

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 102.30.1 to permit lot widths of 50' in lieu 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.
3. " " " " one building lot for the petitioner's son.
4. Petitioner owns no adjacent property that could be used to widen said two lots.

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: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Address: _____
City and State: _____
Signature: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th 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 3rd day of December, 1984, at 10:00 o'clock A.M.

Carl John
Zoning Commissioner of Baltimore County.

(over)



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 item.

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.

Very truly yours,

James T. Horan, et ux
James T. Horan, et ux, Chief
Bureau of Public Services

JAM:EAM:REC:168

RE: PETITION FOR VARIANCES
S/S of Iroquois Ave.
20' W of Bay Front Rd.
(7721 & 7723 Iroquois Ave.), 15th District
JAMES T. HORAN, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-150-A

ENTRY OF APPEARANCE

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

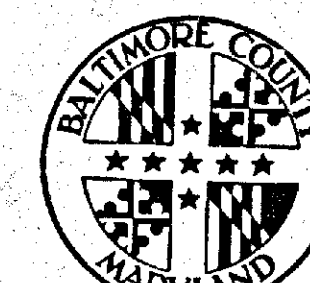
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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 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.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 27, 1984

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

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:

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 report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

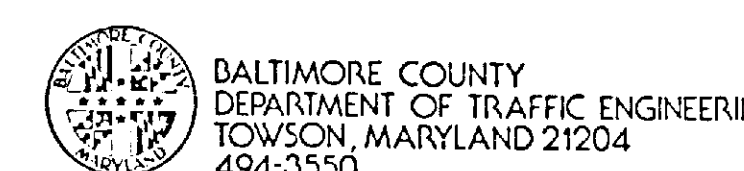
As indicated in the comments from the Office of Current Planning, your property lies within a state critical area and as such is subject to a more careful review by the above referenced office, the Health Department and the Bureau of Engineering. At the time of this writing, the respective comments from the first two departments were not available. I suggest that you contact Mr. Paul Solomon (494-3521) and Mr. Steve Adamski (494-2762) to discuss their future comments. In addition, you should contact Mr. Jim Markie (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,

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

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



STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

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

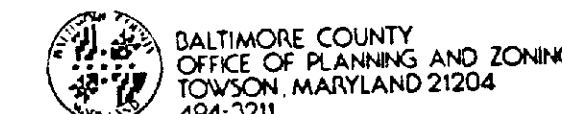
Item No. 95, 96, 98 and 99 ZAC Meeting of October 16, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

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

MSF/cmm



NORMAN E. GENDER
DIRECTOR

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

Re: Zoning Advisory Meeting of 10/16/84
Item #98
Property Owner: James T. Horan, et ux
Location: S/S Iroquois

Dear Mr. Jablon:

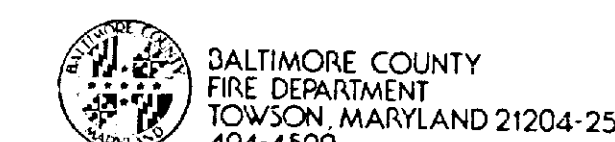
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (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 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

This property is located in the Chesapeake Bay Critical Area. Additional environmental evaluation comments will be provided by the Comprehensive Planning Division.

James G. Bolos
James G. Bolos
Chief, Current Planning and Development

cc: James Hoswell



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: James T. Horan, et ux

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

Item No.: 98 Zoning Agenda: Meeting of 10/16/84

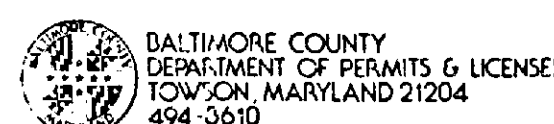
Gentlemen:

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

REVIEWED BY: *George M. Hagan*
Noted and Approved: _____
Planning Group: _____
Special Inspection Division: _____

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
444-3610

November 1, 1984

TED 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 # 98 Zoning Advisory Committee Meeting are as follows:

Property Owner: James T. Horan, et ux
Location: 5/5 Irroquois 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 55' and to permit an accessory structure (existing) in the front yard in lieu of the required rear yard.
Acreage: 50 x 225
District: 15th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Code 1111-1-2 State of Maryland Code for the Building and Code, and other applicable Codes.
- A building/permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are 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 and 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 line. A fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- 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 500 and the required construction classification of Table 401.

Comments - Any new buildings shall comply with Section 519.1 areas subject to tidal inundation, basement floors included if there is one.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman, Chief
Plans Review

CJB:es

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:

- Whenever building or additions are constructed in areas subject to inundation by tides, 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 flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
- 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.
- 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.

