

36-126-A **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 1-802.3.C.1 to permit a lot width of 50' instead of the required 55 feet.

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

1. All other houses in the neighborhood are on 50 foot lots so I thought it was a buildable lot.
2. I specifically designed the house to meet all zoning requirements.
3. There isn't any available land on the sides of the property to increase the size of my lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name) _____
Signature _____
Address _____
(Type or Print Name) _____
City and State _____
Attorney for Petitioner:
(Type or Print Name) _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of August, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland, on the 21st day of September, 1985, at 10:45 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.
(over)

Zoning Description

Beginning on the South side of Arbutus Avenue at the distance of 137 East of center line of Century Avenue. Being lots 421 and 422 of Section B English Counsel Estate Plat Book No. 3 Folio 9.

Also would be known as 2707 Arbutus Avenue the thirteenth election district.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 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 September 5, 1985.

THE JEFFERSONIAN,

JB Ventak
Publisher
Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE
13th Election District
LOCATION: South side of Arbutus Avenue, 137' East of the centerline of Century Avenue (2707 Arbutus Avenue)
DATE AND TIME: Wednesday, September 25, 1985 at 10:45 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 on the Petition for Zoning Variance from Section 1802.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet.
Being the property of Janice Steiner 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, retain 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, Sept. 5, 1985

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mrs. Robert L. Gordon
2709 Arbutus Avenue
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE
S/S Arbutus Avenue, 137'
E of the c/l of Century Ave.
(2707 Arbutus Avenue) -
13th Election District
Janice Steiner, Petitioner
Case No. 86-126-A

Dear Mrs. Gordon:

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

JMJ:jbg

Attachments

cc: People's Counsel

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, MD 21061

IN RE: PETITION FOR VARIANCE
S/S Arbutus Avenue, 137'
E of the c/l of Century Avenue,
(2707 Arbutus Avenue) -
13th Election District
Janice Steiner,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-126-A

The Petitioner herein requests a variance to permit a lot width of 50 feet in lieu of the required 55 feet.

At the onset of the hearing, it was disclosed that Mrs. Robert L. Gordon is the legal owner of the property and Ms. Steiner is the contract purchaser.

Testimony by and on behalf of the Petitioner indicated that Mrs. Gordon has owned four adjacent 25 foot lots for many years; two of which contain her home and two of which are vacant. On the latter two it was her intention to build a home for her son, but he is unable to care for himself. The contract purchaser proposes to construct a 24' x 40' home, set back 20 feet from the front property line. Most houses in the neighborhood are built on property 50 feet wide. There were no protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of October, 1985, that the herein Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet in accordance with the plan submitted for a 24' x 40' dwelling, is hereby GRANTED, from and after the date of this Order.

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

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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

Re: Petition for Variance
S/S Arbutus Ave., 137' E. Centerline
of Century Ave. (2707 Arbutus Ave.)
13th Election District
Janice Steiner, Petitioner
Case No. 86-126-A

Dear Ms. Steiner:

This is to advise you that \$62.00 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, Office Building, Room 106, 111 West Chesapeake Avenue, Towson, Maryland.

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

No. 012506

DATE 10-1-85 ACCOUNT R 01-615-000

AMOUNT \$ 62.00

RECEIVED FROM Janice Steiner

FOR Advertising Posting

VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
13th Election District

LOCATION: South side of Arbutus Avenue, 137' East of the centerline of Century Avenue (2707 Arbutus Avenue)

DATE AND TIME: Wednesday, September 25, 1985 at 10:45 a.m.

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

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Petition for Zoning Variance from Section 1802.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet.

Being the property of Janice Steiner as shown on the plat filed with the Zoning Office.

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By Order of
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Office of
PATUXENT
PUBLISHING CORP.
10750 Little Patuxent Parkway
Columbia, MD 21044

September 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 7 day of September, 1985, that is to say,
the same was inserted in the issues of

September 5, 1985

PATUXENT PUBLISHING CORP.

IN THE CIRCUIT COURT
BALTIMORE COUNTY, IN COUNTY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

MAY 22 1986

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

August 23, 1985

NOTICE OF HEARING

RE: Petition for Variance
S/S Arbutus Ave., 137' E/centerline
of Century Ave. (2707 Arbutus Ave.)
13th Election District
Janice Steiner, Petitioner
Case No. 86-126-A

TIME: 10:45 a.m.

