

86-72-A 215 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 B 02.3.C.1 to permit lot widths of 50' instead of the required 55' and a side yard setback of 3' instead of the required 10'.

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

- 1 - If variance is denied I could not build a home on it.
- 2 - If variance is denied I could not sell property to regain expenses spent on it.
- 3 - If variance is denied the property Tax Assessment going from \$2,270 to \$19,670 in three years for a empty lot that could not be build on would be very discriminatory, since 99% of the homes on my street are on 50' wide lots

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) John M. Lee Jr.
Signature: (Type or Print Name) ANNA M. Lee
Address: (Type or Print Name) 803 Woodrow Ave.
City and State: Baltimore, Md. 21221
Attorney for Petitioner: 803 Woodrow Ave. 687-3942
(Type or Print Name) Address Phone No.
Signature: Balto, Md. 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address SAME AS ABOVE
City and State
Name
ALorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of August, 1985, at 10:15 o'clock.

Carroll
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-72-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of July, 1985

ARNOLD JABLON
Zoning Commissioner

Petitioner John M. Lee, Jr., et ux Received by: Nicholas B. Commodari
Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 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. John M. Lee, Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

RE: Item No. 385 - Case No. 86-72-A
Petitioners - John M. Lee, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Lee:

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
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

RE: Item #385 (1984-1985)

Property Owner: John M. Lee, Jr.
5/5 Woodrow Ave. 582' W. fr. c/l Marlyn Ave.
Critical area
District 15th

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:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

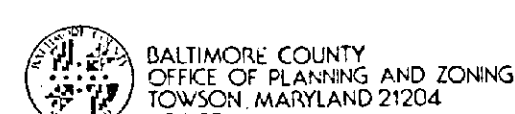
In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,

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

JAM:PMO:blp

cc: File



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

NORMAN E. GENDER
DIRECTOR

JULY 22, 1985

Re: Zoning Advisory Meeting of JUNE 25, 1985

Item # 385
Property Owner: JOHN M. LEE, JR. ET UX
Location: 5/5 WOODROW AVE. 582' W. FROM
MARLYN AVENUE (CRITICAL AREA)

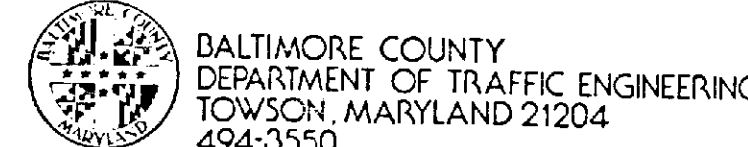
Dear Mr. Jablon:

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 rezoning plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ 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 [blank].
- ☒ 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: THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMMERCE/ISSUE PLANNING DIVISION.

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



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. 385, 386, 387, 392, 394, 396, 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner: JOHN M. LEE, JR. ET UX
Location: 5/5 WOODROW AVE. 582' W. FROM MARLYN AVENUE
Existing Zoning: [blank]
Proposed Zoning: [blank]

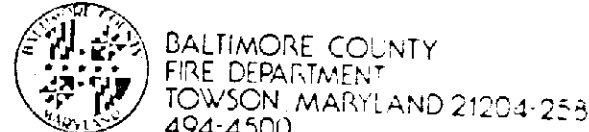
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2886
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: John M. Lee, Jr. et ux

Location: 5/5 Woodrow Avenue 582' W. from c/l Marlyn Avenue
Item No.: 385

Zoning Agenda: Meeting of June 25, 1985

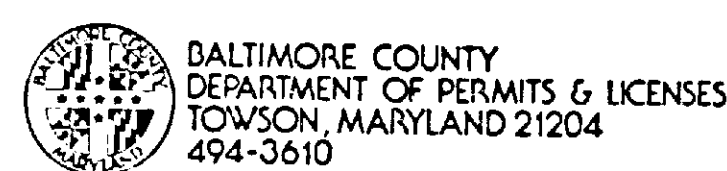
Comments:

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 [blank] 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 deal and condition shown at [blank] 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: [Signature] Noted and Approved: Roy W. Kemmish
Planning Group Fire Prevention Bureau
Special Inspection Division

/m



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

TED ZALESKI, JR.
DIRECTOR

July 18, 1985

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

Dear Mr. Jablon:

Comments on Item # 385 Zoning Advisory Committee Meeting are as follows:
Property Owner: John M. Lee, Jr. et ux
Location: 5/5 Woodrow Avenue 582' W. from c/l Marlyn Avenue
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: The area of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved scale are not acceptable.
5. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested place by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
6. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
7. 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 Use Group are from Use [blank] to Use [blank] or to Mixed Use.

