

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 requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of May, 1985, that the Petition for Zoning Variance to permit a side yard setback of one foot instead of the required 7 1/2 feet for a proposed 15' x 35' carport be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

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

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Joseph S. Artley
Mr. & Mrs. Raymond Buettner
People's Counsel

ORDER RECEIVED FOR FILING

DATE *May 22, 1985*
BY *[Signature]*
Administrative Assistant

BALTIMORE COUNTY, MARYLAND

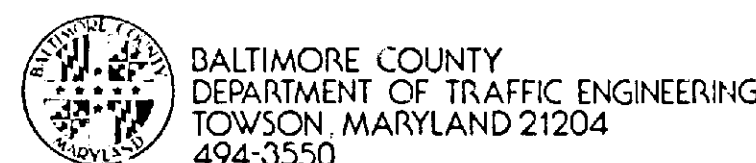
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: May 6, 1985
FROM: Office of Planning and Zoning
Norman E. Gerber, Director
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.

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

NEG:JGH:slm



STEPHEN E. COLLINS
DIRECTOR

April 8, 1985

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

Item No. 269 & 271 -ZAC- Meeting of March 26, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

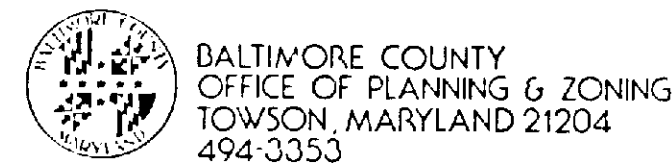
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 269 and 271.

[Signature]
Michael S. Flanagan
Traffic Engineering Asso. II

MSF/ccm



ARNOLD JABLON
ZONING COMMISSIONER

May 9, 1985

Mr. and Mrs. Joseph S. Artley
1304 Charmuth Road
Lutherville, Maryland 21093

RE: Petition for Variance
W/S Charmuth Rd., 260' N from the c/l of
Felton Rd. (1304 Charmuth Road)
Joseph S. Artley, et ux - Petitioners
Case No. 85-319-A

Dear Mr. and Mrs. Artley:

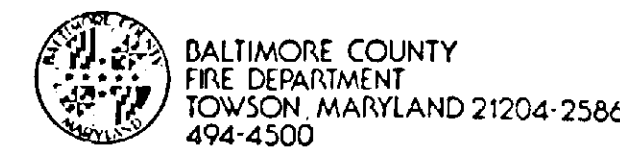
This is to advise you that \$49.50 is due for advertising and posting of the above property.

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. 005344
DATE <i>5-11-85</i>	ACCOUNT <i>001-113-100</i>	
AMOUNT \$ <i>49.50</i>		
RECEIVED FROM <i>[Signature]</i>		
FOR <i>[Signature]</i>		
VALIDATION OR SIGNATURE OF CASHIER		



PAUL H. RENCKE
CHIEF

April 4, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph S. Artley, et ux
Location: W/S Charmuth Rd. 260' N. from c/l Felton Road

Item No.: 269 Zoning Agenda: Meeting of 3/26/85

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 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", 1978 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

April 17, 1985

Mr. & Mrs. Joseph S. Artley
1304 Charmuth Road
Lutherville, Maryland 21093

NOTICE OF HEARING

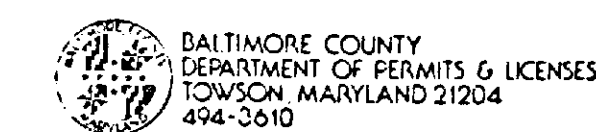
RE: Petition for Variance
W/S Charmuth Rd., 260' N from the c/l of
Felton Rd. (1304 Charmuth Road)
Joseph S. Artley, et ux - Petitioners
Case No. 85-319-A

TIME: 10:00 a.m.

DATE: Friday, May 17, 1985

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 005233
DATE <i>5/13/85</i>	ACCOUNT <i>0-01-113-100</i>	
AMOUNT \$ <i>35.10</i>		
RECEIVED FROM <i>[Signature]</i>		
FOR <i>[Signature]</i>		
VALIDATION OR SIGNATURE OF CASHIER		



April 11, 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 # 269 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph S. Artley, et ux
Location: W/S Charmuth Road 260' N. from c/l Felton Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 7 1/2'

Acres: 72/96.62 x 204.28/268.63
District: 9th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-1-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

(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 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 lines. A fire wall 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/s .

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,

[Signature]
Charles E. Burman, Chief
Plans Review

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 on April 25, 1985.

THE JEFFERSONIAN,

[Signature]

Publisher

Cost of Advertising
18.00

CERTIFICATE OF PUBLICATION

85-319-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 7 consecutive weeks, the first publication appearing on the 2nd day of April 1985.

The TOWSON TIMES

Cost of Advertisement: \$ *18.00*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

76-319-14

District 974 Date of Posting 11/26/75
 Posted for: Variance
 Petitioner: Joseph S. Artley, et al
 Location of property: W/S Charmuth Rd., 260' N.E. Felton Rd.
1304 Charmuth Rd.
 Location of Signs: Facing Charmuth Rd., approx. 15' E. roadway
on property of Petitioner
 Remarks: _____
 Posted by: [Signature] Date of return: 5/3/85
 Number of Signs: 1

