

PETITION FOR ZONING VARIANCE 85-287-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 400.1, to allow an accessory structure to be located in the front yard instead 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)
Because the house has been located at the rear portion of the lot, it is deemed undesirable to locate a 3 stall horse barn behind the house due to: a) close proximity to the house and prevailing winds would present a potential odor problem and b) proximity to current water system.

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
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March, 1985, 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 9th day of April, 1985, at 10:00 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
SE/S Pleasantville Rd.,
1,739' NE of Centerline
of Fork Rd. (13639
Pleasantville Rd.),
11th District
JAMES D. KELLETT, et al., Case No. 85-287-A
Petitioner

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 21st day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to James D. Kellett and Joan M. Hammond, 13639 Pleasantville Rd., Baldwin, MD 21013, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

85-287-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of March, 1985.

Petitioner James D. Kellett, et ux Received by *Nicholas B. Commodari*
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

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

000
Nicholas B. Commodari
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. James D. Kellett, et al
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Item No. 235 - Case No. 85-287-A
Petitioners - James D. Kellett, et al
Variance Petition

Dear Mr. Kellett:

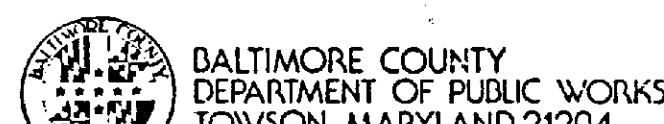
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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:nrr
Enclosures



HARRY J. FISTEL, P.E.
DIRECTOR

March 4, 1985

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

Re: Item #235 (1984-1985)
Property Owner: James D. Kellett, et ux
SE/S Pleasantville Rd. 1739' N/E from centerline Fork Rd.
Acres: 4.162
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

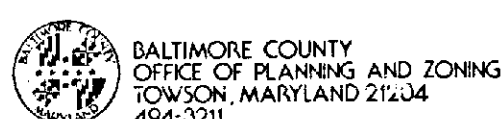
As no public facilities are involved, this office has no comment.

Very truly yours,

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

JAM:EAM:ROP:as

cc: File



NORMAN E. GENDER
DIRECTOR

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

Re: Zoning Advisory Meeting of Item #235
Property Owner: James D. Kellett, et ux
Location: SE/S Pleasantville Rd.,
1739' N/E from Fork 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: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 118-79. 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 "B" 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. Rober
Chief, Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

February 27, 1985

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

Item No. 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237 ZAC- Meeting of 2-10-85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Engineering has no comments for item numbers 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

KCF:ccm



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

PAUL H. RENCKE
CHIEF

February 25, 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: James D. Kellett, et ux

Location: SE/S Pleasantville Road 1739' N/E from c/l Fork Road

Item No.: 235 Zoning Agenda: Meeting of 2/19/85

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 100 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", 1978 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Carl J. Jablon* Noted and Approved: *Errol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

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 11th day of April, 1985, that the herein Petition for Variance(s) to permit an accessory structure (barn) to be located in the front yard instead of the required rear yard, in accordance with the site plan marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 11, 1985

BY *Eber D. Gargner*

PETITION FOR VARIANCE
11th Election District

LOCATION: Southeast side of Pleasantville Road, 1,739 ft. Northeast from the centerline of Fork Road (13639 Pleasantville Road)

DATE AND TIME: Tuesday, April 9, 1985 at 10:00 a.m.

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

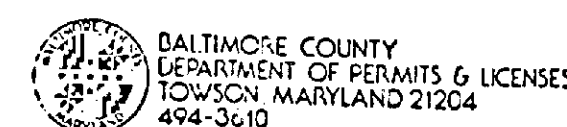
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure to be located in the front yard instead of the required rear yard

Being the property of James D. Kellett, et al 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



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

March 4, 1985

Dear Mr. Jablon:

Comments on Item # 235 Zoning Advisory Committee Meeting are as follows:

Property Owner: James D. Kellett, et al
Location: SE/S Pleasantville Road 1739' N/E from c/l Fork Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Address: L.162
District: 11th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-85 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ & other / permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are 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 four fire resistant 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 1107 and Table 1102, also Section 503.2.

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

G. A change of company 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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Garber, Director
Office of Planning and Zoning

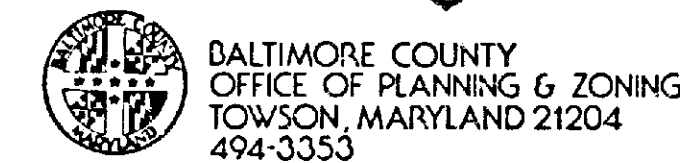
Date: March 29, 1985

SUBJECT: Zoning Petitions No. 85-287-A, 85-289-A, 85-290-A, 85-291-A, 85-292-A and 85-293-X

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

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

NEG/JGH/sf



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 11, 1985

Mr. James D. Kellett, et al
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Petition for Variance
SE/S Pleasantville Rd., 1,739'
NE from the c/l of Fork Road
(13639 Pleasantville Road)
11th Election District
James D. Kellett, et al - Petitioners
Case No. 85-287-A

Dear Mr. Kellett:

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

Very truly yours,

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

JMH:eh

Attachment

cc: People's Counsel

March 8, 1985

Mr. James D. Kellett
13639 Pleasantville Road
Baldwin, Maryland 21013

NOTICE OF HEARING

RE: Petition for Variance
Southeast side Pleasantville Road, 1,739 ft.
Northeast from the centerline of Fork Road
(13639 Pleasantville Road)
Case No. 85-287-A

TIME: 12:00 a.m.