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

J. Comments:

1. Use of references 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 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Dumban
Baltimore County Building Department

L/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 not adversely affect the health, safety, and general welfare of the community, the variance(s) 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 _____

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:
SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING
516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Section 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: August 8, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-72-A

Please consider the Critical Area Evaluation comments (Gerber to Jablon, 7/31/85) to reflect the concerns of this office.

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

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

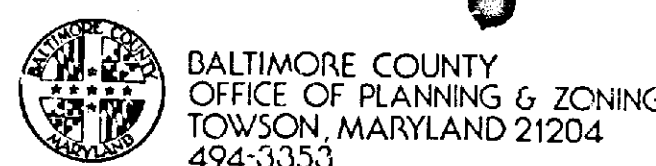
MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: July 3, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
Critical Area Evaluation
SUBJECT: John M. Lee, Jr., et ux (86-72-A Item 385)
Jack E. Waggoner, et ux (86-71-A Item 384)

These petitions have been reviewed for Critical Area consistency. With regard to the petition of John M. Lee, Jr., et ux, it is recommended that, in order to satisfy the requirements of the Critical Area Program, four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. These recommendations are based on a calculated impervious area of approximately 675 square feet. In addition, all downspouts should be constructed to maximize infiltration by discharge to an underground drainage system or by overland flow. The latter approach would be more feasible given the small lot size.

For the petition of Jack Waggoner, et ux, it is likewise recommended that four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. This recommendation is based on a calculated impervious area of 832 square feet. All downspouts should direct flow overland or to an underground drainage system, rather than discharging directly into storm drains and gutters.

NEG:AT:vh

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



ARNOLD JABLON
ZONING COMMISSIONER

August 27, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. John M. Lee, Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S of Woodrow Avenue, 582'
W of the centerline of Marlyn
Avenue (803 Woodrow Avenue)
15th Election District
John M. Lee Jr., et ux,
Petitioners
Case No. 86-72-A

Dear Mr. & Mrs. Lee:

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

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S of Woodrow Avenue, 582'
W of the centerline of Marlyn
Avenue (803 Woodrow Avenue)
15th Election District
John M. Lee Jr., et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-72-A

The Petitioners herein request variances to permit lot widths of 50 feet in lieu of the required 55 feet, and a side yard setback of 3 feet in lieu of the required 10 feet.

Testimony by the Petitioner indicated that he bought the two 50-foot lots in 1979 with the intention of living in the existing dwelling on lot 22, and building a single-story residence for his parents on lot 23. He has improved the property, including, but not limited to, a bulkhead, believing that he had an additional buildable lot. All, except one, of the houses on the south side of Woodrow Avenue from South Marlyn Avenue to Duck Creek are located on 50-foot lots. A mobile home park is on the north side of Woodrow Avenue. He does not know whether or not the site is wetland. The property is located in the Chesapeake Bay Critical Area. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances

should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1985, that the Petition for Variances to permit lot widths of 50 feet in lieu of the required 55 feet, and a side yard setback of 3 feet in lieu of the required 10 feet, in accordance with the plan submitted, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The dwelling may be placed closer to the water.
2. Based on a calculated impervious area of approximately 675 square feet, four evergreen trees, one major or eight minor deciduous trees shall be planted on the site. All downspouts shall direct flow overland or to an underground drainage system.
3. Compliance with the requirements of the Bureau of Public Services.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15th Election District

LOCATION: South side of Woodrow Avenue, 582 ft. West of the centerline of Marlyn Avenue (803 Woodrow Avenue)
DATE AND TIME: Wednesday, August 14, 1985 at 10:15 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.1 to permit lot widths of 50' instead of the required 55' and a side yard setback of 3' instead of the required 10'.

