

240
PETITION FOR ZONING VARIANCE 85-304-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 1802.1.1.2.1 (303.1) to permit an average front setback of 32.5 feet in lieu of the required 39 feet. 85-304-A

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

1. Living room too narrow - need more space for growing family

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.:
Address
Phone No.

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

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of April, 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 106, County Office Building in Towson, Baltimore County, on the 7th day of May, 1985, at 9:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 23, 1985
Norman E. Garber, Director
FROM: Office of Planning and Zoning
Zoning Petitions No. 85-300-A, 85-304-A, 85-305-A, 85-306-A, 85-308-A and 85-309-A

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

NEG/JGH/sf

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1985

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

ofo
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. & Mrs. Roy A. Sauer
3468 Loganview Drive
Baltimore, Maryland 21222

RE: Item No. 240 - Case No. 85-304-A
Petitioners - Roy A. Sauer, et ux
Variance Petition

Dear Mr. & Mrs. Sauer:

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:nr

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1985

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

RE: Item #240 (1984-1985)
Property Owner: Roy A. Sauer, et ux
675' S. from centerline
Court Way
Acres: 45.90/79.93 x 141.50/111.34
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.

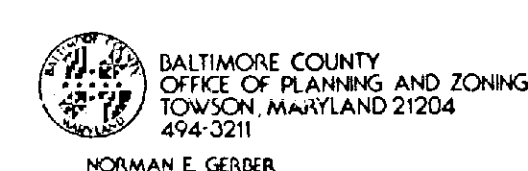
General Comments:

Since no public improvements are affected, this office has no comment.

Very truly yours,

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

JAM:EAM:PMO:es



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

APRIL 19, 1985

Re: Zoning Advisory Meeting of FEB. 26, 1985
Item # 240
Property Owner: ROY A. SAUER, ET UX
Location: SW/4 LOGANVIEW DR. 675' S.
FROM COURT WAY

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.
- ☒ 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 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. Boser
Chief, Current Planning and Development

cc: James Hoswell



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

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:

Acres:
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. Flanigan
Traffic Engineering Assoc. II

MSF/ccm



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

PAUL H. REINCKE
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: Roy A. Sauer, et ux

Location: SW/4 Loganview Dr. 675' S. from c/l Court Way

Item No.: 240 Zoning Agenda: Meeting of 2/25/85

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 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: Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

AUG 21 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 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 7th day of May, 1985, that the herein Petition for Variance(s) to permit an average front yard setback of 32.5 feet in lieu of the required 39 feet, for a 7' x 16' addition for habitable space, in accordance with the site plan marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

James M. J. J.
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

DATE May 7, 1985
BY *James A. Sauer, et ux*

RE: PETITION FOR VARIANCE
SW/S Loganview Dr., 675'
S of Centerline of Court
Way, 12th District
ROY A. SAUER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-304-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel by 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 16th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Roy A. Sauer, 3468 Loganview Drive, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

Mr. & Mrs. Roy A. Sauer
3468 Loganview Drive
Baltimore, Maryland 21222

April 10, 1985

RE: Petition for Variance
SW/S Loganview Dr., 675' S of the c/l of
Court Way
Case No. 85-304-A

Dear Mr. & Mrs. Sauer:

This is to advise you that \$50.60 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 Janusz, 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. 007209

DATE 5-7-85 ACCOUNT R-01-615-000

AMOUNT \$50.60 (cash)

RECEIVED FROM Roy A. Sauer

FOR adm & posting Case 85-304-A

8 8029*****0506a 1076f

VALIDATION OR SIGNATURE OF CASHIER

March 14, 1985

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3310

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

Dear Mr. Jablon:

Comments on Item # 240 Zoning Advisory Committee Meeting are as follows:

Property Owner: Roy A. Sauer, et ux
Location: SW/S Loganview Drive 675' S. from c/l Court Way
Existing Zoning: D.H. 5.5
Proposed Zoning: Variance to permit an average front setback of 32.5' in lieu of the required 39'.

