

**PETITION FOR ZONING VARIANCE** 85-190-A  
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 1997 3.b (211.3 6301.1) to Variance from Section 1201.1 to permit sideyard setback of 1.5' in lieu of the required 6'.

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

*I am retired & live alone, slipped on ice on drive way, broke my leg last year. Would like to build car port over drive way so I don't have to worry about ice & snow.*

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Legal Owner(s):  
Katherine L. Smith  
(Type or Print Name)  
Signature: Katherine L. Smith  
(Type or Print Name)  
Address: 7916 Wise Ave. 2884154  
City and State: BALTO MD 21222


Attorney for Petitioner:  
(Type or Print Name)  
Address: 7916 Wise Ave. 2884154  
City and State: BALTO MD 21222

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Telephone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November, 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 8th day of January, 1985, at 9:30 o'clock A.M.

*Carl Jablon*  
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  
Date: JANUARY 3, 1985

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

SUBJECT: Zoning Petition Nos. 85-190-A and 85-190-A

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

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

NEG/TOH/af

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**  
December 28, 1984

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21286

Ms. Katherine L. Smith  
7916 Wise Avenue  
Baltimore, Maryland 21222

RE: Item No. 136 - Case No. 85-190-A  
Petitioner - Katherine L. Smith  
Variance Petition

Dear Ms. Smith:

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:bsc  
Enclosures

UNDER RECEIVED FOR FILING

85-190-A  
#136  
Katherine L. Smith  
7916 Wise Ave., 2884154  
Baltimore, MD 21222  
85-190-A  
#136  
1/13/85

**BALTIMORE COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**  
**TOWSON, MARYLAND 21204**

HARRY J. PISTEL, P. E.  
DIRECTOR

December 10, 1984

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

Re: Item #136 (1984-1985)  
Property Owner: Katherine L. Smith  
N/S Wise Ave. 500' E. from centerline  
Lynch Rd.  
Acres: 6.0 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 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.

Very truly yours,  
*James A. Marable*  
JAMES A. MARABLE, P.E., Chief  
Bureau of Public Services

JAM:EAM:ROP:ss

**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

12/28/84

Re: Zoning Advisory Meeting of 11/27/84  
Item #136  
Property Owner: Katherine L. Smith  
Location: N/S Wise Ave.  
e.g. Lynch 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.
- ( ) 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 as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

*Eugene A. Bober*  
Eugene A. Bober  
Chief, Current Planning and Development

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

STEPHEN E. COLLINS  
DIRECTOR

December 12, 1984

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

Item No. 131, 132, and 136 ZAC Meeting of November 27, 1984

Property Owner: \_\_\_\_\_  
Location: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_  
Proposed Zoning: \_\_\_\_\_

Acres: \_\_\_\_\_  
District: \_\_\_\_\_

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 131, 132, and 137.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineering

MSF/ocm

**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 27th day of November, 1984

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Katherine L. Smith  
Petitioner's Attorney

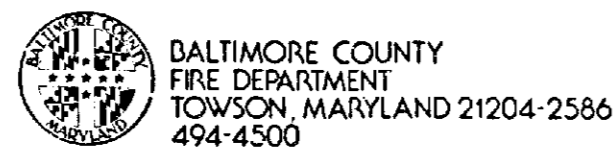
Received by *Nicholas B. Commodari*  
NICHOLAS B. COMMODARI  
Chairman, Zoning Plans Advisory Committee

ORDER RECEIVED FOR FILING  
DATE January 1, 1985  
BY [Signature]  
77 May Campaign

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 24th day of January, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 1.5 feet in lieu of the required 6 feet for the expressed purpose of constructing an open carport, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order.

[Signature]  
Deputy Zoning Commissioner of Baltimore County



PAUL H. RENCKE  
CHIEF  
November 23, 1984

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

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Katherine L. Smith

Location: N/S Wise Avenue 500' E. from c/l Lynch Road

Item No.: 136 Zoning Agenda: Meeting of 11/27/84

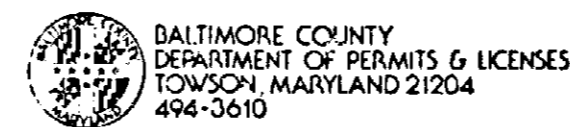
Gentlemen:

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 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.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



November 27, 1984

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

Dear Mr. Jablon:

Comments on Item #136 Zoning Advisory Committee Meeting are as follows:

Property Owner: Katherine L. Smith
Location: N/S Wise Avenue 500' E. from c/l Lynch Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 1.5' in lieu of the required 7'.

Acres: 60 x 125
District: 12th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 10-82...
A building and other miscellaneous permit shall be required before beginning construction.
Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical data (IF OVER 600 SQUARE FEET.)
Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

NOTE:

An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistive construction, no opening permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.

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

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

Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

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 construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 West Chesapeake Avenue, Towson.

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

CEB:ms

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Wise Ave., 500' : OF BALTIMORE COUNTY
E of the Centerline of Lynch Rd. : (7916 Wise Ave.), 12th District

KATHERINE L. SMITH, Petitioner : Case No. 85-190-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.

