

86-130-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 303.1 TO PERMIT A FRONT YARD SET BACK OF 16' 0" INSTEAD OF THE REQUIRED AVERAGE OF 24' 6".

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate briefly why you are requesting the variance.)

1. THE EXISTING STRUCTURE IS NOT CONSTRUCTED TO SUPPORT A SECOND STORY AND WOULD BE TOO COSTLY TO REINFORCE IT TO SUPPORT THE SECOND STORY.
2. WE CAN NOT ADD TO EITHER SIDE DUE TO LIMITED SPACE, AND NO ADD THIS SAME SIZE ADDITION TO THE BACK WOULD NOT MEET THE ZONING REQUIREMENTS.
3. THE ADDITIONAL SPACE IS REQUIRED TO RAISE OUR PLANNED FAMILY.
4. THIS ADDITION WOULD BE AN IMPROVEMENT TO THE EXISTING STRUCTURE AND WOULD ENHANCE THE APPEARANCE OF THE COMMUNITY.

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.

MAP: 42 NE 44
ELECTION: DISTRICT 15
DATE: 3/24/85
TYPE: VARIANCE
HEADING: A
BY: [Signature]
JMS: [Signature]

Contract Purchaser: _____
(Type or Print Name)

Signature: _____
Address: _____
City and State: _____

Legal Owner(s): _____
(Type or Print Name)

Signature: _____
Address: _____
City and State: _____

Attorney for Petitioner: _____ (W) 665-9858
(Type or Print Name)

Address: _____
BALTO, MD. 21220
City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
JOSEPH P. AND SUSAN M. DETORIE
Name: _____ (W) 665-9858
Address: _____
118 COMPASS RD. (H) 686-7233
City and State: _____

Attorney's Telephone 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 the public hearing be held 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 1:30 o'clock.

BY: [Signature]
Zoning Commissioner of Baltimore County.

Case No. 86-130-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.

ARNOLD JABLON
Zoning Commissioner

Petitioner Joseph P. Detorie, III, et ux Received by: [Signature]
Petitioner's Attorney: [Signature]

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
September 18, 1985

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

Mr. and Mrs. Joseph P. Detorie, III
118 Compass Road
Baltimore, Maryland 21220

RE: Item No. 17 - Case No. 86-130-A
Petitioners - Joseph P. Detorie, III, et ux
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 Mr. and Mrs. Detorie:

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

JED:nr

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
494-3511
NORMAN E. GERBER
DIRECTOR

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 23, 1985
Item # 17
Property Owner: JOSEPH P. DETORIE, III, et ux
Location: 118 COMPASS RD. 390' W. OF
THE E. OF CORD ST.

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bobor
Chief, Current Planning and Development

cc: James Howell

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

STEPHEN E. COLLINS
DIRECTOR

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

Item No. 17 -ZAC- Meeting of July 23, 1985
Property Owner: Joseph P. Detorie, III, et ux
Location: N. side Compass Road, 390' W. of the centerline of Cord St.
Existing Zoning: D. R. 5.5
Proposed Zoning: Variance to permit a front yard setback of 16' instead of the required average of 24' 6"

Acres: 50' x 100'
District: 15th

Dear Mr. Jablon:

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

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

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 Commodati, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph P. Detorie, III, et ux

Location: N. side Compass Rd., 390' W. of the centerline of Cord Street

Item No.: 17 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 of _____ 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: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

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 # 17 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph P. Detorie, III, et ux
Location: N. Side Compass Road, 390' W of the c/l of Cord Street
District: 15th.

APPLICABLE CODES ARE CIRCLED:

- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.B.S.I. #117-1 - 1980) and other applicable Codes and Standards.

- () A building and other miscellaneous permits shall be required before the start of any construction.

- () Residential: The 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.

- D. 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. Registered seals are not acceptable.

- E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an exterior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 104-2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- F. 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.

- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

- H. Upon 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 not acceptable. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Flood/riverine. Please see the attached copy of Section 510.0 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 future floor levels including basement.

J. Comments:

- 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 review of the project. The applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burnham, Chief
Building Plans Service

4/7/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

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

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

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

[Signature]
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:alm

APR 14 1986

stant 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 not
be 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

that the herein Petition for Variance(s) to permit
a front yard setback of 16 feet in lieu of the required average of 24 feet-6 inches.
The Petitioners herein request a variance to permit a front yard setback of 16 feet in lieu of the required average of 24 feet-6 inches.
Testimony by the Petitioners indicated that they propose to enlarge their
one-story residence by a 18' x 28' addition to provide a living room and third
bedroom for an increasing family. There is no other practical location for the
addition: rear and sides provide insufficient area and the structure is not
strong enough to build a second story. The houses in the area originally were
placed at different distances and angles from the street. The proposed addition
would be an improvement to the neighborhood. There were no protestants.

IN RE: PETITION FOR VARIANCE
N/S Compass Road, 390' W of
Cord Street, (118 Compass Rd.)
15th Election District
Joseph P. Detorie III, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-130-A

The Petitioners herein request a variance to permit a front yard setback of 16 feet in lieu of the required average of 24 feet-6 inches.

Testimony by the Petitioners indicated that they propose to enlarge their
one-story residence by a 18' x 28' addition to provide a living room and third
bedroom for an increasing family. There is no other practical location for the
addition: rear and sides provide insufficient area and the structure is not
strong enough to build a second story. The houses in the area originally were
placed at different distances and angles from the street. The proposed addition
would be an improvement to the neighborhood. There were no protestants.

After due consideration of the testimony and evidence presented, and it ap-
pearing that strict compliance with the Baltimore County Zoning Regulations
would result in practical difficulty and unreasonable hardship upon the Peti-
tioners 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 26th day of September, 1985, that the herein Petition for Vari-
ance(s) to permit a front yard setback of 16 feet in lieu of the required average
of 24 feet-6 inches, in accordance with the plan submitted and filed herein, is
hereby GRANTED, from and after the date of this Order.

Arnold Jablon
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
15th Election District

LOCATION: North side of Compass Road, 390' West of Cord Street
(118 Compass Road)

DATE AND TIME: Wednesday, September 25, 1985 at 1:30 p.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 303.1 to permit a front yard
setback of 16'0" in lieu of the required average of 24'6".

Being the property of Joseph P. Detorie III, 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, enter-
tain 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

ZONING DESCRIPTION

BEGINNING ON THE NORTH SIDE OF COMPASS ROAD 100 FEET WIDE, AT
THE DISTANCE OF 390 FEET WEST OF THE CENTERLINE OF CORD STREET. BEING
LOT NO. 520 OF SECTION 2 ON PLAT E. BOOK 22 FOLIO 113 ALSO KNOWN AS
118 COMPASS ROAD IN DISTRICT 15.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Variance
Petitioner: Joseph P. Detorie III, et ux
Location of property: N/S Compass Rd., 390' W of Cord St.
118 Compass Rd.
Location of Sign: Being Compass Rd. Approx. 20' from road
Remarks: as previously set forth
Posted by: *Arnold Jablon*
Number of Signs: 1

RE: PETITION FOR VARIANCE
N/S of Compass Rd., 390'
W/Cord St. (118 Compass
Rd.), 15th District
JOSEPH P. DETORIE, III,
et ux, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-130-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. Joseph
P. Detorie, III, 118 Compass Rd., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3053
ARNOLD JABLON
ZONING COMMISSIONER

Mr. & Mrs. Joseph P. Detorie
118 Compass Road
Baltimore, Maryland 21220

September 19, 1985

RE: Petition for Variance
N/S Compass, 390' W/Cord St.
(118 Compass Road)
15th Election District
Joseph P. Detorie III, et ux, Petitioners
Case No. 86-130-A