Being the property of John M. Lee Jr., 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

ORDER RECEIVED FOR FILING

DATE August 28, 1985

BY Barbara A. Edmond

ORDER RECEIVED FOR FILING

DATE August 28, 1985

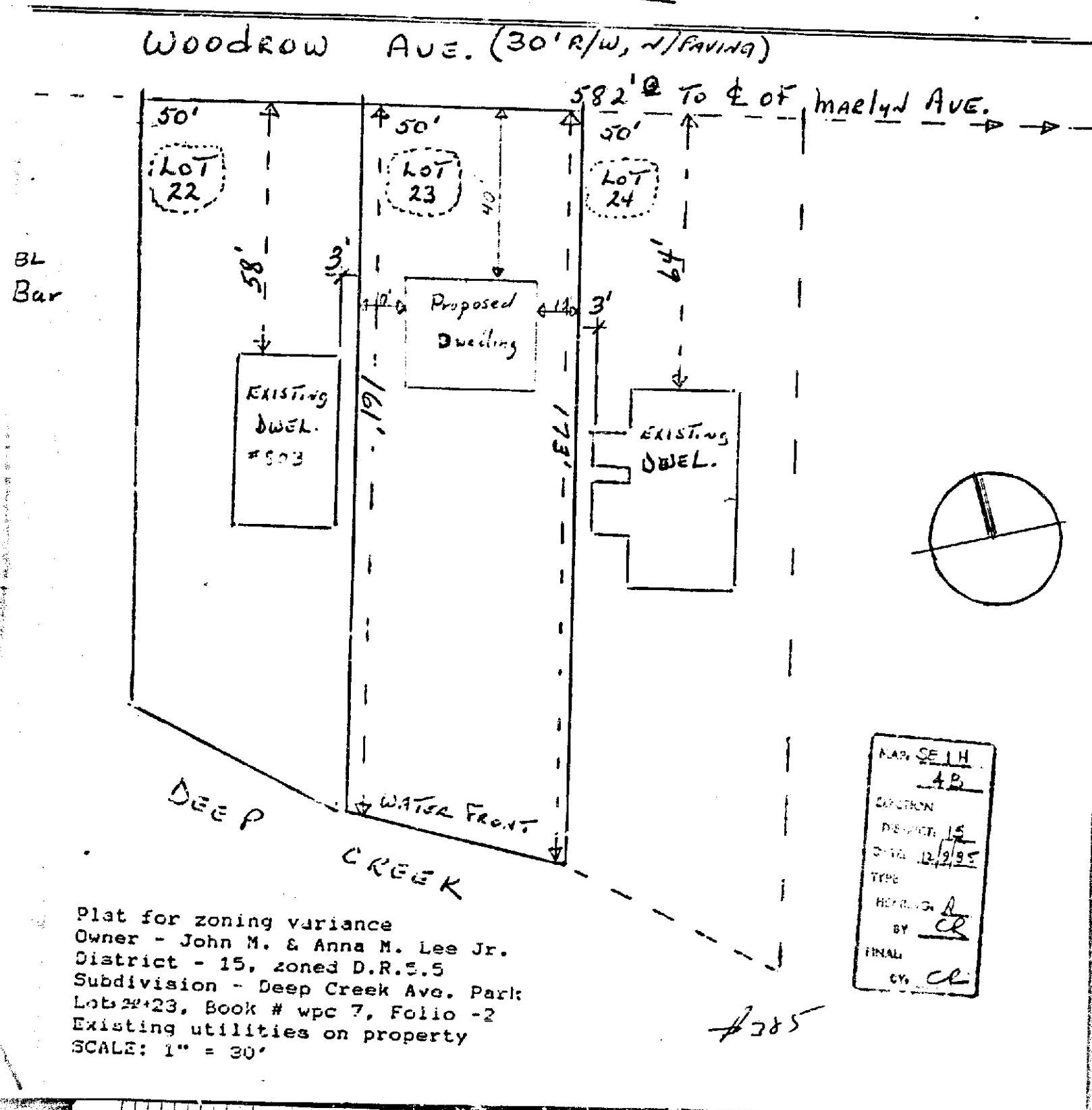
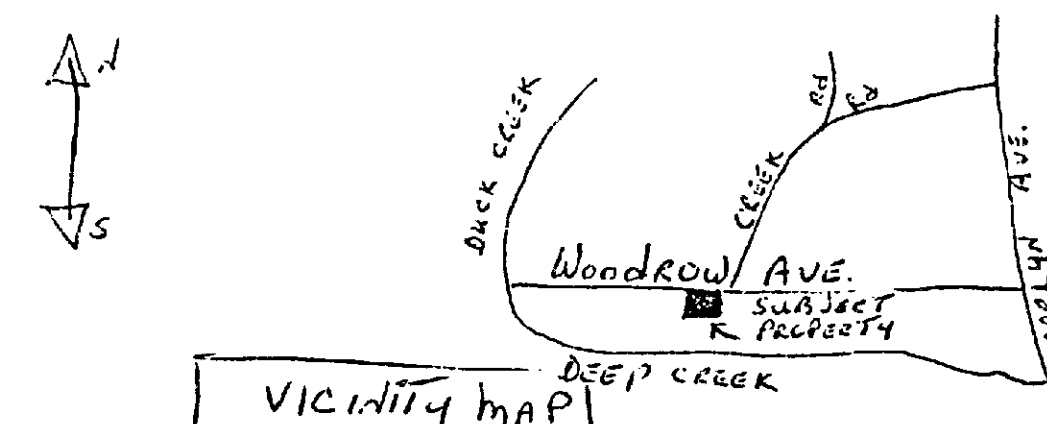
BY Barbara A. Edmond

ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

Beginning at a point on the south side of Woodrow Avenue 582' west of the centerline of Marilyn Avenue and known as lots 22 and 23 of Deep Creek Avenue Park and recorded among the land records of Baltimore County in Plat Book 7, Folio 2.

Also known as 803 Woodrow Avenue.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Woodrow Ave., 582' : OF BALTIMORE COUNTY
W of the Centerline of :
Marilyn Ave. (803 Woodrow :
Ave.), 15th District :
JOHN M. LEE, JR., et ux, : Case No. 86-72-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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John M. Lee, Jr., 803 Woodrow Ave., Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

August 8, 1985

Mr. & Mrs. John M. Lee Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Woodrow Ave., 582' W of
centerline of Marilyn Avenue
(803 Woodrow Avenue) - 15th Elec. Dist.
John M. Lee Jr., et ux - Petitioners
Case No. 86-72-A

Dear Mr. Lee,

This is to advise you that \$50.00 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

Mr. & Mrs. John M. Lee Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S of Woodrow Ave., 582' W of
centerline of Marilyn Avenue
(803 Woodrow Avenue) - 15th Elec. Dist.
John M. Lee Jr., et ux - Petitioners
Case No. 86-72-A

TIME: 10:15 a.m.

DATE: Wednesday, August 14, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007289

DATE: 8-10-85 ACCOUNT: R-01-615-077
AMOUNT: \$ 50.00
RECEIVED FROM: [Signature]
FOR: Filing fee for [Signature] 385 100-1
VALIDATION OR SIGNATURE OF CASHIER

86-72-A CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,
B. Ventral
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
15th Election District
LOCATION: South side of Woodrow Avenue, 582' W of the centerline of Marilyn Avenue (803 Woodrow Avenue)
DATE AND TIME: Wednesday, August 14, 1985 at 10:15 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: 10:15 a.m. to 11:30 a.m. on the petition for variance from Section 1809.3.C.1 to permit lot width of 50' instead of the required 55' and a side yard setback of 5' instead of the required 10'.
Being the property of John M. Lee, Jr., 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
July 25.

Petition for Variance

15th Election District
LOCATION: Southside of Woodrow Avenue, 582' W of the centerline of Marilyn Avenue (803 Woodrow Ave.)
DATE & TIME: WEDNESDAY, AUGUST 14, 1985 at 10:15 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: 10:15 a.m. to 11:30 a.m. on the petition for variance from Section 1809.3.C.1 to permit lot width of 50' instead of the required 55' and a side yard setback of 5' instead of the required 10'.
Being the property of John M. Lee, Jr., 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

86-72-A The Times

Middle River, Md., July 25, 1985

This is to certify, that the annexed

Peter Max Zimmerman
Reg L 73253

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of [Signature] successive

weeks before the 25th day of

John M. Lee Jr.
1985

John M. Lee Jr.
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012594

DATE: 8-4-85 ACCOUNT: R-01-615-000
AMOUNT: \$ 20.59
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 7/25/85
Posted for: [Signature]
Petitioner: John M. Lee, Jr. et ux
Location of property: 803 Woodrow Ave., 582' W of Marilyn Ave.
Location of Sign: Property, Woodrow Ave. between 12th & 13th
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/26/85
Number of Signs: 1

86-72-A 215 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 B 02.3.C.1 to permit lot widths of 50' instead of the required 55' and a side yard setback of 3' instead of the required 10'.

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

- 1 - If variance is denied I could not build a home on it.
- 2 - If variance is denied I could not sell property to regain expenses spent on it.
- 3 - If variance is denied the property Tax Assessment going from \$2,270 to \$19,670 in three years for a empty lot that could not be build on would be very discriminatory, since 99% of the homes on my street are on 50' wide lots

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) John M. Lee Jr.
Signature: (Type or Print Name) ANNA M. Lee
Address: (Type or Print Name) 803 Woodrow Ave.
City and State: Baltimore, Md. 21221
Attorney for Petitioner: 803 Woodrow Ave. 687-3942
(Type or Print Name) Address Phone No.
Signature: Balto, Md. 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address SAME AS ABOVE
City and State
Name
AL-orney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of July, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of August, 1985, at 10:15 o'clock.

