

PETITION FOR ZONING VARIANCE

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 1A02.4.B.4. to allow a side yard setback of 15' instead of the required 50'.

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

the house was built too close to the property line. Due to the location of the well and septic system, and the lay of the land, it is not feasible to build a garage elsewhere.

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: Ruth E. Taylor
(Type or Print Name)
Signature: Ruth E. Taylor
Address: 1021 Bernoudy Rd.
City and State: Towson, Maryland
Attorney for Petitioner: 1021 Bernoudy Rd.
(Type or Print Name) Address Phone No. 343-0070
Signature: White Hall, Md. 21161
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Ruth E. Taylor
Attorney's Telephone No.: 1021 Bernoudy Rd. 343-0070

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th 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 had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 15th day of May, 1985, at 10:00 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

Case No. 85-315-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: Ruth E. Taylor
Attorney: [Signature]

Received by: [Signature]
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

Ms. Ruth E. Taylor
1021 Bernoudy Road
White Hall, Maryland 21161

RE: Item No. 262 - Case No. 85-315-A
Petitioner - Ruth E. Taylor
Variance Petition

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

Dear Ms. Taylor:

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,

[Signature]
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

April 26, 1985

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

RE: Item #262 (1984-1985)
Property Owner: Ruth E. Taylor
5/MS Bernoudy Rd., 1950' SE of Weisburg Rd.
Acres: 2.75
District: 7th

Dear Mr. Jablon:

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

GENERAL COMMENTS:

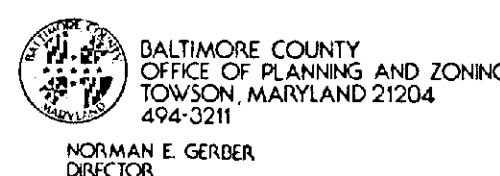
As no public facilities are involved, this office has no comment.

Very truly yours,

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

JAM:EM:HJO:ss

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550
NORMAN E. GERBER
DIRECTOR

APRIL 23, 1985

Re: Zoning Advisory Meeting of March 19, 1985
Item # 262
Property Owner: Ruth E. Taylor
Location: SW/S Bernoudy Rd. 1950' SE of Weisburg Rd.

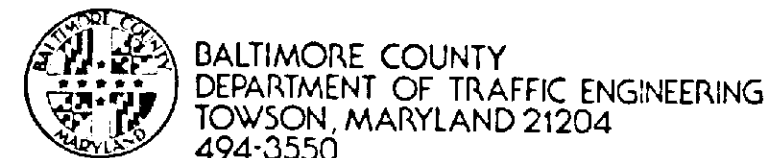
Dear Mr. Jablon:

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.
- () 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: []

cc: James Hoswell

Eugene A. Bobar
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

March 27, 1985

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

Item No. 260, 261, 262, 263, 264, 266
Property Owner: []
Location: []
Existing Zoning: []
Proposed Zoning: []

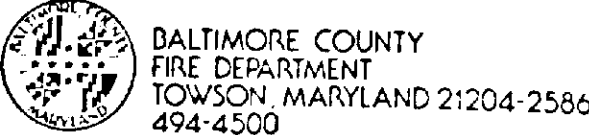
Acres: []
District: []

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 260, 261, 262, 263, 264, and 266.

[Signature]
Michael S. Planigan
Traffic Engineering Assoc. II

NSF/cmm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. REINCKE
CHIEF

April 4, 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: Ruth E. Taylor

Location: SW/S Bernoudy Road, 1950' SE of Weisburg Road

Item No.: 262 Zoning Agenda: Meeting of 3/19/85

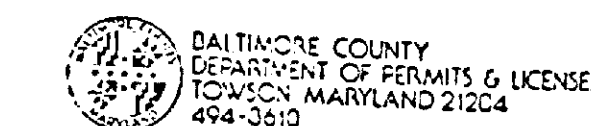
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALEWSKI JR.
DIRECTOR

April 11, 1985

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

Comments on Item # 262 Zoning Advisory Committee Meeting are as follows:
Property Owner: Ruth E. Taylor
Location: SW/S Bernoudy Road, 1950' SE of Weisburg Road
Existing Zoning: R.C. 4
Proposed Zoning: Variance to allow a side yard setback of 15' instead of the required 50'.

- Acres: 2.75
- District: 7th.
- 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 Handicapped and Aged; and other applicable Codes.
- () A building / or other miscellaneous
- () 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.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () 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 resistant construction, no opening permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1002, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section 5.
- () 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.
- () 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- () Comments

NOTES: 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.

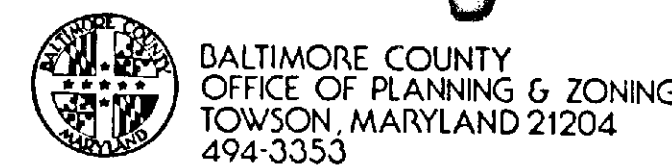
Very truly yours,
[Signature]
Charles E. Burnham, Chief

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of May, 1985, that the herein Petition for Variance(s) to permit

a side yard setback of 15 feet in lieu of the required 50 feet for the addition of a 26' x 26' garage to be attached to the existing dwelling in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

May 15, 1985

Ms. Ruth E. Taylor
1021 Bernoudy Road
White Hall, Maryland 21161

Re: PETITION FOR VARIANCE
SW/side Bernoudy Road
1,950' SE of Weisburg Road
(1021 Bernoudy Road)
7th Election District
Ruth E. Taylor - Petitioner
Case No. 85-315-A (Item No. 262)

Dear Ms. Taylor:

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

Very truly yours,

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

JMJ:tbg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE

7th Election District

LOCATION: Southwest side Bernoudy Road, 1,950 ft. Southeast of Weisburg Road (1021 Bernoudy Road)

DATE AND TIME: Wednesday, May 15, 1985 at 10:00 a.m.

