Karen L. Bendler (Type or Print Name) City and State Attorney for Petitioner: 592-2043 12009 Belair Rd. (Type or Print Name) Kingsville, Maryland 21087 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Theodore H. Bendler II City and State 12009 Belair Rd. 592-2043 Attorney's Telephone No.: 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 2nd day of April , 1985.

Petitioner Theodore H. Bendler, II. et un Received by Marine Micholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 26, 1985

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

Mr. & Mrs. Theodore H. Bendler II
12009 Belair Road

Nicholas B. Commodari

Chairman

Bureau of

Engineering

Department of

Bureau of Fire Provention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Traffic Engineering

State Roads Commiss

12009 Belair Road Kingsville, Maryland 21087

RE: Item No. 242 - Case No. 85-305-A
Petitioners - Theodore H. Bendler, II,et ux
Variance Petition

Dear Mr. & Mrs. Bendler:

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.

Misolos Sommodu.

NICHOLAS B. CCHMODARI

Chairman

Zoning Plans Advisory Committee

March 15, 1985

Item No. 238,240,241(242)243,244,245,246,247 ZAC-Meeting of February 26, 1985

The Department of Traffic Engineering has no comments

Traffic Engineering Assoc. II

Enclosures

NBC:nr

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

TOWSON, MARYLAND 21204

Property Owner:

Existing Zoning:

Proposed Zoning:

for item numbers 238, 240, 241, 242, 243, 244, 245, 246, and 247.

Location:

Acres:

Dear Mr. Jablon:

District:

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building

Towson, Maryland 21204

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I PISTEL, P. E. DIRECTOR

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

Re: Item #242 (1984-1985)
Property Owner: Theodore H. Bendler, II,
et ux
S/ES Belair Rd. 660 N/E from centerline
Sunshine Ave.

Sunshine Ave.
Acres: 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.

March 28, 1985

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.

AMES A. MARKLE, P.E., Chief

Bureau of Public Services

;

JAM:EAM:PMO:ss

cc: File

1/2/15

And the second

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building

County Office Building
Towson, Maryland 21204
Zoning Item # 242 Zoning Advisory Committee Mes

Zoning Item # 242, Zoning Advisory Committee Meeting of <u>Jeh 26, 1935</u>

Property Owner: Theodore H. Bendler, II, et ux

Water Supply drilled well in pit Sewage Disposal Septic System

COMMENTS ARE AS FOLLOWS:

() Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

() Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

() A permit to construct from the Division of Lir Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

into the atmosphere.

() A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

() Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

() Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

() Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

() If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

ss 20 1082 (1)

Services.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

Dear Mr. Jablon:

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

APRIL 19, 1985

Re: Zoning Advisory Meeting of FEB. 26, 1985

Item #242

Property Owner: THEO DORE H. BENDLER, II, ETUX

Location: SE/S BELDIR RD. 660' NE FROM &

Property Owner: THEO DOREH. BENDLER, II, ETUX Location: SE/S BELDIE RO. 660' NE FROM & OL SUNSHINE DUE

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.
(B) A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
(C) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
(C) A record plat will be required and must be recorded prior to issuance of a building permit.
(C) The access is not satisfactory.
(D) The circulation on this site is not satisfactory.
(D) The parking arrangement is not satisfactory.
(D) Parking calculations must be shown on the plan.
(D) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
(C) 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

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 Jse Certificate has been issued. The deficient service is
)The property is located in a traffic area controlled by a "D" level

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
)Additional comments:

Eugene A. Bober Chief, Current Planning and Development MSF/ccm

State Highw

 \Box

M

Maryland Department of Transportation

State Highway Administration

March 9, 1985

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 2-26-85
ITEM: #242.
Property Owner: Theodore
H. Bendler, II, et ux
Location: SE/S Belair Rd.
Route 1-N, 660' N/E from
c/1 Sunshine Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance
to permit a side yard setback of 30' in lieu of the
required 50'.
Acres: 12009 Belair Road

District: 11th

William K. Hellmann

Hal Kassoff

On review of the submittal for the proposed building addition and variance for a side yard setback, the State Hi3hway Administration finds the plan generally acceptable.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephona number is (301) 650-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-890-492-5062 Statewide Toll Free

P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Bened

MOV

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 her result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested WMWwill not adversely affect the health, safety, and general welfare of the community, the variance(s) should / should kix het be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of ______, 19 85, that the herein Petition for Variance(s) to permit a side yard setback of 30 feet in lieu of the required 50 feet, for a 12' x 22' 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, subject to the following:

