SUBJECT Item No. 98

> Please be advised that the above-referenced property is located in a state critical area. It was an oversight on our part and therefore not noted as such on the agenda. Since the hearing has been scheduled for December 3, 1984, I need your comments by November 19, 1984.

NBC:bsc

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

ARNOLD JABLON ZONING COMMISSIONER

December 13, 1984

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. and Mrs. James Thomas Horan 442 Grovethorn Road Baltimore, Maryland 21220

> RE: Petition for Variances S/S of Iroquois Ave., 20' W of Bay Front Rd. (7721 and 7723 Iroquois Ave.) 15th Election District James T. Horan, et ux - Petitioners No. 85-150-A (Item No. 98)

Dear Mr. and Mrs. Horan:

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

JMHJ/mc

Attachments

cc: Mr. Howard R. Mason, Jr. 9826 Fox Hill Road Perry Hall, Maryland 21128 Mr. Henry William McCluskey 2103 Creek Road

Baltimore, Maryland 21219

People's Counsel

November 1, 1984

Mr. and Mrs. James T. Horan 442 Grovethorn Road Baltimore, Maryland 21220

> NOTICE OF HEARING RE: Petition for Variances
> S/S Iroquois Ave., 20' W of Bay
> Front Rd. (7721 & 7723 Iroquois Ave.)
> James T. Horan, et ux - Petitioners
> Case No. 85-150-A

> > , 111 West Chesapeake

TIME: 10:00 a.m. DATE: Monday, December 3, 1984

No. 134308

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

C 698******35,614 2082F VALIDATION OR SIGNATURE OF CASHIER

> cc: Mr. Howard R. Mason, Jr. 9826 Fox Hill Road Perry Hall, Maryland 21128

ORIGINAL CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE BALTIMORE COUNTY JOURNAL, a weekly newspaper, published in Dundalk, Baltimore County, Maryland, appearing on HOV 15 , 19 89

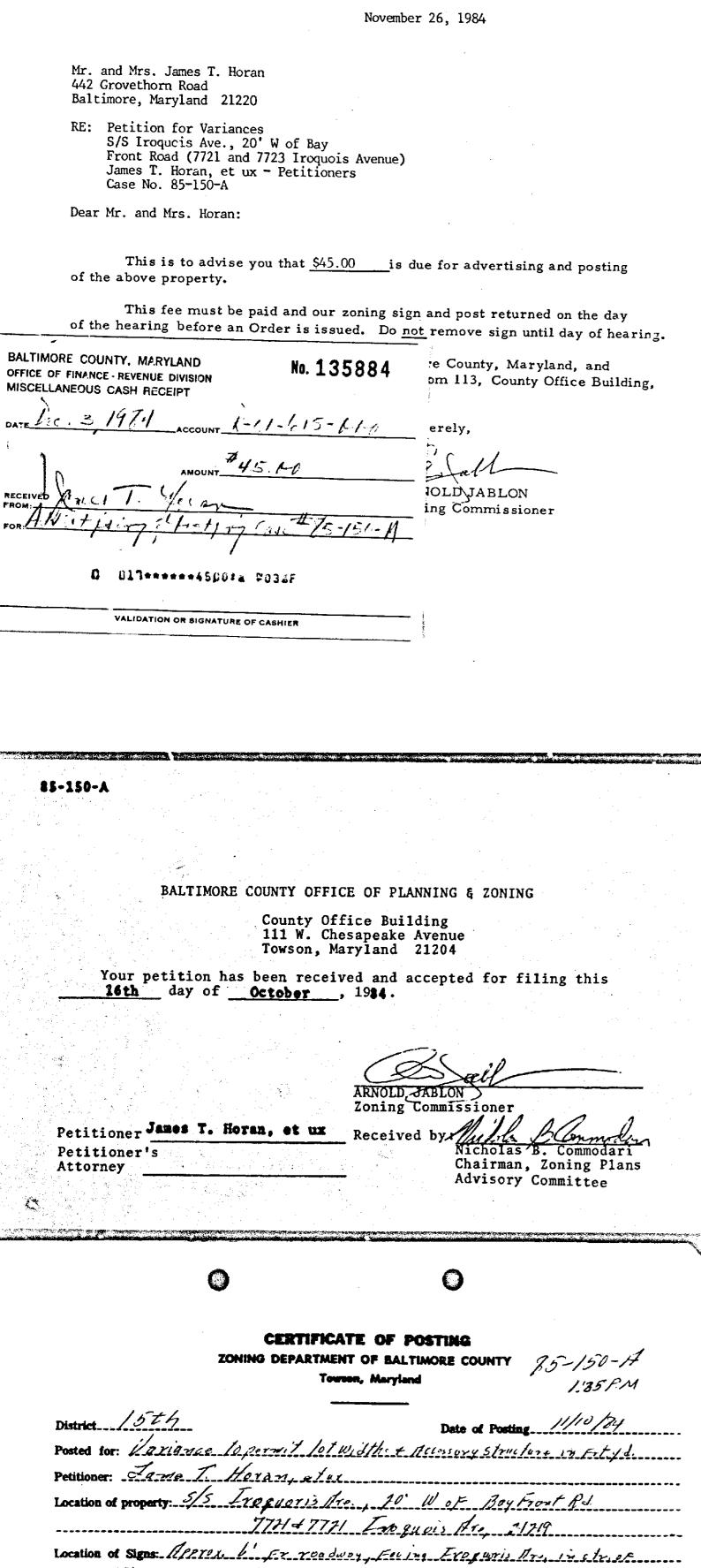
> The Baltimore County Journal, Lever Publisher

