

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 1.102.3C.1 to permit a side yard setback of 9'-0" instead of the required 10'-0".

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 originally constructed in 1931 containing very little closet storage space. The objective is to provide additional bedroom closets and linen storage. Furthermore, the projection on the east side will balance the existing projection on the west side maintaining the aesthetic quality of the house.

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:

Legal Owner(s):

(Type or Print Name)

Jeffrey A. Lees

Signature

Jeffrey A. Lees

Address

706 Dunkirk Road

City and State

Baltimore, Md. 21212

Attorney for Petitioner:

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

(Type or Print Name)

706 Dunkirk Road, 377-8009

Signature

Arnold Jablon

Address

Baltimore, Md. 21212

City and State

Name

Attorney's Telephone No.:

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of July, 1985, at 9:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE June 25, 1985
BY *Arnold Jablon*

Case No. 86-46-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 25th day of June, 1985.

Petitioner Jeffrey A. Lees, et al
Petitioner's Attorney

Arnold Jablon
Zoning Commissioner

Received by *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

Chairman

Nicholas B. Commodari

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. Jeffrey A. Lees
Ms. Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

RE: Item No. 357 - Case No. 86-46-A
Petitioners - Jeffrey A. Lees, et al
Variance Petition

Dear Mr. Lees & Ms. Maxwell:

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 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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #357 (1984-1985)
Property Owner: Jeffrey A. Lees
N/E side Dunkirk Rd, 150' SE of
Edgewood Lane
District 9th

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:

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

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985

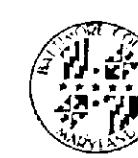
Item No. 350, 351, 352, 353, 354, 356, 358, 359, 361, 363, 364, 365, and 366
Property Owner: Jeffrey A. Lees, et al
Location: N/E side Dunkirk Rd, 150' SE of Edgewood Lane
Existing Zoning: District 9th
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm



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 Owners: Jeffrey A. Lees, et al
Location: N/W side Dunkirk Road, 150' SE of Edgewood Lane

Item No.: 357 Zoning Agenda: Meeting of May 28, 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.

(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* Noted and Approved: *Errol A. Markowicz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

June 7, 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 # 357 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jeffrey A. Lees, et al
Location: NE/Side Dunkirk Road, 150' SE of Edgewood Lane
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

() All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, 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 set of a registered in Maryland Architect or Engineer (A/E) not required on plans and technical data. PROVIDE complete structural plans showing existing and new construction.

() Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.

() All the Group except 1-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. And use Group require a one hour wall of closer than 3'-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 101.7, Section 101.8 and Table 101.9. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

() The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested "X" items by this office cannot be considered until the necessary data pertaining to height/area and on structure type is provided. See Table 101 and 505 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 required Change of Use/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 the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.

() The proposed project appears to be located in a Flood Plain, Flood/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 elevation above sea level for the lot and the finish floor levels including basement.

() Comments:

() These 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 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Planigan
C. E. Renwick, Chief
Building Plans Service

LJ2/765

JULY 9, 1985

RE: Zoning Advisory Meeting of MAY 28, 1985
Item # 357
Property Owner: JEFFREY A. LEES, ET AL
Location: N/E SIDE DUNKIRK RD, 150' SE OF EDGEWOOD LANE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3511
NORMAN E. GENDER
DIRECTOR

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

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 22-59 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 shall 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. Boser
Chief, Current Planning and Development.

7/30

Jeffrey A. Lees
Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
NE/S of Dunkirk Rd., 150 ft. SE of
Edgewood Lane (706 Dunkirk Road)
9th Election District
Case No. 86-46-A
Jeffrey A. Lees, et al, Petitioners

TIME: 9:30 a.m.