Dear Mr. & Mrs. Detorie:

This is to advise you that \$47.84 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,
County Office Building,

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012718
DATE: 9-25-85 ACCOUNT: 01-15-000
AMOUNT: \$ 47.84
RECEIVED FROM: *Joseph P. Detorie*
FOR: *Variance Case 86-130-A*
B 8094*****478418 5256F

Mr. & Mrs. Joseph P. Detorie III
118 Compass Road
Baltimore, Maryland 21220
August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
N/S Compass Rd., 390' W/Cord St.
(118 Compass Road)
15th Election District
Joseph P. Detorie III, et ux, Petitioners
Case No. 86-130-A

TIME: 1:30 p.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. 008573
DATE: 7/6/85 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: *Susan M. Detorie*
FOR: *Variance # 17*
B 160*****350018 5110F

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,

W. Kentel
Publisher

Cost of Advertising
22.00

PETITION FOR VARIANCE
15th Election District
LOCATION: North side of Compass Road, 390' West of Cord Street (118 Compass Road)
DATE AND TIME: Wednesday, September 25, 1985 at 1:30 p.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 303.1 to permit a front yard setback of 16'0" in lieu of the required average of 24'6". Being the property of Joseph P. Detorie III, 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.

Petition for Variance
15th Election District
LOCATION: North side of Compass Road, 390' West of Cord Street (118 Compass Road)
DATE AND TIME: Wednesday, September 25, 1985 at 1:30 p.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 303.1 to permit a front yard setback of 16'0" in lieu of the required average of 24'6". Being the property of Joseph P. Detorie III, 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.