November 15, 1984 NOTICE Publica for Verlandes 19th Montes Child Emeritor: Stock elde of brayets fromm, 20 test Wast of Buy Sunt Read (7721 and 7723 troupels Av., 240). Buts And Time: Sharing, Basember 3 1204 or 3220 c.m. Sollie Statistics; Stoom 205, Grant Stille Statistics, Strong Stille Statistics, Statistics, Strong Stille Statistics, Strong Stille Statistics, Strong Stille Statistics, Statist, Statistics, Statistics, Statist, Statistics, Statistics, Stat The Zoning Commissioner of Boll-County, will hold a placer: reasonable for the vertices to parent test eleber of 50 feat in line of the required 55 feat width and to parent on according verticates designed to the treat yard in ties of the required raw yard. Since the grand of the required raw yard. Since the drawing Office.

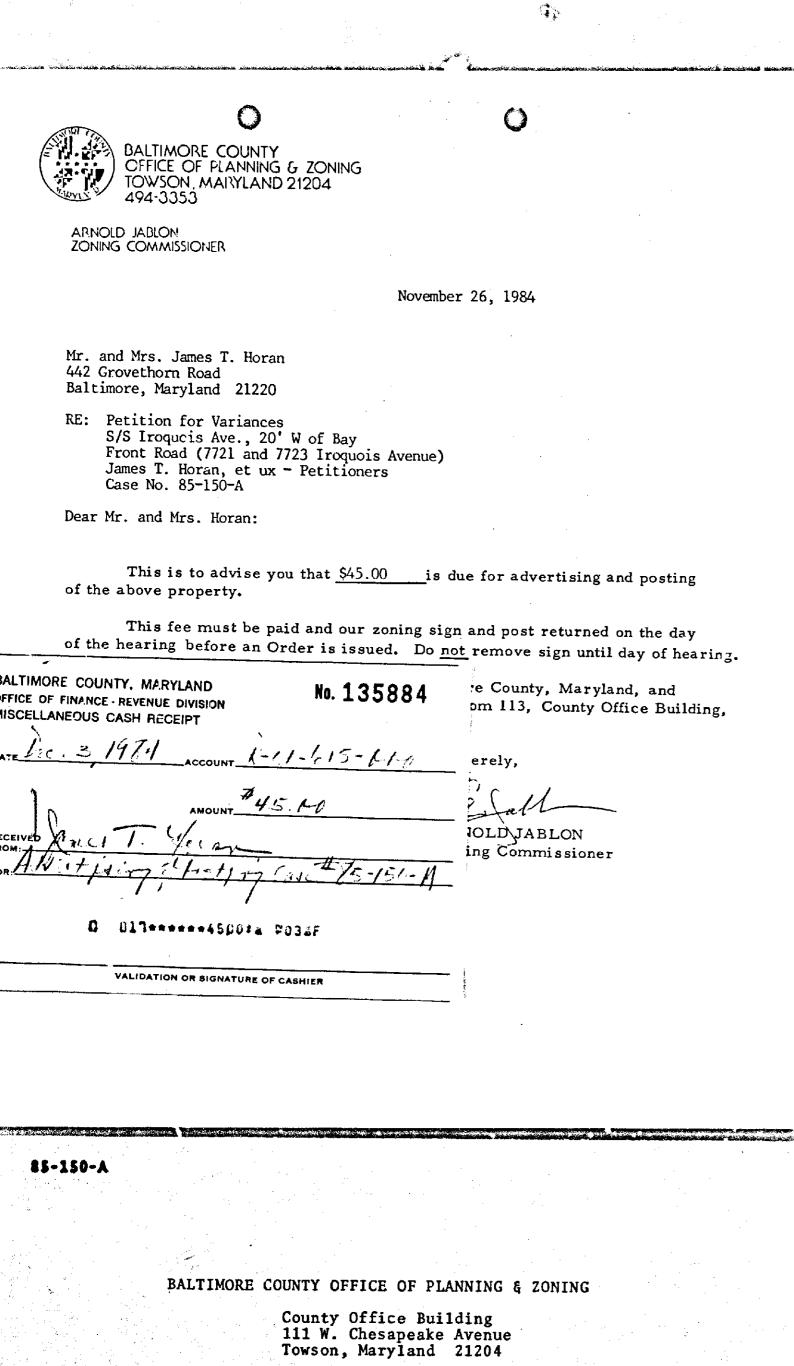
In the event that this frathon is granded, a building permit may be immed within the during (30) day appeal period. The Zoung Commissioner will, however, anteriors any request for a tay of the immensure of said permit there is the period for good places them. Such request must be received in writing by the date of the hearing set above or made at the hearing.