Carroll
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-72-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 10th day of July, 1985

ARNOLD JABLON
Zoning Commissioner
Petitioner John M. Lee, Jr., et ux
Attorney Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

Mr. & Mrs. John M. Lee, Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

Nicholas B. Commodari
Chairman

RE: Item No. 385 - Case No. 86-72-A
Petitioners - John M. Lee, Jr., et ux
Variance Petition

Dear Mr. & Mrs. Lee:

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
Chairman
Zoning Plans Advisory Committee

ENCLOSURE



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 15, 1985

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

RE: Item #385 (1984-1985)

Property Owner: John M. Lee, Jr.
5/5 Woodrow Ave. 582' W. fr. c/l Marlyn Ave.
Critical area
District 15th

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:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

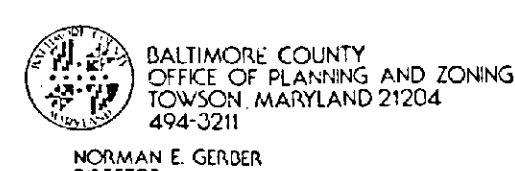
Very truly yours,

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

JAM:PMO:blp

cc: File

ORDER RECEIVED FOR FILING
August 27, 1985
DATE
BY



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

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

JULY 22, 1985

Re: Zoning Advisory Meeting of JUNE 25, 1985

Item # 385
Property Owner: JOHN M. LEE, JR. et ux
Location: 5/5 WOODROW AVE. 582' W. FROM
c/l MARLYN AVENUE (CRITICAL AREA)

Dear Mr. Jablon:

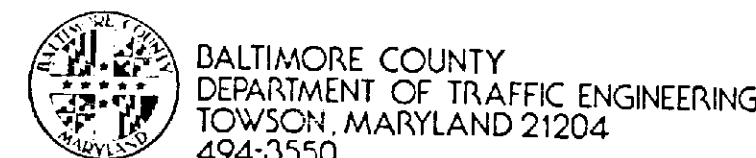
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ 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 rezoning plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on [blank].
- ☒ 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 [blank].
- ☒ 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:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY
CRITICAL AREA. ADDITIONAL COMMENTS WILL BE
PROVIDED BY THE COMMERCE/ISSUE PLANNING DIVISION.

cc: James Howell

Eugene A. Bober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

June 25, 1985

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

Item No. 385, 386, 387, 392, 394, 396, 397, 398, and 399 ZAC-Meeting of 06/25/85
Property Owner: JOHN M. LEE, JR. et ux
Location: 5/5 WOODROW AVE. 582' W. FROM
c/l MARLYN AVENUE (CRITICAL AREA)
Existing Zoning: [blank]
Proposed Zoning: [blank]

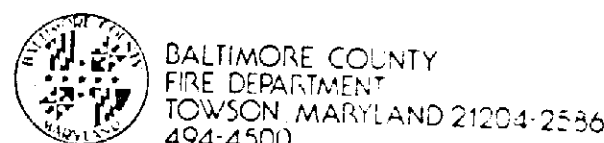
Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 385, 386, 387, 392, 394, 396, 397, 398, and 399.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm



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: John M. Lee, Jr. et ux

Location: 5/5 Woodrow Avenue 582' W. from c/l Marlyn Avenue
Item No.: 385

Zoning Agenda: Meeting of June 25, 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.

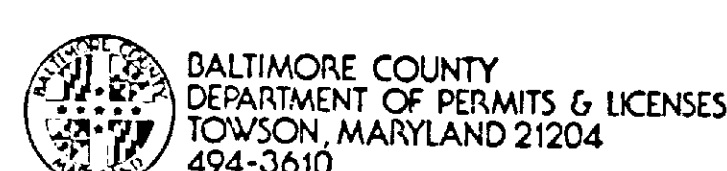
1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle deal and condition shown at [blank] 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: [Signature] Noted and
Planning Group Approved: Roy W. Kemmish
Special Inspection Division Fire Prevention Bureau

/mh



TED ZALESKI, JR.
DIRECTOR

July 18, 1985

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

Dear Mr. Jablon:

Comments on Item # 385 Zoning Advisory Committee Meeting are as follows:
Property Owner: John M. Lee, Jr. et ux
Location: 5/5 Woodrow Avenue 582' W. from c/l Marlyn Avenue
District: 15th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: The area of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved scale are not acceptable.
5. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested place by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
6. The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
7. 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 Use Group are from Use [blank] to Use [blank] or to Mixed Use.

