

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property at 111 W. Chesapeake Ave. in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 (303.1) to permit a front yard setback of 20' instead of the required coverage of 29' and 1802.3.C.1 (301.1) to allow a front yard setback of 12' for an open projection instead of the required 21 3/4'.

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

1. Present porch & steps were improperly poured with stairs turned downwards causing a slippery hazard.
2. Front size varies from step to step causing a tripping hazard.
3. Stairs & porch are unsafe for children.

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 of 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.: _____

Legal Owner(s):
(Type or Print Name) Robert Warsche
Signature: _____
(Type or Print Name) Marie B. Warsche
Signature: _____
Address: _____
City and State: _____

363 Carroll Ave 922-1224
Address: _____
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name: _____
Address: _____
City and State: _____
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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 31st day of July, 1985, at 10:30 o'clock.

(over)
Zoning Commissioner of Baltimore County.

Case No. 86-51-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 Robert Warsche, et ux
Petitioner's Attorney

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

Nicholas B. Commodari
Chairman

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. & Mrs. Robert Warsche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: Item No. 367 - Case No. 86-51-A
Petitioners - Robert Warsche, et ux
Variance Petition

Dear Mr. & Mrs. Warsche:

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 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
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3271
NORMAN E. GERBER
DIRECTOR

JULY 9, 1985

Re: Zoning Advisory Meeting of JUNE 11, 1985
Item # 367
Property Owner: ROBERT WARSCH, et ux
Location: E/SIDE CARROLL AVE. 75' N. OF WILBUR AVE.

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.
- ☒ 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.
- ☒ 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 22-99 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 Bill 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 Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Sober
Chief, Current Planning and Development

cc: James Hoswell

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, Director
Office of Planning and Zoning

NEG:JCH:sjm

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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 367 368, 369 ZAC- June 11, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 367, 368, and 369.

Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINKE
CHIEF

July 2, 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: Robert Warsche, et ux

Location: E/S Carroll Avenue 75' N. Wilbur Avenue

Item No.: 367 Zoning Agenda: Meeting of June 11, 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 or _____ 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.

REVIEWED: _____ Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0610

TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 367 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert Warsche, et ux
Location: E/S Carroll Avenue 75' N. Wilbur Avenue
District: 2nd.

APPLICABLE STANDARDS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, 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 and 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 with a permit application. Approved seals are not acceptable.
- ☐ All One Group except 8-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. All One Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party 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 variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☐ 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 Architecture or Engineer seals are usually required. The change of Use Group are from the _____ to the _____ or to Mixed Use _____.
- ☐ The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 216-0 of the Building Code as adopted by Bill 471-79. This Code shall show the correct elevations 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 you need the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

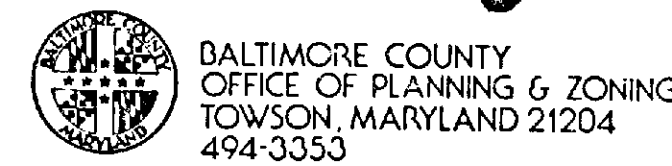
4/27/85

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Beginning at the southeast corner of Carroll Avenue and a Road 20 feet wide, and at the Northeast Most corner of Lot No. 74, as shown on said Plat and running thence Southwesterly, binding on Southeast side of Carroll Avenue, 75 Feet; thence Southeasterly binding on Lot No. 77, 95 Feet 1/2 inches; thence Northeasterly 76 Feet 6 inches to Southern most side of said 20 foot Road, and thence Northeasterly, bind on said side of 20 foot Road and with the use these of in common, 90 Feet to the place of beginning, the improvements there on known as 3503 Carroll Avenue

ORDER RECEIVED FOR FILING
DATE _____
BY _____
ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. & Mrs. Robert Waesche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
E/S of Carroll Avenue,
75' N of Wilbur Avenue
(3503 Carroll Avenue)
2nd Election District
Robert Waesche, et ux,
Petitioners
Case No. 86-51-A

Dear Mr. & Mrs. Waesche:

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

JMJ:tg

Attachments

cc: People's Counsel

Mr. William Alexander
9000 Wilbur Avenue
Randallstown, Maryland 21133

IN RE: Petition for Variance
E/S of Carroll Avenue,
75' N of Wilbur Avenue
(3503 Carroll Avenue)
2nd Election District
Robert Waesche, et ux,
Petitioners
* * * * *

BEFORE THE
*
DEPUTY ZONING COMMISSIONER
*
OF BALTIMORE COUNTY
*
Case No. 86-51-A

The Petitioners herein requests variances to permit a front yard setback of 20 feet in lieu of the required average of 29 feet, and to allow a front yard setback of 12 feet for an open projection in lieu of the required 21-3/4 feet.

Testimony by and on behalf of the Petitioners indicates that in 1981 the house was removed from a flood plain and placed by the former owner on the site with a 20 foot front yard setback. At that time a 3.2' x 4' concrete porch, with concrete steps extending another 8 feet towards the front, was constructed. The present owner proposes to replace the existing, dangerous porch and steps with an 8' x 16' porch having steps extending beyond the porch on the southwest side as shown on Petitioner's Exhibit 1.

