Contract Purchaser

City and State

City and State

0 F

Attorney for Petitioner:

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June 19 85, that the subject matter of this petition be ar vertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Sections County, that property be posted, and that the public hearing be had before the Zoning County of Baltimore County in Room 106, County Office Building in Towson, Baltimore

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URDER RECEIVED FOR FILING	386
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8	DATE
	PIN-RO

BALTIMORE COUNTY CYFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204 494-3211 NORMAN E. GERDER DRECTOR

JULY 9, 1985

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

Re: Zoning Advisory Heeting of MAY 28, 1985
Item # 365
Property Owner: JOSE PHINE D. COOK Location: WISIDE NEXPERN RD. 209,7'S.

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

PETITION FOR ZONING VALIANCE

The undersigned, legal owner(s) of the property situate in Beltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 1945 Regulations)

Variance from Section 1802.38. Section 2: A to permit an accersory structure

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

35% of yard will not permit a large enough garage to store a car

(garage) to occupy 45% of rear yard instead of the permitted 35%

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.

Legal Owner(s):

City and State

Attorney's Telephone No.: 4416 Norfen Road (301) 636-3143

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_25th \_\_\_\_\_ day

(Type or Print Name)

TO THE SONING COMMISSIONER OF BALTIMORY COUNTY:

86-49-1

41.830

I/We do solemnly deciare 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.

4416 Horfen Road (301) 636-3143

Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted

Baltimore, Maryland 21227

Josephine D. Cook

(X)There are no site planning factors requiring communt.

(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.

(I) This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract. )A record plet will be required and must be recorded prior to issuance of a building permit.

)The access is not satisfactory.

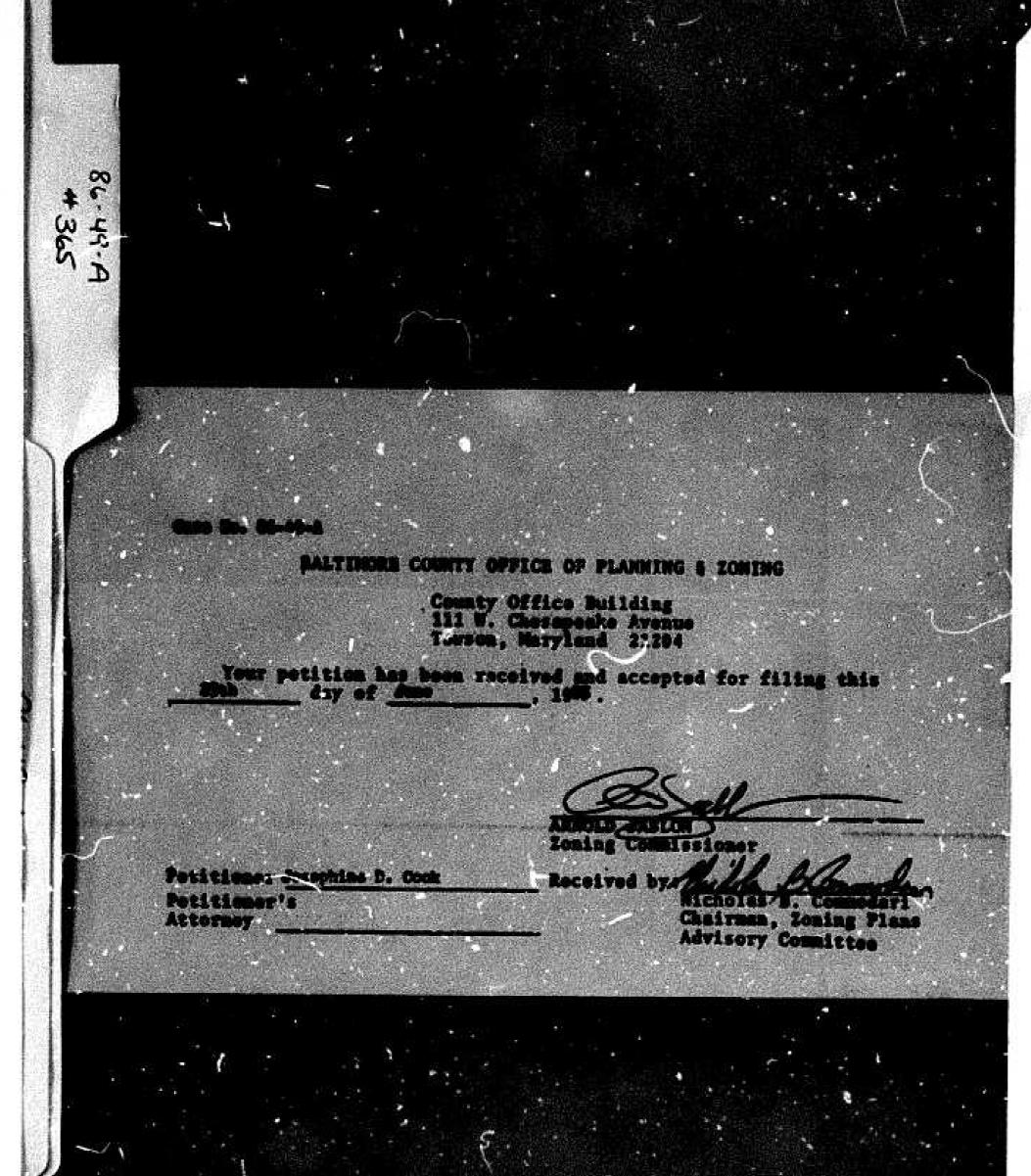
The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.
Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential cumflict with the Baltimore County Master Plan. The amended Development Plan was approved by the Planning Soard