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

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

Petition for Variance to allow a side yard setback of 15 ft. instead of the required 50 ft.

Being the property of Ruth E. Taylor 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 south west side of Bernoudy Rd., 1950 feet south east of Weisburg Rd. running south 68° 11' 52" west 260 feet, then south 75° 54' 00" west 340 feet to second line south 32° 26' 00" east 245 feet then north 67° 59' 39" east 635 feet to a point in Bernoudy Rd. Then north 43° 50' 00" west 63 feet and north 45° 10' 00" west 147 feet to the place of beginning. Also known as 1021 Bernoudy Rd. Being in the seventh election district.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S Bernoudy Rd., : OF BALTIMORE COUNTY
1,950' SE of Weisburg :
Rd. (1021 Bernoudy Rd.), :
7th District :
RUTH E. TAYLOR, Petitioner : Case No. 85-315-A

ENTRY OF APPEARANCE

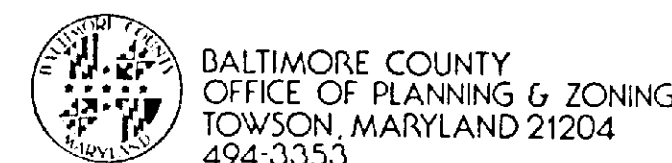
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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
494-2183

I HEREBY CERTIFY that on this 24th day of April, 1985, a copy of the foregoing Entry of Appearance was mailed to Ruth E. Taylor, 1021 Bernoudy Road, White Hall, MD 21161, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1985

Ms. Ruth E. Taylor
1021 Bernoudy Road
White Hall, Maryland 21161

RE: Petition for Variance
SW/S Bernoudy Rd., 1,950' SE of Weisburg Road (1021 Bernoudy Road)
Ruth E. Taylor - Petitioner
Case No. 85-315-A

Dear Mr. Taylor:

This is to advise you that \$48.97 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,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 007235
DATE <u>5-15-85</u>	ACCOUNT <u>R-01-615-000</u>	
AMOUNT <u>\$48.97</u>		
RECEIVED FROM <u>Ruth Taylor</u>		
FOR <u>Adm. & posting Case 85-315-A</u>		
B 0101*****009710 01044		
VALIDATION OR SIGNATURE OF CASHIER		

April 17, 1985

Ms. Ruth E. Taylor
1021 Bernoudy Road
White Hall, Maryland 21161

NOTICE OF HEARING

RE: Petition for Variance
SW/S Bernoudy Rd., 1,950' SE of Weisburg Road (1021 Bernoudy Road)
Ruth E. Taylor - Petitioner
Case No. 85-315-A

TIME: 10:00 a.m.

DATE: Wednesday, May 15, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 005281
DATE <u>3/2/85</u>	ACCOUNT <u>01-615-000</u>	
AMOUNT <u>\$35.00</u>		
RECEIVED FROM <u>Ruth Taylor</u>		
FOR <u>Variance # 262</u>		
B 0101*****009710 01044		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date May 6, 1985
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

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

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

NEG:JCH:sjm

85-315-A

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 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 April 25, 1985.

THE JEFFERSONIAN,

R. Venetaki

Publisher

Cost of Advertising

1800

PETITION FOR VARIANCE

7th Election District

LOCATION: Southwest side Bernoudy Road, 1.950 ft. Southeast of Weisburg Road (1021 Bernoudy Road)
DATE AND TIME: Wednesday, May 15, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, 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 on the Petition for Variance to allow a side yard setback of 15 ft. instead of the required 50 ft. Being the property of Ruth E. Taylor 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
Apr. 25

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 7th Date of Posting: 4/26/85
Posted for: Variance
Petitioner: Ruth E. Taylor
Location of property: SW 1/2 Bernoudy Rd., 1.950' SE of Weisburg Rd.
1021 Bernoudy Rd.
Location of Signs: Facing Bernoudy Rd. 12 ft. x 20 ft. x 2 ft.
on property of P. H. Taylor
Remarks:
Posted by: M. H. Taylor Date of return: 5/3/85
Number of Signs: 1

PETITION FOR VARIANCE

7th Election District

LOCATION: Southwest side Bernoudy Road, 1.950 ft. Southeast of Weisburg Road (1021 Bernoudy Rd.)

DATE AND TIME: Wednesday, May 15, 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 on the Petition for Variance to allow a side yard setback of 15 ft. instead of the required 50 ft.

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By Order of
ARNOLD JABLON
Zoning Commissioner
OF BALTIMORE COUNTY
04677-11880 4/24

CERTIFICATE OF PUBLICATION

85-315-A

Towson, Md. 5/1 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 24th day of April 1985.

The TOWSON TIMES

Cost of Advertisement: \$ 5.97

