

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 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

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

We would like to add a two car garage to our existing home. This appears to be the most logical, convenient and cost efficient location to place this addition.

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.

Legal Owner(s): Harry Craig Quast
(Type or Print Name)
Signature: *Harry Craig Quast*
Michele Lynn Quast
(Type or Print Name)
Signature: *Michele Lynn Quast*

Address: 2807 Anderson Road 301-329-6043
(Type or Print Name)
City and State: White Hall, MD 21161
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Harry Craig Quast
2807 Anderson Road
White Hall, MD 21161 (301)329-6043
Attorney's Telephone No.: (301)329-6043

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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1985, at 11:30 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

Case No. 86-218-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 21st day of August, 1985

Petitioner: Harry Craig Quast, et ux
Petitioner's Attorney: *James E. Dyer, Jr.*
Received by: *James E. Dyer, Jr.*
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
September 18, 1985

Mr. and Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: Item No. 13 - Case No. 86-218-A
Petitioners - Harry Craig Quast, et ux
Variance Petition

Dear Mr. and Mrs. Quast:

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3211

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of JULY 23, 1985
Item #13
Petitioners: HARRY CRAIG QUAST, et ux
Location: 2807 ANDERSON ROAD 4525' E.
OF & OF WEST LIBERTY RD.

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 was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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 1/25/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by §11-118-75. 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 "B" level intersection as defined by §11-118-75, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Bobor
Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 13 -SAC- Meeting of July 23, 1985
Property Owner: Harry Craig Quast, et ux
Location: s/s Anderson Road, 1,525' E. of centerline of West Liberty Road
Existing Zoning: R. C. 2
Proposed Zoning: Variance to permit a side setback of 42' in lieu of the required 50'

Acres: 170' x 275'
District: 7th

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,
Michael S. Flahgan
Michael S. Flahgan
Traffic Engineering Associate II

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

August 21, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 13 Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry Craig Quast, et ux
Location: S/S Anderson Road, 1,525' E. of c/l of West Liberty Road
District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.I. #17-1) - 1985, and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 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 Gas Groups except B-4 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 1'-0" to an interior lot line. All Gas Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or masonry exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 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/Company Permit, an alteration permit application shall also be filed along with three sets of accurately constructed 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 Use _____ to Use _____ or to a new Use _____.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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.
- ☒ Comments: Comply with Section 608.0.
- ☒ 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.

Charles E. Burman
Mr. C. E. Burman, Chief
Building Plans Review

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
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: Harry Craig Quast, et ux
Location: S/S Anderson Rd., 1,525' E. of centerline of West Liberty Road
Item No.: 13 Zoning Agenda: Meeting of 7/23/85

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.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petition 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

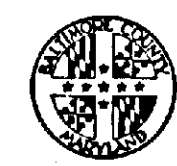
There are no comprehensive planning factors requiring comments on these petitions.

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

NEG:JGH:sln

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appears that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 25, 1985

Mr. & Mrs. Harry C. Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: PETITION FOR VARIANCE
S/S Anderson Road, 1525' E
of West Liberty Road,
(2807 Anderson Road) -
7th Election District
Harry C. Quast, et ux,
Petitioners
Case No. 86-128-A

Dear Mr. & Mrs. Quast:

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

Very truly yours,

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

JMJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S Anderson Road, 1525' E
of West Liberty Road,
(2807 Anderson Road) -
7th Election District
Harry C. Quast, et ux,
Petitioners
Case No. 86-128-A

The Petitioners herein request a variance to permit a side setback of 42 feet in lieu of the required 50 feet.