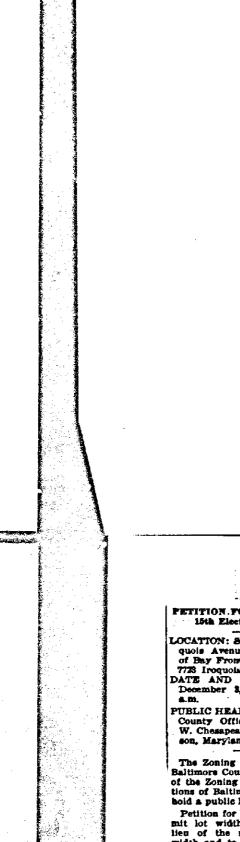
and the second s		
BALTIMORE C	COUNTY	
OFFICE OF PL	ANNING & ZONING IRYLAND 21204	
ARNOLD JABLON ZONING COMMISSIONER		•
	Novem	ber 26, 1984
Mr. and Mrs. James	Γ. Horan	
442 Grovethorn Road Baltimore, Maryland	•	
Front Road (772	ve., 20' W of Bay 21 and 7723 Iroquois Avenue , et ux - Petitioners)
Dear Mr. and Mrs. Ho	oran:	
This is to ac of the above proper	lvise you that \$45.00 is	due for advertising and post
This fee mu of the hearing befor	st be paid and our zoning s re an Order is issued. Do	ign and post returned on the not remove sign until day of
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	N. 125004	e County, Maryland, and om 113, County Office Bu
DATE DEC. 3 1974 ACCOUNT	NT K-11-615-610	erely,
AMOUNA AMOUN	#45 M	Sall
RECEIVED PALCIT. VELA	~	IOLD JABLON ing Commissioner
FOR AN it pring that	17 Car 15-151-1	
0 017*****45	Dûta Posaf	
VALIDATION OR SIGN	·	
	ODE GOVERNMY OFFICE OF D	
PALLIM	ORE COUNTY OFFICE OF P	
	111 W. Chesapeak Towson, Maryland	e Avenue
		21204
Your petition 16th day o	has been received and f October , 1984.	
Your petition 16th day o	has been received and f, 1984.	
Your petition 16th day o	has been received and f <u>October</u> , 1984.	
Your petition 16th day o	f October , 1984.	
day o	ARNOLI Zoning	accepted for filing this OSABLON Commissioner
Petitioner James T. Petitioner's	ARNOLI Zoning	accepted for filing this DABLON Commissioner Ved by Micholas B. Commod
Petitioner James T.	ARNOLI Zoning	accepted for filing this DABLON Commissioner Wed by Nicholas B. Commod Chairman, Zoning F
Petitioner James T. Petitioner's	ARNOLI Zoning	accepted for filing this DABLON Commissioner Ved by Nicholas B. Commod Chairman, Zoning P
Petitioner James T. Petitioner's	ARNOLI Zoning Horan, et ux Receiv	accepted for filing this DABLON Commissioner Ved by Nicholas B. Commod Chairman, Zoning P Advisory Committee
Petitioner James T. Petitioner's	ARNOLIZONING HOTAR, et ux Receiv	POSTING LTIMORE COUNTY ACCEPTED for filing this Advisory filing this Language LTIMORE COUNTY Advisory filing this Language Lower filing this Lower filing thi
Petitioner James T. Petitioner's Attorney	ARNOLIZONING Horan, et uz Receiv	POSTING LTIMORE COUNTY ACCEPTED for filling this ACCEPTED for filling this LTIMORE COUNTY ACCEPTED for filling this LTIMORE TOURS ACCEPTED for filling this LTIMORE TOURS LTIMORE
Petitioner James T. Petitioner's Attorney	ARNOLIZONING HOTAN, et ux Receiv	POSTING LTIMORE COUNTY Date of Posting ACCEPTED COMMISSIONER LTIMORE TOURS LTIMORE TOURS Date of Posting In this part of the part of
Petitioner's Attorney District 5th Posted for: Laxinae	ARNOLIZONING HOTAR, et ux Receive CERTIFICATE OF ZONING DEPARTMENT OF BA Toursen, Mary	POSTING LTIMORE COUNTY ACCEPTED for filling this Advisory form Richolas B. Commod Chairman, Zoning B. Advisory Committee 1.35