)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 "he 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 way become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Eugene A. Bober Chief, Current Planning and Development



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE July 19, 1985

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

Ms. Josephine D. Cook 4416 Norfen Road Baltimore, Maryland 21227

Nicholas B. Commodar

MEMBERS Bureau of

Engineering Department of fraffic Engineering State Foad\_ Comm

Purcau of Fire Prevention Mealth Department Project Planning Building Departmen Board of Education Ioning Administration Industrial Development.

RE: Item No. 365 - Case No. 86-49-A Petitioner - Josephine D. Cook Variance Petition

Dear Ms. Cook:

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 planu or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Yery truly yours

Tichelas B. Commodani NICHOLAS B. COMMODARI

NeC:nr

Enclosures

Chairman Zoning Plans Advisory Committee

> JAM:PNO:blp ec: File

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H REINCKE 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

EL: Property Owner: Josephine D. Cook

Location: W side Norfen Road, 209.7' S of centerline Virginia Avenue

Item No.: 365

Zoning Agenda: Meeting of May 28, 1985

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

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_\_reet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vahicle access is required for the mite.

/ ) 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 Tode prior to occupancy or beginning of operation.

(x ) 5. The buildings and structures ≥xisting or proposed on the site shall comply with all applicable requirements of the Mational Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

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

Special Inspection Division

REVIEWER: Cat: Josep 1 (5-65 Approved: Lerrol M. Markowt Fire Prevention Bureau



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

grading, including the stripping of top soil.

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

July 5, 1985

Re: Item #365

The following comments are furnished in regard to the plat submitted to this

office for review by the Soning Advisory Committee in Connection with the subject

The Putitioner must provide necessary drainage facilities (temporary or

Development of this property through stripping, grading and stabilization could result in a sediment poliution problem, drunging private and public holdings

Wery truly yours,

SAMES A. MARKLE, P.E., Chief Bureau of Public Services

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.

downstream of the property. A grading permit is, therefore, mecessary for all

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

District 13th

Property Owners Josephine D. Cook

W side Norfen Rd, 209.7' S of

centerline Virginia Avenue

HARRY L

Mr. Arnold Jeblon

Coneral Comments:

Soning Complesions

County Office Building

Towson, Haryland 21204

TED ZALESKI, JR. DIRECTOR

V side Norfen Road, 209.7' 8 of centerline Virginia Avenue

D. Commercial: Three sets of construction drawings scaled and signed by a registered in Encyland Architect or Engineer shall be required to file with a possit application. No reduced scale are not acceptable.