Testimony by one of the Petitioners indicates that he proposes to add a 22' x 26.2' two-car garage to the side of the existing dwelling which has the greatest setback. The lot is over an acre and storage space is needed for lawn and garden equipment as well as automobiles. A separate garage would require extensive grading and steps from the garage to the house. Including the 12-foot driveway to the panhandle lot in the rear, the proposed garage will be located 54 feet from the adjacent neighbor's property line. 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 Petitioners, 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 25th day of September, 1985, that the herein Petition for Variance to permit a side setback of 42 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE September 25, 1985
BY JMJ:bg



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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. & Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: Petition for Variance
S/S Anderson Rd., 1525' E/West
Liberty Road (2807 Anderson Rd.)
7th Election District
Harry Craig Quast, et ux, Petitioners
Case No. 86-128-A

Dear Mr. & Mrs. Quast:

This is to advise you that \$54.76 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. 012308	
DATE	9-24-85	ACCOUNT	R-01-615-000
AMOUNT \$ 54.76			
RECEIVED FROM	H. Craig Quast		
FOR	Advertising and Posting 86-128-A		
B032*****8246F			
VALIDATION OR SIGNATURE OF CARRIER			

PETITION FOR VARIANCE
7th Election District

LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)

DATE AND TIME: Wednesday, September 25, 1985 at 11:30 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

Being the property of Harry Craig Quast, 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

Beginning at a point on the South Side of Anderson Road 60 Feet wide, at the distance of 1,525 Feet East of the Centerline of West Liberty Road and 377 Feet East of the proposed Shane Valley Court. Being Lot 30, As shown on "Flat Two Shane Valley" which is recorded among the land records of Baltimore County in Book No. 40, Folio 49. Also known as 2807 Anderson Road in the 7th Election district.

RE: PETITION FOR VARIANCE
S/S of Anderson Rd., 1525' E/West
Liberty Rd. (2807 Anderson Rd.),
7th District
HARRY CRAIG QUAST, et ux,
Petitioners
Case No. 86-128-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 Mr. and Mrs. Harry Craig Quast, 2807 Anderson Rd., White Hall, MD 21161, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S Anderson Rd., 1525' E/West
Liberty Road (2807 Anderson Rd.)
7th Election District
Harry Craig Quast, et ux, Petitioners
Case No. 86-128-A

TIME: 11:30 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. 008567	
DATE	7/10	ACCOUNT	R-01-615-000
RECEIVED FROM	Harry Quast		
FOR	Advertising and Posting 86-128-A		
B032*****8246F			
VALIDATION OR SIGNATURE OF CARRIER			

APR 14 1985

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,

B. Venetia
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE

7th Election District
LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)
DATE AND TIME: Wednesday, September 13, 1985 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

Being the property of Harry Craig Quast, 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
Sept. 5, 1985

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 5, 1985

THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive week/days previous to the 5th day of Sept., 1985, in the

- ☒ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- ☐ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR VARIANCE