DATE: Wednesday, September 25, 1985

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

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

No. 007374

DATE: 7/17/85 ACCOUNT: 01-015-000

AMOUNT: \$ 35.00

RECEIVED FROM: Janice M. Steiner

FOR: Variance # 25

8 0120*****250314 11508

VALIDATION OR SIGNATURE OF CASHIER

76-341
AUG 5 AM
TO 11
JANICE STEINER
929 SHEILA DR
GLEN BURNIE MD 21061

Dear Arnold Jablon,

I purchased two lots in Baltimore Highlands
English Counsel number 417 and 422 on Arbutus
Avenue from Mrs. Rosetta Gordon. All the
houses on the community sit on 50' lots.

Mrs. Gordon bought four 25' lots about twenty
two years ago, with the intention of building
another house on two of the lots. She
has now the other two lots. She is unable
to live in them. She is looking for
a house to live in. She is looking for
a house to live in.

I purchased the lots believing I could build
a house after receiving a permit from
Baltimore County within three to four
months. Because that is what I was told
when I called the licensing and permits
department.

I advanced Mrs. Gordon money for the
lots because she needed the money to live.
On lots 417 and 422 Arbutus Avenue. Mrs.
Gordon also contacted with a home improvement
company to do quite a bit of work. She needed
kitchen made, bathroom and floor. Her house
is old to the standard. It doesn't fit.

Mrs. Gordon didn't realize that a variance
was necessary and neither did I.

She is responsible for paying the
home improvement company. I have asked
the only way she can possibly pay them
is by settling with me. Because the
only other money she has is her
pension, which is barely enough for her
and her son to live on.

I hope you understand we truly have
a hard time. I have already applied for a
variance but with the bad situation on
both lots I am hoping that you will
help me by speeding up the variance
process. I would really appreciate it very
much.

Sincerely,
Janice Steiner
929 Sheila Dr.
Glen Burnie, Md.
21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

RE: Item No. 25 - Case No. 86-126-A
Petitioner - Janice Steiner
Variance Petition

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

Dear Ms. Steiner:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted 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 infor-
mative 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,

James E. Dyer, Jr.
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nn

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3711
NORMAN E. GUNTER
DIRECTOR

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 30, 1985
Item # 25: JANICE STEINER
Property Owner: 5/SIDE ARBUTUS AVE. 137' E.
OF C/ OF CENTURY AVENUE.

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 those 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 enclosed Development Plan was approved by the Planning Board
on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a "residential service area" as defined by
B111 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 B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- ☐ Additional Comments: _____

cc: James Hoswell

Eugene A. Robb
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 23, 24, 25, and 27 ZAC- Meeting of July 30, 1985
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
to item numbers 23, 24, 25, and 27.

Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm

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

PAUL H. REINCKE
CHIEF

August 6, 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: Janice Steiner

Location: S. side of Arbutus Avenue, 137' E. of centerline of Century Avenue

Item No.: 25 Zoning Agenda: Meeting of 7/30/85

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.

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and
Approved: Roy W. Kemmer
Fire Prevention Bureau

/mb

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

August 26, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 25 Zoning Advisory Committee Meeting are as follows:

Property Owner: Janice Steiner
Location: S Side Arbutus Avenue, 137' E of c/l of Century Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-25,
the Maryland Code for the Building and Code Enforcement (B.C.E.) and other applicable Code and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All Two Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. But the Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party
wall. See Table 101, Section 107, Section 106.2 and Table 102. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for maximum 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 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or
to _____ See Section 117 of the Building Code.
- ☒ The structure appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached
copy of Section 154.2 of the Building Code as adopted by Bill 87-25. The site plans shall show the correct
elevation above sea level for the lot and the finished floor levels including basement.

NOTE:

- ☒ Comments: Remove the interior lot line that divides Lot #122 and 121 as
fire walls are required at lot lines.