DATE: Tuesday, July 30, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007225

DATE: 5/10/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Jeffrey Lees

FOR: Zoning Variance Lees/Maxwell
Item 557

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
on Election District
LOCATION: Northeast side of Dunkirk Road, 150 ft. Southeast of Edgewood Lane (706 Dunkirk Road).
DATE AND TIME: Tuesday, July 30, 1985 at 9:30 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 from Section 1802.3(c) to permit a side yard setback of 10' or less of the required 10 ft.
Being the property of Jeffrey A. Lees, et al 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 Commission 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 JARON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
87104-72188, 7/10

CIFICATE OF PUBLICATION

Towson, Md. 7/30 1985

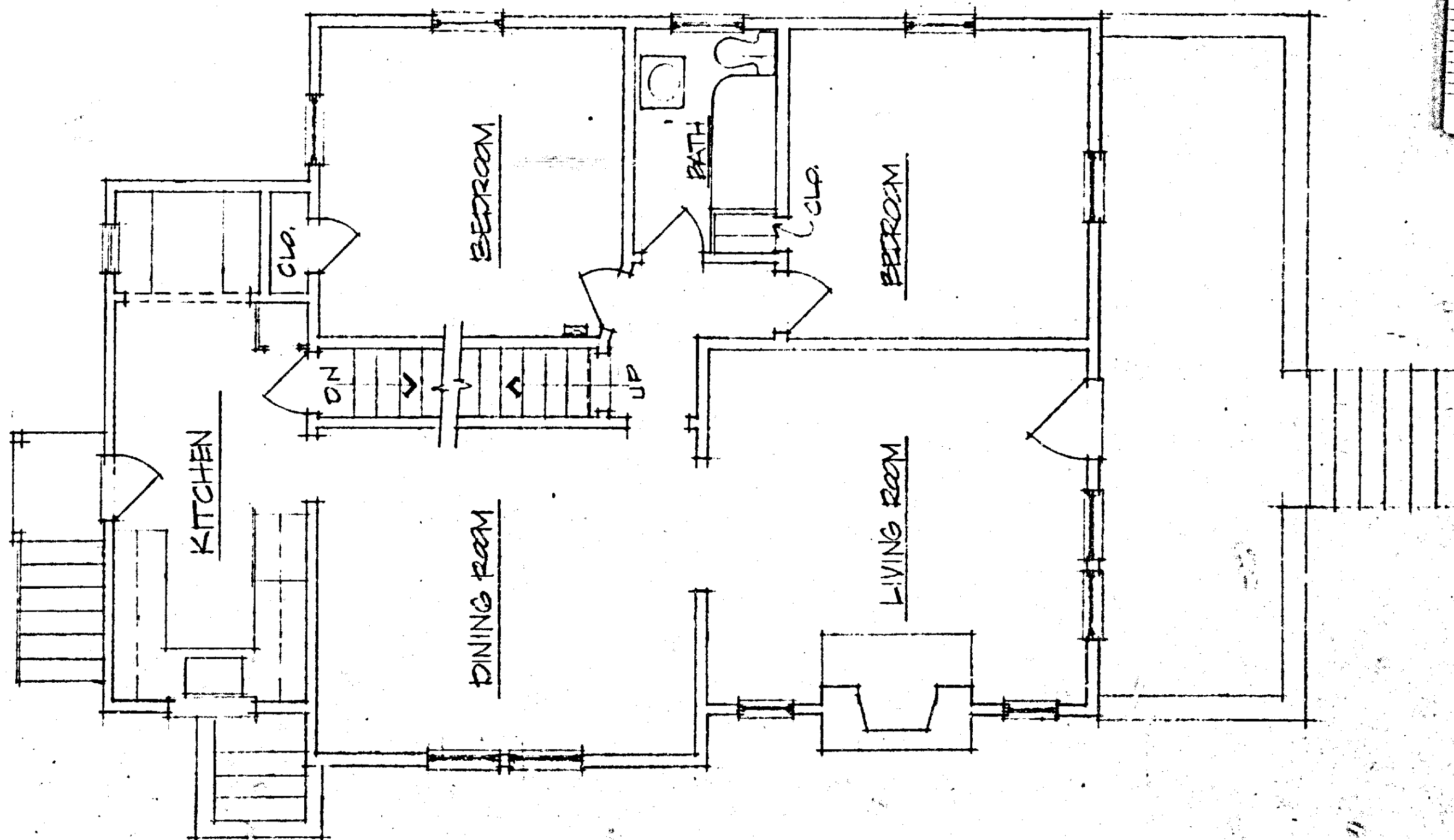
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 10th day of July 1985.

