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 ____1802.3C.1 and 301.1 to permit a side setback. for an open projection (carport) of 3 feet in lieu of the required 7.5 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. Carport cannot be built elsewhere without the need for a varience 2. Driveway and side entrance exist at that location. Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Edgar C. Cummins (Type or Print Name) (Type or Print Name) Edwar Co. Cummens) ROBBIE CZLMMINS (Type or Print Name) C. ummuns City and State Attorney for Petitioner: PLANFIELD KOAD (Type or Print Name) DUNDALK, MARYLAND 21222 City and State Name, aduress and phone number of legal owner, contract purchaser or representative to be contacted City and State

Name

\[\frac{\text{Name}}{\text{DUD limbico ROAD 486-7605}} \]

Address

\[\frac{\text{Address}}{\text{Address}} \]

Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this ____3rd____ day of ____Septmeber____, 19_85_, 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 Paltimore County, that property be posted, and that the public hearing be had before the Zoning Counties of Baltimore County in Room 106, County Office Building in Towson, Baltimore 'County, on the _____9th _____day of ___October _____, 19.85 , at 9:30 o'clock Zoning Description Beginning at a point on the east side of Plainfield Road (50' wide)
257 feet south of the centerline of Ambler Road (50' wide) and known as lot 29. Block B as shown on the plat of Lynnbrook, which is recorded in the Land Records of Baltimore County in Liber 16, Folio 98 also known as 2609 Plainfield Road.

PETITION FOR ZONING VANIANCE

86-149-A

BALTIMORE COUNTY
OFFICE OF PLANNING &
TOWSON, MARYLAND 2
494-3353 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON JEAN M. H. JUNG ZONING COMMISSIONER DEPUTY ZONING COMMISSIONER October 15, 1985 Mr. & Mrs. Edgar C. Cummins 2609 Plainfield Road Dundalk, Maryland 21222 RE: PETITION FOR VARIANCE E/S Plainfield Road, 257.5' S of c/l of Ambler Road (2609 Plainfield Road) -12th Election District Edgar C. Cummins, et ux, Dear Mr. & Mrs. Cummins: I have this date passed my Order in the above captioned matter in accordance with the attached

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCE

Petitioners

or final Order.

ZONING DEPARTMENT

notification.

SEP 12 AM

E/S Plainfield Rd.,

Rd.), 12th District

257.5' S of the Centerline of Ambler Rd. (2609 Plainfield

EDGAR C. CUMMINS, et ux,

Petitioners Case No. 86-149-A Very truly yours, JEAN M. H. JUNG Beputy Zoning Commissioner

: BEFORE THE ZONING COMMISSIONER

OF BALITIMORE COUNTY

: Case No. 86-149-A

Phyllis Cole Freedman

People's Counsel for Baltimore County

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the

Phyllis Cole Friedman

Peter Max Zimmerman

Rm. 223, Court House

Towson, MD 21204

494-2188

copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs.

Edgar C. Cummins, 2609 Plainfield Road, Dundalk, MD 21222, Petitioners;

and Jan Katz, 6714 Old Pimlico Rd., Baltimore, MD 21209, who requested

Deputy People's Counsel

I HEREBY CERTIFY that on this 11th day of September, 1985, a

above-captioned matter. Notices should be sent of any hearing dates or

other proceedings in this matter and of the passage of any preliminary

arnold Jablon Zoning Commissioner Mr. & Mrs. Edgar C. Cummins 2609 Plainfield Road Dundalk, Maryland 21222 Dear Mr. & Mrs. Cummins:

Please make the check payable altimore County, Maryland, and remit to Zonine occasion and office Building, unty Office Building, ing. BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE - REVENUE

MISCELLANEOUS CASH RECEIPT

MISCELLANEOUS CASH RECEIPT

ACCOUNT

PETITION FOR VARIANCE 12th Election District

LOCATION: East side of Plainfield Road, 257.5' South of the centerline of Ambler Road (2609 Plainfield Road)

DATE AND TIME: Wednesday, October 9, 1985 at 9:30 a.m. Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: Avenue, Towson, Maryland

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

Petition for Variance from Section 1802.3C.1 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in lieu of the required 7.5 feet.