1. Compliance with requirements of the Baltimore County Department of Health.

RECEIVED FOR FILING

ORDER

DATE

eputy Zoning Commissioner of Baltimore County

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. () Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. (V) Others Termite Hashing and treated wind should be used _ CONSTRUCTION OF the addition, if applicable. Price to approval of a building point by this office A recented agreement must be made between the currens of the projectly and the BALTO. Co. Health Of of insuring that The grand unper the proposed addition will be treated for termites prior to construction. For INFORMATION regarding this treatment, current should CONTACT Mr. EPAST AT 494-2762. Mrs. Karen Bendler was retified by phone of this requirement on March 29, 1985. Ian J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES SS 20 1283 (2) R

Zoning Item # 242 Zoning Advisory Committee Meeting of Feb 20, 85

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: Theodore Bendler, II, et ux Location: Se/S Belair Rd. 660' N/E from c/l Sunshine Avenue Zoning Agenda: Meeting of 2/26/85 Item No.: 242 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 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. Fire Prevention Bureau

I. Comments

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES March 14, 1985 10 VSCN MARYLAND 21204 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204 Comments on Item # 242 Zoning Advisory Committee Meeting are as follows: Proposed Zoning: Variance to permit a side yard setback of 30° in lieu of the required 50'. 12009 Belair Road The items checked below are applicable: (A.) All structures shall conform to the Ealtimore County Building Code 1981/Council Bill 4-82 State with the Control of B. A buildirg/ & other permit shall be required before beginning construction C. Residential: Three sets of construction drawings are required to file a paimit 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. In exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Pamily 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 G. A charge 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 H. Defore 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. 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., Charles E. Burnham, Chief

Beginning on the southeast side of Belair Road 660 feet northeast of the intersection at Sunshine Avenue. Thence the following courses and distances:

ZONING DESCRIPTION

N 18° 30' E 130' S 57° 30' E 519.16' S 48° 53' W 245' NW 113.45' NE 163.56' N 57° 30' W 300'

to the place of beginning. Also known as 12009 Belair Road in the 11th Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date___April 25, 1985

Norman E. Gerber, 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

Norman E. Gerber Diffector Office of Planning and Zoning

NEG/JGH/sf

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

May 8, 1985

Mr. & Mrs. Theodole H. Bendler II 12009 Belair Road Kingsville, Maryland 21087

> RF: PETITION FOR VARIANCE SE/S Belair Road. 660' NE from centerline of Suns ine Ave. (12009 Belair Rd.) 11th Election District Theodore H. Bendler II. et ux -Petitioners

Case No. 85-305-A (Item No. 242) I have this date passed my Order in the above captioned matter in accordance

> Very truly yours, Gan ATH Juna JEAN M.H. JUNG

Deputy Zoning Commissioner

JMHJ:bg Attachments

cc: People's Counsel

Dear Mr. & Mrs. Bendler:

with the attached.

Being the property of <u>Theodore H. Bendler, II, et ux</u> the plat filed with the Zoning Office.

Special Inspection Division

LOCATION:

DATE AND TIME:

PUBLIC HEARING:

of the required 50 ft.

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, entergood cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

PETITION FOR VARIANCE

11th Election District

centerline of Sunshine Avenue

Tuesday, May 7, 1985 at 10:00 a.m.