K. The above 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 107 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Thanks & Sincerely
Ted Zaleski, Jr.
Director

L/22/85

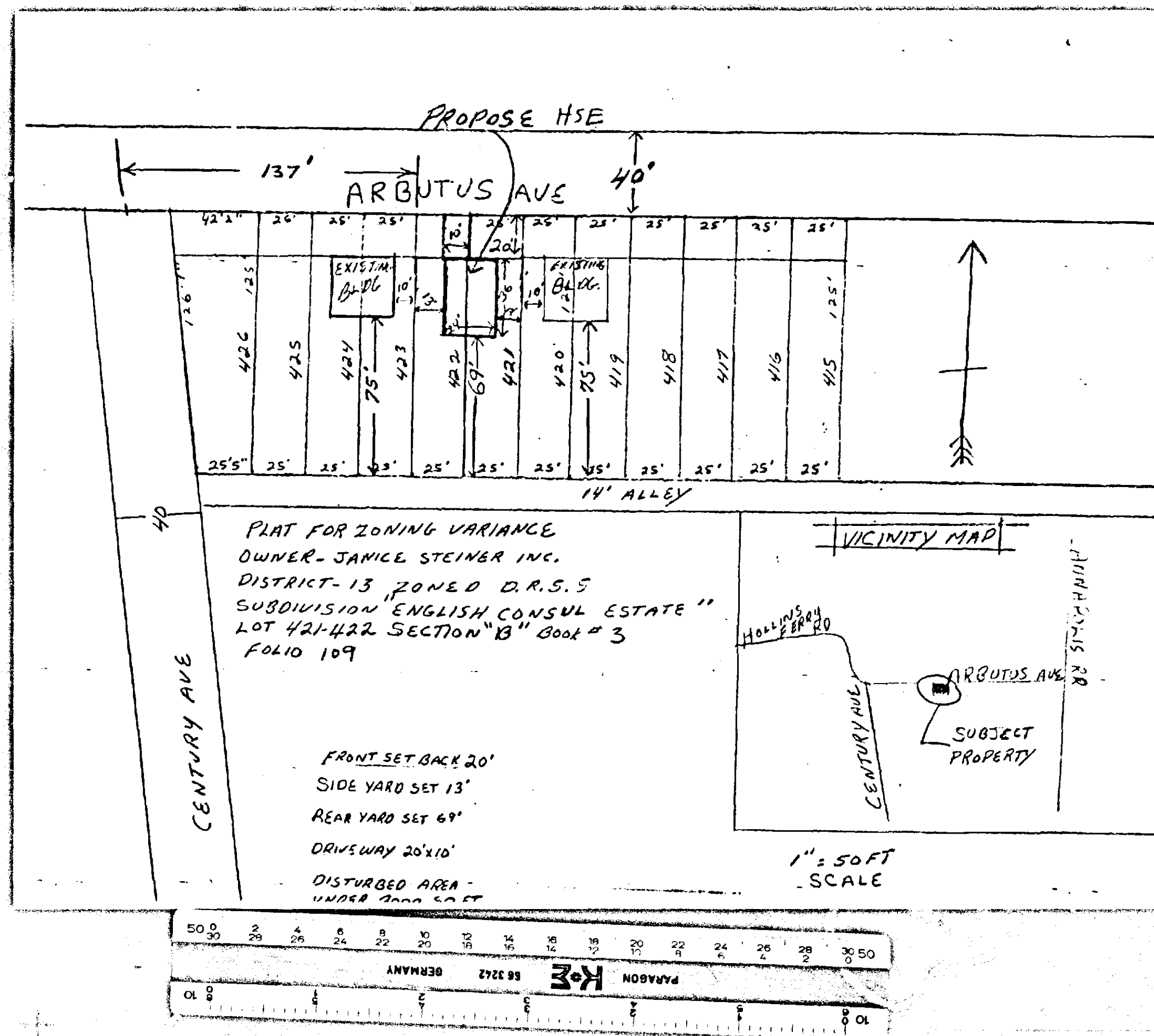
INTER-OFFICE CORRESPONDENCE

Date September 4, 1985

SUBJECT-----Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A,
86-126-A, 86-127-A, 86-128-A, 86-129-A,
and 86-130-A

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm



Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

86-126-A

District 13th
Posted for: Variance Date of Posting Sept 5 1985
Petitioner: Janice Steiner
Location of property: S/S of Arbutus Ave. 137' E of the C/L
of Century Ave. (2707 Arbutus Ave.)
Location of Signs: On front of 2707 Arbutus Ave
Remarks: _____
Posted by R. J. Antle Signature Date of return: Sept 6 1985
Number of Signs: 1

36-126-A **PETITION FOR ZONING VARIANCE**

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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 1-802.3.C.1 to permit a lot width of 50' instead of the required 55 feet.

