

PETITION FOR ZONING VARIANCE 85-313-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 1802.3.C.1. to permit a side yard setback of 5' in lieu of the required 10'.

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

1. Hardship - Due to growing family extra space is required.
2. Practical Difficulty - Because of homes interior layout the side is the only practical direction to expand.

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

Legal Owner(s):
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State

Agent for Petitioner:
Security Builders, Inc.
(Type or Print Name)
Signature
Address
City and State

Telephone No.: 265-8000
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 14th day of May, 1985, at 10:30 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

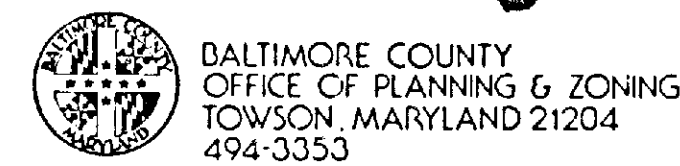
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-311-A, 85-312-A, 85-313-A, 85-315-A, 85-319-A and 85-320-A
Date: May 6, 1985

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

NEG:JGH:slm

Norman E. Gerber
Office of Planning and Zoning



ARNOLD JABLON
ZONING COMMISSIONER
May 14, 1985

Mr. Al Donnelly, Agent
Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
E/Side of Grant Road -
420' S from centerline of
Old Washington Road,
(1927 Grant Road) -
13th Election District
Ronald E. Shilow - Petitioner
Case No. 85-313-A (Item No. 277)

Dear Mr. Donnelly:

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

Very truly yours,

Arnold Jablon
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bq

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

13th Election District

LOCATION: East side Grant Road, 420 ft. South from the centerline of Old Washington Road (1927 Grant Road)

DATE AND TIME: Tuesday, May 14, 1985 at 10:30 a.m.

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

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

Petition for Variance to permit a side yard setback of 5 ft. in lieu of the required 10 ft.

Being the property of Ronald E. Shilow 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 16, 1985

Mr. Ronald E. Shilow
1927 Grant Road
Baltimore, Maryland 21227

NOTICE OF HEARING

RE: Petition for Variance
E/S Grant Road, 420' S from the c/l of
Old Washington Rd. (1927 Grant Road)
Ronald E. Shilow - Petitioner
Case No. 85-313-A

TIME: 10:30 a.m.

DATE: Tuesday, May 14, 1985

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

cc: Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207

Arnold Jablon
Zoning Commissioner
of Baltimore County

Beginning on the East side of Grant Road 40' wide at the distance of 420 feet South of the centerline of Old Washington Road, being Lot 30, Section A on the Plat entitled Plat of Oak Park Addition. Book no.7 Folio 23. Also known as 1927 Grant Road in the 13th Election District.

RE: PETITION FOR VARIANCE
E/S Grant Rd., 420' S from the Centerline of Old Washington Rd. (1927 Grant Rd.), 13th District
RONALD E. SHILOW, Petitioner : Case No. 85-313-A

ENTRY OF APPEARANCE

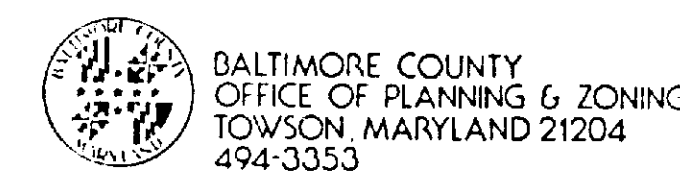
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

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

I HEREBY CERTIFY that on this 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Ronald E. Shilow, 1927 Grant Rd., Baltimore, MD 21227, Petitioner; and Al Donnelly, Security Builders, Inc., 6660 Security Blvd., Baltimore, MD 21207, Agent for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER
May 9, 1985

Mr. Ronald E. Shilow
1927 Grant Road
Baltimore, Maryland 21227

RE: Petition for Variance
E/S Grant Road, 420' S from the c/l of
Old Washington Rd. (1927 Grant Road)
Ronald E. Shilow - Petitioner
Case No. 85-313-A

Dear Mr. Shilow:

This is to advise you that \$39.83 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. 007233

DATE 5-14-85 ACCOUNT R-01-615-000

AMOUNT \$ 39.83

RECEIVED FROM Ronald E. Shilow

FOR: 24th day of April 1985 - 85-313-A

8 B093*****32341 1142F

VALIDATION OR SIGNATURE OF CASHIER

ULTIMORE COUNTY, MARYLAND
FICE OF FINANCE - REVENUE DIVISION
SCCELLANEOUS CASH RECEIPT
No. 004953

DATE 5/14/85 ACCOUNT R-01-615-000

AMOUNT \$ 39.00

RECEIVED FROM

FOR: 5-14-85 - 85-313-A

8 B093*****32341 1142F

VALIDATION OR SIGNATURE OF CASHIER

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 14th day of May, 1985, that the herein Petition for Variance(s) to permit

a side yard setback of five feet in lieu of the required ten feet for the addition of a 10' x 12' enlargement to the existing dining area in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