The Times

Middle River, Md., Sept 5, 1985

This is to certify, that the annexed

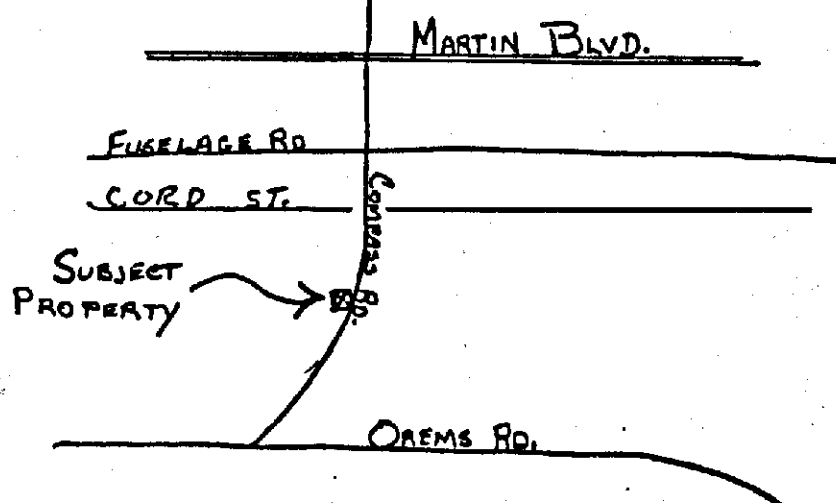
By 478385

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each

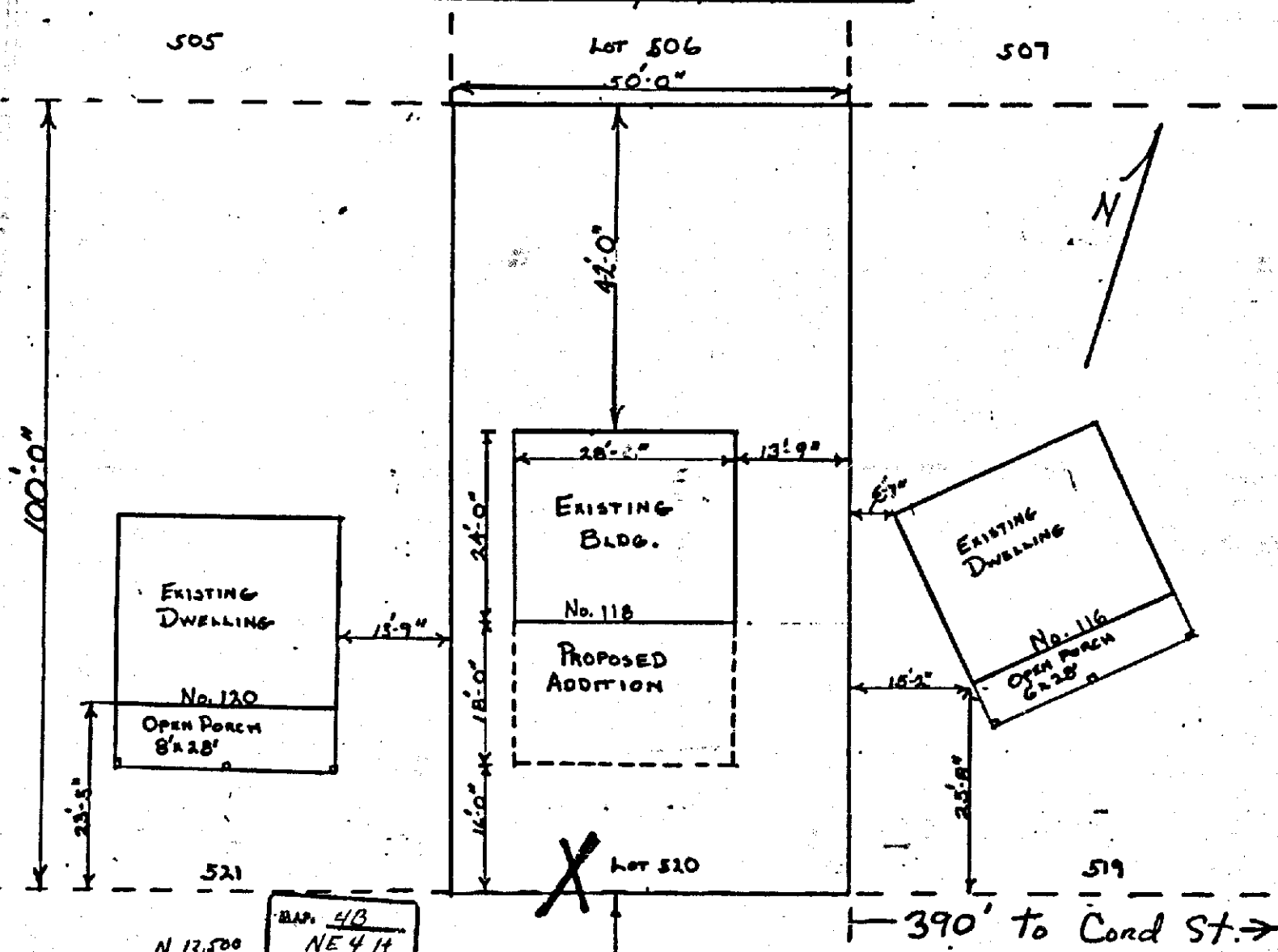
of 1 successive

weeks before the 5th day of

Sept 1985
Joe [illegible] Publisher



VICINITY MAP



N 12,500
E 43,650

MAP 4B
NE 4 H
ELECTION
DISTRICT 15
DATE 11/14/11
TYPE
HEARING A
BY BR
FINAL

PLAT FOR ZONING VARIANCE

OWNER: JOSEPH & SUSAN DETORIE

DISTRICT 15, ZONED DR 5.5

SUBDIVISION: VICTORY VILLA

LOT No. 520 OF SECTION 2 ON PART E

PLAT BOOK 22, FOLIO 113

SCALE: 1"=20'

EXISTING UTILITIES (WATER & SEWER)
IN COMPASS ROAD

#17