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 30 ft. in lieu

Southeast side Belair Road, 660 ft. Northeast from the

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

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

100

Marin Say

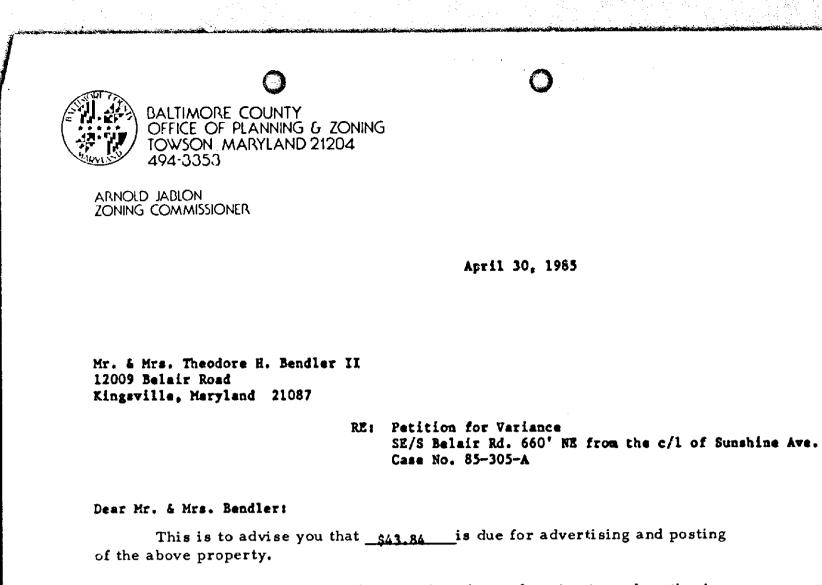
	O		0		0
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER		rec toxied		April 9	, 1985
	; OF BALTIMORE COUN			NOTICE OF HEA RE: Petition for Variance SE/S Belair Road, 660' I Theodore H. Bendler II, Case No. 85-305-A	NE from the c/I of Sunshine Avenue
Please enter the appe	arance of the People's Counsel	RYens	TIME: 10:00 a.		
above-captioned matter. Notices should be sent of any hearing dates			DATE Tuesday, May 7, 1985		
or other proceedings in this matter and of the passage of any preliminary			PLACE: Room 106, County Office Building, 111 West Chesapeake		
or final Order.					111 West Chesapeake
Phy Pec Pet Dep Rm. Tow 494	Phyllis Cole Friedman ple's Counsel for Baltimore Country ter Max Zimmerman puty People's Counsel 223, Court House pson, MD 21204 1-2188 2 on this 16th day of April, 198	nty	Avenue,	Zoning Cor of Baltimon	nmissioner re County
of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Theodore H. Bendler, II, 12009 Belair Rd., Kingsville, MD 21087, Petitioners.			BALTIMORE COUNTY, MARYLAND OFFICE OF FILCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 004985		
Pet	eter Max Zimmerman		ACCOUNT AMOUNT \$ RECEIVED FROM: B 1 1 * * * * * * * * * * * * * * * * *	The state of the s	
			VALIDATION OR SIGNATURE OF CASHIER		
	O				
CI	ERTIFICATE OF POSTING	95-315-A			

Petitioner: Theodore H. Bendler I, etax

Location of property: SE/S Belair Rd., 660' NE Fr. 5445/1140 Ars.

Location of Signs: Facing Boloir Rd, Itepress. 15' From road way, or
proporty of Potitioner

Number of Signs:

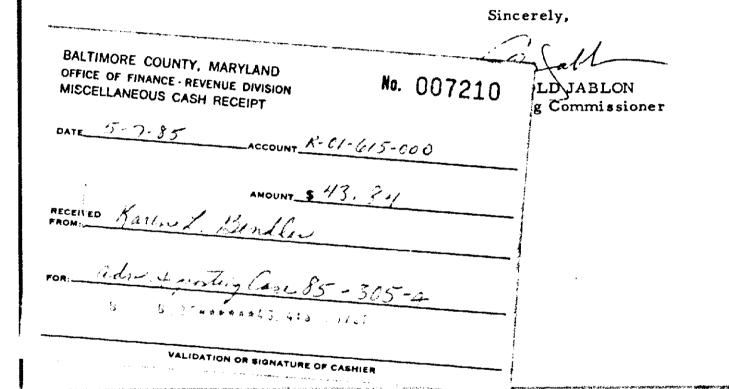


This is to advise you that ______is due for advertising and posting

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.

April 30, 1985

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.



65-305-H CERTIFICATE OF PUBLICATION

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

THE JEFFERSONIAN,

Publisher

Cost of Advertising

18,00

85-305-A

This is to Certify, That the annexed was inserted in the Times, a newspaper printed

and published in Baltimore County, once in each

required 50 ft.

Being the property of Theodore H.

Bendler, II. et ux. as shows en 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

Petition for Variance

11th Election District
LOCATION: Southeast side of Belair Road, 660 ft. Northeast from the

centerline of Sunshine Avenue. DATE & TIME: Tuesday, May 7.

1986 at 10:00 a.m.
PUBLIC HEARING: Room 106.
County Office Building, 111 West
Chesapeake Avenue, Tewson,

Maryland.

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

Petition for Variance to permit 5, side yard setback of 80 ft. in lieu of the

PETITION FOR VARIANCE
11th Election District

LOCATION: Southeast side
Belair Road, 600 ft. Northeast from the centerline of
Sunshine Avenue
DATE AND TIME: Tuesday.
May 7, 1863 at 10:00 a.m.,
PUBLIC HEARING: Rosm
100, County Office Building,
111 West Cheappake Avenus, Towson, Maryland

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

Petition for Variance to per-mit a side yard setback of 20 ft. in Hen of the required 50

Ri.

Being the property of Theodore H. Bendier, II, et un 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 (80) 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.

Aring hearing.

By Order Of
ARNOLD JABLOR
Zoning Communicate
of Baltimore County
April 18.

Jde 1.