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

1. All other houses in the neighborhood are on 50 foot lots so I thought it was a buildable lot.
2. I specifically designed the house to meet all zoning requirements.
3. There isn't any available land on the sides of the property to increase the size of my lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

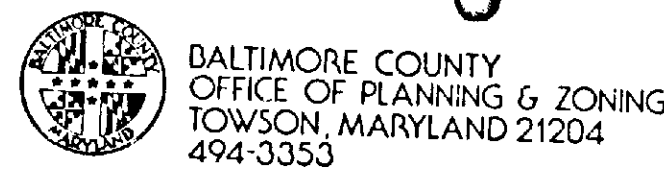
I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature
Address
(Type or Print Name)
City and State
Attorney for Petitioner:
(Type or Print Name)
Address
(Type or Print Name)
City and State
Attorney's Telephone No.:
Address
Phone No.

Legal Owner(s):
Janice Steiner
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
(Type or Print Name)
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

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Arnold Jablon
Zoning Commissioner of Baltimore County.
(over)



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mrs. Robert L. Gordon
2709 Arbutus Avenue
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Janice Steiner, Petitioner
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Deputy Zoning Commissioner

JMJ:jbg

Attachments

cc: People's Counsel
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JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
13th Election District

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BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
DATE 10/1/85
BY *Arnold Jablon*

Zoning Description

Beginning on the South side of Arbutus Avenue at the distance of 137 East of center line of Century Avenue. Being lots 421 and 422 of Section B English Counsel Estate Plat Book No. 3 Folio 9.

Also would be known as 2707 Arbutus Avenue the thirteenth election district.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5, 1985

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THE JEFFERSONIAN,

JB Ventak
Publisher
Cost of Advertising
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DATE AND TIME: Wednesday, September 25, 1985 at 10:45 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 Zoning Variance from Section 1802.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet. Being the property of Janice Steiner 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, retain 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
Sept. 5, 1985

RE: PETITION FOR VARIANCE
S/S of Arbutus Ave., 137'
E/Centerline of Century Ave. (2707 Arbutus Ave.),
13th District
JANICE STEINER, Petitioner
Case No. 86-126-A

ENTRY OF APPEARANCE

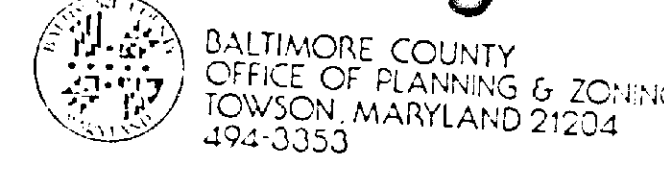
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Janice Steiner, 929 Sheila Drive, Glen Burnie, MD 21061, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

Re: Petition for Variance
S/S Arbutus Ave., 137' E. Centerline of Century Ave. (2707 Arbutus Ave.)
13th Election District
Janice Steiner, Petitioner
Case No. 86-126-A

Dear Ms. Steiner:

This is to advise you that \$62.00 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, Office Building.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012506
DATE 10-1-85 ACCOUNT R 01-615-000
AMOUNT \$ 62.00
RECEIVED FROM Janice Steiner
FOR Advertising, Posting, Sign
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE

13th Election District
LOCATION: South side of Arbutus Avenue, 137' East of the centerline of Century Avenue (2707 Arbutus Avenue)
DATE AND TIME: Wednesday, September 25, 1985 at 10:45 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 Zoning Variance from Section 1802.3.C.1 to permit a lot width of 50 feet in lieu of the required 55 feet. Being the property of Janice Steiner as shown on the plat filed with the Zoning Office.

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE

was inserted in the following:

Arbutus Times
Arbutus Times
weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 7 day of September, 1985, that is to say, the same was inserted in the issues of

September 5, 1985

PATUXENT PUBLISHING CORP.
BY *Patuxent*

IN THE CIRCUIT COURT
BALTIMORE COUNTY, IN COUNTY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

August 23, 1985

NOTICE OF HEARING

RE: Petition for Variance
S/S Arbutus Ave., 137' E/centerline
of Century Ave. (2707 Arbutus Ave.)
13th Election District
Janice Steiner, Petitioner
Case No. 86-126-A

TIME: 10:45 a.m.