Protestants described the frustration of seeing the house placed considerably closer to the road than other houses in the area, and of being unable to get county departments to address the matter. They object because the placement of the house is out of character with the neighborhood, a matter that will be exaggerated by the proposed new porch. However, they acknowledge that the Petitioners have acted in good faith and are in a difficult situation. After extensive discussion, the Protestants agreed to the construction of the deck described in the restrictions set forth below.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the

Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the herein Petition for Variance to permit a front yard setback of 20 feet in lieu of the required average of 29 feet, and to allow a front yard setback of 12 feet for an open projection instead of the required 21-3/4 feet, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. The "porch" shall be a 8' x 16' open, wooden deck with railing, that area to include the steps. Lattice panels shall be installed on the lower portion.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Schickel
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Schickel
ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE
2nd Election District

LOCATION: East side of Carroll Avenue, 75' North of Wilbur Avenue (3503 Carroll Avenue)

DATE AND TIME: Wednesday, July 31, 1985 at 10:30 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 Variances from Section 1802.3.C.1 (303.1) to permit a front yard setback of 20' instead of the required average of 29' and 1802.3.C.1 (301.1) to allow a front yard setback of 12' for an open projection instead of the required 21-3/4'.

Being the property of Robert Waesche, 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

Located on the east side of Carroll Avenue approximately 75 feet north of Wilbur Avenue and known as Lots No. 74, 75 and 76, as shown on Plat of Orchard View which is recorded among the Land Records of Baltimore County in Liber 8, folio 63, saving and excepting that parcel of land recorded by Deed in Liber 6569, folio 532, also known as 3503 Carroll Avenue.

RE: PETITION FOR VARIANCES
E/S of Carroll Ave., 75'
N of Wilbur Ave. (3503
Carroll Ave.), 2nd District
ROBERT WAESCHE, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-51-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
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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert Waesche, 3503 Carroll Ave., Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Robert Waesche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
E/S of Carroll Ave., 75' N of
Wilbur Ave. (3503 Carroll Ave)
2nd Election District
Robert Waesche, et ux, Petitioners
Case No. 86-51-A

Dear Mr. Waesche,

This is to advise you that \$51.75 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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006859
DATE 7-31-85 ACCOUNT 701-615-000
AMOUNT \$ 51.75
RECEIVED FROM Robert Waesche
FOR Advertising & Posting
BUT ***** 11515 03127
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property at the Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 (303.1) to permit a front yard setback of 20' instead of the required coverage of 29' and 1802.3.C.1 (301.1) to allow a front yard setback of 12' for an open projection instead of the required 21 3/4'.

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

1. Present porch & steps were improperly poured with stairs turned downwards causing a slippery hazard.
2. Front size varies from step to step causing a tripping hazard.
3. Stairs & porch are unsafe for children.

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 of 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.:
Address

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 31st day of July, 1985, at 10:30 o'clock.

(over)

Case No. 86-51-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 Robert Warsche, et ux
Petitioner's Attorney

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

Nicholas B. Commodari
Chairman

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. & Mrs. Robert Warsche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: Item No. 367 - Case No. 86-51-A
Petitioners - Robert Warsche, et ux
Variance Petition

Dear Mr. & Mrs. Warsche:

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 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
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3271
NORMAN E. GERBER
DIRECTOR

JULY 9, 1985

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

Re: Zoning Advisory Meeting of JUNE 11, 1985
Item # 367
Property Owner: ROBERT WARSCHKE, ET UX
Location: E/SIDE CARROLL AVE. 75' N. OF WILBUR AVE.

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.
- ☒ 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.
- ☒ 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 22-99 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 Bill 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 Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Sober
Chief, Current Planning and Development

cc: James Hoswell

1/31

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

STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 367 368, 369 ZAC- June 11, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 367, 368, and 369.

MSF/cmm

Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINKE
CHIEF

July 2, 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: Robert Warsche, et ux
Location: E/S Carroll Avenue 75' N. Wilbur Avenue

Item No.: 367 Zoning Agenda: Meeting of June 11, 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 or 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.

REVIEWED: Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-0610

TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 367 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert Warsche, et ux
Location: E/S Carroll Avenue 75' N. Wilbur Avenue
District: 2nd.

APPLICABLE STANDARDS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-80, 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 and 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 with a permit application. Approved seals are not acceptable.
- ☐ All One Group except 8-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. All One Group require a one hour wall 1' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party 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 variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- ☐ 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 Architecture or Engineer seals are usually required. The change of Use Group are from the to the or to Mixed Use.
- ☐ The proposed project appears to be located in a Flood Plain, Flood/Inundation. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 471-79. This plan shall show the correct elevations above sea level for the lot and the finished 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 you need the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/27/85

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.