The TOWSON TIMES
[Signature]

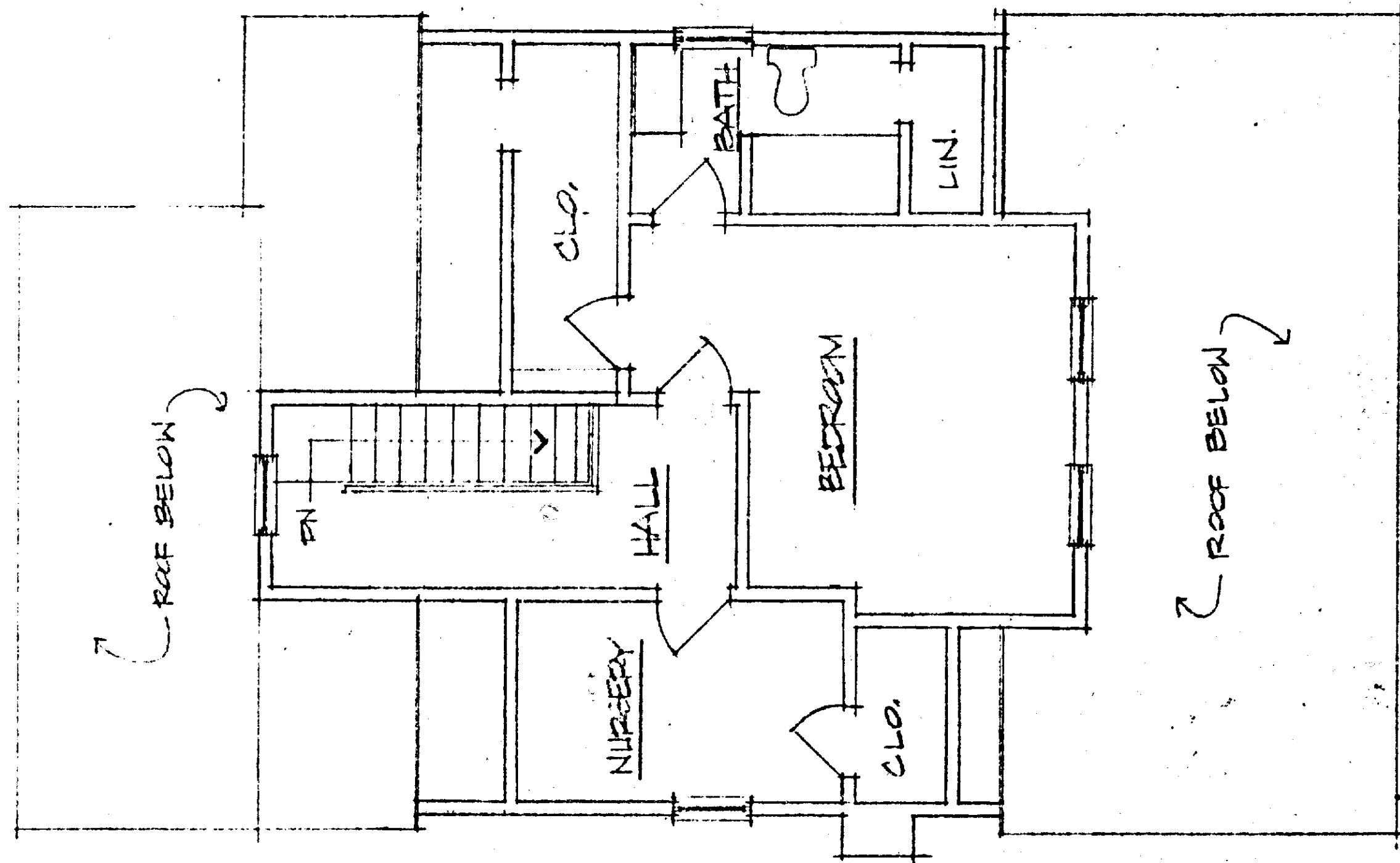
Cost of Advertisement: \$ 38.67

EXISTING CONDITIONS - 706 DUNKIRK RD

SCALE: 1/4" = 1'-0"