[Signature] Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature] 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 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Katherine L. Smith, 7916 Wise Ave., Baltimore, MD 21222, Petitioner.

[Signature] Peter Max Zimmerman
Peter Max Zimmerman

85-190-A

PETITION FOR ZONING VARIANCE FOR KATHERINE L. SMITH

Lot 4, Book N-23 Folio 10

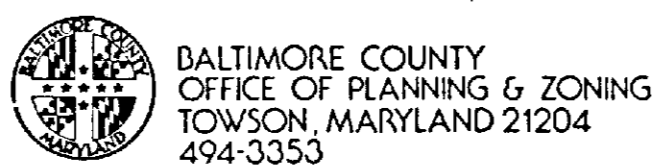
12th District Existing Zoning DR 5.5

Proposed addition to be open and located on side and back of house.

13x40 feet on side and 13x18 feet on back.

Front set back 30 feet from Wise Avenue.

1.5 feet from property line on side of house.



ARNOLD JABLON  
ZONING COMMISSIONER  
January 9, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Ms. Katherine L. Smith  
7916 Wise Avenue  
Baltimore, Maryland 21222

RE: Petition for Variance  
N/S of Wise Ave., 500' E of the center  
line of Lynch Rd. (7916 Wise Ave.)  
Katherine L. Smith - Petitioner  
No. 85-190-A (Item No. 136)

Dear Ms. Smith:

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

Very truly yours,  
[Signature] JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

December 7, 1984

Ms. Katherine L. Smith  
7916 Wise Avenue  
Baltimore, Maryland 21222

NOTICE OF HEARING  
RE: N/S Wise Ave., 500' E of the c/l  
of Lynch Rd. (7916 Wise Avenue)  
Petition for Variance  
Katherine L. Smith - Petitioner  
Case No. 85-190-A

TIME: 9:30 a.m.

DATE: Tuesday, January 8, 1985

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

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 135807

DATE: 1/10/85 ACCOUNT: R-01-215-000

AMOUNT: \$35.00

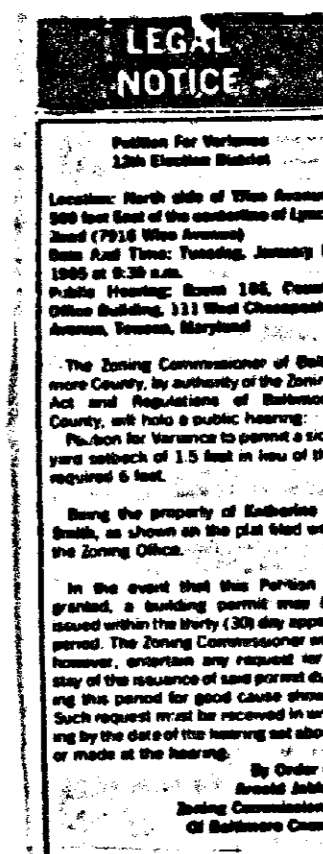
RECEIVED FROM: [Signature] FOR: [Signature] VARIANCE

0 015\*\*\*\*\*35601a 2184F  
VALIDATION OR SIGNATURE OF CARRIER

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

Dundalk, MD, 12/24 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 12/20 1984

The Baltimore County Journal,  
[Signature] Publisher



10972

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 12th Date of Posting: 12/17/84  
Posted for: Variance to permit side yard set back  
Petitioner: Katherine L. Smith  
Location of property: N/S Wise Ave., 500' E of Lynch Rd.  
7916 Wise Ave., 21222  
Location of Sign: [Signature] M.H. Jung, Deputy Zoning Commissioner  
Remarks: [Signature]  
Posted by: [Signature] Date of return: 12/17/84  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., December 20, 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 December 20, 1984.

**THE JEFFERSONIAN,**  
*B. Ventak*  
 Publisher

85-190-A

Cost of Advertising 18<sup>00</sup>

PETITION FOR VARIANCE  
 12th Election District  
 LOCATION: North side of Wise Avenue, 500 feet East of the centerline of Lynch Road (7916 Wise Avenue)  
 ROAD ADDRESS: 7916 Wise Avenue  
 DATE AND TIME: Tuesday, January 8, 1985 at 9:30 a.m.  
 PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland  
 The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 1.5 feet in lieu of the required 6 feet.  
 Being the property of Katherine L. Smith as shown on 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 Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.  
 BY ORDER OF:  
 ARNOLD JABLON  
 Zoning Commissioner  
 of Baltimore County

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

ARNOLD JABLON  
 ZONING COMMISSIONER

December 27, 1984

Ms. Katherine L. Smith  
 7916 Wise Avenue  
 Baltimore, Maryland 21222

RE: Petition for Variance  
 N/S Wise Ave., 500' E of the c/l  
 of Lynch Rd. (7916 Wise Avenue)  
 Katherine L. Smith - Petitioner  
 Case No. 85-190-A

Dear Ms. Smith:

This is to advise you that \$41.75 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,  
*Arnold Jablon*  
 ARNOLD JABLON  
 Commissioner

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

No. 003170

DATE: 12/27/84 ACCOUNT: 1-001615-111

AMOUNT: \$41.75

RECEIVED BY: *Katherine L. Smith*

FOR: *Ms. Katherine L. Smith, Case # 85-190-A*

VALIDATION OR SIGNATURE OF CASHIER

**DESCRIPTION**

Located on the north side of Wise Avenue approx. 500' east of centerline of Lynch Road and known as Lot #4, Section 1 on the Plat of "Dialwood Avenue" which is recorded in the land records of Baltimore County in Liber 23, folio 10.