Address: 45.90/79.93 x 141.50/111.34
District: 12th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 approved for the City of Baltimore and other applicable Code.

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 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 use 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 line. A firewall is 1107 and Cable 1102, also Section 231.2.

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 the 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 113 (Plans Review) at 111 W. Chesapeake Ave., Towson.

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

PETITION FOR VARIANCE

12th Election District

LOCATION: Southwest side Loganview Drive, 675 ft. South of centerline of Court way

DATE AND TIME: Tuesday, May 7, 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 an average front yard setback of 32.5 ft. in lieu of the required 39 ft.

Being the property of Roy A. Sauer, 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

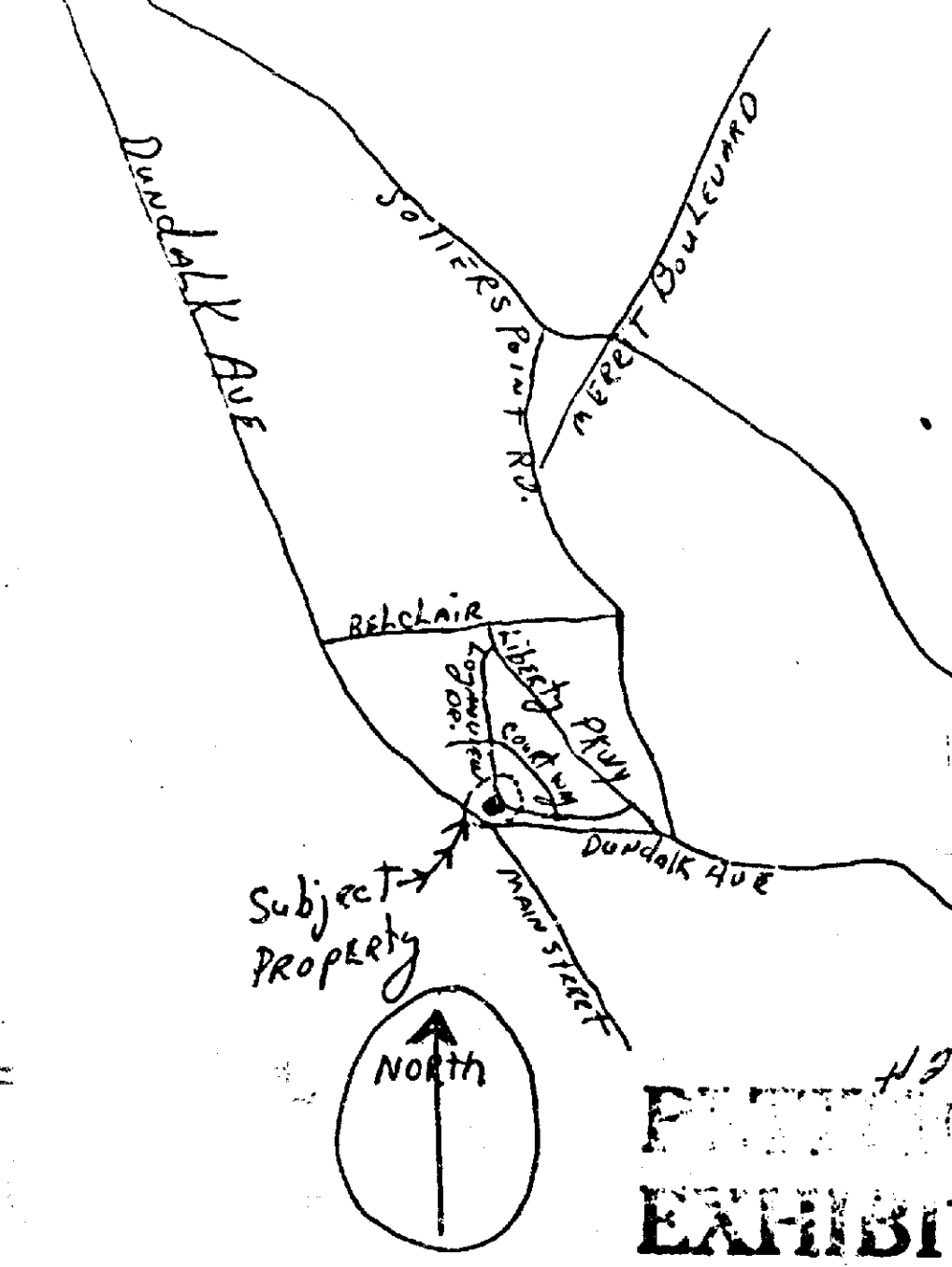
ZONING DESCRIPTION

Beginning on the southwest side of Loganview Drive 16' wide, at the distance of 675' south of the center line of Court Way, Being Lot 0035, Block 001, in the subdivision of Dundalk. Book No. 14 Folio 113. Also known as 3468 Loganview Drive in the 12th Election District.

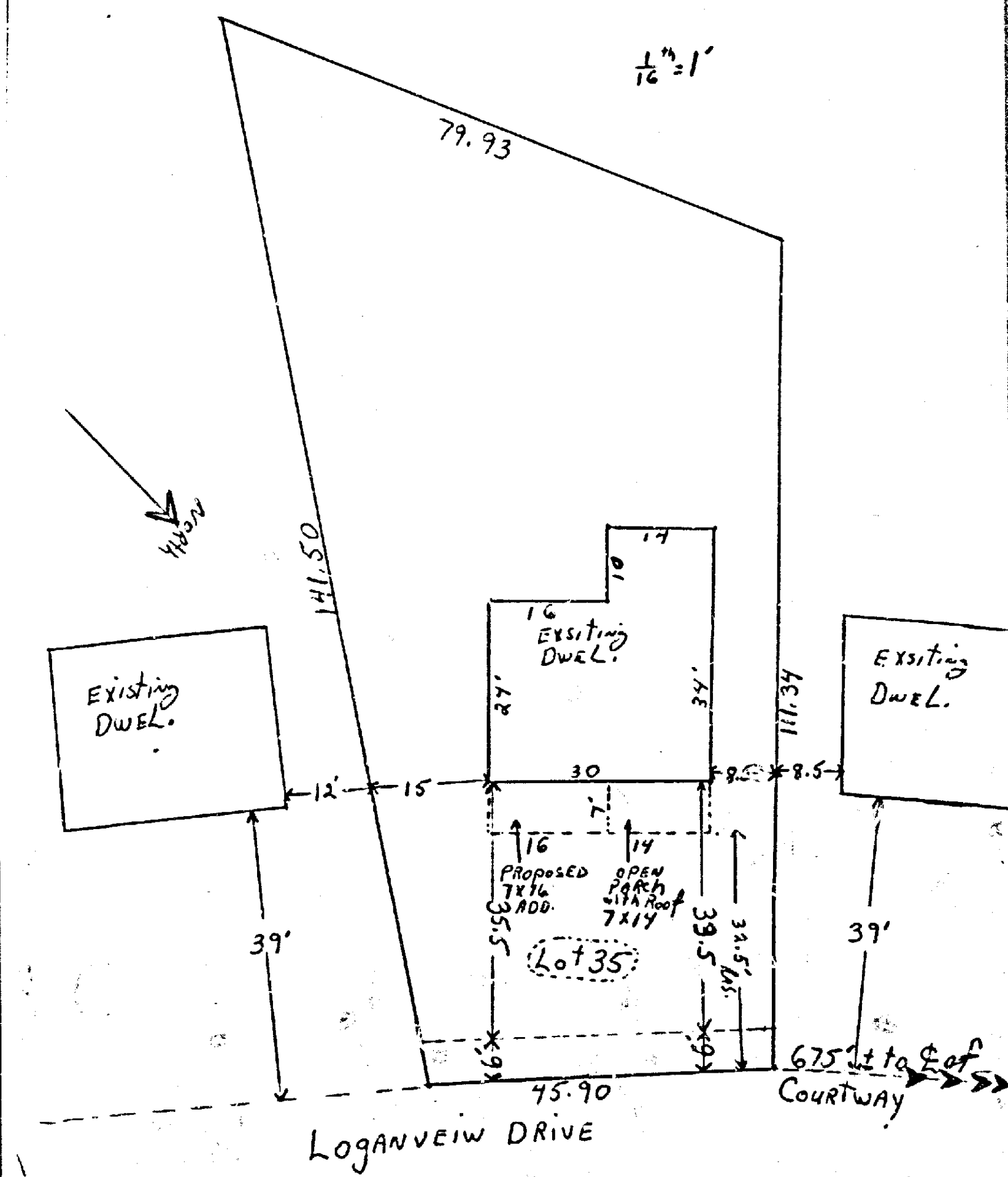
Plat for zoning variance.