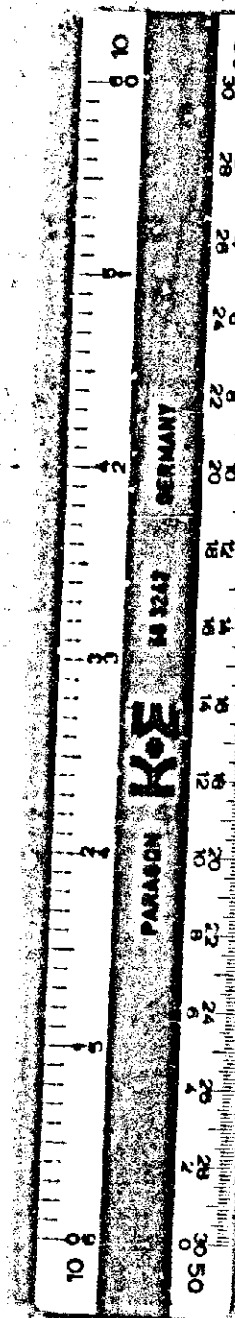


FIRST FLOOR PLAN



SECOND FLOOR PLAN

PETITIONER'S
EXHIBIT 2



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 1.102.3C.1 to permit a side yard setback of 9'-0" instead of the required 10'-0".

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 originally constructed in 1931 containing very little closet storage space. The objective is to provide additional bedroom closets and linen storage. Furthermore, the projection on the east side will balance the existing projection on the west side maintaining the aesthetic quality of the house.

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:

Legal Owner(s):

(Type or Print Name)

Jeffrey A. Lees

Signature

Jeffrey A. Lees

Address

706 Dunkirk Road

City and State

Baltimore, Md. 21212

Attorney for Petitioner:

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

(Type or Print Name)

706 Dunkirk Road, 377-8009

Signature

Arnold Jablon

Address

Baltimore, Md. 21212

City and State

Name

Attorney's Telephone No.:

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 25th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of July, 1985, at 9:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE June 25, 1985
BY *Arnold Jablon*

Case No. 86-46-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 25th day of June, 1985.

Petitioner Jeffrey A. Lees, et al
Petitioner's Attorney

Received by *Arnold Jablon*
Zoning Commissioner

Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 19, 1985

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

Mr. Jeffrey A. Lees
Ms. Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

Chairman

RE: Item No. 357 - Case No. 86-46-A
Petitioners - Jeffrey A. Lees, et al
Variance Petition

Dear Mr. Lees & Ms. Maxwell:

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 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



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #357 (1984-1985)
Property Owner: Jeffrey A. Lees
N/E side Dunkirk Rd, 150' SE of
Edgewood Lane
District 9th

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:

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

Very truly yours,

James A. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:PMO:blp

cc: File



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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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

ZAC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 356, 358, 359, 361, 363, 364, 365, and 366
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm



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 Owners: Jeffrey A. Lees, et al
Location: N/W side Dunkirk Road, 150' SE of Edgewood Lane

Item No.: 357

Zoning Agenda: Meeting of May 28, 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.

REVIEWER: *Paul H. Rencke* Noted and Approved: *Errol A. Markowicz*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

June 7, 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 # 357 Zoning Advisory Committee Meeting are as follows:
Property Owner: Jeffrey A. Lees, et al
Location: NE/Side Dunkirk Road, 150' SE of Edgewood Lane
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.