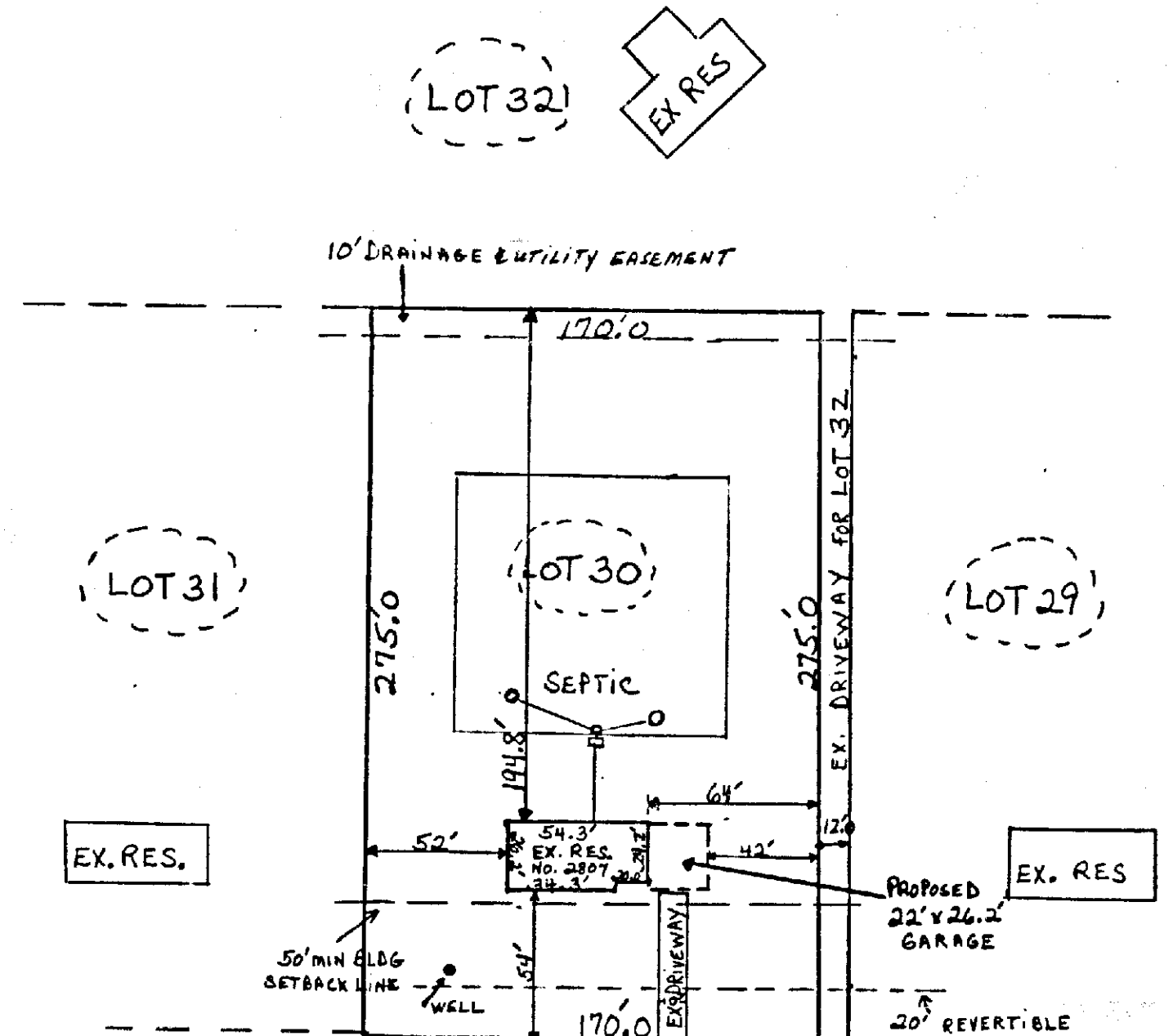
7th Election District
LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)
DATE AND TIME: Wednesday, September 25, 1985 at 10 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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 Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

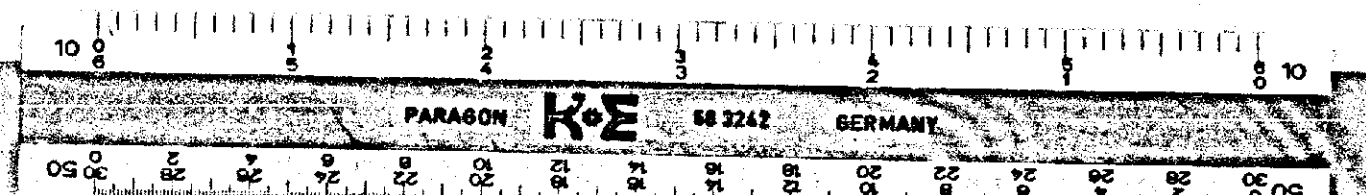
Being the property of Harry Craig Quast, as shown on plat filed with the Zoning Office.

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



PLAT FOR ZONING VARIANCE
OWNER HARRY CRAIG, MICHELE LYNN QUAST
DISTRICT - 7 ZONED RC 2
SUBDIVISION - SHANE VALLEY
LOT 30, PLAT TWO SHANE VALLEY Book No. 40 Folio 49
SCALE: 1" = 60'



VICINITY MAP



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 7th Date of Posting September 5, 1985

Posted for: Variance

Petitioner: Harry Craig Quast, et al

Location of property: 515 Anderson Rd., 1525' E. of West Liberty Rd. (2807 Anderson Rd.)

Location of Signs: In front of 2807 Anderson Rd.

Remarks: _____

Posted by: S. J. Asato Date of return: September 6, 1985

Number of Signs: 1

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 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

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

We would like to add a two car garage to our existing home. This appears to be the most logical, convenient and cost efficient location to place this addition.

