

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 103.3 (1A00.3B.3) to permit side yard setbacks of 30 feet in lieu 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)

1. Required 50' setback does not allow enough room to locate proposed residence
2. Proposed residence has a requirement for a southern exposure to take advantage of passive solar heating.

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
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Attorney's Telephone No.:

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of June, 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 17th day of July, 1985, at 10:00 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

(over)

86-27-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 June, 1985.

Petitioner William C. Macomber, et ux Received by Arnold Jablon
Attorney Nicholas B. Commodari Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1985

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

Mr. & Mrs. William C. Macomber
4114 Glenarm Avenue
Baltimore, Maryland 21206

RE: William C. Macomber, et ux
Item No. 342 - Case No. 86-27-A
Variance Petition

Dear Mr. & Mrs. Macomber:

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 information 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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURES



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

June 7, 1985

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

Re: Item #342 (1984-1985)
Property Owner: William C. Macomber, et ux
S/S dead-end Ridgecliff Ct. 929' S/W
centerline Merrywood Dr.
Acres: 1.607 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.

General Comments:

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

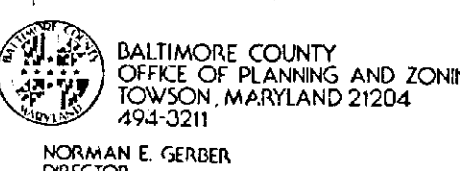
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage 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 A. Markle, P.E.
JAMES A. MARKLE, P.E., Chief
Division of Public Works

JAM:EAM:GDL:ss

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

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

JUNE 27, 1985

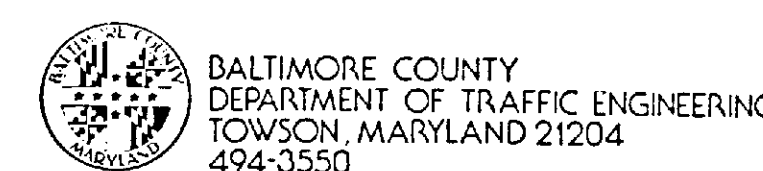
Re: Zoning Advisory Meeting of May 21, 1985
Item # 342
Property Owner: WILLIAM C. MACOMBER, et ux
Location: S/S DEAD-END RIDGECLIFF CT. 929' S/W of MERRYWOOD DR.

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.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ The 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.
- ☒ 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 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 6/11/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 8111.178-79. 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 8111.178-79, 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 Howell
Eugene A. Boker
Chief, Current Planning and Development



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

June 7, 1985

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

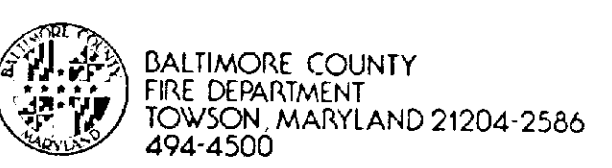
Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner: William C. Macomber, et ux
Location: S/S DEAD-END RIDGECLIFF CT. 929' S/W of MERRYWOOD DR.
Existing Zoning: S/S
Proposed Zoning: S/S

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm



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

June 5, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William C. Macomber, et ux

Location: S/S dead-end Ridgecliff Court 929' S/W centerline Merrywood Drive

Item No.: 342 Zoning Agenda: Meeting of May 21, 1985

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 100 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.
- ☒ 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.

Proposed driveway must be a minimum of 10' in width and of a hard surface capable of supporting and emergency apparatus, weighing 50,000 lbs. Approved: *Carol M. Markowitz*
Fire Prevention Bureau
Special Inspection Division

/mb



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

June 7, 1985

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

Dear Mr. Jablon:

Comments on Item #342 Zoning Advisory Committee Meeting are as follows:

Property Owner: William C. Macomber, et ux
Location: S/S dead-end Ridgecliff Court 929' S/W c/l Merrywood Drive
District: 11th.

APPLICABLE ITEMS ARE CIRCLED

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85; and shall conform to the Baltimore County Fire Department Code and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered 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 Group except 1-4, Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Group require a one hour wall if closer than 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1001, Section 1002, and Table 1002. No openings are permitted in an exterior wall within 6'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Apply 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 101 and 102 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- ☒ When filing for a revised Change of the Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for this use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from the _____ to the _____ or to Mixed Use.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached map of Section 101 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevation above sea level for the lot and the Flood Hazard Levels including basement.
- ☐ Comments:
- ☒ Three abbreviated 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 the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

/WJW

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 Deputy Zoning Commissioner of Baltimore County, this 18th day of July, 1985, that the herein Petition for Variance(s) to permit side yard setbacks of 36 feet in lieu of the required 50 feet in accordance with the site plan submitted, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Neither side yard setback shall be less than 36 feet.