SPECIAL NOTE:

1. Residential: Two sets of construction drawings are required to file a permit application. The first set of drawings shall be submitted to the Department of Permits & Licenses for review and the second set shall be submitted to the Department of Public Works for review. Provide complete structural plans showing existing and new construction.

2. Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved items are not acceptable.

3. All the Group except 1-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. And use Group require a one hour wall of closer than 3'-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 101.7, Section 101.8 and Table 101.9. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

4. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested "X" items by this office cannot be considered until the necessary data pertaining to height/area and/or structure type is provided. See Table 501 and 502 and have your Architect/Engineer contact this department.
5. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

6. When filing for a required Change of Use/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 the new use. Maryland Architectural or Engineer seals are usually required. The change of the Group are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
7. The proposed project appears to be located in a Flood Plain, Flood/Elevation. 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 elevation above sea level for the lot and the finish floor levels including basement.

Comments:

8. These 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 121 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Planigan
Michael S. Planigan
Building Plans Review

LJ2/7/85

JULY 9, 1985

RE: Zoning Advisory Meeting of MAY 28, 1985
Item # 357
Property Owner: JEFFREY A. LEES, ET AL
Location: N/E SIDE DUNKIRK RD, 150' SE OF EDGEWOOD LANE

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

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.
- X A County Review Group Meeting is required.
- X A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- X This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- X A record plat will be required and must be recorded prior to issuance of a building permit.
- X The access is not satisfactory.
- X The circulation on this site is not satisfactory.
- X The parking arrangement is not satisfactory.
- X The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- X Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-59 of the Development Regulations.
- X Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- X The amended Development Plan was approved by the Planning Board on _____.
- X Landscaping must comply with Baltimore County Landscape Manual.
- X The property is located in a deficient service area as defined by Bill 178-79. No building permit shall be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- X 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.
- X Additional comments: _____

cc: James Hoswell

Eugene A. Boser
Chief, Current Planning and Development.

7/30

7/30 46-A
Lead/Maxwell

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, however, 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, nevertheless, be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 31st day of July, 1985, that the herein Petition for Variance(s) to permit a side yard setback of 9'-0" instead of the required 10', in accordance with the site plan submitted and filed herein marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
DATE June 25, 1985
BY Balch & Bunnell
ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

BEGINNING on the northeast side of Dunkirk Road at the distance of 150 feet southeast of Edgewood Lane, being lots Nos. 50 and 51 as shown on the plat of Ancellie, recorded among the land records of Baltimore County in plat book WPC No. 7, page 40. The improvements thereon being known as No. 706 Dunkirk Road.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S of Dunkirk Rd., 150' : OF BALTIMORE COUNTY
SE of Edgewood Lane (706 :
Dunkirk Rd.), 9th District :
JEFFREY A. LEES, et al, : Case No. 86-46-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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Jeffrey A. Lees and Laura L. Maxwell, 706 Dunkirk Rd., Baltimore, MD 21212, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY, MARYLAND

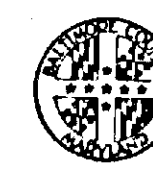
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 15, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A,
86-49-A and 86-51-A.

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

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

NEG:JGH:slm



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 31, 1985

Jeffrey A. Lees
Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

RE: Petition for Variance
NE/S Dunkirk Rd., 150' SE of
Edgewood Lane, (706 Dunkirk Road)
9th Election District
Case No. 86-46-A

Mr. Lees & Ms. Maxwell:

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

Very truly yours,

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

JMU:lg

Attachments

cc: People's Counsel



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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Jeffrey A. Lees
Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

RE: Petition for Zoning Variance
NE/S of Dunkirk Rd., 150' SE of
Edgewood Lane (706 Dunkirk Road)
9th Election District
Jeffrey A. Lees, et al, Petitioners
Case No. 86-46-A

Dear Mr. Lees,

This is to advise you that \$ 65.67 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 remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006853

DATE 7-30-85 ACCOUNT 201-615-000

AMOUNT \$ 65.67

PAID TO Jeffrey Lees

FOR Advertising & Posting

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE 9th Election District

LOCATION: Northeast side of Dunkirk Road, 150 ft. Southeast of Edgewood Lane (706 Dunkirk Road)

DATE AND TIME: Tuesday, July 30, 1985 at 9:30 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 from Section 1 B02.3C.1 to permit a side yard setback of 9'-0" in lieu of the required 10 ft.