NOTE:

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

J. Comments:

1. Use of references 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 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Dumban
Baltimore County Building Department

L/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 not adversely affect the health, safety, and general welfare of the community, the variance(s) 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 _____

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:
SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING
516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Section 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: August 8, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-72-A

Please consider the Critical Area Evaluation comments (Gerber to Jablon, 7/31/85) to reflect the concerns of this office.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

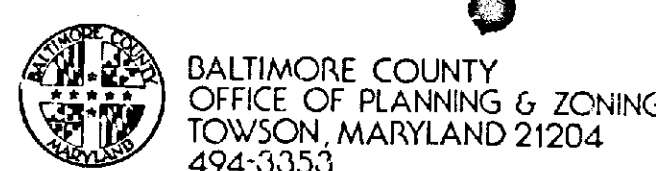
MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: July 3, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
SUBJECT: Critical Area Evaluation
John M. Lee, Jr., et ux (86-72-A Item 385)
Jack E. Waggoner, et ux (86-71-A Item 384)

These petitions have been reviewed for Critical Area consistency. With regard to the petition of John M. Lee, Jr., et ux, it is recommended that, in order to satisfy the requirements of the Critical Area Program, four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. These recommendations are based on a calculated impervious area of approximately 675 square feet. In addition, all downspouts should be constructed to maximize infiltration by discharge to an underground drainage system or by overland flow. The latter approach would be more feasible given the small lot size.

For the petition of Jack Waggoner, et ux, it is likewise recommended that four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. This recommendation is based on a calculated impervious area of 832 square feet. All downspouts should direct flow overland or to an underground drainage system, rather than discharging directly into storm drains and gutters.

NEG:AT:vh

Norman E. Gerber
Director, Office of Planning and Zoning



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1985

Mr. & Mrs. John M. Lee, Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
S/S of Woodrow Avenue, 582'
W of the centerline of Marlyn
Avenue (803 Woodrow Avenue)
15th Election District
John M. Lee Jr., et ux,
Petitioners
Case No. 86-72-A

Dear Mr. & Mrs. Lee:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S of Woodrow Avenue, 582'
W of the centerline of Marlyn
Avenue (803 Woodrow Avenue)
15th Election District
John M. Lee Jr., et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-72-A

The Petitioners herein request variances to permit lot widths of 50 feet in lieu of the required 55 feet, and a side yard setback of 3 feet in lieu of the required 10 feet.

Testimony by the Petitioner indicated that he bought the two 50-foot lots in 1979 with the intention of living in the existing dwelling on lot 22, and building a single-story residence for his parents on lot 23. He has improved the property, including, but not limited to, a bulkhead, believing that he had an additional buildable lot. All, except one, of the houses on the south side of Woodrow Avenue from South Marlyn Avenue to Duck Creek are located on 50-foot lots. A mobile home park is on the north side of Woodrow Avenue. He does not know whether or not the site is wetland. The property is located in the Chesapeake Bay Critical Area. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Areas and having determined that it is consistent with the requirements of the State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances

should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of August, 1985, that the Petition for Variances to permit lot widths of 50 feet in lieu of the required 55 feet, and a side yard setback of 3 feet in lieu of the required 10 feet, in accordance with the plan submitted, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. The dwelling may be placed closer to the water.
2. Based on a calculated impervious area of approximately 675 square feet, four evergreen trees, one major or eight minor deciduous trees shall be planted on the site. All downspouts shall direct flow overland or to an underground drainage system.
3. Compliance with the requirements of the Bureau of Public Services.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15th Election District

LOCATION: South side of Woodrow Avenue, 582 ft. West of the centerline of Marlyn Avenue (803 Woodrow Avenue)
DATE AND TIME: Wednesday, August 14, 1985 at 10:15 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.1 to permit lot widths of 50' instead of the required 55' and a side yard setback of 3' instead of the required 10'.