DATE: Wednesday, September 25, 1985

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

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

No. 007374

DATE: 7/17/85 ACCOUNT: 01-015-000

AMOUNT: \$ 35.00

RECEIVED FROM: Janice M. Steiner

FOR: Variance # 25

8 0120*****250314 1100

VALIDATION OR SIGNATURE OF CASHIER

76-341
Dear Arnold Jablon,
I purchased two lots in Baltimore Highlands.
English Counsel number 401 and 402 on Arbutus
Avenue from Mrs. Rosetta Gordon. All the
houses on the community sit on 50' lots.

Mrs. Gordon bought four 25' lots about twenty
two years ago, with the intention of building
another house on two of the lots. She
has now the two lots, but she is unable
to build a house on them because of
the narrowness of the lots. She is
unable to build a house on the lots.

I purchased the lots believing I could build
a house after receiving a permit from
Baltimore County within three to four
months because that is what I was told
when I called the licensing and permits
department.

I advanced Mrs. Gordon money for the
lots because she needed the money to pay
for the lots and the Arbutus Avenue. Mrs.
Gordon also contacted with a home improvement
company to do quite a bit of work. She needed
certain made, windows and doors. Her house
is old so the standard sizes wouldn't fit.

Mrs. Gordon didn't realize that a variance
was necessary and neither did I.

She is responsible for paying the
home improvement company and she asked
the only way she can possibly pay them
is by settling with me because the
only other money she has is her
pension which is barely enough for her
and her son to live on.

I hope you understand we truly have
a hard time. I have already applied for a
variance but with the bad situation on
both sides I am hoping that you will
help me by speeding up the variance
process. I would really appreciate it very
much.

Sincerely,
Janice Steiner
929 Sheila Dr.
Glen Burnie, Md.
21061

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

Ms. Janice Steiner
929 Sheila Drive
Glen Burnie, Maryland 21061

RE: Item No. 25 - Case No. 86-126-A
Petitioner - Janice Steiner
Variance Petition

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

Dear Ms. Steiner:

The Zoning Plans Advisory Committee has reviewed the plans sub-
mitted 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 infor-
mative 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,

James E. Dyer, Jr.
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:nn

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3711
NORMAN E. GUNTER
DIRECTOR

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 30, 1985
Item # 25: JANICE STEINER
Property Owner: 5/SIDE ARBUTUS AVE. 137' E.
OF CENTURY AVENUE.

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 those 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 enclosed Development Plan was approved by the Planning Board
on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a "residential service area" as defined by
B111 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 B111 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- () Additional Comments: _____

cc: James Hoswell

Eugene A. Robb
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 23, 24, 25, and 27 ZAC- Meeting of July 30, 1985
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments
to item numbers 23, 24, 25, and 27.

Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm

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

PAUL H. REINCKE
CHIEF

August 6, 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: Janice Steiner

Location: S. side of Arbutus Avenue, 137' E. of centerline of Century Avenue
Item No.: 25 Zoning Agenda: Meeting of 7/30/85

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.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protection
Association Standard No. 101 "Life Safety Code", 1976 edition prior
to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and Approved: Roy W. Kemmer
Fire Prevention Bureau

/mb

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

August 26, 1985

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 25 Zoning Advisory Committee Meeting are as follows:

Property Owner: Janice Steiner
Location: S Side Arbutus Avenue, 137' E of c/l of Century Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-25,
the Maryland Code for the Building and Code Enforcement Act (A.B. 211, 211-1) and other applicable Code and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- () Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- () All Two Group except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. But the Group require a one hour wall if closer
than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party
wall. See Table 101, Section 102, Section 104.2 and Table 102. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.
- () The structure does not appear to comply with Table 505 for maximum 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 101 and 505 and have your Architect/Engineer contact this department.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
- () When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also
be filed along with three sets of acceptable construction plans indicating how the existing structure is
to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or
Engineer seals are usually required. The change of Use Groups are from the _____ to the _____ or
to _____ See Section 117 of the Building Code.
- () The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached
copy of Section 154.2 of the Building Code as adopted by Bill 87-25. No. 154 plans shall show the correct
elevation above sea level for the lot and the finished floor levels including basement.