at the Groups emery S-4 Single Pently Retarded Realizant require a minimum of 1 how five retire for extension walls closer than 6'-0 to an interior let lime. S-4 has become require a one how wall if closer than 3'-0 to an interior let lime. May wall built an an interior let lime shall require a fire or party wall. See Table 521, Section 1897, Section 1804.2 and Public 1892. No presion we pently wall within 3'-0 of an interior let lime. The nearth wall shall be a minimum of

rated without openings. 7. The structure does not appear to comply with Table 505 for passionship height/week. construction type is provided. See Table idl and 105 and have your draining to helight/even and

G. The requested variaties appears to conflict with Boots's(a) \_\_\_\_\_\_, of the Deltissee

1. The proposed project opposes to be located in a Fined Finis, Tidal/Sirentes. Flocks one the stracked copy of Section 516.0 of the Building Code on adopted by Mill 617-7. Bits plans shall show the correct along these shows one local for the lot and the finish floor locals including because.

(1.) Communa What is the use or occupancy of this accessory structure? Is it a garage, storage building, etc.?

E. These abbreviated companies reflect only on the information provided by the drawings of laitted to the Office of Flamming and Louing and act intended to be construed as the full extent of my permit. If desired the applicant may obtain additional information by visiting houn 125 of the 'com's Office Builting at 111 v. Changeale Avenue, Toward, Maryland 2274. Marks Estentin

1/30

|Additional comments:

cc: James Hoswell

MSF/ccm

DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building Towson, Maryland 21204

Property Owner:

Existing Zoning:

Proposed Zoning:

Location:

Acres:

Dear Mr. Jablon:

District:

Michael S. Flanigan Treffic Engineering Assoc. II

June 26, 1985

ZAC-Meeting of May 28, 1985

The Department of Traffic Engineering has no comments

Item No. 350,351,352,353,354,356,357,358,359,361,363,364(365) and 366

for item numbers 350,351,352,353,354,356,357,358,359,361,363,364,365, and 366.

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

BY: C. S. Burnham, Chief Building Flans Berie-

> The garage : May: be constructed flush with the north side property line instead of the south side property line.

> > lan M Java Deputy Zoning Commissioner of Baltimore County

## BALTIMORF COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO Louise Commissioner

Norman E. Gerber, Director

SUBJECT \_\_\_ Zeeing Patitions Par 26-42-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.

Hornan R. Gerber, Director
Office of Planning and Jonine

Dete\_\_\_\_\_Uly\_15\_ 1985

MEG:JGH:clm

DATE July 31, 1985

BY RECEIVED FOR F

BY Randow O. Schol

ZONING DESCRIPTION

Begining on the west side of Norfen Road 36'2" wide, at the distance of 209'7" scuth of the centerline of Virginia Avanue. Reing Lot 9, Block B, in the subdivision of Friendship Gardens. Book G.L.B. 22 Folio 21. Also known as 4416 Norfen Road in the 13th Election Distinct if Baltimore County.

RE: PETITION FOR VARIANCE
W/S of Norfen Rd., 209'
S of the Centerline of

Rd.), 13th District

BEFORE THE ZONING COMMISSIONER

rfen Rd., 209'
Centerline of : OF BALTIMORE COUNTY

S of the Centerline of : OF BALTIMORE COUNTY

JOSEPHINE D. COOK, Petitioner : Case No. 86-49-A

ENTRY OF APPEARANCE

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

Phyllis Cole Friedman
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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Josephine D. Cook, 4416 Norfen Road, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman

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

Ms. Josephine D. Cock 4416 Morfen Road Baltimore, Maryland 21227

> RE: Petition for Variance W/S Norfen Rd., 209' E/ centerline of Virginia Awe. (4416 Norfen Road) 13th Election District Case No. 86-49-A

Dear Ms. Cook:

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

JEST H. H. JUNG

JMIJ:bg

Attachments

cc: People's Counsel

Manual County, manual County C

B B 044\*\*\*\*\*\*\* \$308f

PETITION FOR VARIANCE 13th Election District

West side of Morfen Road, 209 ft. South of the centerline of Virginia Ave. (4416 Norfen Road)

DATE AND TIME:

Tuesday, July 30, 1985 at 11:00 a.m.

PUBLIC HEARING:

LOCATION:

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

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 1802.38. (Section I. 1-1945 Regulations) to permit an accessory structure (garage) to occupy 45% of rear yard instead of the permitted 35%.