Being the property of John M. Lee Jr., 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

ORDER RECEIVED FOR FILING

DATE August 28, 1985

BY Barbara A. Edlin

ORDER RECEIVED FOR FILING

DATE August 28, 1985

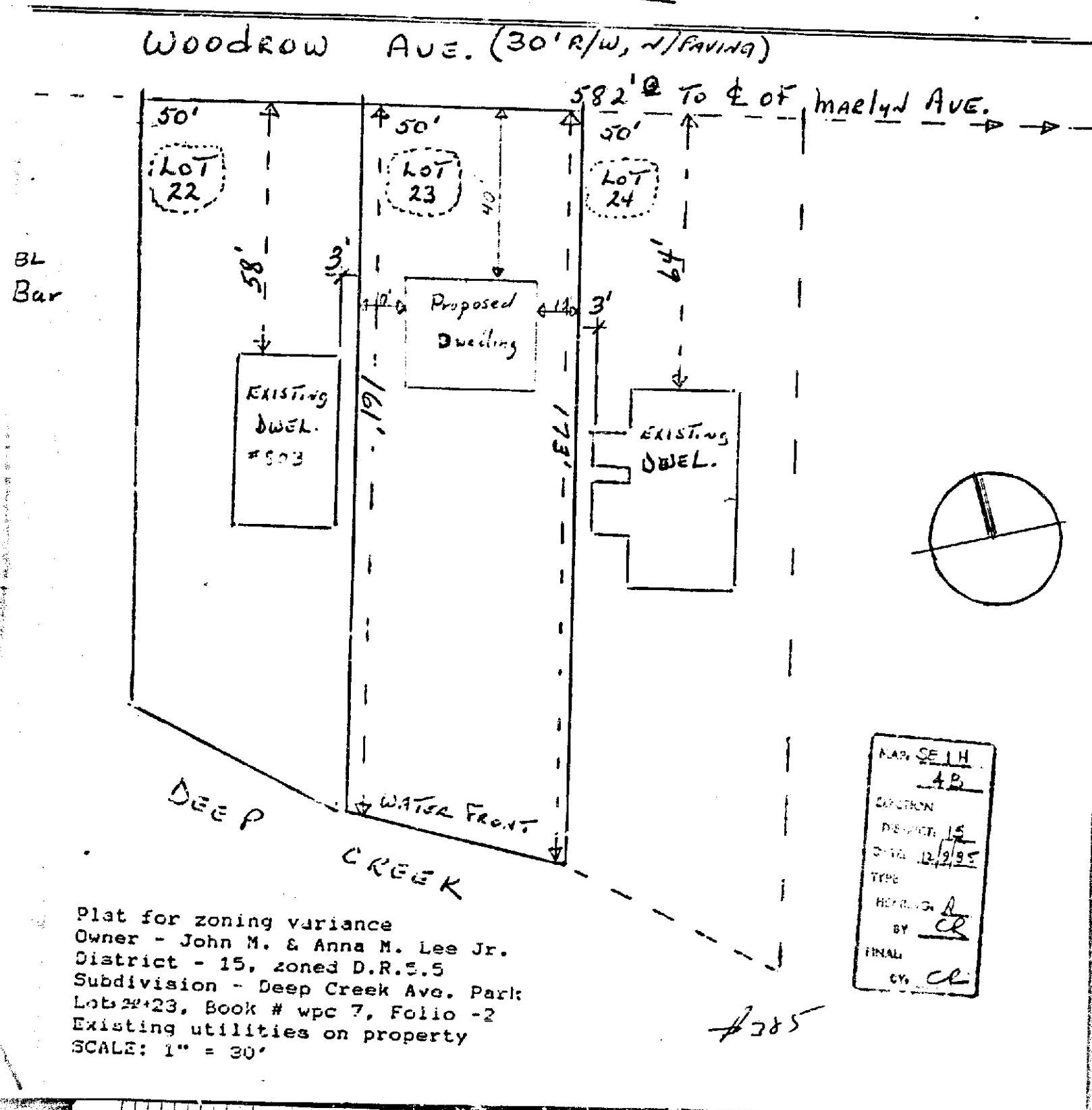
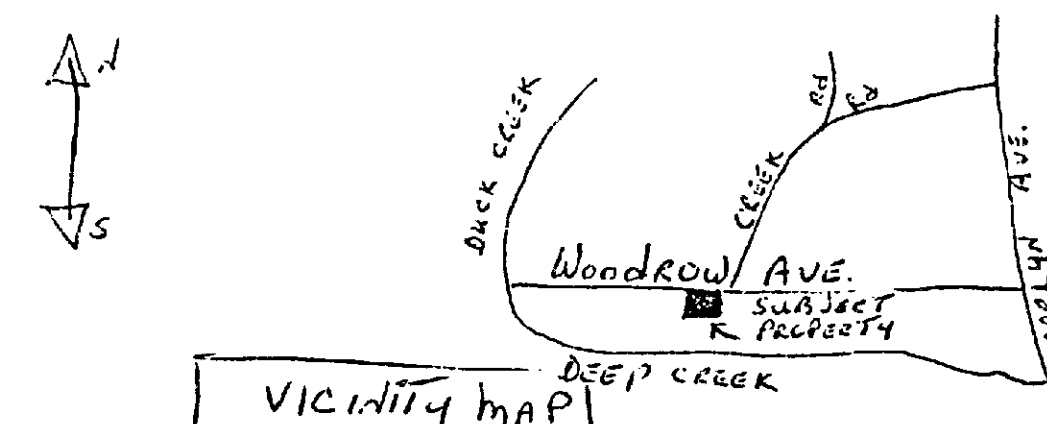
BY Barbara A. Edlin