NEG:JCH:sjm

Norman E. Gerber, Director
Office of Planning and Zoning

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

Beginning at the southeast corner of Carroll Avenue and a Road 20 feet wide, and at the Northeast Most corner of Lot No. 74, as shown on said Plat and running thence Southwesterly, binding on Southeast side of Carroll Avenue, 75 Feet; thence Southeasterly binding on Lot No. 77, 95 Feet 1/2 inches; thence Northeasterly 76 Feet 6 inches to Southern most side of said 20 foot Road, and thence Northeasterly, bind on said side of 20 foot Road and with the use these of in common, 90 Feet to the place of beginning, the improvements there on known as 3503 Carroll Avenue

ORDER RECEIVED FOR FILING
DATE _____
BY _____
ADMINISTRATIVE ASSISTANT



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 7, 1985

Mr. & Mrs. Robert Waesche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: PETITION FOR VARIANCE
E/S of Carroll Avenue,
75' N of Wilbur Avenue
(3503 Carroll Avenue)
2nd Election District
Robert Waesche, et ux,
Petitioners
Case No. 86-51-A

Dear Mr. & Mrs. Waesche:

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

JMJ:tg

Attachments

cc: People's Counsel

Mr. William Alexander
9000 Wilbur Avenue
Randallstown, Maryland 21133

IN RE: Petition for Variance
E/S of Carroll Avenue,
75' N of Wilbur Avenue
(3503 Carroll Avenue)
2nd Election District
Robert Waesche, et ux,
Petitioners
* * * * *

BEFORE THE
* * * * *
DEPUTY ZONING COMMISSIONER
* * * * *
OF BALTIMORE COUNTY
* * * * *
Case No. 86-51-A

The Petitioners herein requests variances to permit a front yard setback of 20 feet in lieu of the required average of 29 feet, and to allow a front yard setback of 12 feet for an open projection in lieu of the required 21-3/4 feet.

Testimony by and on behalf of the Petitioners indicates that in 1981 the house was removed from a flood plain and placed by the former owner on the site with a 20 foot front yard setback. At that time a 3.2' x 4' concrete porch, with concrete steps extending another 8 feet towards the front, was constructed. The present owner proposes to replace the existing, dangerous porch and steps with an 8' x 16' porch having steps extending beyond the porch on the southwest side as shown on Petitioner's Exhibit 1.

Protestants described the frustration of seeing the house placed considerably closer to the road than other houses in the area, and of being unable to get county departments to address the matter. They object because the placement of the house is out of character with the neighborhood, a matter that will be exaggerated by the proposed new porch. However, they acknowledge that the Petitioners have acted in good faith and are in a difficult situation. After extensive discussion, the Protestants agreed to the construction of the deck described in the restrictions set forth below.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the

Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1985, that the herein Petition for Variance to permit a front yard setback of 20 feet in lieu of the required average of 29 feet, and to allow a front yard setback of 12 feet for an open projection instead of the required 21-3/4 feet, in accordance with the plan submitted and filed herein marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. The "porch" shall be a 8' x 16' open, wooden deck with railing, that area to include the steps. Lattice panels shall be installed on the lower portion.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Schickel
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE August 7, 1985
BY Robert A. Schickel
ADMINISTRATIVE ASSISTANT

PETITION FOR VARIANCE
2nd Election District

LOCATION: East side of Carroll Avenue, 75' North of Wilbur Avenue (3503 Carroll Avenue)

DATE AND TIME: Wednesday, July 31, 1985 at 10:30 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 Variances from Section 1802.3.C.1 (303.1) to permit a front yard setback of 20' instead of the required average of 29' and 1802.3.C.1 (301.1) to allow a front yard setback of 12' for an open projection instead of the required 21-3/4'.

Being the property of Robert Waesche, 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

Located on the east side of Carroll Avenue approximately 75 feet north of Wilbur Avenue and known as Lots No. 74, 75 and 76, as shown on Plat of Orchard View which is recorded among the Land Records of Baltimore County in Liber 8, folio 63, saving and excepting that parcel of land recorded by Deed in Liber 6569, folio 532, also known as 3503 Carroll Avenue.

RE: PETITION FOR VARIANCES
E/S of Carroll Ave., 75'
N of Wilbur Ave. (3503
Carroll Ave.), 2nd District
ROBERT WAESCHE, et ux,
Petitioners
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 86-51-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
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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert Waesche, 3503 Carroll Ave., Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Mr. & Mrs. Robert Waesche
3503 Carroll Avenue
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
E/S of Carroll Ave., 75' N of
Wilbur Ave. (3503 Carroll Ave)
2nd Election District
Robert Waesche, et ux, Petitioners
Case No. 86-51-A

Dear Mr. Waesche,

This is to advise you that \$51.75 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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 006859
DATE 7-31-85 ACCOUNT 701-615-000
AMOUNT \$ 51.75
RECEIVED FROM Robert Waesche
FOR Advertising & Posting
BUT ***** 11515 03127
VALIDATION OR SIGNATURE OF CASHIER