James M. H. Jones
Deputy Zoning Commissioner
Baltimore County

Case No. 85-313-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 10th day of April, 1985

Petitioner: Ronald E. Shilow
Petitioner's Attorney: Security Builders, Inc./

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 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. Ronald E. Shilow
1927 Grant Road
Baltimore, Maryland 21227

RE: Item No. 277 - Case No. 85-313-A
Petitioner - Ronald E. Shilow
Variance Petition

Dear Mr. Shilow:

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

ENCLOSURE

cc: Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 17, 1985

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

RE: Item #277 (1984-1985)

Property Owner: Ronald E. Shilow
E/S Grant Rd. 420' S. from centerline
Old Washington Rd.
Acreage: 50 x 150
District: 13th

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.

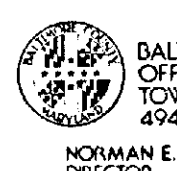
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

James M. H. Jones
JAMES M. H. JONES, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:s

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GENDER
DIRECTOR

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

APRIL 25, 1985

RE: Zoning Advisory Meeting of APRIL 2, 1985
Item # 277
Property Owner: RONALD E. SHILLOW
Location: E/S GRANT RD. 420' S. FROM
OLD WASHINGTON 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.
- () The 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 permits may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area 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. Robber
Chief, Current Planning and Development

cc: James Hoswell



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

STEPHEN E. COLLINS
DIRECTOR

April 8, 1985

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

Item No. 274, 275, 276, 277, and 279 ZAC- Meeting of April 2, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 274, 275, 276, 277, and 279.

MSF/cmm

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2586
494-5500

PAUL H. RENCKE
CHIEF

April 15, 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: Ronald E. Shilow

Location: E/S Grant Rd. 420' S. from c/l Old Washington Road

Item No.: 277 Zoning Agenda: Meeting of 4/2/85

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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: *Paul H. Rencke* 4-15-85
Noted and Approved: *Paul H. Rencke*
Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

April 15, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 277 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ronald E. Shilow
Location: E/S Grant Rd. 420' S. from c/l Old Washington Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side yard setback of 5' in lieu of the required 10'.

Acres: 50 x 150
District: 13th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Building and Code and other applicable Codes.
- () 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/ is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction; no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR VARIANCE
15th Election District
LOCATION: East side Grant Road, 420 ft. South from the centerline of Old Washington Road (1927 Grant Road)
DATE AND TIME: Tuesday, May 14, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
Petition for Variance to permit a side yard setback of 5 ft. in lieu of the required 10 ft.
Being the property of Ronald E. Shilow 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
318-A/Apr. 25.

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

- ☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 27 day of April 19 85, that is to say, the same was inserted in the issues of

