PETITION FOR ZONING VALIANCE 85-353-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 4 ft. instead of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. The existing structure has been demaged by insects and is in a serious structure 2. Extention of the house in any other direction is not feasible. ECTION . Dietrich <u>* 3</u> DIE 2/1/3 HEARING A 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 his ev. 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: Legal Owner(s): Keith H. Walters (Type or Print Name) Kest A Mibellina City and State Attorney for Petitioner: _1218_Maiden_Chaice_ia. 247-3645 (Type or Print Name) Arbutus, MD 21229 City and State Name, address and phone number of legal owner, con-City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ____7th____ day of _____May _______, 19_85_, 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 Comnissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the ______ llth ___ day of __June____, 1985__, at 10:15 o'clock RECLIVED Super 11/

Promition in the Control of the Co

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
104-301 NORMAN E. GERBER DIRECTOR

DATE

MAY 28, 1985

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

cc: James Hoswell

Re: Zoning Advisory Meeting of APRIL 30, 1985
item # 310
Property Owner: KEITH WALTERS, at ux Location: SW/SIDE MAIDEN CHOICE LANE, 298 NW OF BRIDES LANE

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

> (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 forward by the Bureau of Public Services.
>
> () This site is part of a larger tract; therfore 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 ()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)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 ()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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Case No. 85-353-A

Attorney

Your petition has been received and accepted for filing this <u>7th</u> day of <u>May</u>, 1985.

Zoning Commissioner Petitioner Keith Walters, et ux Petitioner's

Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 31, 1985

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

Industrial Sevel gross

Mr. Keith H. Walters 1218 Maiden Choice Lane Arbutus, Maryland 21229

ofto Micholas B. Commodari Chairmin

MEMBERS Dear Mr. Walters: Burcau of

MBC:rr

The Zoning Fland Advicory Committee has reviewed the plans sub-Department of mitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action State Foads Commission requested, but to assure that all parties are made aware of plans or Bureau of problems with regard to the development plans that may have a bearing Fire Prevention on this case. The Director of Planning may file a written report with Locath Desartment the Zoning Commissioner with recommendations as to the suitability of Traject Planning the requested zoning. Building Department

Enclosed are all comments outmitted 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, Zoning Administration 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 screduled accordingly.

> Very truly yours, Richard B. Connaderi, NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

BE: Item No. 310 - Case No. 85-353-A

Variance Petition

Fetitioners - Keith Walter, et ux

DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

July 3, 1985

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

> Re: Item #310 (1984-1985) Property Owner: Keith Walters SW/S Maiden Choice Lane, 298' NW Brians Lane 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

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.

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

Very truly yours, and theille JAMES A. MARKLE, P.E., Chief Bureau of Public Services

JAM: PMO:blp

cc: File

BALTIMORE COUNTY
DEPARTMENT OF TRAF
TOWSON, MARYLAND DEPARTMENT OF TRAFFIC ENGINEERING TOWSON MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

May 16, 1985

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

> Item No. 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312 Property Owner: 313, 314 Meeting of April 30, 1985 Location: Existing Zoning: Proposed Zoning:

District:

Acres:

Dear Mr. Jablon:

MSF/ccm

The Department of Traffic Engineering has no comments for item numbers 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312, 313, and 314:

Traffic Engineering Assoc. II

BALTIMORE COUNTY FIRE DEPARTMENT 10002 10012 CHAPPAM HORWOT

PAUL H REINCKE CHIEF

May 15, 1985

Mr. Arnold Jublon -deming Currismicher Office of Flanmany and Zoming raltimore county silice Building lowson, Margland 21204

Acrestions Nice Commodars, Chalissan - Activities Flame Alvisory Committee

Fig. Property owner: Keith Walters, et ux

Legation: SW/S Maiden Choice Lane, 298' NW Brians Lane

Itom No.: Summing Alemda: Meeting of 4-30-85 Gw.tlemen: Fursuant to your request, the referenced freperty has been surveyed by this

bureau and the comments below marked with an "X" are applicable and required to le corrected or incorporated into the final plans for the projectly.) 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 repartment of Public Works.

() 2. A second nears 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 Frevention Code prior to occupancy or beginning of operation.