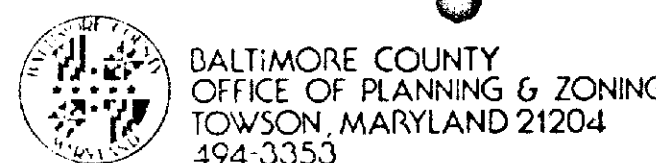
DATE: Tuesday, April 9, 1985

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

Charles E. Burman
Zoning Commissioner
of Baltimore County

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

DATE: _____ ACCOUNT: _____
AMOUNT: \$ _____
RECEIVED FROM: _____
FOR: _____
VALIDATION OR SIGNATURE OF CASHIER: _____



ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1985

Mr. James D. Kellett
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Petition for Variance
SE/S Pleasantville Rd. 1,739' NE from c/l
of Fork Rd. (13639 Pleasantville Road)
James D. Kellett, et al - Petitioners
Case No. 85-287-A

Dear Mr. Kellett:

This is to advise you that \$55.00 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 Januaty, 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. 005384

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

DATE: _____ ACCOUNT: _____
AMOUNT: \$ _____
RECEIVED FROM: _____
FOR: _____
VALIDATION OR SIGNATURE OF CASHIER: _____

PETITION FOR ZONING VARIANCE 85-287-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 400.1, to allow an accessory structure to be located in the front yard instead 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)
Because the house has been located at the rear portion of the lot, it is deemed undesirable to locate a 3 stall horse barn behind the house due to: a) close proximity to the house and prevailing winds would present a potential odor problem and b) proximity to current water system.

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
Phone No.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of March, 1985, 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 9th day of April, 1985, at 10:00 o'clock.

Call John
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
SE/S Pleasantville Rd.,
1,739' NE of Centerline
of Fork Rd. (13639
Pleasantville Rd.),
11th District
JAMES D. KELLETT, et al., Case No. 85-287-A
Petitioner

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 21st day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to James D. Kellett and Joan M. Hammond, 13639 Pleasantville Rd., Baldwin, MD 21013, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

85-287-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your petition has been received and accepted for filing this 5th day of March, 1985.

Petitioner James D. Kellett, et ux Received by *Nicholas B. Commodari*
Petitioner's Attorney *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 29, 1985

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

000
Nicholas B. Commodari
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. James D. Kellett, et al
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Item No. 235 - Case No. 85-287-A
Petitioners - James D. Kellett, et al
Variance Petition

Dear Mr. Kellett:

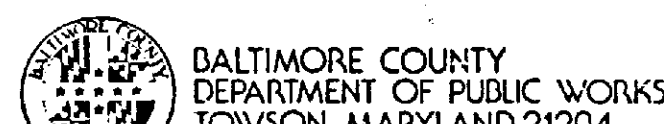
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Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that 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:nrr
Enclosures



HARRY J. FISTEL, P.E.
DIRECTOR

March 4, 1985

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

Re: Item #235 (1984-1985)
Property Owner: James D. Kellett, et ux
SE/S Pleasantville Rd. 1739' N/E from centerline Fork Rd.
Acres: 4.162
District: 11th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General Comments:

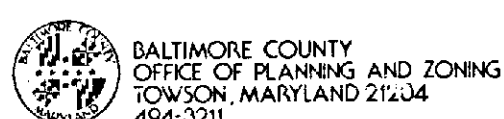
As no public facilities are involved, this office has no comment.

Very truly yours,

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

JAM:EAM:ROP:as

cc: File



NORMAN E. GENDER
DIRECTOR

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

Re: Zoning Advisory Meeting of Item #235
Property Owner: James D. Kellett, et ux
Location: SE/S Pleasantville Rd.,
1739' N/E from Fork 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.
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- () 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: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 118-79. 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 "B" 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. Rober
Chief, Current Planning and Development

cc: James Hoswell



STEPHEN E. COLLINS
DIRECTOR

February 27, 1985

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

Item No. 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237 ZAC- Meeting of 2-10-85
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Engineering has no comments for item numbers 208, 227, 228, 229, 230, 233, 234, 235, 236, and 237.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

KCF:ccm



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

PAUL H. RENCKE
CHIEF

February 25, 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: James D. Kellett, et ux

Location: SE/S Pleasantville Road 1739' N/E from c/l Fork Road

Item No.: 235 Zoning Agenda: Meeting of 2/19/85

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 100 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", 1978 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *Errol M. Markowitz*
Planning Group Approved: *Errol M. Markowitz*
Special Inspection Division Fire Prevention Bureau

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 11th day of April, 1985, that the herein Petition for Variance(s) to permit an accessory structure (barn) to be located in the front yard instead of the required rear yard, in accordance with the site plan marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

James M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 11, 1985

BY *Eber D. Gargner*

PETITION FOR VARIANCE
11th Election District

LOCATION: Southeast side of Pleasantville Road, 1,739 ft. Northeast from the centerline of Fork Road (13639 Pleasantville Road)

DATE AND TIME: Tuesday, April 9, 1985 at 10:00 a.m.

