

PETITION FOR ZONING VARIANCE 85-297-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 1802.1.1.B. (205.1) to permit a side yard of 11 feet in lieu of the required 15 feet.

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

1. The environmental impact and cost of removal of two large trees in the area. (Maple and Oak)
2. Blockage of all or part of an existing house window creating a room with no outside light source.
3. Architectural design needs of the new structure.

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 penalty 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: _____ Phone No.: _____
Signature: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Robert Macht
Address: _____
City and State: _____
Attorney's Telephone No.: _____
3302 Arrol Valley Dr. 486-6452
Address: _____ Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1985, at 10:00 o'clock.

Carl J. Jolly
Zoning Commissioner of Baltimore County.

(over)



HARRY J. PISTEL P.E.
DIRECTOR

March 28, 1985

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

Re: Item #241 (1984-1985)
Property Owner: Robert Macht, et ux
5/5 Wood Valley Dr. 491' W. from center-line Marcie Dr.
Acreage: 100/119.21 x 227.94/292.84
District: 3rd

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:

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.

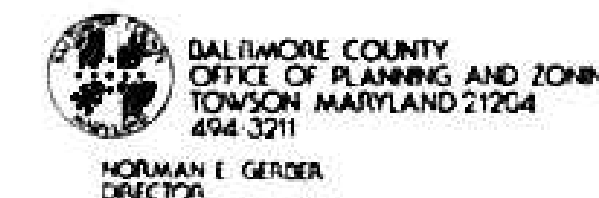
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James A. Marshall
James A. Marshall, P.E., Chief
Bureau of Public Services

JAM:EM:PMO:SS

cc: File



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

Re: Zoning Advisory Meeting of February 26, 1985
Item # 241
Property Owner: Robert Macht, et ux
Location: 5/5 Wood Valley Drive, 491' from Marcie Drive

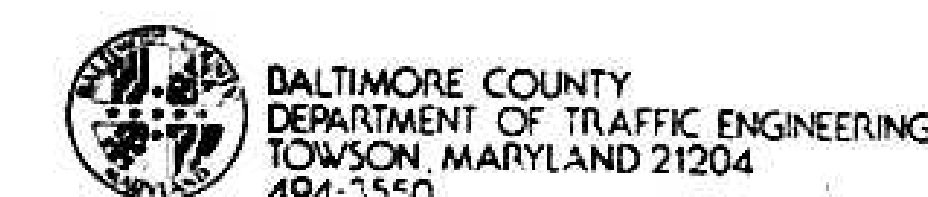
Dear Mr. Jablon:

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

- ☒ 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.
- ☒ If 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 22-90 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 S111 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 S111 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: _____

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

March 15, 1985

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

Item No. 238, 240, 241, 242, 243, 244, 245, 246, 247 ZAC-Meeting of February 26, 1985
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

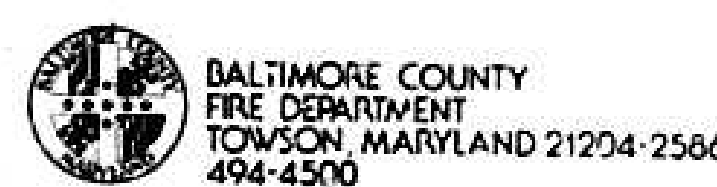
Acre: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 238, 240, 241, 242, 243, 244, 245, 246, and 247.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



PAUL H. RENCKE
CHIEF

March 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: Robert Macht, et ux

Location: 5/5 Wood Valley Drive 491' W. from c/l Marcie Drive

Item No.: 241

Zoning Agenda: 2/26/85

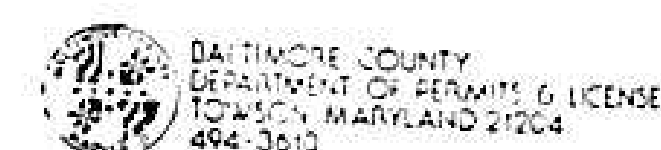
Certification:

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.

REVIEWED BY: *Roy W. Kemmer*
Noted and Approved: _____
Special Inspection Division: _____
Fire Prevention Bureau: _____

/mb



March 14, 1985

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

Dear Mr. Jablon:

Re: Item # 241 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert Macht, et ux
Location: 5/5 Wood Valley Drive 491' W. from c/l Marcie Drive
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a side yard setback of 11' in lieu of the required 15' and a sum of side yards of 38' in lieu of the required 40'.
Acreage: 100/119.21 x 227.94/292.84
District: 3rd.

The items checked below are applicable:

- (X) 1. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82.
- (X) 2. 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.
- (X) 3. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (X) 4. An exterior wall erected within 6'0" for Commercial use or 3'0" for One & Two Family use groups 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 407 and Table 402, also Section 503.2.
- (X) 5. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- (X) 6. 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.
- (X) 7. 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.

1. 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 108 (1st floor) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

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

85-297-A

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 day of March, 1985.