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.

Legal Owner(s): Harry Craig Quast
(Type or Print Name)
Signature: *Harry Craig Quast*
Michele Lynn Quast
(Type or Print Name)
Signature: *Michele Lynn Quast*

Address: 2807 Anderson Road 301-329-6043
(Type or Print Name)
City and State: White Hall, MD 21161
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Harry Craig Quast
2807 Anderson Road
White Hall, MD 21161 (301)329-6043
Attorney's Telephone No.: (301)329-6043

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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1985, at 11:30 o'clock.

Carl J. Jablon
Zoning Commissioner of Baltimore County.

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 21st day of August, 1985

Petitioner: Harry Craig Quast, et ux
Petitioner's Attorney: *James E. Dyer, Jr.*
Received by: *James E. Dyer, Jr.*
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

Mr. and Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: Item No. 13 - Case No. 86-128-A
Petitioners - Harry Craig Quast, et ux
Variance Petition

Dear Mr. and Mrs. Quast:

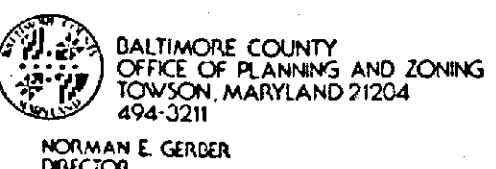
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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,

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

ENCLOSURES



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

SEPTEMBER 3, 1985

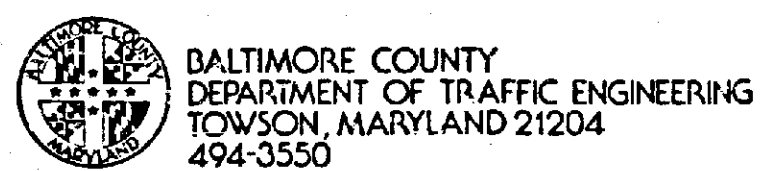
Dear Mr. Jablon:

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 was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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 1/25/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by §11-118-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is 15.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by §11-118-75, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments:

Eugene A. Bobor
Chief, Current Planning and Development

cc: James Howell



STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 13 -SAC- Meeting of July 23, 1985
Property Owner: Harry Craig Quast, et ux
Location: s/s Anderson Road, 1,525' E. of centerline of West Liberty Road
Existing Zoning: R. C. 2
Proposed Zoning: Variance to permit a side setback of 42' in lieu of the required 50'

Acres: 170' x 275'
District: 7th

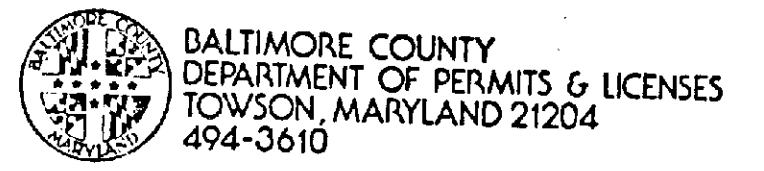
Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,

Michael S. Flahgan
Michael S. Flahgan
Traffic Engineering Associate II

MEF/zzz



TED ZALESKI, JR.
DIRECTOR

August 21, 1985

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

Dear Mr. Jablon:

Comments on Item # 13 Zoning Advisory Committee Meeting are as follows:

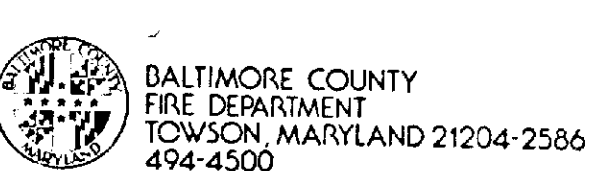
Property Owner: Harry Craig Quast, et ux
Location: S/S Anderson Road, 1,525' E. of c/l of West Liberty Road
District: 7th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Age (A.M.S.I. #17-1) - 1985 and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 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 fire escape except R-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1'-0" to an interior lot line. All fire escape require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or masonry exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 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/Company Permit, an alteration permit application shall also be filed along with three sets of construction drawings 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 Use _____ to Use _____ or to a new Use _____.
- ☒ The proposed project appears to be located in a Flood Plain. 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.
- ☒ Comments: Comply with Section 608.0.
- ☒ 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.