Postilioner priparty



Date of return: 11/16/84





0 85-150-A quois Avenue, 20 feet West of Bay Front Road (7721 and

ance 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 a t'm hearing, BY ORDER OF ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Nov. 15

Cost of Advertising 20 00

ZONING DESCRIPTION

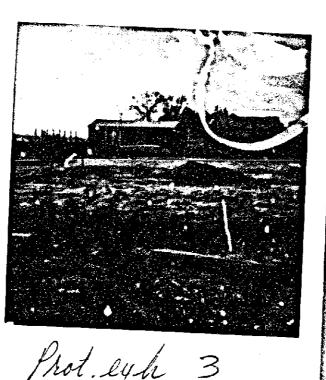
Beginning on Iroquois Ave., 20 feet west of the southeast corner of Iroquois Ave. and Bay Front Road, said point being the northeast corner of lot 1173 in the subdivision of Lodge Forest as filed in Baltimore County Plat Book #10 Folio 76 and 77; thence proceeding a distance of 108 feet more or less to the northeast corner of lot 1172. Caid 2 lots also known as 7721 (lot #1172) and 7723/Iroquois Avenue located in the 15th Election District.

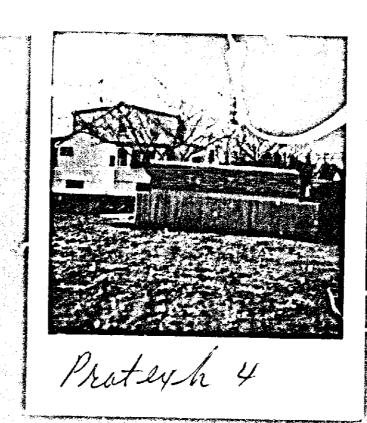
for: D.R. 5.5 residential side clearance variance

J.T. Horan and C.A. Horan Property Liber 6641-197

15th District, 20th Precinct

(Lot #1173)





CERTIFICATE OF PUBLICATION

TOWSON, MD., November 15., 19 84

THE JFFFERSONIAN,

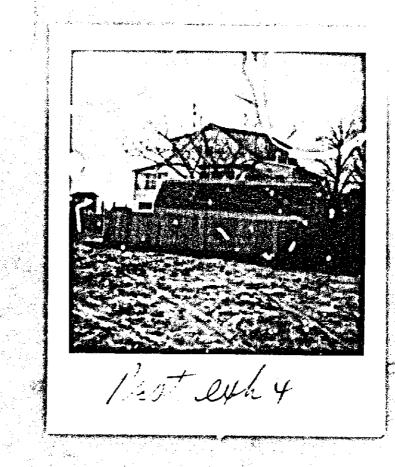
18 Venetorli

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

November 15, , 19 84



PETITION FOR VARIANCES 15th Election District

LOCATION:

South side of Iroquois Avenue, 20 feet West of Bay Front Road (7721 and 7723 Iroquois Avenue)

DATE AND TIME: PUBLIC HEARING:

Room 106, County Office Building, 111 West 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:

Monday, December 3, 1984 at 10:00 a.m.

Petition for Variances to permit lot widths of 50 feet in lieu of the required 55 foot width and to permit an accessory structure (existing) in the front yard in lieu of the required rear yard.