 $(-\mathbf{X})$ 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the Mailonal Fire Protection Association Standarl No. 101 "Life Safety Code", 1916 edition prior

6. Site plans are approved, as drawn.

/aib

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

Fire Prevention Bureau Special Inspection Division

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

May 10, 1985

TED ZALESKI, JR. DIRECTOR

Mr Armold Jablon, Boning Commissioner

Office of Planning and Zoning Towson, Maryland 21204 Comments on Item # 310 | Coming Advisory Committee Meeting are as follows:

Emplementy Owner: Keith Walters, et ux SW/S Maiden Choice Lane, 298' N/W Brian's Lane 13th. Listricti

APPLICABLE ITEMS ARE CIRCLED:

all structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. (5) A building and other miscellaneous permits shall be required before the start of any construction.

. Residentials Two sets of construction drawings are required to file a permit application. The scal of pregistered in Maryland Architect or Engineer is/is not required on plans and technical data. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

All the Groups except R-u Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-C to an interior lot line. R-u Use Groups require a one hour wall if closer than 3'-C to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LDL, Section 1.0°, Section 1.06.2 and Table 1.0°. No openings are permitted in an exterior wall within 3'-C of an interior lot line.

F. The structure does not appear to comply with Table 505 for pormissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

3. The requested variance appears to conflict with Section(s) ______, of the Baltimore

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including bud.ment.

I. These abbreviated comments reflect only on the information provided by the drawings submitted to the Uffice of Planning and Coming and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 197 of the County (15) or Building at 111 w. Chesapeake Avenue, Towson, Maryland Z. 204. M. Azlis E. Sumbon. Building Plans hevies

print 185 年於 年

in the control of the

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/ WORK CONT 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 / MODINIXMEN 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 4 feet in lieu of the required 10 feet for the addition of a 15' x 22' family room in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Drainage swale shall be constructed along the South property

FOR RECEIVED

PETITION FOR VARIANCE

13th Election District

Southwest side Maiden Choice Lane, 298 ft. Northwest of Brians Lane (1218 Maiden Choice Lane)

DATE AND TIME:

PUBLIC HEARING:

LOCATION:

Tuesday, June 11, 1985 at 10:15 a.m.

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:

instead of the required 10 ft.

Petition for Variance to permit a side yard setback of 4 ft.

Being the property of Keith H. Walters, et ux the plat filed with the Zoning Office.

as shown on

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning & Zoning

SUBJECT Zoning Petition No. 85-353-A, 85-356-A, and 85-357-A

Livering response to the properties of the prope

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

Office of Planning & Zoning

NEG:JGH:slm

ZONING DESCRIPTION

Beginning at a point on the southwest side of Maiden Choice Lane distant 298 feet northwesterly from the intersection of said southwest side of Maiden Chaice Lane and the northwest side of Brians Lane; and running thence northwesterly binding on the southwest side of Maiden

Being Lot No. 11, Plat No. 2, Section Choice Lane 60 feet; A of the Flat of Leeds, recorded among the Land Records of Ealtimore County in Plat Book 8, folio 53, and being known as No. 1218 Faiden Choice Lane in the 13 th Election District.

PLAT FOR ZONING VARIABLE

Suedivisial - LEEDS

SCALE : 1"-30"

Owner - Keith & NARY WALTERS DISTRICT 13, ZONED DR5.5

LOT 11, PLAT 2, BOOK 16.8, FOLIO 53

EXISTING UTILITIES IN MAICENCHOICE LANGE

IN SWAD

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HEASPIGE .

298 2 TO CI.

BRIENS LANE

EXISTNG

DWELY

.24

RE: PETITION FOR VARIANCE SW/S Maiden Choice Lane, 293' NW of Brians Lane (1218 Maiden Choice

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MAIDEN CHOICE La.

EXISTNG

40' paving

DWEL.

EXISTNO

GARAGE

26'

Lane), 13th District : Case No. 85-353-A KEITH H. WALTERS, et ux, Petitioners ::::::

VICINITY MAP

TRIPICED. -15 x 22' ADD.

EXISTING

. MAIDEN CHOICE LANE

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.

> Phylic Cale Findman Phyllis Cole Friedman People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 23rd day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Keith Walters, 1218 Maiden Choice Lane, Arbutus, MD 21229, Petitioners.