Charles E. Burman
Mr. C. E. Burman, Chief
Building Plans Review

1/22/85



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: Harry Craig Quast, et ux

Location: S/S Anderson Rd., 1,525' E. of centerline of West Liberty Road

Item No.: 13 Zoning Agenda: Meeting of 7/23/85

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.

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

/ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petition 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

There are no comprehensive planning factors requiring comments on these petitions.

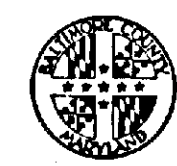
Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:sln

APR 14 1986

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appears that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 25, 1985

Mr. & Mrs. Harry C. Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: PETITION FOR VARIANCE
S/S Anderson Road, 1525' E
of West Liberty Road,
(2807 Anderson Road) -
7th Election District
Harry C. Quast, et ux,
Petitioners
Case No. 86-128-A

Dear Mr. & Mrs. Quast:

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

Very truly yours,

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

JMJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
S/S Anderson Road, 1525' E
of West Liberty Road,
(2807 Anderson Road) -
7th Election District
Harry C. Quast, et ux,
Petitioners
Case No. 86-128-A

The Petitioners herein request a variance to permit a side setback of 42 feet in lieu of the required 50 feet.

Testimony by one of the Petitioners indicates that he proposes to add a 22' x 26.2' two-car garage to the side of the existing dwelling which has the greatest setback. The lot is over an acre and storage space is needed for lawn and garden equipment as well as automobiles. A separate garage would require extensive grading and steps from the garage to the house. Including the 12-foot driveway to the panhandle lot in the rear, the proposed garage will be located 54 feet from the adjacent neighbor's property line. 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 Petitioners, 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 25th day of September, 1985, that the herein Petition for Variance to permit a side setback of 42 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

ORDER RECEIVED FOR FILING
DATE September 25, 1985
BY JMJ:bg



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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. & Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

RE: Petition for Variance
S/S Anderson Rd., 1525' E/West
Liberty Road (2807 Anderson Rd.)
7th Election District
Harry Craig Quast, et ux, Petitioners
Case No. 86-128-A

Dear Mr. & Mrs. Quast:

This is to advise you that \$54.76 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. 012308	
DATE	9-24-85	ACCOUNT	R-01-615-000
AMOUNT \$ 54.76			
RECEIVED FROM	H. Craig Quast		
FOR	Advertising and Posting 86-128-A		
8032*****8246F			
VALIDATION OR SIGNATURE OF CARRIER			

PETITION FOR VARIANCE
7th Election District

LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)

DATE AND TIME: Wednesday, September 25, 1985 at 11:30 a.m.

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

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

Being the property of Harry Craig Quast, 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

Beginning at a point on the South Side of Anderson Road 60 Feet wide, at the distance of 1,525 Feet East of the Centerline of West Liberty Road and 377 Feet East of the proposed Shane Valley Court. Being Lot 30, As shown on "Flat Two Shane Valley" which is recorded among the land records of Baltimore County in Book No. 40, Folio 49. Also known as 2807 Anderson Road in the 7th Election district.

RE: PETITION FOR VARIANCE
S/S of Anderson Rd., 1525' E/West
Liberty Rd. (2807 Anderson Rd.),
7th District
HARRY CRAIG QUAST, et ux,
Petitioners
Case No. 86-128-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 Mr. and Mrs. Harry Craig Quast, 2807 Anderson Rd., White Hall, MD 21161, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. & Mrs. Harry Craig Quast
2807 Anderson Road
White Hall, Maryland 21161

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S Anderson Rd., 1525' E/West
Liberty Road (2807 Anderson Rd.)
7th Election District
Harry Craig Quast, et ux, Petitioners
Case No. 86-128-A