Being the property of James T. Horan, et ux the plat filed with the Zoning Office.

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

REQUEST FOR AUTHORIZATION OF WORK UNDER DEPARTMENT OF THE ARMY GENERAL PERMIT INSTRUCTIONS: The authorization contained in these general permits will not become effective for a particular project until this request has been submitted to the address below and acknowledgement of its receipt returned. After thoroughly reviewing the appropriate general permit, complete this form and forward to the District Engineer, US Army Engineer District, Bullimore, P.O. Box 1715, Baltimore, Maryland 21203, not later than 30 days prior to expected date to begin construction. For work under general permits NABOP-F-GP-3 (Replacement Bulkhead and NABOP-F-GP-6 (Riprap for Shore Protection) in the waters of Maryland, approval must be obtained from the Water Resources Administration, Department of Natural Resources, Tawes State Office Building, Annapolis, MD 21401. Before these general permits become effective, a copy of this request with a tracing (plans) of the project, must be submitted to that office is application for a state license has not already been made. HAME OF PROPERTY OWNER JAMES THOMAS HORAL MAILING ADDRESS 422 GROVETHORN RD.
TELEPHONE NUMBER (Area Code) 27-1342 (Hone)
ADDRESS OF PROPERTY AT WHICH WORK IS TO BE PERFORMED

ADDRESS OF PROPERTY AT WHICH WORK IS TO BE PERFORMED BALTO, 40. 7.17.70 (Include sufficient information to enable a Corps of PROPERTY LOTS HAVE BEEN Engineers inspector to locate property. TROQUOIS ANT. CHECKED VARIOUS TIMES BY
LOCKE FOREST, EGGENERE FREA.

C.O.E. HEARTI DEST. NOTIONAL C.O.E, HEARTH DEPT, NATIONAL COORDINATES: "W. O "EXPECTED DATE TO BEGIN CONSTRUCTION JOHE RESOURCES, ETC. JOHN Roman EXPECTED DATE TO COMPLETE CONSTRUCTION

NAME OF CONTRACTOR JOHN JENDRASAK (PLES ONLY) RITH GROGEEK BARRY CHRISTENSON MIKE SHITH M. O'MALLY MILT ME CHATTHY TEO HOGAN (N.R.) (Include sufficient detail to enable a Corps of STEPHENE TRYLOR (HEALTH DEPT.) Engineers inspector to locate property.) CHECK AND COMPLETE APPROPRIATE SECTION NABOP-F-GP-2 (Piers and/or Mooring Piles)

NUMBER OF BOAT SLIPS

MAXIMUM DISTANCE OF PIER AND/OR MOORING PILES CHANNELWARD OF MEAN HIGH WATER LINE 140' NUMBER OF MOORING PILES 4 APPROXIMATE WIDTH OF WATERWAY 1300 - 1400 PT. LINEAR DISTANCE FROM PROPOSED PIER OR PILE(S) TO THE PROPERTY LINE, OR PROPERTY LINE EXTENDED (1) ON THE RIGHT 25 FT. AND (2) ON THE LEFT 25 FT. (See condition 5, GP-2) NABOP-F-GP-3 (Replacement Bulkheads) Include recent photographs of existing bulkhead from LENGTH OF EXISTING BULKHEAD TO BE REPLACED____ SOURCE AND TYPE OF BACKFILL NABOP-F-GP-6 (Riprap for Shore Protection) Include recent photographs of entire shoreline LENGTH OF SHORELINE TO BE RIPRAPPED MAXIMUM CHANNELWARD EXTENT OF TOE OF RIPRAP FROM THE MEAN HIGH WATER LINE VOLUME AND TYPE OF STONE (FILL) IS ANY VEGETATION PRESENT IN AREA TO BE COVERED BY RIPRAP?

IF YES, APPROXIMATE PERCENTAGE OF AREA SUPPORTING ROOTED AQUATIC OR MARSH VEGETATION.