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

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 11, 1985

Mr. Keith H. Walters 1218 Maiden Choice Lane Arbutus, Maryland 21229

> RE: PETITION FOR VARIANCE SW/S Maiden Choice Lane. 298' NW of Brians Lane (1218 Maiden Choice Lane) 13th Election District Keith H. Walters, et ux , Petitioners

> > Case No. 85-353-A (Item No. 310)

Dear Mr. Walters:

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

Deputy Zoning Commissioner

Attachments

cc: People's Counsel

10750 Little Patukent Pkwy. Columbia, MD 21044 May 23

geried for good enters 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 BALLTIMORE COUNTY PETITION POR VARIANCE
13th Bhotton Stantal
LOCATION: Southwest side
Median Choos Larm, 298 it Northwest of Brans Lare (1218 Median
Choos Larm)
DATE AND TRUE Tuneday,
June 11, 1985 at 10-15 a m
PUBLIC HEARING: Room 10%,
County Office Building, 111 Wel'
Chesappaine Avenue, Temena, Manstant Cresapeake Aversus, Towacas, Manyand.

The Zoning Convinsioner of
Bathmore County, by authority of
the Zoning Act and Regulations of
Bathmore County, will hold a pusher
heaving:

Pestion for Variance to permit a
side yard setbuck of 4 ft, milead of
the required to ft.

Bung the property of Justin H.
Walters, of the an shown on the pint
flad with the Zoning Office.
In the event had the Publishin is
graved, a laudsing permit may be
selected within the Surfy (30) day
appeal permit the Zoning Commissioner will, however, entertain
any request for a stap of the
missioner of dates permit during this

85-353-1 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 ______ day of _____ May _____ 19 ___ 85, that is to say. the same was inserted in the issues of

May 23, 1985



ARNOLD JABLON ZONING COMMISSIONER

June 5, 1985

Mr. and Mrs. Keith H. Walters 1218 Maiden Choice Lane BAltimore, MD 21229

RE: Petition for Variance SW/S Maiden Choice Lane, 298' NW of Brians Lane (1218 Maiden Choice Lane) Case No. 85-353-A

Dear Mr. and Mrs. Walters:

This is to advise you that \$43.83 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. 007331	MABLON	
DATE 6/11/95 ACCOUNT	2-01-615-000	Jommissioner	
AMOUNT \$ 43.83			
FROM: RECEIVED KEICH W. SHIE	Terres	· • •	
FOR: Cillusticing 4 Sec. 8 BE47+4481818	Cina Case		
B B E 47 * W * * * * * * * * * * * * * * * * *	111 July 30-225-74	:	

VALIDATION OR SIGNATURE OF CASHIER

May 14, 1985

Mr. & Mrs. Keith H. Walters 1218 Maiden Choice Lane Arbutus, Maryland 21229

NOTICE OF HEARING

RE: Petition forVariance SW/S Maiden Choice Lane, 298' NW of Brians Lane (1218 Maiden Choice Lane) Case No.85-353-A

TIME: 10:15 a.m.
DATE: Tuesday, June 11, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

of Baltimore County

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	AMOUNT \$
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_	Vanious 1510
₹:	299 Secretary 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 23, 19 85 PETITION FOR VARIANCE
13th Election District LOCATION: Southwest side
Maiden Choice Lane, 298 ft. Northwest of Brisms Lane (1218 Maiden
Choice Lane)
DATE AND TIME: Tuesday, June
11, 1985 at 10:15 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland 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 May 23 , 19 85 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 actback of 4 ft. instead of the required 10 ft.

Being the property of Keith H. Walters, 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 insued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a nary of the insuance of said permit THE JEFFERSONIAN,

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,
Toping Communicator. Zoning Commissioner of Baltimore County

Cost of Advertising

Publisher

85-353-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

0

Posted for: Pariance	Date of Posting may 27-85
Posted for: Marianer	
Patitioner Ruth W Mallers &	X 115C
Location of property: SN/Side of Maid Brians Lane (1218 Maiden	les choire Jame 298'NWH
Briana Lane (1218 maiden	Choice Lane)
Location of Signs: On front of 1215	maiden clinica Frank-
Location of Signs: 12 Margarithm 12	The state of the s
Remarks:	<i>La</i>
Posted by Signature	Date of return: May 31 1985
Signature Visibar of Clamps	/