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 JABLOM ZONING COMMISSIONER OF BALTIMORE COUNTY



ARNOLD JABLON ZONING COMMISSIONER

July 29, 1985

Ms. Josephine D. Cook 4416 Norfen Road Baltimore, Maryland 21227

RE: Petition for Zoning Variance W/S of Norfen Rd., 209' S/centerline of Virginia Ave. (4416 Norfen Road) 13th Election District Josephine D. Cook, Petitioner Case No. 86-49-A

Dear Ms. Cock,

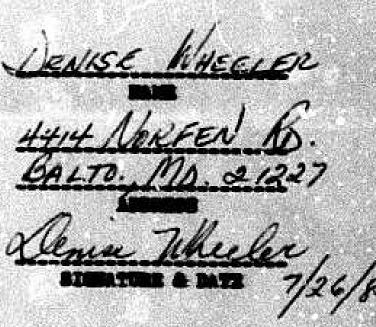
This is to advise you that \$ 44.82 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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.

ARNOLD JABLON Zoning Commissioner

I/No, the undersigned, owner of property listed below have no complaints with Mr. Cock putting up a garge on the back yard of his property. I also have no complaints with his bringing the garage up to the property line on my side, Mr. Cock lives at 4416 Morfold Road.



CERTIFIED BEFORE WE THIS DATE

STATES SECTION SEPRIES 7/1/1986

BALTINORS, MARYLAND JUST 26, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

CERTIFIED BEFORE ME THIS DATE COMMISSION EXPIRES 7/1/1986 MALTINORE, MARYLAND JULY 27, 1985

L/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

JOHN GOTTLEIB

SIGNATURE & DATE

4423 FENOR RO BALTA 21227

SIGNATURE & DATE

CERTIFIED DEFORE ME TELS DATE

ELWITEDE WEUMAUS
NU COMMISSION EXPIRES 7/1/1986

MALTIMORE, MARYLAND JULY 21, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage in the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

MAYMOUD & LANCASTER JR

4413 FEDER ROAD BALTO. Md. 21227

7/27/85

CERTIFIED BEOFROE ME THIS DATE

COMMISSION EXPIRES 7/1/1986

BALTIHORE, MARYLAND JULY 27, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook Lives at 4416 Norfen Road.

ERROST HOFFINA

4412 NORFENRE ADDRESS

CERTIFIED BEFORE MY THIS DATE

MY CONNISSION EXPIRES 7/1/1986

BALTIMORE, MARYLAND JULY 22, 1985

I/ We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at Wel6 Norfen Road.

CERTIFIED BEFORE HE THIS DATE MY CONNISSION EXPIRES 7/1/1986 SALTIMORE, MARYLAND JULY 27, 1985

I/Me, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Ar. Cook lives at 4416 Norfen Rosd.