Being the property of Jeffrey A. Lees, et al 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

CERTIFICATE OF PUBLICATION

TOWSON, MD, July 11, 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 July 11, 1985.

THE JEFFERSONIAN,

JB Kentz
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
9th Election District
LOCATION: Northeast side of Dunkirk Road, 150 ft. Southeast of Edgewood Lane (706 Dunkirk Road)
DATE AND TIME: Tuesday, July 30, 1985 at 9:30 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 from Section 1 B02.3C.1 to permit a side yard setback of 9'-0" in lieu of the required 10 ft. Being the property of Jeffrey A. Lees, et al 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
July 11, 1985

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Variance Date of Posting 7/2/85
Posted for: Jeffrey A. Lees, et al
Petitioner: NE/S, Dunkirk Rd., 150' SE of Edgewood Lane
Location of property: 706 Dunkirk Rd.
Location of Sign: Facing Dunkirk Rd. Approx. 21' from intersection, on
corner of intersection
Remarks: None
Posted by: Arnold Jablon Date of return: 7/12/85
Signature
12 of Signs: 1

Jeffrey A. Lees
Laura L. Maxwell
706 Dunkirk Road
Baltimore, Maryland 21212

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
NE/S of Dunkirk Rd., 150 ft. SE of
Edgewood Lane (706 Dunkirk Road)
9th Election District
Case No. 86-46-A
Jeffrey A. Lees, et al, Petitioners

TIME: 9:30 a.m.

DATE: Tuesday, July 30, 1985

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

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 007225

DATE: 5/10/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Jeffrey Lees

FOR: Zoning Variance Lees/Maxwell
Item 557

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
in Election District
LOCATION: Northeast side of Dunkirk Road, 150 ft. Southeast of Edgewood Lane (706 Dunkirk Road).
DATE AND TIME: Tuesday, July 30, 1985 at 9:30 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 from Section 1802.3(c) to permit a side yard setback of 10' or less of the required 10 ft.
Being the property of Jeffrey A. Lees, et al 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 Commission 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 JARON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
87104-72188, 7/10