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

ORDER RECEIVED FOR FILING
DATE July 18, 1985
BY *Charles A. Steward*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

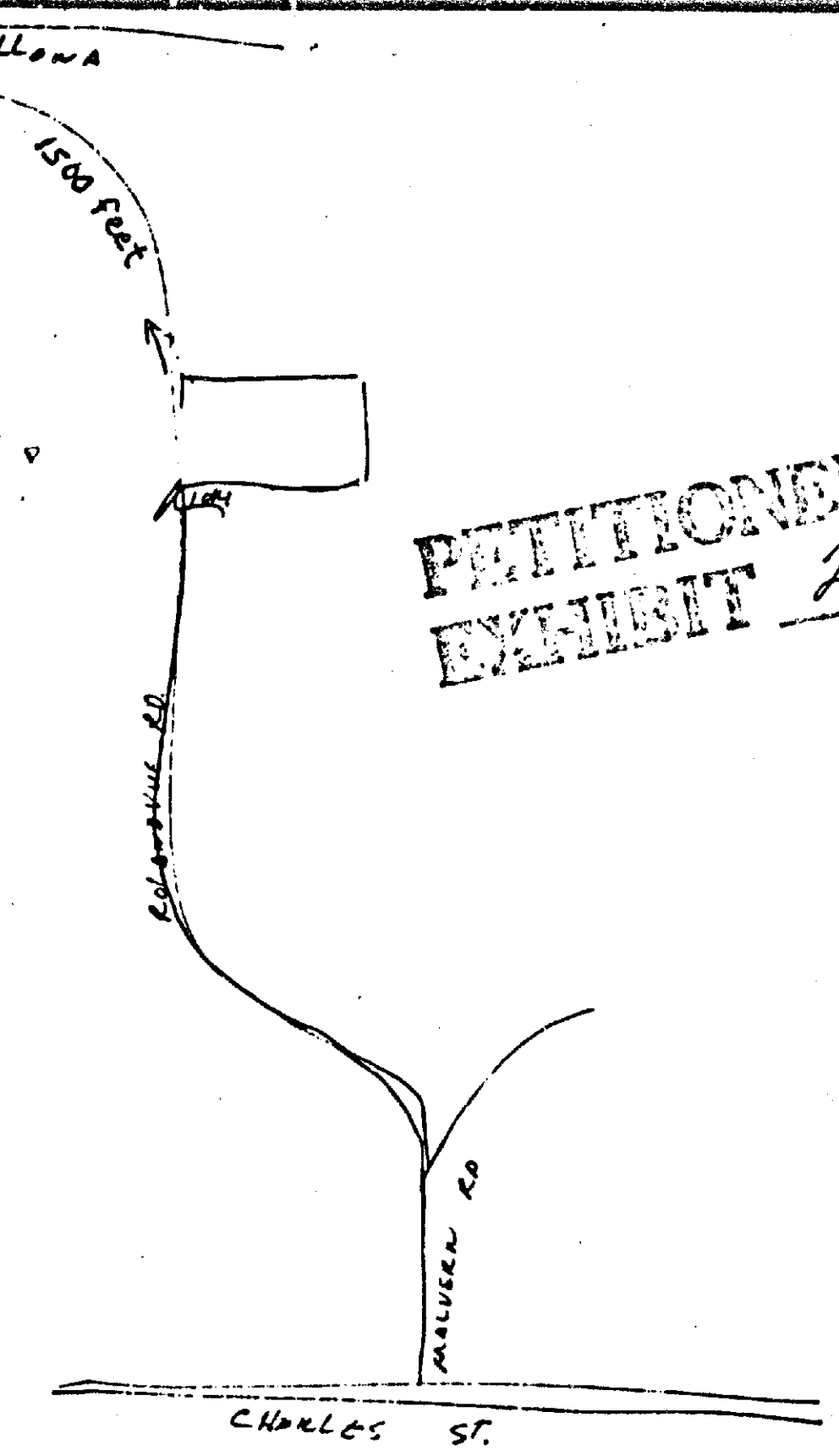
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: July 2, 1985
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-27-A

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:slm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 18, 1985

Mr. & Mrs. William C. Macomber
4114 Glenarm Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
S/S of Ridgecliff Court, 529 ft.
SW of the centerline of
Merrywood Drive
11th Election District
William C. Macomber, et ux -
Petitioners
Case No. 86-27-A

Dear Mr. & Mrs. Macomber:

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

JMH:lg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE 11th Election Dist.

LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive

DATE AND TIME: Wednesday, July 17, 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 from Section 101.3 (1A00.3B.3) to permit side yard setbacks of 30 feet in lieu of the required 50 feet.

Being the property of William C. Macomber, 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 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 side of the dead end of Ridgecliff Court, at a distance of 929.00' Southwest of the centerline of Merrywood Drive, being lot #14, in the subdivision of Merrywood, Book #40, Folio 114, also known as #22 Ridgecliff Court in the 11th Election District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007373
DATE 7-17-85 ACCOUNT R-01-615-000
AMOUNT \$ 47.84
RECEIVED FROM *Mr. Macomber*
FOR *Advertising - Petition Case*
B 0055 *****4784:0 28781 86 27-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007490
DATE 7/13/85 ACCOUNT R-01-615-ND
AMOUNT \$ 35.00
RECEIVED FROM *Ang Macomber*
FOR *Plan fee for Petition #312*
B 0055 *****3500:0 28867 VARIABLE
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Ridgecliff Ct., 529' : OF BALTIMORE COUNTY
SE of Centerline of Merrywood Dr., 11th District
WILLIAM C. MACOMBER, et ux, : Case No. 86-27-A
Petitioners

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 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William C. Macomber, 4114 Glenarm Ave., Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

July 15, 1985

William C. Macomber, et ux
4114 Glenarm Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
S/S of Ridgecliff Court, 529' SW of
the centerline of Merrywood Drive
11th Election District
William C. Macomber, et ux - Petitioner
Case No. 86-27-A

Dear Mr. Macomber,

This is to advise you that \$ 47.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and rem: to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

William C. Macomber, et ux
4114 Glenarm Avenue
Baltimore, Maryland 21206

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S of Ridgecliff Court, 529 ft. SW of
the centerline of Merrywood Drive
11th Election District
William C. Macomber, et ux - Petitioners
Case No. 86-27-A

TIME: 10:00 a.m.