TIME: 11:30 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. 008567	
DATE	7/10	ACCOUNT	R-01-615-000
RECEIVED FROM	Harry Quast		
FOR	Advertising and Posting 86-128-A		
8032*****8246F			
VALIDATION OR SIGNATURE OF CARRIER			

APR 14 1985

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,

B. Venetian
Publisher
Cost of Advertising
22.00

PETITION FOR VARIANCE

7th Election District
LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)
DATE AND TIME: Wednesday, September 13, 1985 at 11:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

Being the property of Harry Craig Quast, 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
Sept. 5, 1985

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., Sept. 5, 1985

THIS IS TO CERTIFY that the annexed advertisement was published for one (1) successive week/days previous to the 5th day of Sept., 1985, in the

- ☒ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- ☐ Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR VARIANCE

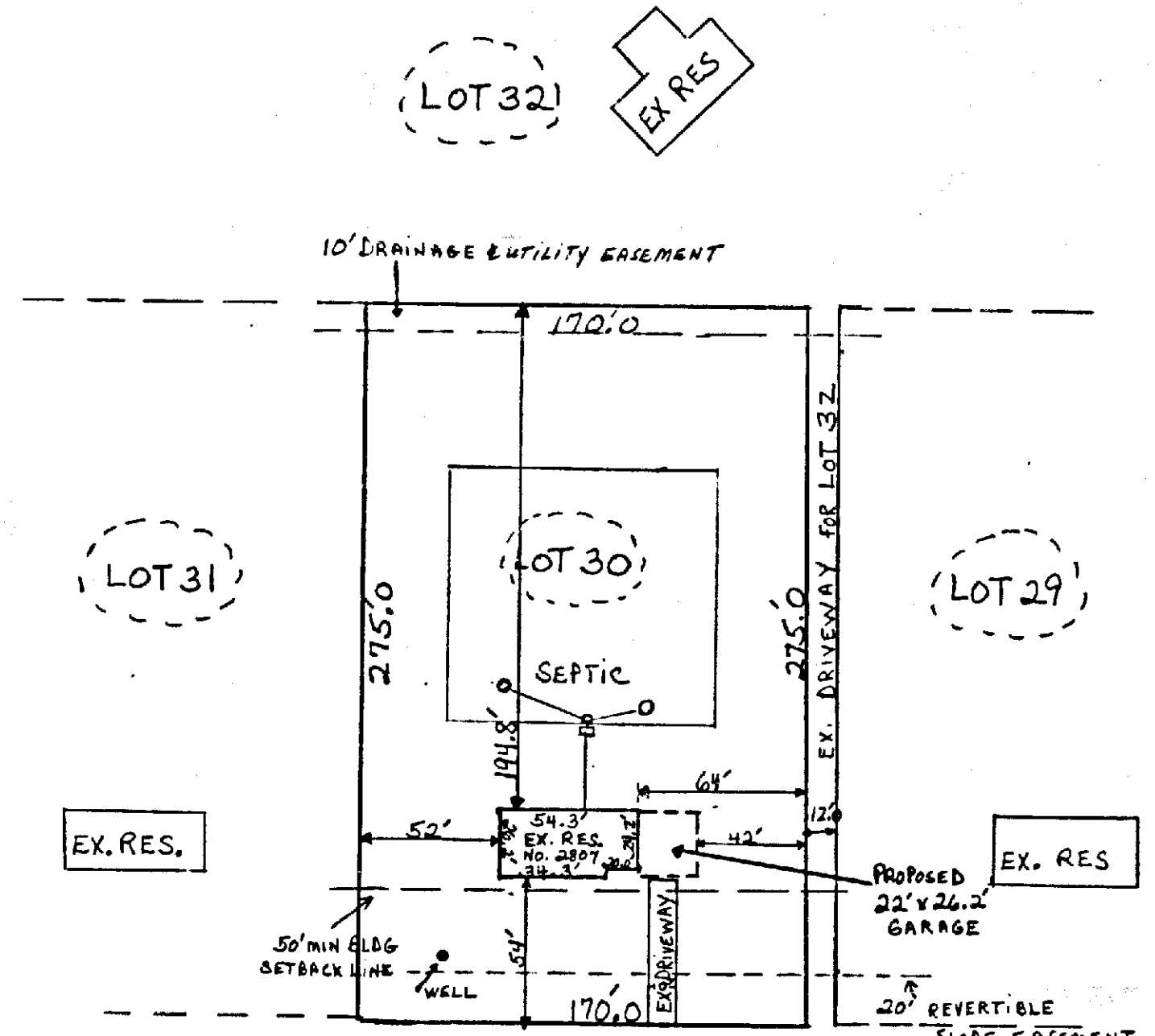
7th Election District
LOCATION: South side of Anderson Road, 1525' East of West Liberty Road (2807 Anderson Road)
DATE AND TIME: Wednesday, September 25, 1985 at 10 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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 Variance from Section 103.3 (1A00.3.B.3) to permit a side setback of 42' in lieu of the required 50'.