> Philip & Winnerd 4420 NORFEN RD BUTTO NO 31333

CERTIFIED BEFORE ME THIS DATE

MY COMMISSION EXPIRES 7/1/1986

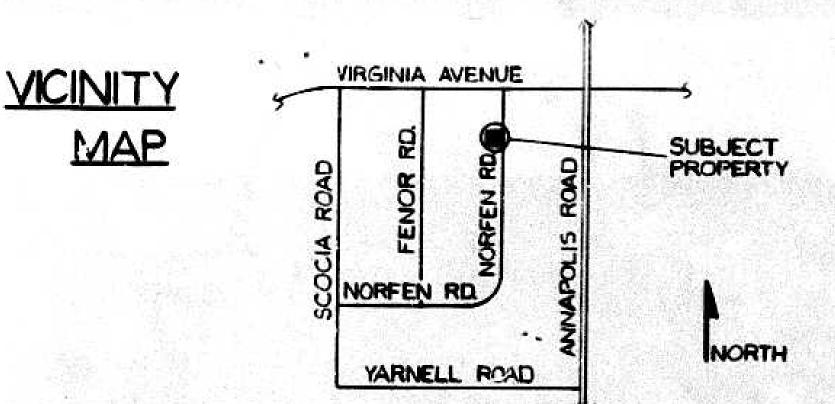
BALTIN ORE, MARYLAND JULY 22, 1985

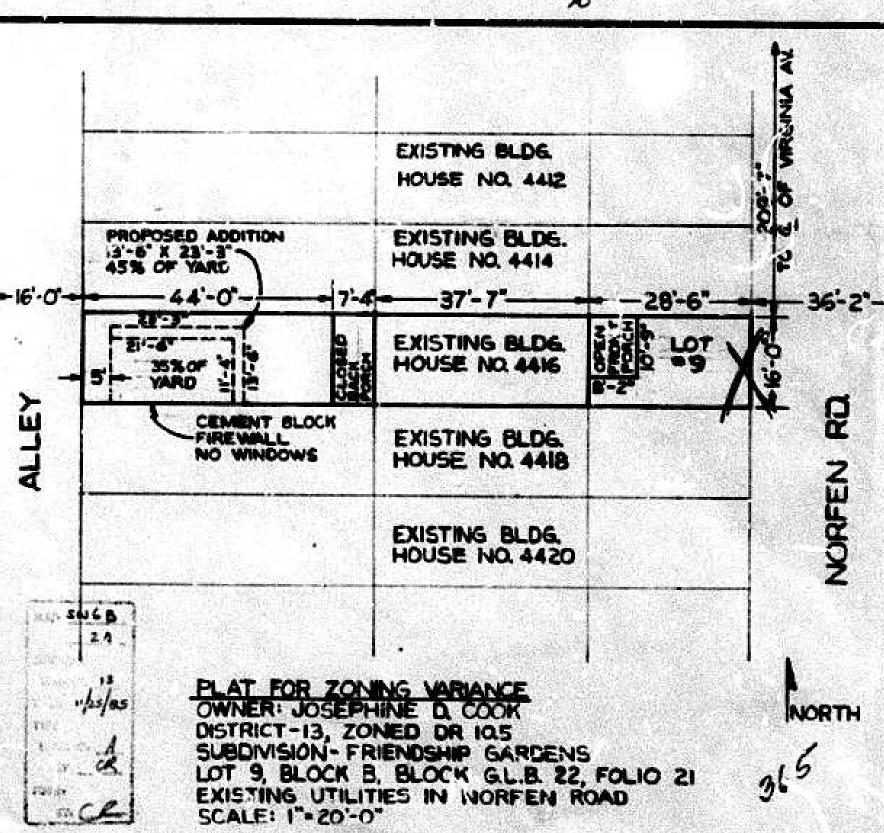
I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

CERTIFIED BEFORE ME THIS DATE

MY COMMISSION EXPIRES 7/1/1986

BALTIMORE, MARYLAND JULY 27, 1985





Ms. Josephine D. Cook 4416 Norfen Road Baltimore, Maryland 21227

June 28, 1985

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE W/S of Norfen Rd., 209' S/centerline of 'irginia Ave. (4416 Norfen Road) 13th Election District Josephine D. Cook, Petitioner Case No. 86-49-A

	MOT/8896	
TIME:	11:00	a.m.

Tuesday, July 30, 985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

of Baltimore County

No. 007247

BALTIMORE	COUNTY.	MARYLAND
OFFICE OF FI	NATICE - REV	MENUE DIVISION
MICCELLAND	OHE CARL	A DECCIPT

01-615.000

AMOUNT \$ 35.00 Wayne

B 8023\*\*\*\*\*3580:a 823RF

10750 Little Patusent Pkwy Columbia MD 21044

July 11

THIS IS TO CERTIFY, that the annexed advertisement of

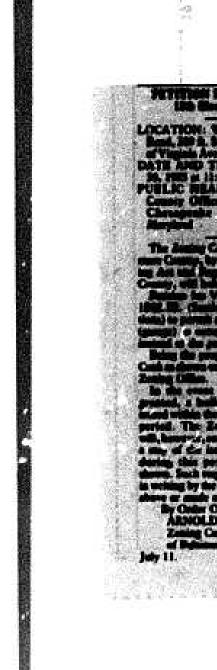
TETITION FOR VARIANCE 67109

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 13 \_\_day of \_\_July \_\_19 \_\_85 , that is to say, the same was inserted in the issues of

July 11, 1985



86-49-A CERTIFICATE OF PUBLICATION

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 19.85

THE JEFFERSON!AN,

Cost of Advertising 22.00

receives at property. W/S of Bether Book, 219'S of the levetaline of Vargeoria (4416 Morfen Book) front of 4416 Bafen Rosal