- 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 area.
- 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.
- 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.

Charles E. Burman

Form 02-82

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 Irroquois 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 lot size be denied.

Respectfully Submitted,
Betty J. Chandler
Betty J. Chandler, Corresponding Sec.
8605 North Point Road
Baltimore, Maryland 21219

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

PROTESTANT'S
EXHIBIT 1

TO THE ZONING COMMISSIONER OF BALT. COUNTY

I PURCHASED TWO 50 FT LOTS FROM BETH STEEL CO. IN NOV. 1982. WE PLAN TO BUILD ONE HOUSE ON THE TWO LOTS, IN THE FUTURE. I AM AGAINST THE PROPOSED ZONING CHANGES AT 7723 IRROQUOIS RD I FEEL THAT BUILDING HOMES ON 50 FT LOTS WILL DOWN GRADE THIS COMMUNITY, AND THE TYPE HOME THAT I WANT TO BUILD

Christa Kell
388-1290

PROTESTANT'S
EXHIBIT 2

Case 85-150-A Item #98
Petition for Variance - Opposed to Variance

1. Nelson P. Pitzer
2. Phyllis Harper
3. W. H. Hays
4. Mary Ann McQuinn
5. Howard E. Alderman
6. James F. Smith
7. Michael R. Smith
8. Kenneth Smith
9. John Smith
10. Joanne McQuinn



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 1718
BALTIMORE, MARYLAND 21203
May 18, 1984

REPLY TO ATTENTION OF:
Operations Division

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

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

Dear Mr. Horan:

This refers to your written request dated May 18, 1984 regarding 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) 962-6252.

Sincerely,

L. W. Shearer
L. W. Shearer
Chief, Western Shore Permits Section
Regulatory Functions Branch

Enclosure

NAB FI 1322
Rev 3 Jun 83

PETITIONER'S
EXHIBIT 3

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 29, 1984

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

cc: Nicholas B. Cormacari
Chairman

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

Mr. & Mrs. James T. Horan
442 Grovetown 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,

Nicholas B. Cormacari
NICHOLAS B. CORMACARI
Chairman
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, 1984
Date

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 Irroquois 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 allowed in this area. Owner has cut existing marsh 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 County Health Dept. Wetland Guidelines pursuant to Section 22-98 of the Development Regulations.

Stephanie A. Taylor

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
Zoning Commissioner
Date: December 3, 1984

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

SUBJECT: James T. Horan, et ux
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

cc: 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

Paul Johnson for M.D.
Norman E. Gerber
Director of Planning
and Zoning

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)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
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 seek 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.
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.

3. 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.

ORDER RECORDED FOR FILING
DATE December 13, 1984
May compare

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Sue Carrell
Steve Adamski
TO: Ed McDonough
Date: 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

Alic



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
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

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

TIME: 10:00 a.m.

DATE: Monday, December 3, 1984

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

No. 134308

111 West Chesapeake

DATE: 11/15/84 ACCOUNT: PAID 1500
AMOUNT: \$3500

RECEIVED FROM: *James T. Horan*
FOR: *James T. Horan*

VALIDATION OR SIGNATURE OF CASHIER

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 23, 1984

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

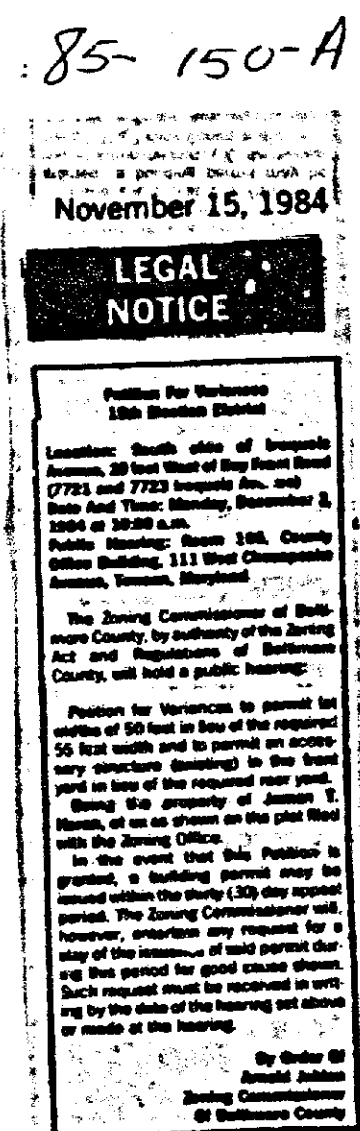
Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