Being the property of Harry Craig Quast, as shown on 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.

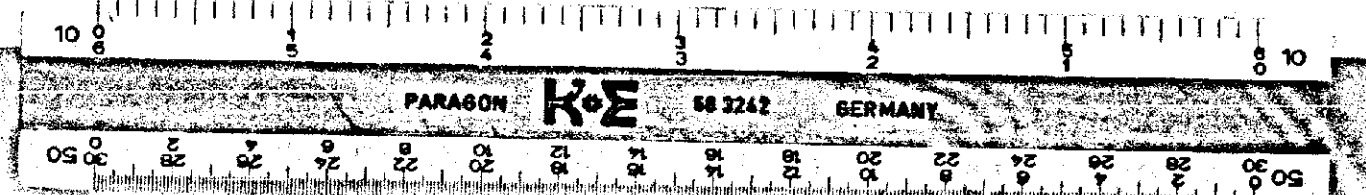
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



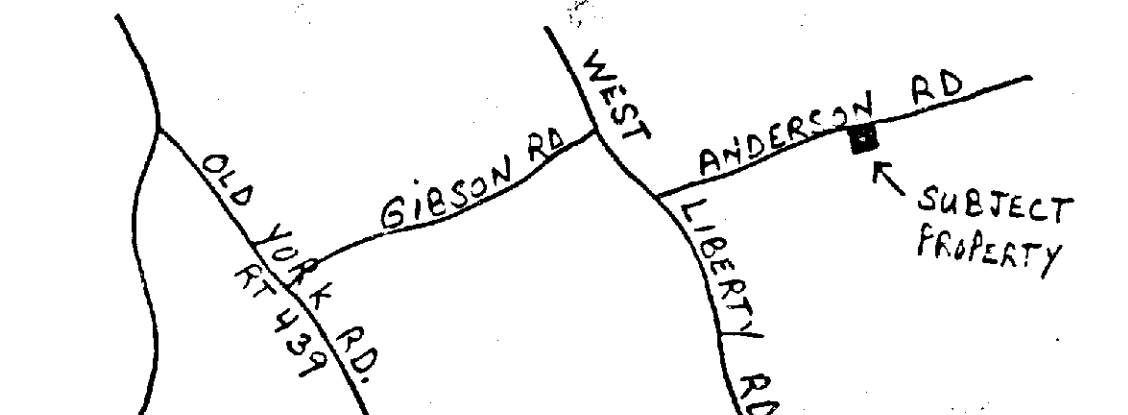
ANDERSON ROAD (60' RW 25' PAVING)

PLAT FOR ZONING VARIANCE
OWNER HARRY CRAIG, MICHELE LYNN QUAST
DISTRICT - 7 ZONED RC 2
SUBDIVISION - SHANE VALLEY
LOT 30, PLAT TWO SHANE VALLEY Book No. 40 Folio 49

SCALE: 1" = 60'



VICINITY MAP



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 7 Date of Posting September 5, 1985

Posted for: Variance

Petitioner: Harry Craig Quast, et al

Location of property: 1525 Anderson Rd., 1525' E. of West Liberty Rd. (2807 Anderson Rd.)

Location of Signs: In front of 2807 Anderson Rd.

Remarks:

Posted by: S. J. Asato Date of return: September 6, 1985

Number of Signs: 1