Owner - Roy and Linda Sauer
District 12, Zoned D.H. 5.5
Subdivision - Dundalk
Lot 0035 Block 001, Book 14 Folio 113
Existing utilities in Loganview Drive
Scale 1" = 16'

VICINITY MAP



PETITIONER'S
EXHIBIT 1



AUG 21 1985

85-304-A CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18, 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 18, 1985

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising
18.00

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side Loganview Drive, 675 ft. South of centerline of Courtway.
DATE & TIME: Tuesday, May 7, 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 on the Petition for Variance to permit an average front yard setback of 32.5 ft. in lieu of the required 30 ft.
Being the property of Roy A. Sauer, 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
April 18, 1985

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

April 23,

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #63938 - Reg. #L71656, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 19th day of April 1985; that is to say, the same was inserted in the issues of April 18, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. Dille*

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side Loganview Drive, 675 ft. South of centerline of Courtway.
DATE & TIME: Tuesday, May 7, 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 on the Petition for Variance to permit an average front yard setback of 32.5 ft. in lieu of the required 30 ft.
Being the property of Roy A. Sauer, 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
April 18, 1985

April 9, 1985

Mr. & Mrs. Roy A. Sauer
3468 Loganview Drive
Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Variance
SW/S Loganview Dr., 675' S of c/l of Court Way
(3468 Loganview Drive)
Case No. 85-304-A

TIME: 9:30 a.m.

DATE: Tuesday, May 7, 1985

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

C. B. Dille
Zoning Commissioner
of Baltimore County

85-304-A "DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., April 18, 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 18, 1985

THE JEFFERSONIAN,

18 Kenton

Publisher

Cost of Advertising
18.00

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side Loganview Drive, 675 ft. South of centerline of Courtway.
DATE & TIME: Tuesday, May 7, 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 on the Petition for Variance to permit an average front yard setback of 32.5 ft. in lieu of the required 30 ft.
Being the property of Roy A. Sauer, 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
April 18, 1985

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-304-A

District: 12th
Date of Posting: 4/19/85
Posted for: Variance
Petitioner: Roy A. Sauer, et al
Location of property: SW/S Loganview Drive, 675' S of Court Way
3468 Loganview Dr. 21222
Location of Signs: Facing Loganview Dr. 12' from roadway, on property of Petitioner
Remarks: [Signature]
Posted by: [Signature]
Date of return: 4/24/85
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 004973
DATE: 4/14/85
ACCOUNT: P-61-615-001
AMOUNT: \$ 35.00
RELIEVED FROM: Roy Sauer
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

April 23,

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #63938 - Reg. #L71666, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 19th day of April 1985; that is to say, the same was inserted in the issues of April 18, 1985

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*

PETITION FOR VARIANCE
12th Election District
LOCATION: Southwest side Loganview Drive, 675 ft. South of centerline of Courtway.
DATE & TIME: Tuesday, May 7, 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 on the Petition for Variance to permit an average front yard setback of 32.5 ft. in lieu of the required 30 ft.
Being the property of Roy A. Sauer, 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
April 18, 1985