ADMINISTRATIVE ASSISTANT

ZONING DESCRIPTION

Beginning at a point on the south side of Woodrow Avenue 582' west of the centerline of Marilyn Avenue and known as lots 22 and 23 of Deep Creek Avenue Park and recorded among the land records of Baltimore County in Plat Book 7, Folio 2.

Also known as 803 Woodrow Avenue.



RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S of Woodrow Ave., 582' : OF BALTIMORE COUNTY
W of the Centerline of :
Marilyn Ave. (803 Woodrow :
Ave.), 15th District :
JOHN M. LEE, JR., et ux, : Case No. 86-72-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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John M. Lee, Jr., 803 Woodrow Ave., Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

August 8, 1985

Mr. & Mrs. John M. Lee Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

RE: Petition for Variance
S/S of Woodrow Ave., 582' W of
centerline of Marilyn Avenue
(803 Woodrow Avenue) - 15th Elec. Dist.
John M. Lee Jr., et ux - Petitioners
Case No. 86-72-A

Dear Mr. Lee,

This is to advise you that \$50.00 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

Mr. & Mrs. John M. Lee Jr.
803 Woodrow Avenue
Baltimore, Maryland 21221

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S of Woodrow Ave., 582' W of
centerline of Marilyn Avenue
(803 Woodrow Avenue) - 15th Elec. Dist.
John M. Lee Jr., et ux - Petitioners
Case No. 86-72-A

TIME: 10:15 a.m.

DATE: Wednesday, August 14, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007289

DATE: 8-10-85 ACCOUNT: R-01-615-077
AMOUNT: \$ 50.00
RECEIVED FROM: [Signature]
FOR: Filing fee for [Signature] 385 100-1
VALIDATION OR SIGNATURE OF CASHIER

86-72-A CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,
B. Ventral
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE
15th Election District
LOCATION: South side of Woodrow Avenue, 582' W of the centerline of Marilyn Avenue (803 Woodrow Avenue)
DATE AND TIME: Wednesday, August 14, 1985 at 10:15 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: 10:15 a.m. to 11:30 a.m. on the petition for variance from Section 1809.3.C.1 to permit lot width of 50' instead of the required 55' and a side yard setback of 5' instead of the required 10'.
Being the property of John M. Lee, Jr., 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
July 25.

Petition for Variance

15th Election District
LOCATION: Southside of Woodrow Avenue, 582' W of the centerline of Marilyn Avenue (803 Woodrow Ave.)
DATE & TIME: WEDNESDAY, AUGUST 14, 1985 at 10:15 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: 10:15 a.m. to 11:30 a.m. on the petition for variance from Section 1809.3.C.1 to permit lot width of 50' instead of the required 55' and a side yard setback of 5' instead of the required 10'.
Being the property of John M. Lee, Jr., 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

86-72-A The Times

Middle River, Md., July 25, 1985

This is to certify, that the annexed

Peter Max Zimmerman
Reg L 73253

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of [Signature] successive

weeks before the 25th day of

John M. Lee Jr. 1985

John M. Lee Jr. Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012594

DATE: 8-4-85 ACCOUNT: R-01-615-000
AMOUNT: \$ 20.59
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 7/25/85
Posted for: [Signature]
Petitioner: John M. Lee, Jr. et ux
Location of property: 803 Woodrow Ave., 582' W of Marilyn Ave.
Location of Sign: Property Woodrow Ave. Shown 12' E of road way
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/26/85
Number of Signs: 1