Edgar C. Cummins, et ux Being the property of 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

Mr. & Mrs. Edgar C. Cummins 2609 Plainfield Road Dundalk, Maryland 21222

September 6, 1985

NOTICE OF HEARING RE: PETITION FOR VARIANCE E/S Plainfield Rd., 257.5' S/centerline of Ambler Rd. (2609 Plainfield

Road) - 12th Election District Edgar C. Cummins, et ux, Petitioners Case No. 86-149-A TIME: 9:30 a.m.

DATE: Wednesday, October 9, 1985 PLACE: Room 110, County Office Building, 111 West Chesaneake Avenue, Towson, Maryland

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RECEIV! From:_	ED SENCO	62161.	(c,	
-		AMOUNY_\$	35 88	ommissioner ore County
DATE_	8/10/25	ACCOUNT	-0,-6/5-800	100
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT			No. 012601	

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

variance should be granted.

the fate of this Order.

IN RE: PETITION FOR VARIANCE

E/S Plainfield Road, 257.5'

S of c/l of Ambler Road

(2609 Plainfield Road) -

Edgar C. Cummins, et ux,

Petitioners

without walking on icy surfaces. There were no protestants.

required $7\frac{1}{2}$ feet for an open projection (carport).

.

The Petitioners herein request a side yard setback of 3 feet in lieu of the

Testimony by and on behalf of the Petitioners indicates that construction

on the 11' x 30' carport was initiated without the benefit of a required permit.

The owner and the builder each thought the other had obtained the permit. A

stop work order was issued. A garage in the rear yard cannot be substituted

because the rear yard holds storm water run off and because one of the Peti-

tioners has knee problems and needs to be able to get from the house to the car

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

County this 15 th day of October, 1985, that the herein Petition for Vari-

ance To permit a side yard setback of 3 feet in lieu of the required 71 feet for

an projection (carport), in accordance with the site plan submitted and

file herein, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

After due consideration of the testimony and evidence presented, and it ap-

12th Election District

October 4, 1985

Re: Petition for Variance E/S Plainfield Rd., 275.5' S/center-line of Ambler Rd. (2609 Plainfield Road) - 12th Election District Edgar C. Cummins, et ux, Petitioner Case No. 86-149-A

of Baltimore County/

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-149-A

This is to advise you that \$59.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the

Peter Max Zimmerman

D F0R

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 27, 1985 Mr. and Mrs. Edgar C. Cummins COUNTY OFFICE BLDG.) 11 W. Chesapeake Ave. Towson, Maryland 21204 2609 Plainfield Road Dundalk, Maryland 21222

RE: Item No. 76 - Case No. 86-149-A Petitioners - Edgar C. Cummins, et ux

Variance Petition

MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commiss

Bureau of

Development

Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administratio Industrial

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 inform-

ative will be placed in the hearing file. This petition was accepted

for filing on the date of the enclosed filing certificate and a hearing

Very truly yours,

Zoning Plans Advisory Committee

JED:nr Enclosures.

cc: Mr. Jan Katz 6714 Old Pimlico Road Baltimore, Maryland 21209

Dear Mr. and Mrs. Cummins:

scheduled accordingly.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 NORMAN E. GERBER DIRECTOR

> Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 2120

Dear Mr. Jablon:

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 3, 1985

Item # 76
Property Owner: EDGARC. CUMMINS
Location: EIS RAINFIELD RO. 257.5'5. OF

OF AMBLER RO.

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

> (X) 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 forward by the Bureau of Public Services. ()This site is part of a larger tract; therfore 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 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

()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:

BALTIMORE COUNTY, MARYLAND SEP 27 AM --

Chief, Current Planning and Development cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING

September 23, 1985

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

> Item No. Meeting of September 3, 1985 Property Owner: Location: Existing Zoning:

Acres: District:

Proposed Zoning:

Dear Mr. Jablon:

MSF/bld

The Department of Traffic Engineering has no comments for items numbers 73, 74, 75, 76 77, 78, 79, 80, & 81.

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

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

PAUL H. REINCKE

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Edgar C. Cummins

E/S Plainfield Road, 257.5' South of centerline of Ambler Road

Item No.: 76

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.

Planning Group Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

October 24, 1985

TED ZALESKI, JR. DIRECTOR

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

Comments on Item # 76 Zoning Advisory Committee Meeting are as follows:

exterior wall within 3'-0 of an interior lot line.