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

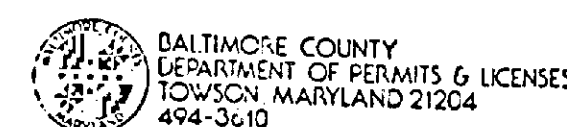
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to allow an accessory structure to be located in the front yard instead of the required rear yard

Being the property of James D. Kellett, et al 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



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

March 4, 1985

Dear Mr. Jablon:

Comments on Item # 235 Zoning Advisory Committee Meeting are as follows:

Property Owner: James D. Kellett, et al
Location: SE/S Pleasantville Road 1739' N/E from c/l Fork Road
Existing Zoning: R.C. 2
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Address: L.162
District: 11th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-85 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

B. A building/ & other / permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are 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 four fire resistance 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 1107 and Table 1102, also Section 503.2.

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

G. A change of company 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 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Garber, Director
Office of Planning and Zoning

Date: March 29, 1985

SUBJECT: Zoning Petitions No. 85-287-A, 85-289-A, 85-290-A, 85-291-A, 85-292-A and 85-293-X

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

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

NEG/JGH/sf



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 11, 1985

Mr. James D. Kellett, et al
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Petition for Variance
SE/S Pleasantville Rd., 1,739'
NE from the c/l of Fork Road
(13639 Pleasantville Road)
11th Election District
James D. Kellett, et al - Petitioners
Case No. 85-287-A

Dear Mr. Kellett:

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

Very truly yours,

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

JMH:eh

Attachment

cc: People's Counsel

March 8, 1985

Mr. James D. Kellett
13639 Pleasantville Road
Baldwin, Maryland 21013

NOTICE OF HEARING

RE: Petition for Variance
Southeast side Pleasantville Road, 1,739 ft.
Northeast from the centerline of Fork Road
(13639 Pleasantville Road)
Case No. 85-287-A

TIME: 12:00 a.m.

DATE: Tuesday, April 9, 1985

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

Charles E. Burman
Charles E. Burman, Chief
Plans Review

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

DATE: _____ ACCOUNT: _____
AMOUNT: \$ _____
RECEIVED FROM: _____
FOR: _____
VALIDATION OR SIGNATURE OF CASHIER: _____



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

ARNOLD JABLON
ZONING COMMISSIONER

April 4, 1985

Mr. James D. Kellett
13639 Pleasantville Road
Baldwin, Maryland 21013

RE: Petition for Variance
SE/S Pleasantville Rd. 1,739' NE from c/l
of Fork Rd. (13639 Pleasantville Road)
James D. Kellett, et al - Petitioners
Case No. 85-287-A

Dear Mr. Kellett:

This is to advise you that \$55.00 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 Januaty, 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. 005384

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

DATE: _____ ACCOUNT: _____
AMOUNT: \$ _____
RECEIVED FROM: _____
FOR: _____
VALIDATION OR SIGNATURE OF CASHIER: _____

TOWSON, MD., _____ March 21, 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 21 1985

THE JEFFERSONIAN,

Publisher

Cost of Advertising

18.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 85-287-A

District 11th Date of Posting 7/22/85
 Posted for: Variance
 Petitioner: I was D. Kellett, et al
 Location of property: SE 1/3 Pleasantville Rd. 1739' NE of Fork Rd.
13639 Pleasantville Rd.
 Location of Signs: Approx. 18' fr. roadway of Pleasantville Rd. at
edge of R.O.W. on property of Petitioner
 Remarks: _____
 Posted by: M. H. Kelly Date of return: 3/29/85
 Signature
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

Towson, Md.

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 20th day of March 1985.

The TOWSON TIMES
M. Anselmo
Cost of Advertisement: \$ 25.44



EXISTING
BARN-TO
BE REMOVED



PETITIONER'S
 EXHIBIT 2

PLAT FOR ZONING VARIANCE
OWNERS: JAMES KELLEY
JOAN HAMMOND
DISTRICT-11 LOT 8
PLAT NO. 3, LIBER EHKJR
NO 40, E. 1/4, T. 2, R. 10, S. 10

ZONED: ~~RC 1~~ RC 2
 AREA: 4.8
 NO OF LOTS: 1
 DENSITY: .22

~~SECRET~~

3549° 0' E 379.6
P. 0.43
P. 0.43
24X36.50
LOT 0
662 ACRES

VICINITY MAP
SCALE 1" = 2000'

WILLIAM ROAD
E 2017300
N 770610
39° 51' 50" E 77° 15'
N 77° 15' E 77° 15'
2720' CON
N 770610

40
NETH
11
2/13
A
MB
RT