CIFICATE OF PUBLICATION

Towson, Md. 7/30 1985

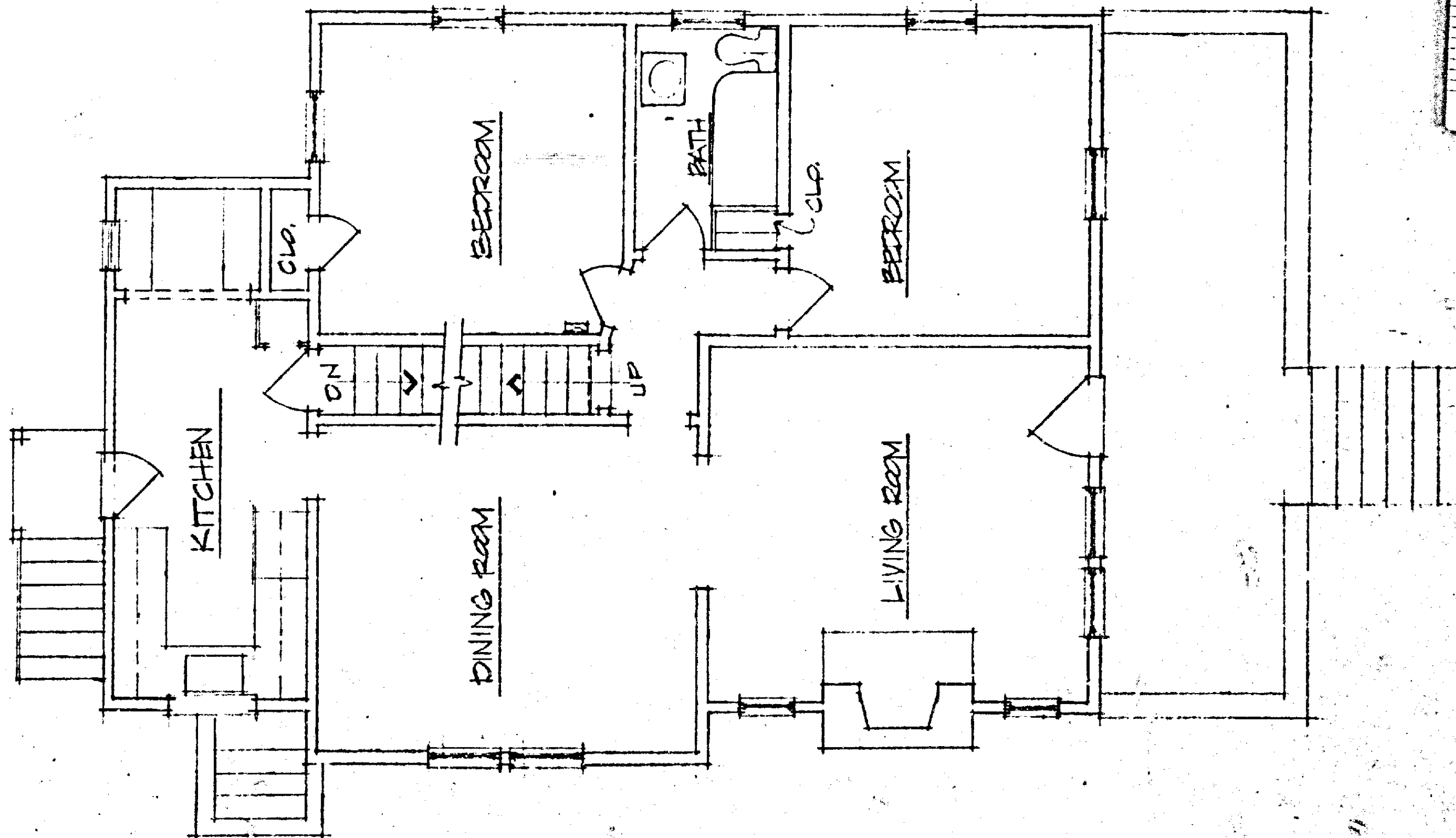
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 consecutive weeks, the first publication appearing on the 10th day of July 1985.

The TOWSON TIMES
[Signature]