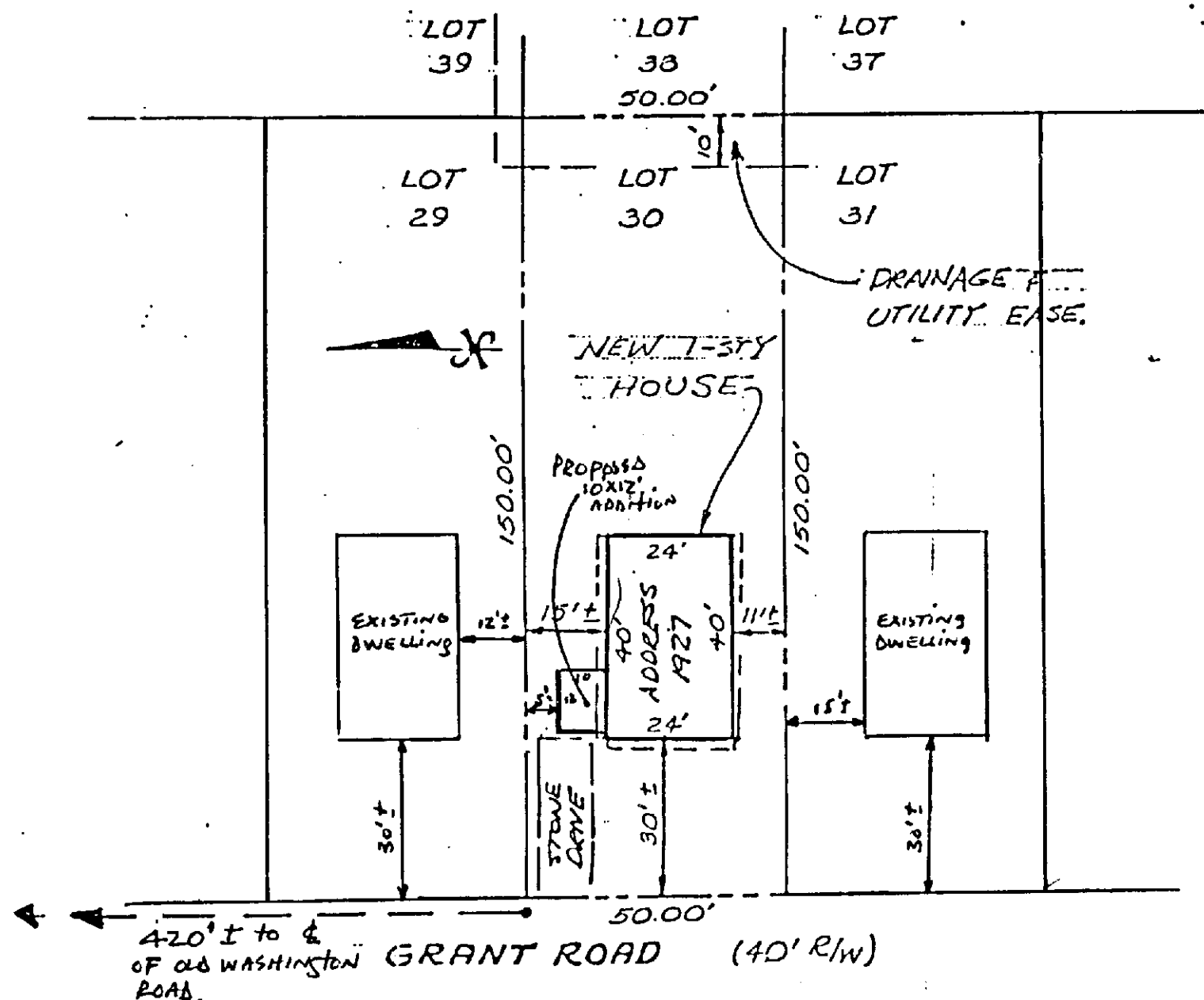
April 25, 1985

PATUXENT PUBLISHING CORP.
By [Signature]

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

April 25 19 85

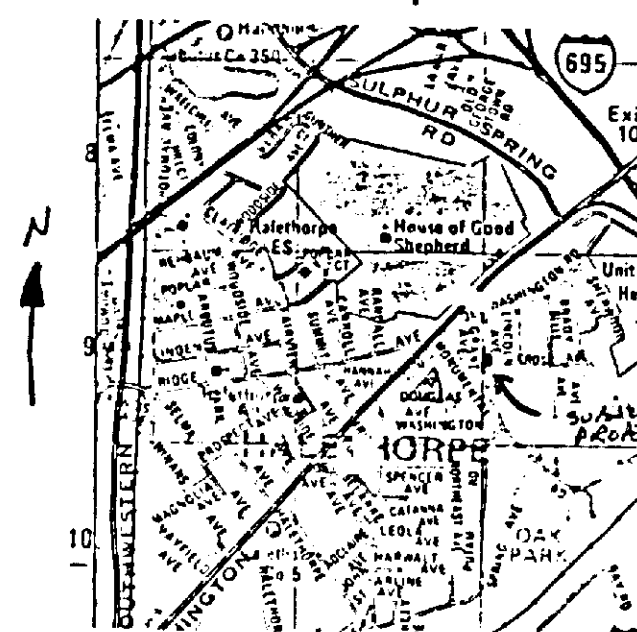
85-313-A



PLAT REFERENCE: Book WPC 7 Folio 23

PLAT FOR ZONING VARIANCE
OWNER - RONALD E. SHILOW
DISTRICT - 13, ZONE D.R.S.S.
SUBDIVISION - OAK PARK ADDITION
LOT 30 SECTION A BOOK NO. 7 FOLIO 23
EXISTING UTILITIES IN GRANT ROAD
SCALE: 1"=30'

VICINITY MAP



#277

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25 19 85

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 25 19 85

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising
18.00

PETITION FOR VARIANCE 15th Election District

LOCATION: East side Grant Road, 420 ft. South from the centerline of Old Washington Road (1927 Grant Road)
DATE AND TIME: Tuesday, May 14, 1985 at 10:30 a.m.

PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to permit a side yard setback of 5 ft. in lieu of the required 10 ft. Being the property of Ronald E. Shilow 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
Apr. 25

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 13th Date of Posting 4-29-85

Posted for: Variance

Petitioner: Ronald E. Shilow

Location of property: ELS Grant Rd. 420' S. from the C/L of Old Washington Rd. (1927 Grant Rd.)

Location of Signs: In front of 1927 Grant Rd.

Remarks: _____

Posted by L.J. Prata Date of return: 5-3-85

Number of Signs: 1