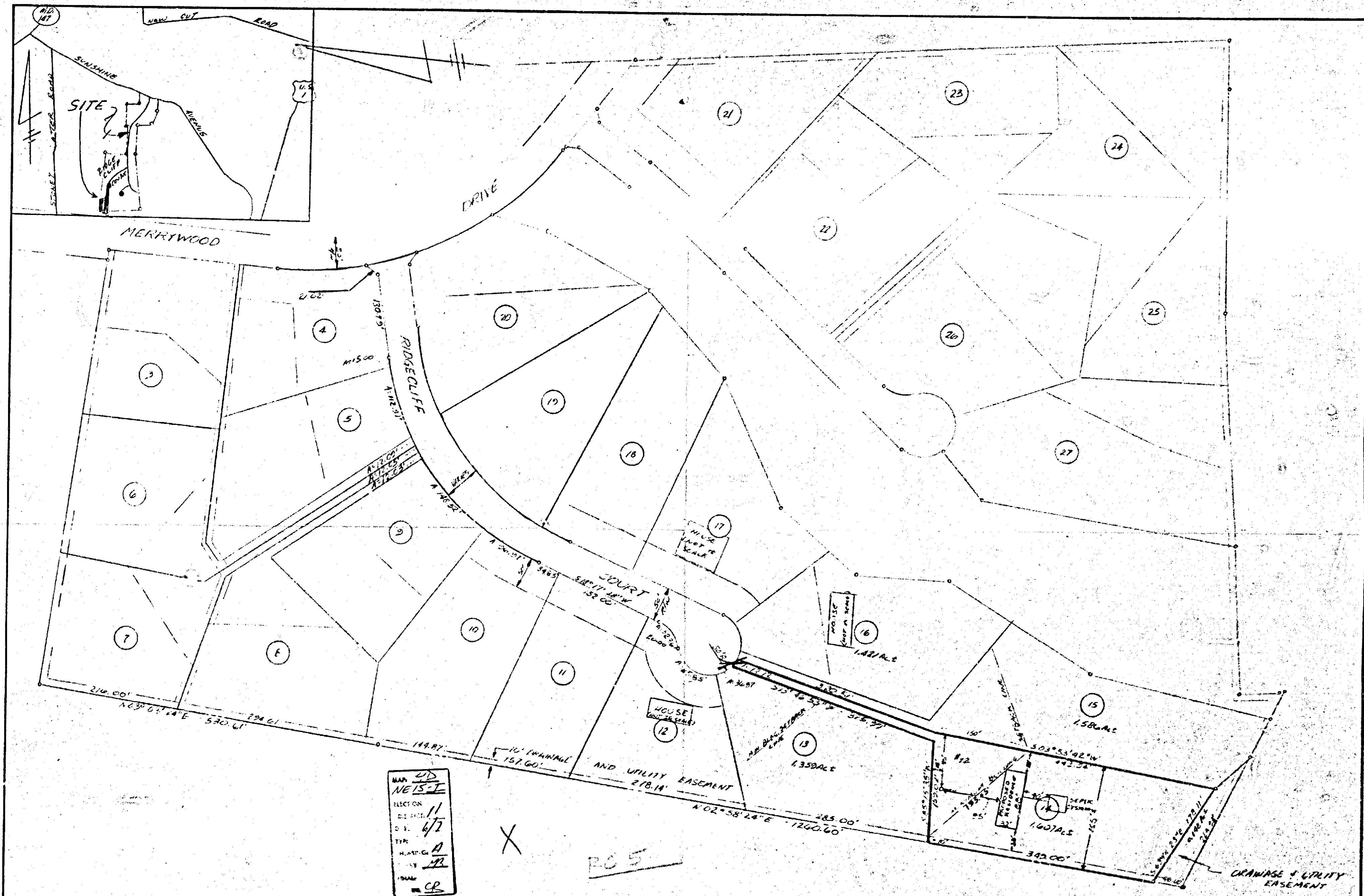
DATE: Wednesday, July 17, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 6/17/85
Posted for: Variance
Petitioner: William C. Macomber, et ux
Location of property: 55/ Ridgecliff Ct., 529' SW of Merrywood Drive
Location of Signs: Facing Ridgecliff Ct., approx. 7' E. of road way
on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 6/28/85
Number of Signs: 1



MAP
NO. 11
ELECTION
DISTRICT
11
TOWSON
MD.
JULY 17, 1985
BY
[Signature]
[Signature]

DRAWN
BY: [Signature]
SCALE: 1\"=100'
DATE: 5/7/85
APPROVED
BY: _____
APPROVED
BY: _____
APPROVED
BY: _____



FRANCIS SCOTT KEY
MEDICAL CENTER
A JOHNS HOPKINS MEDICAL INSTITUTION
FACILITIES MANAGEMENT

4940 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

NO.	DATE	REVISED	BY	EXISTING ZONING: (RDP) 11th ELECTION DISTRICT
				ADJOINING STREET - RIDGECLIFF COURT
				LEAST INTERSECTION STREET - MERRYWOOD DRIVE
				DISTANCE FROM LOT 14 TO MERRYWOOD DRIVE = 922.00'
				SUBDIVISION - MERRYWOOD LOT 14, BOOK NO. 40, FOLIO 114

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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
June 27, 1985

THE JEFFERSONIAN,

Cost of Advertising

22.00

PETITION FOR VARIANCE
11th Election District
LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive
DATE AND TIME: Wednesday, July 17, 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 from Section 103.3 (A) (3) (B) (3) to permit side yard setbacks of 30 feet in lieu of the required 50 feet.
Being the property of William C. Macomber, 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 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 or above or made at the hearing.
By Order Of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27, 1985

Petition for Variance

11 Election District
LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive.
DATE & TIME: Wednesday, July 17, 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 from Section 103.3 (A) (3) (B) (3) to permit side yard setbacks of 30 feet in lieu of the required 50 feet.
Being the property of William C. Macomber, 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 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 or above or made at the hearing.
By Order Of:
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., June 27, 1985

This is to certify, That the annexed

Petition

By L 73150

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 27th day of

June, 1985

[Signature] Publisher.

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 Deputy Zoning Commissioner of Baltimore County, this 18th day of July, 1985, that the herein Petition for Variance(s) to permit side yard setbacks of 36 feet in lieu of the required 50 feet in accordance with the site plan submitted, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Neither side yard setback shall be less than 36 feet.