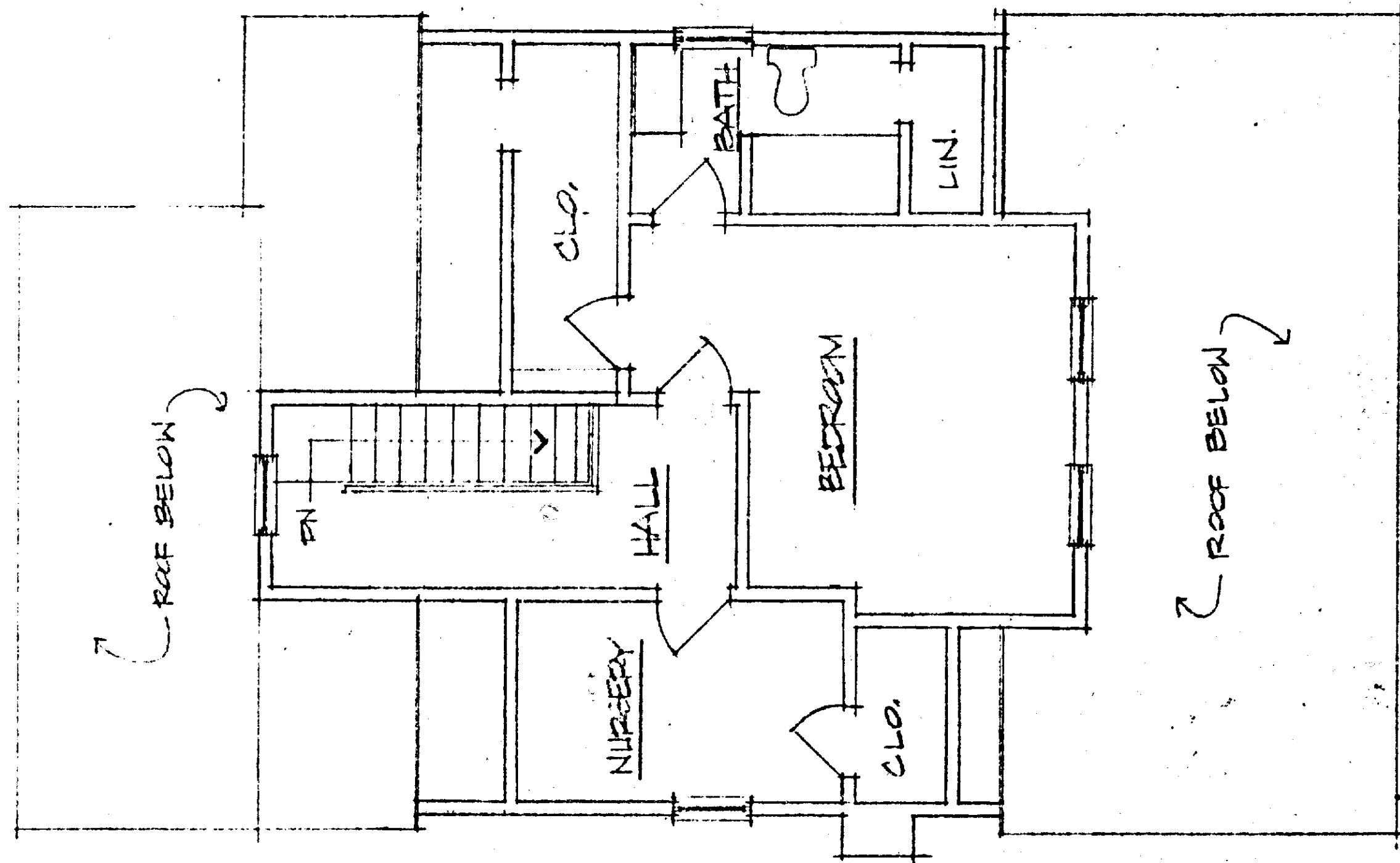
Cost of Advertisement: \$ 38.67

EXISTING CONDITIONS - 706 DUNKIRK RD

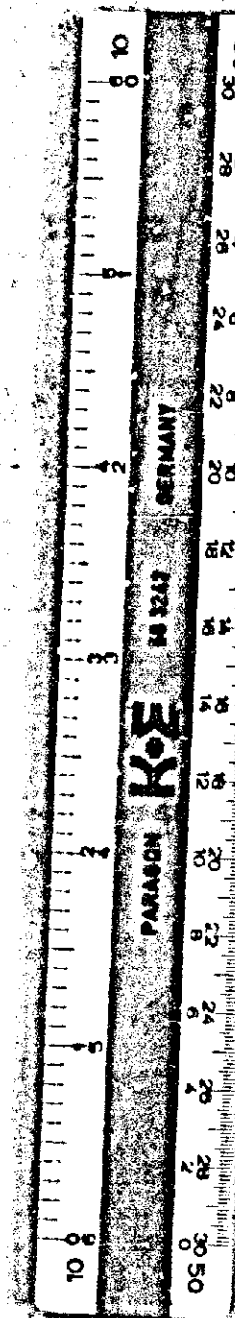
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PETITIONER'S
EXHIBIT 2