NOTES:

- () Comments: Remove the interior lot line that divides Lot #122 and 121 as
fire walls are required at lot lines.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office
of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired
the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Thanks & Sincerely
Ted Zaleski, Jr.
Director, Building Plans Review

L/22/85

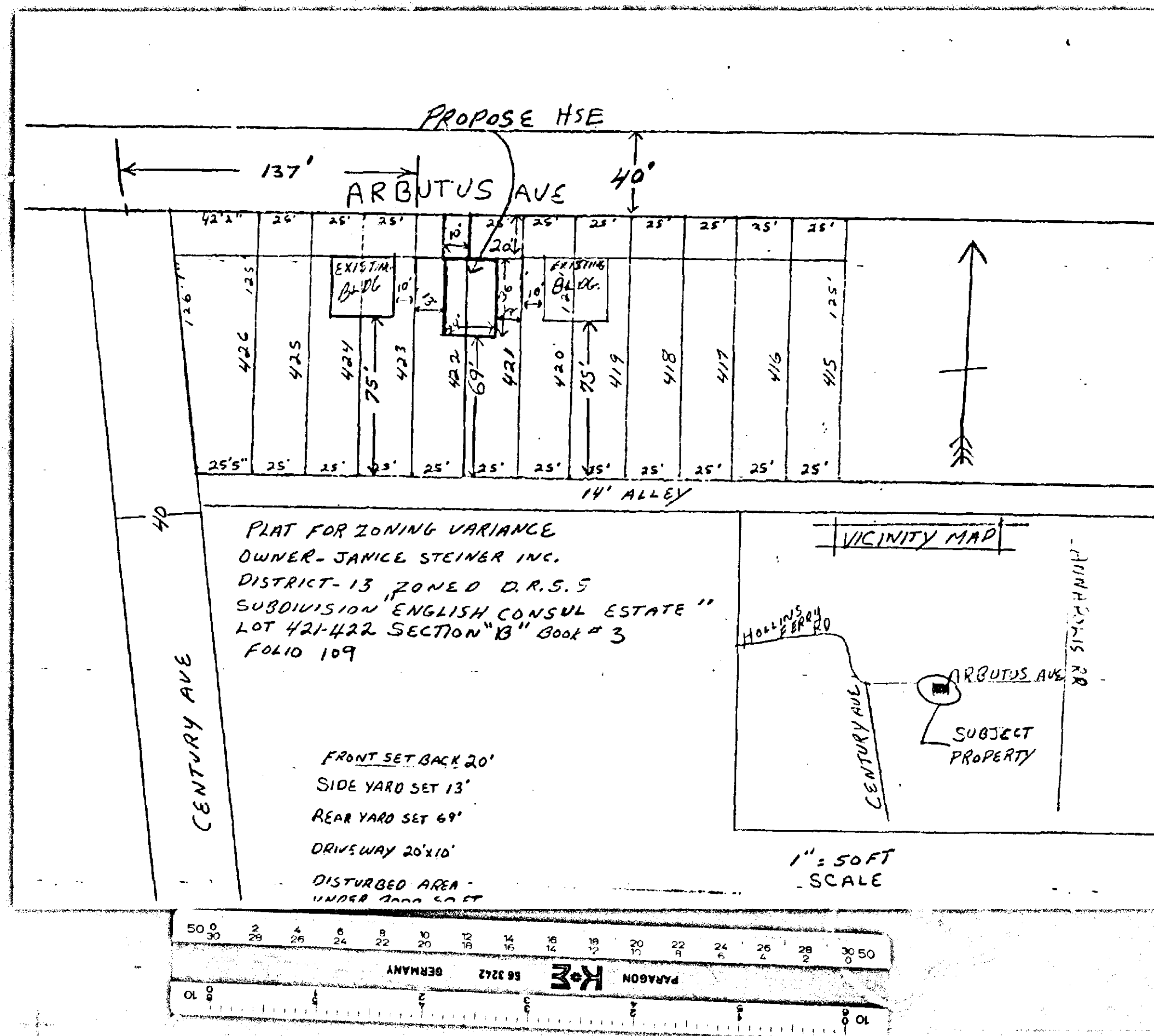
INTER-OFFICE CORRESPONDENCE

Date September 4, 1985

SUBJECT-----Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A,
86-126-A, 86-127-A, 86-128-A, 86-129-A,
and 86-130-A

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slm



Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

86-126-A

Date of Posting Sept 5 1985

Number of Signs:

Date of return: Oct 6 1985