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

ORDER RECEIVED FOR FILING
DATE July 18, 1985
BY *Charles A. Steward*
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

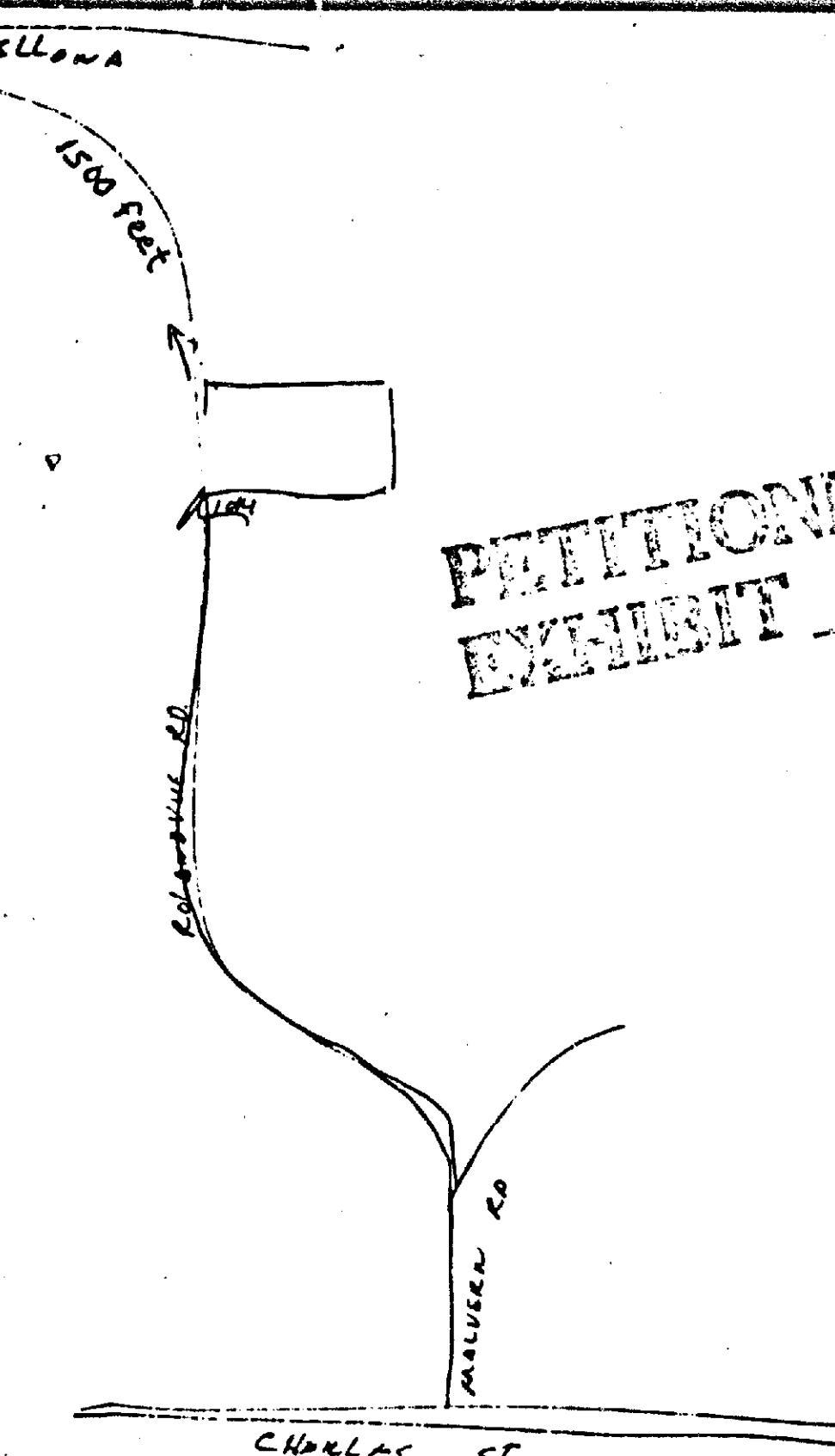
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: July 2, 1985
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-27-A

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGH:slm



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

Mr. & Mrs. William C. Macomber
4114 Glenarm Avenue
Baltimore, Maryland 21206

July 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: Petition for Variance
S/S of Ridgecliff Court, 529 ft.
SW of the centerline of
Merrywood Drive
11th Election District
William C. Macomber, et ux -
Petitioners
Case No. 86-27-A

Dear Mr. & Mrs. Macomber:

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

JMH:lg

Attachments

cc: People's Counsel

PETITION FOR VARIANCE 11th Election Dist.

LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive

DATE AND TIME: Wednesday, July 17, 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 from Section 101.3 (1A00.3B.3) to permit side yard setbacks of 30 feet in lieu of the required 50 feet.

Being the property of William C. Macomber, 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 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 side of the dead end of Ridgecliff Court, at a distance of 929.00' Southwest of the centerline of Merrywood Drive, being lot #14, in the subdivision of Merrywood, Book #40, Folio 114, also known as #22 Ridgecliff Court in the 11th Election District.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 007373
DATE 7-17-85	ACCOUNT R-01-615-000	
AMOUNT \$ 47.84		
RECEIVED FROM: Mr. Macomber		
FOR: Advertising - Petition case		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 007490
DATE 5/3/85	ACCOUNT R-01-615-ND	
AMOUNT \$ 35.00		
RECEIVED FROM: Craig Macomber		
FOR: Bill for 4th floor #312		
VALIDATION OR SIGNATURE OF CASHIER		

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Ridgecliff Ct., 529' : OF BALTIMORE COUNTY
SE of Centerline of Merry-
wood Dr., 11th District
WILLIAM C. MACOMBER, et ux, : Case No. 86-27-A
Petitioners

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 2nd day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William C. Macomber, 4114 Glenarm Ave., Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

William C. Macomber, et ux
4114 Glenarm Avenue
Baltimore, Maryland 21206

July 15, 1985

RE: Petition for Variance
S/S of Ridgecliff Court, 529' SW of
the centerline of Merrywood Drive
11th Election District
William C. Macomber, et ux - Petitioner
Case No. 86-27-A

Dear Mr. Macomber,

This is to advise you that \$47.84 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

Please make the check payable to Baltimore County, Maryland, and rem: to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

William C. Macomber, et ux
4114 Glenarm Avenue
Baltimore, Maryland 21206

June 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S of Ridgecliff Court, 529 ft. SW of
the centerline of Merrywood Drive
11th Election District
William C. Macomber, et ux - Petitioners
Case No. 86-27-A

TIME: 10:00 a.m.