ORIGINAL
CERTIFICATE OF PUBLICATION

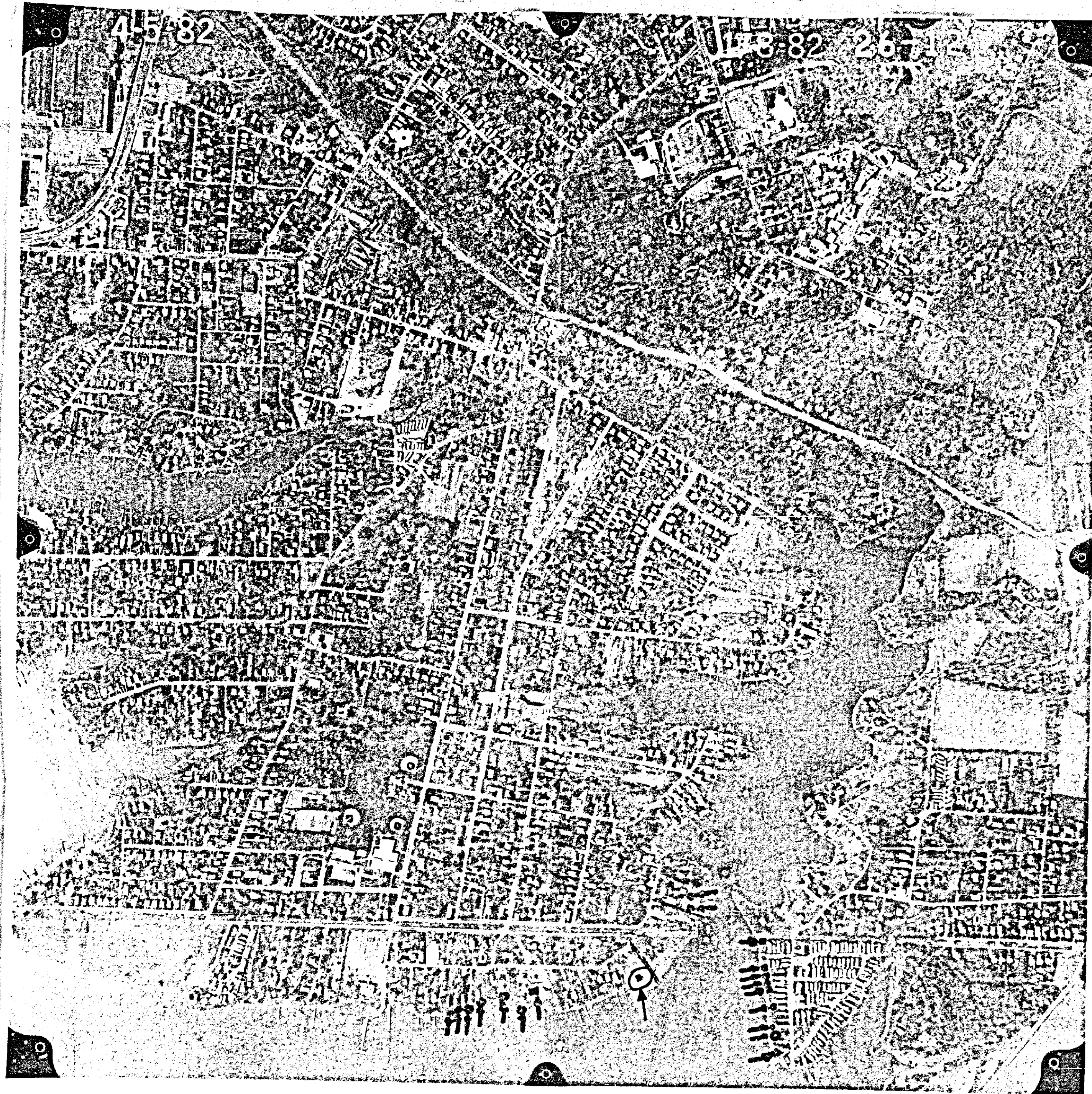
Dundalk, MD. 11/16, 1984

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 NOV 15, 1984

The Baltimore County Journal,
A. J. J. J.
Publisher



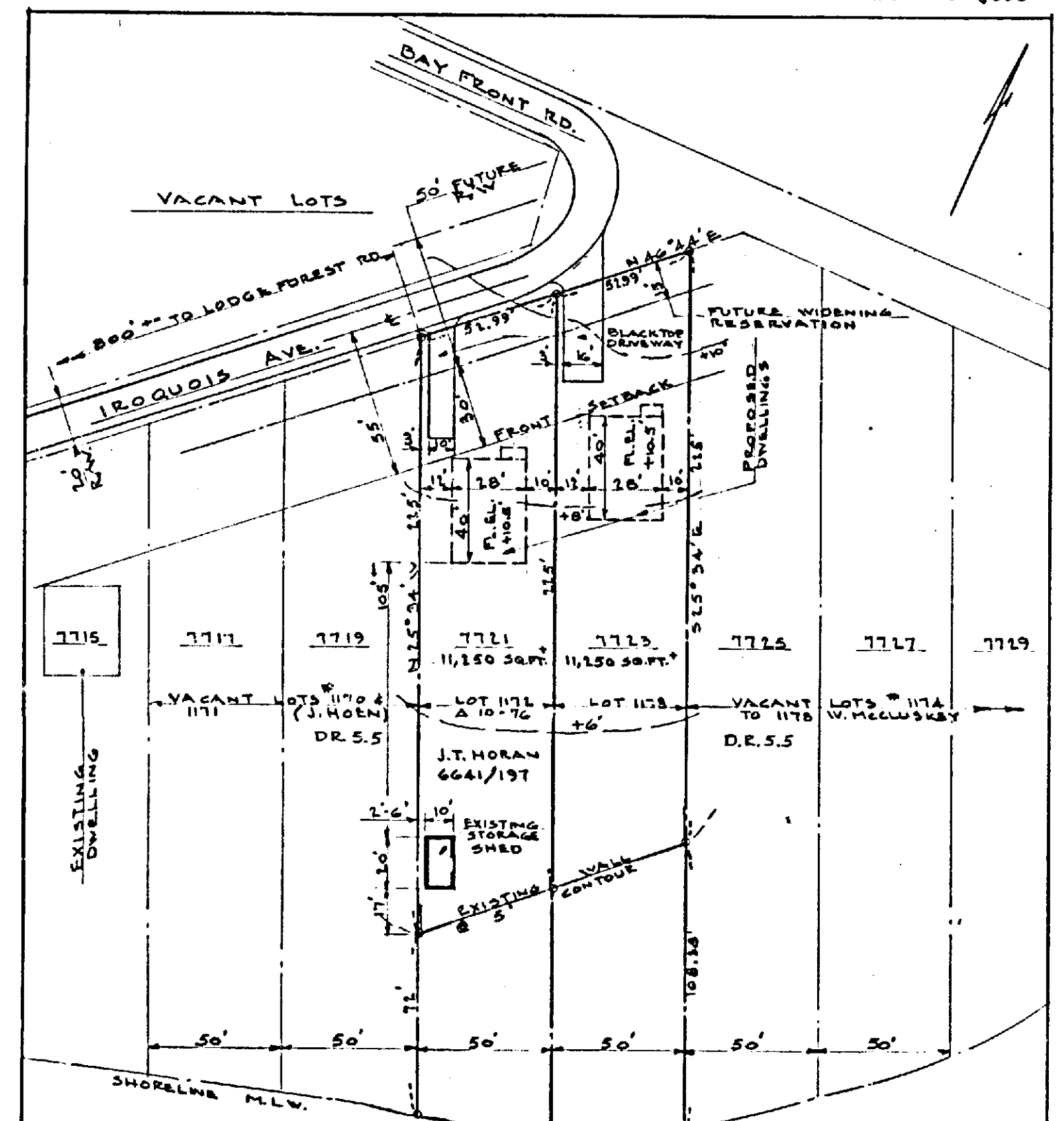
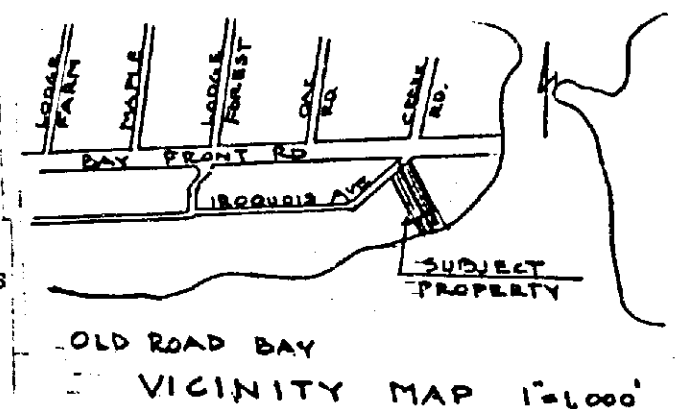
10281



EXISTING SHEDS ON WATER
 PROPOSED NEW SHED
 PETITIONER'S
 EXHIBIT 2

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'



EXISTING SMALL BOAT
 PIER (TO BE USED IN
 COMMON.)
 OLD ROAD BAY
 PETITIONER'S
 EXHIBIT

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.

Scale 1" = 50'



HOWARD R. MASON, JR. P.E.
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