Also known as 7916 Wise Avenue.

**PETITION FOR VARIANCE**  
 12th Election District

LOCATION: North side of Wise Avenue, 500 feet East of the centerline of Lynch Road (7916 Wise Avenue)

DATE AND TIME: Tuesday, January 8, 1985 at 9:30 a.m.

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

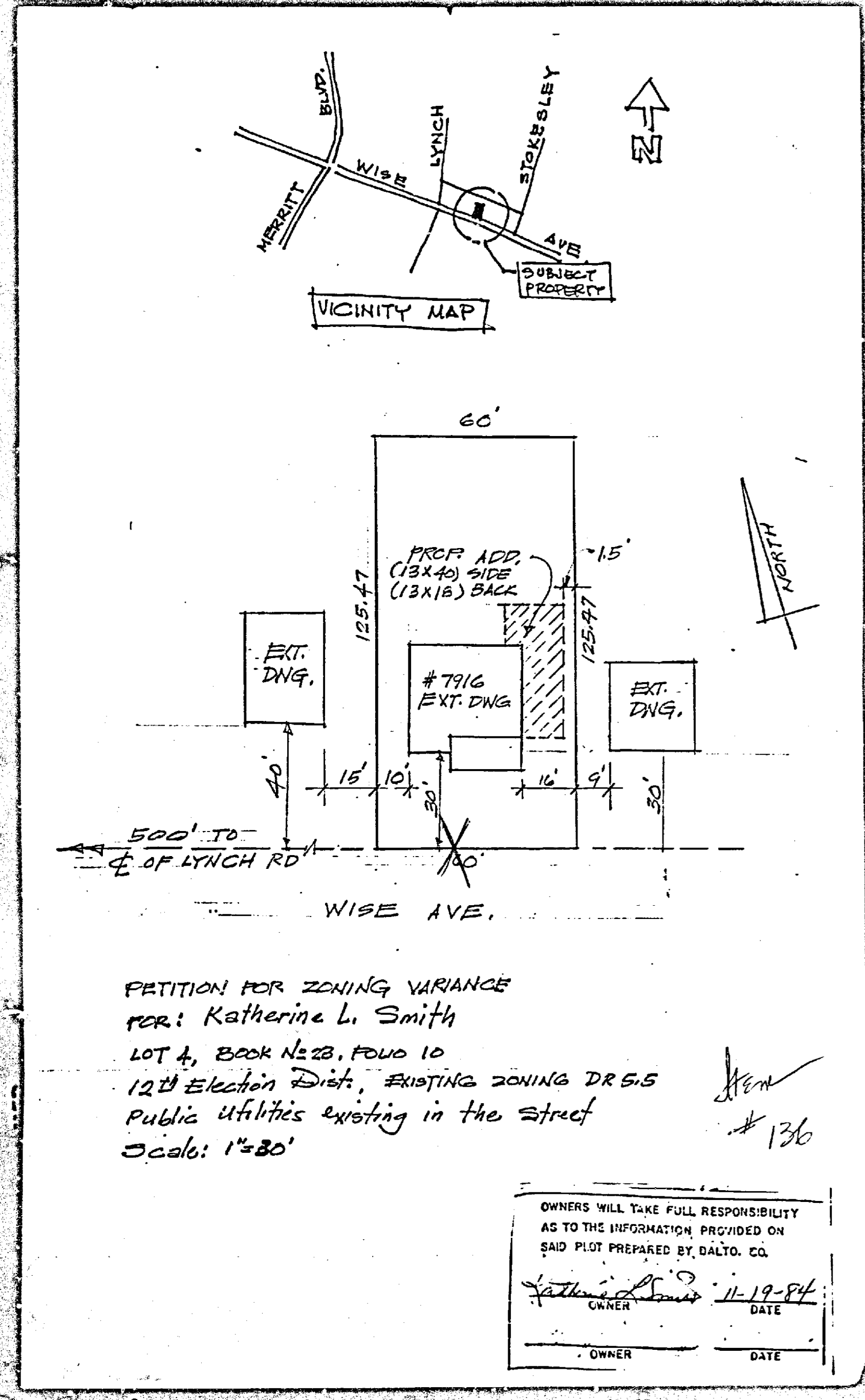
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 1.5 feet in lieu of the required 6 feet.

Being the property of Katherine L. Smith as shown on 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 Commission 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



APR 10 1985