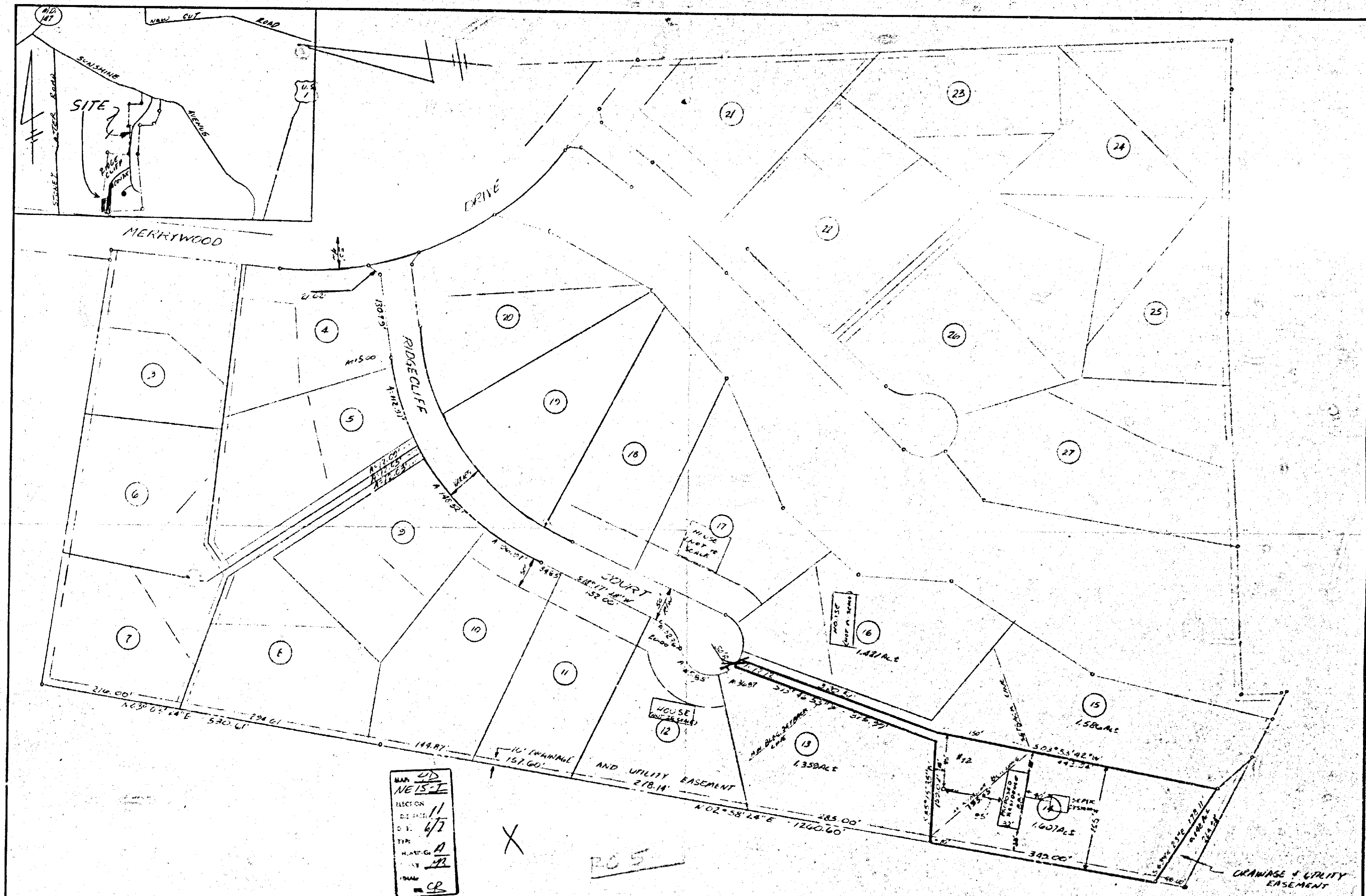
DATE: Wednesday, July 17, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 6/17/85
Posted for: Variance
Petitioner: William C. Macomber, et ux
Location of property: 55/ Ridgecliff Ct., 529' SW of Merrywood Drive
Location of Signs: Facing Ridgecliff Ct., approx. 7' E. of road way
on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 6/28/85
Number of Signs: 1



MAP NO. 11
ELECTION DISTRICT
DATE: 6/17/85
BY: [Signature]
TITLE: [Signature]
DRAWN BY: [Signature]

DRAWN BY: [Signature]
SCALE: 1" = 100'
DATE: 5/27/85
APPROVED BY: [Signature]
APPROVED BY: [Signature]
APPROVED BY: [Signature]



FRANCIS SCOTT KEY
MEDICAL CENTER
A JOHNS HOPKINS MEDICAL INSTITUTION
FACILITIES MANAGEMENT

4940 EASTERN AVENUE
BALTIMORE, MARYLAND 21224

NO.	DATE	REVISED	BY	EXISTING ZONING: (RDP) 11th ELECTION DISTRICT
				ADJOINING STREET - RIDGECLIFF COURT
				LEAST INTERSECTION STREET - MERRYWOOD DRIVE
				DISTANCE FROM LOT 14 TO MERRYWOOD DRIVE = 922.00'
				SUBDIVISION - MERRYWOOD
				LOT 14, BOOK NO. 40, FOLIO 114

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 27, 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 June 27, 1985.

THE JEFFERSONIAN,

Cost of Advertising

22.00

PETITION FOR VARIANCE
11th Election District
LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive
DATE AND TIME: Wednesday, July 17, 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 from Section 103.3 (A) (3) (B) (3) to permit side yard setbacks of 30 feet in lieu of the required 40 feet.
Being the property of William C. Macomber, 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 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 or above or made at the hearing.
By Order Of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
June 27, 1985

Petition for Variance

11 Election District
LOCATION: South side of Ridgecliff Court, 529 feet Southwest of the centerline of Merrywood Drive.
DATE & TIME: Wednesday, July 17, 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 from Section 103.3 (A) (3) (B) (3) to permit side yard setbacks of 30 feet in lieu of the required 40 feet.
Being the property of William C. Macomber, 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 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 or above or made at the hearing.
By Order Of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., June 27, 1985

This is to certify, That the annexed

Petition

By L 73150

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 27th day of

June, 1985

[Signature] Publisher.