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ARNOLD JABLON
ZONING COMMISSIONER

April 2, 1985

Mr. Jacob H. France, Jr.
1547 Langford Road
Baltimore, Maryland 21207

RE: Petition for Variance
SW/S North Ave., 200' NW from the
centerline of Kernan Drive
Jacob H. France, Jr. - Petitioner
Case No. 85-274-A

Dear Mr. France:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMJ:eah

cc: People's Counsel

PETITION FOR ZONING VARIANCE 85-274-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 Variance from Section 1.02-3.3.1 To PERMIT A SIDE YARD SETBACK OF 5' INSTEAD OF THE REQUIRED 10'

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

PUBLIC SEWER & STORM DRAIN INSTALLED ON LOT #22 - SETBACK REQUIRED TO GAIN REQUIRED DISTANCE FROM INSTALLED PIPES.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

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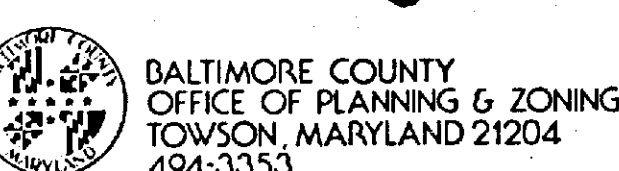
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ARNOLD JABLON
ZONING COMMISSIONER

March 28, 1985

Mr. Jacob H. France, Jr.
1547 Langford Road
Baltimore, Maryland 21207

RE: Petition for Variance
SW/S North Ave., 200' NW from the
c/l of Kernan Drive
Jacob H. France, Jr. - Petitioner
Case No. 85-274-A

Dear Mr. France:

This is to advise you that \$39.17 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,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 005342
DATE 4-2-85 ACCOUNT 01-614-600
AMOUNT \$ 39.17
RECEIVED FROM Book Since
FOR Peter Max Zimmerman Case # 85-274-A
VALIDATION OR SIGNATURE OF CARRIER

RE: PETITION FOR VARIANCE
SW/S North Ave., 200'
NW from the Centerline
of Kernan Dr., 1st Dist.
JACOB H. FRANCE, JR.,
Petitioner
Case No. 85-274-A

ENTRY OF APPEARANCE

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

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 13th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Jacob H. France, Jr., 1547 Langford Rd., Baltimore, MD 21207, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

Zoning Description
BEGINNING ON THE SOUTHWEST SIDE OF NORTH AVE AT THE DISTANCE OF 200' NORTHWEST OF THE CENTERLINE OF KERNAN DRIVE - BEING LOT 22 & 23 IN THE SUBDIVISION OF WINDSOR TERRACE - BOOK 16 FOLIO 180. ALSO KNOW AS 550 1/2' NORTH AVE. IN THE 1st DISTRICT.

PETITION FOR VARIANCE

1st Election District

LOCATION: Southwest side North Avenue, 200 ft. Northwest from the centerline of Kernan Drive

DATE AND TIME: Tuesday, April 2, 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 5 ft. instead of the required 10 ft.

Being the property of Jacob H. France, Jr. 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 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



March 14 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 16 day of March 19 85, that is to say, the same was inserted in the issues of

March 14, 1985

PATUXENT PUBLISHING CORP.

By *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN COUNTY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

APR 17 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/would not be granted.

Therefore, it IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of April, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 5 feet instead of the required 10 feet in order to construct a dwelling within the 26' x 40' building envelope, as indicated on the plan submitted, is GRANTED, from and after the date of this Order.

Arnold Jablon
Deputy Zoning Commissioner of
Baltimore County

85-274-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

198th petition has been received and accepted for filing this 28th day of February, 1985

Petitioner: Jacob H. France, Jr.
Petitioner's Attorney: Nicholas B. Commodari

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Malcolm F. Spicer, Jr., County Attorney
Office of Law Date: January 28, 1985

FROM: Captain Jacob H. France, Jr.

SUBJECT: VARIANCE

I would like to request a variance on a piece of property that I own which is located at 5501 North Avenue, 1st District, Baltimore County, Maryland 21207. I want a 5' side yard instead of the required 10' because a public sewer line runs through one of the lots.

It is my understanding that because I am a county employee, the Baltimore County Council has to pass a resolution for this.

Thank you.

Jacob H. France, Jr.
Jacob H. France, Jr., Captain
Sheriff's Office, Md. Co.

CERTIFICATE OF PUBLICATION

TOWSON, MD.

March 14, 1985

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 March 14, 1985.

85-274-A
THE JEFFERSONIAN,
18 Kentish
Publisher

Cost of Advertising

18.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

85-274-A

District: 1st Date of Posting: 3-16-85

Posted for: 2 Petitioners

Petitioner: Jacob H. France, Jr.

Location of property: SW 1/4 North Avenue 5501 N.W. of the intersection of Kernan Drive

Location of Signs: SW 1/4 North Avenue 5501 N.W. of the intersection of Kernan Drive

Remarks: See Petition

Posted by: A. J. Smith Date of return: 3-22-85

Number of Signs: 1

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

No. 004911

DATE: 1-29-85 ACCOUNT: 201-615-073

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

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DATE: 1-29-85

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FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

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BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

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BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

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DATE: 1-29-85

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FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073

DATE: 1-29-85

AMOUNT: \$ 25.00

PAID TO: For the Cash 201-615-073

FOR: For the Cash 201-615-073

BY: For the Cash 201-615-073



February 11, 1985

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: Jacob H. France, Jr.

Location: SW/S North Avenue 200' N/W from c/l Kernan Drive

Item No.: 221

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

REVIEWER: Ray W. Kelly 2-158 Noted and Approved: Ray W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

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February 27, 198

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 # 221 Zoning Advisory Committee Meeting are as follows

Property Owner: Jacob H. France, Jr.
Location: SW/S North Avenue 200' N/W from c/l Kernan Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side yard setback of 5' in lieu of the required 10'.

Acres: 40/96 x 120/121.68
District: 1st.

The items checked below are applicable:

- (A.) All structures shall conform to Baltimore County Building Code 1981/Council Bill 4-82 ~~and other applicable codes~~, and other applicable Codes.
- (B.) A building/ & other _____ miscellaneous permit shall be required before beginning construction.
- (C.) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E.) An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group, of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section/_____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change - in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments

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. Burnham
Charles E. Burnham, Chief
Plans Review



STEPHEN E. COLLINS
DIRECTOR

February 27, 1985

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

Item No. 220, (221), 223, 224, and 225. ZAC- Meeting of February 12, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District

Dear Mr. Jablon

The Department of Traffic Engineering has no comments for item numbers 220, 221, 223, 224, and 225.

MSF/cc

Michael S. Flanigan
Traffic Engineering Assoc. I

4/285-2741

ZONING DESCRIPTION

BEGINNING ON THE SOUTHWEST SIDE OF NORTH AVE AT THE
DISTANCE OF 200' NORTHWEST OF THE CENTER LINE OF KERNAN
DRIVE - BEING LOT 22 + 23 IN THE SUBDIVISION OF
WINDSOR TERRACE. BOOK #6 Folio 180. ALSO KNOWN AS 5501 1/2
NORTH AVE, IN THE 1st DISTRICT.