Petitioner: Robert Macht, et ux
Petitioner's Attorney: _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cc: Nicholas B. Commodari
Chairman

Mr. & Mrs. Robert Macht
3307 Wood Valley Drive
Baltimore, Maryland 21208

RE: Item No. 241 - Case No. 85-297-A
Petitioners - Robert Macht, et ux
Variance Petition

Dear Mr. and Mrs. Macht:

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:mr

Enclosures

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 Zoning Commissioner of Baltimore County, this 22nd day of April, 1985, that the Petition for Zoning Variance(s) to permit a side yard setback of 11 feet in lieu of the required 15 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of
Baltimore County

Ad/srl

Mr. Robert Macht
People's Counsel

ORDER RECEIVED FOR FILING

DATE April 22, 1985

BY *[Signature]*

CERTIFICATE OF PUBLICATION 63873

Pikesville, Md., APRIL 20, 1985

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 22nd day of April, 1985

at publication appearing on the 19th day of April, 1985
and publication appearing on the 19th day of April, 1985
and publication appearing on the 19th day of April, 1985

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$22.00

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 85-297-A

Date: April 11, 1985

There are no comprehensive planning factors requiring comment on this petition.

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG/JGH/sf

Beginning on the ^{SOUTH} side of Wood Valley Drive 60 feet wide, at the distance of 491.55 feet ^{WEST} of the centerline of Marcie Drive. Being Lot 3, Block E. as shown on Plat entitled "Section three, Stevenson at Anton Farms" recorded in Baltimore County in Plat Book O.T.G. 32:17. Also known as 3307 Wood Valley Drive in the Third Election District.

85-297-A CERTIFICATE OF PUBLICATION

TOWSON, MD., April 4, 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 April 4, 1985

THE JEFFERSONIAN,

[Signature]
Publisher

18.00

I hereby state that I understand fully the nature and size of the proposed addition at my next door neighbor's house, also known as 3307 Wood Valley Drive. The owner, Robert Macht has shown to the petition he will present to the zoning board. I wish to state that for the public record that I have no objections to the proposed variance that he is requesting.

[Signature]
Dr. Stanley Greenberg
3307 Wood Valley Drive

[Signature]
Dr. Stanley Greenberg
3307 Wood Valley Drive

PETITIONER'S
EXHIBIT 2

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Wood Valley Dr., 491' :
W from Centerline of Marcie : OF BALTIMORE COUNTY
Dr., (3307 Wood Valley Dr.), :
3rd District :

ROBERT MACHT, et ux, Petitioner : Case No. 85-297-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 other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 26th day of March, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert Macht, 3307 Wood Valley Drive, Baltimore, MD 21208, Petitioners.

[Signature]
Peter Max Zimmerman

PETITION FOR VARIANCE

3rd Election District

LOCATION: Southside Wood Valley Drive, 491 feet West from the centerline of Marcie Drive (3307 Wood Valley Drive)

DATE AND TIME: Monday, April 22, 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 permit a side yard of 11 feet in lieu of the required 15 feet.

Being the property of Robert Macht, et ux 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



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

ARNOLD JABLON
ZONING COMMISSIONER

April 16, 1985

Mr. & Mrs. Robert Macht
3307 Wood Valley Drive
Baltimore, Maryland 21208

RE: Petition for Variance
S/S Wood Valley Dr., 491' W from the c/l of
Marcie Dr. (3307 Wood Valley Drive)
Case No. 85-297-A

Dear Mr. & Mrs. Macht:

This is to advise you that \$45.00 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 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. 005396
DATE 4-22-85	ACCOUNT R-61-615-000
AMOUNT \$ 45.00	
RECEIVED <i>[Signature]</i>	
FOR <i>[Signature]</i> 85-297-A	
8 8019*****150016 42167	
VALIDATION OR SIGNATURE OF CASHIER	

[Signature]
ARNOLD JABLON
Zoning Commissioner

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 85-297-A
Towson, Maryland

District 3rd Date of Posting 3-29-85
Posted for: Variance
Petitioner: Robert Macht, et ux
Location of property: S/S of Wood Valley Drive, 491' W of the
c/l of Marcie Drive (3307 Wood Valley Drive)
Location of Sign: S/S of Wood Valley Drive on front of 3307
Remarks: _____
Posted by: A. J. Anata Date of return: 4-5-85
Number of Signs: 1

March 21, 1985

Mr. and Mrs. Robert Macht
3307 Wood Valley Drive
Baltimore, Maryland 21208

NOTICE OF HEARING

RE: Petition for Variance
S/S Wood Valley Dr., 491' W from the
c/l of Marcie Dr. (3307 Wood Valley Drive)
Robert Macht, et ux - Petitioners
Case No. 85-297-A

TIME: 10:00 a.m.
DATE: Monday, April 22, 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. 004983

DATE 3/11/85 ACCOUNT P.O. #1310
AMOUNT \$ 10.00
RECEIVED FROM Robert Macht
FOR John Smith Fee \$3.00
for 1st copy of map
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

3rd Election District

LOCATION: Southside Wood Valley Drive, 491 feet West from the
centerline of Marcie Drive (3307 Wood Valley Drive)

DATE AND TIME: Monday, April 22, 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 permit a side yard of 11 feet in lieu of
the required 15 feet.

Being the property of Robert Macht, et ux 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, enter-
tain 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