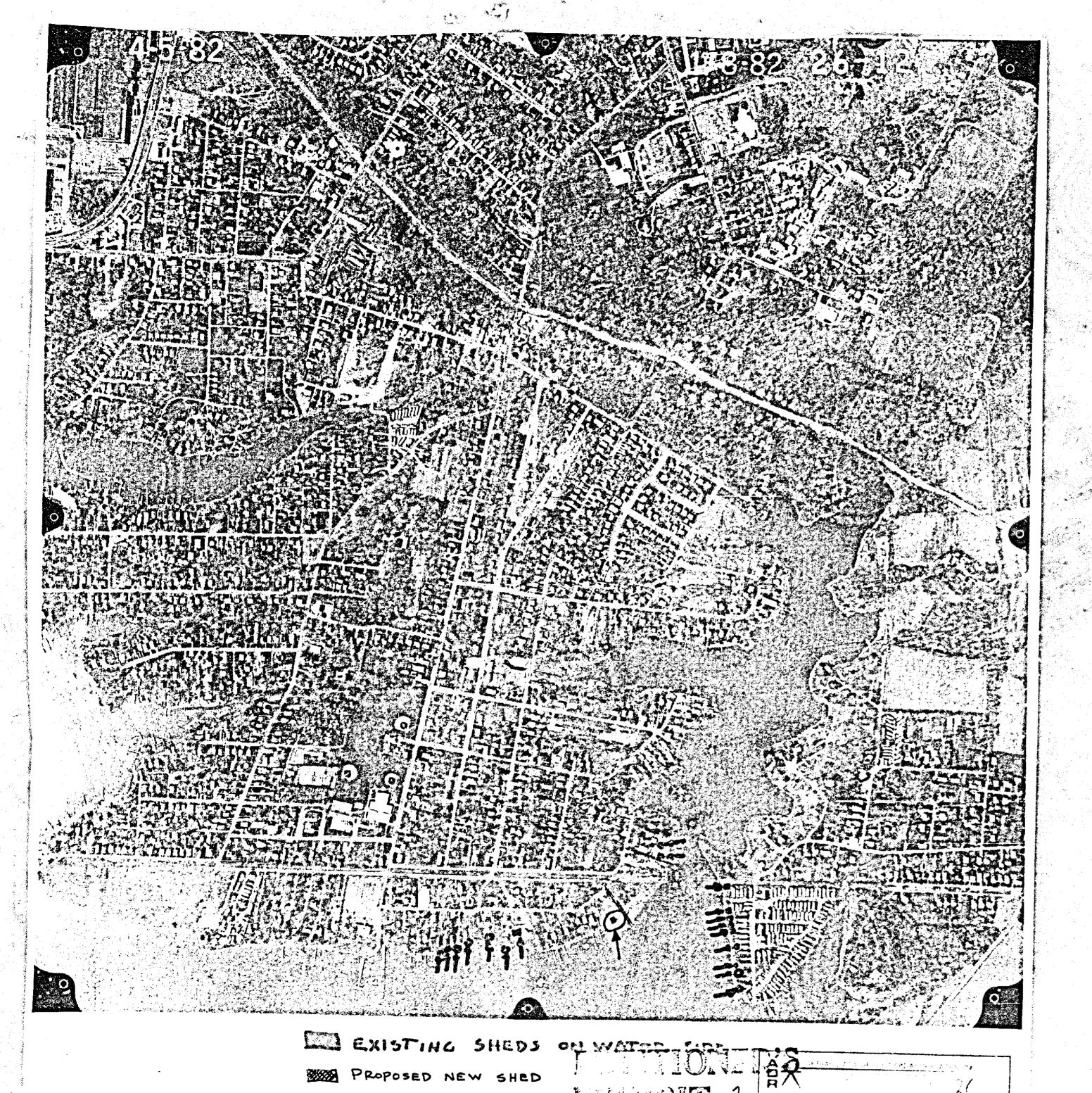






DATE 5/18/84

MAB 1321 Rev Jun 83



VICINITY MAP 1-1000 VACANT LOTS 7721 7725 11,250 50.FT. 11,250 50.FT.* 7715_ 7725 7727 - YA CANT LOTS " INA YACANT DR 5.5 D.R. 5.5 6641/197 EXISTING SMALL BOAT PIER -(TO BE USED IN COMMON.) OLD ROAD BAY Plat for Zoning Variance Owner - J.T. Horan and C.A. Horan District 15 - Zoned D.R. 5.5 Subdivision - Lodge Forest Lots 1172 & 1173 Book 10 Folio 76 & 77 Existing Utilities in Iroquois Ave. HOWARD R. MASON, JR. P.E. 9826 FOX HILL ROAD PERRY HALL, MARYLAND 21128 Scale 1" = 50' 10/1/84

OLD ROAD BAY

Building Standards - DR 5.5 Zoning As Applied to Lots 1172 & 1173 Fronting on Iroquois Ave.

Front - Average setback of any dwellings within 200' of joint property lines

Side - 10' each side

Rear - 30'