E/S Plainfield Road, 257.5° South of c/1 of Ambler Road District:

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

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. D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

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

(E.) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use 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 party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the nacessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

C. The requested variance appears to conflict with Section(s) _____, of the Baltimore B. 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 Use to Use crude to Mixed Uses See Section 312 of the Building Code. I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. 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

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 detired the applicant may obtain additional information by visiting Room 122 of the County Office Eucliding at 111 W. Chesapeake Avenue, Towson, Maryland 21204. BY: C. E. Burnham, Chief
Building Plans NEG:JGH:slm

Arnold Jablon

TO Zoning Commissioner

PETITION FOR VARIANCE
12th Election District LOCATION: East side of Plainfield Road, 257.5' South of the centerline of Ambler Road (2609 Plainfield Road) DATE AND TIME: Wednesday, Or ZONING DEPARTMENT tober 9, 1985 at 9:30 a.m.
PUBLIC HEARING: Room 110

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

SUBJECT Zoning Petitions No. 86-145-A, 86-146-A, 86-147-A, 86-148-A, 86-149-A, 86-150-A, 86-151-A, 86-152-A, 86-153-A, 86-154-A, 86-155-A, 86-156-A, 86-157-A, 86-158-A, 86-160-A, 86-161-A and 86-165-XA

INTER-OFFICE CORRESPONDENCE

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

Norman E. Gerber Director
Office of Planning and Zoning

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

The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 1B02.3C.1 and 301.1 to permit a side setback for an open projection (car-port) of 3 fect in lieu of the required 7.5 feet.

feet.

Being the property of Edgar C. Cummins, 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 (36) day appear period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause thown. 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

Zoning Commissioner of Baltimore County

86749-A CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19 85 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 19 , 19 85

THE JEFFERSONIAN.

Cost of Advertising 24.75

PETITION FOR VARIANCE 12th Election District

LOCATION: Exit side of Plainfield Road, 257.5' South of the centerline of Ambier Road (2609 Planfield DATE AND TIME: Wednesday, October 9, 1985 at 9:30 a.m. PUBLIC HEARING: Room 110. 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 bearing: Petition for Variance from Section 1802.3C.1 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in hew of the required. Being the property of Edgar C. Currenes, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permet may be issued within the thirty (30) day appeal period. The Zoning Commissioner will however, entertain any request for a stay of the assuance of said permit during this period for good cause shows. Such request must be receiv-

ed in writing by the date of the hearing set above or made at the hearing. BY ORDER OF ARNOLD JABLON FORING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION 86149-A

Zoning Agenda: Meeting of September 3, 1985

1985

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.

Dundalk, Md. 21222 December 19,

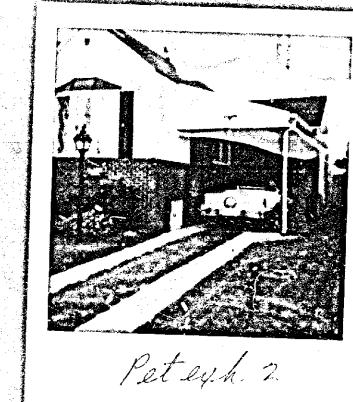
THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #69150 - Req. #L 82157 - 75 lines @ \$30.00.

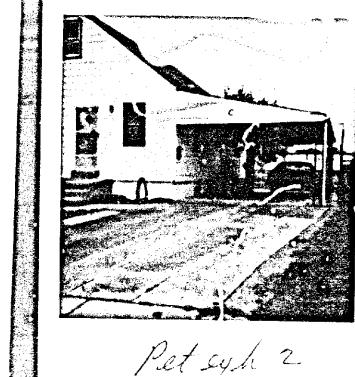
was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week

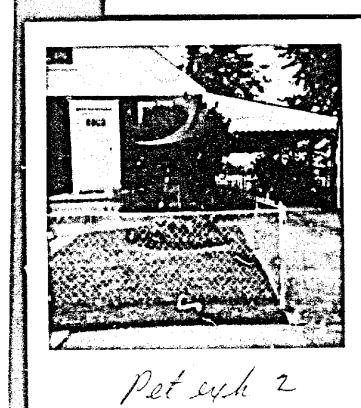
1985; that is to say, 20th day of September the same was inserted in the issues of Sept. 19, 1985

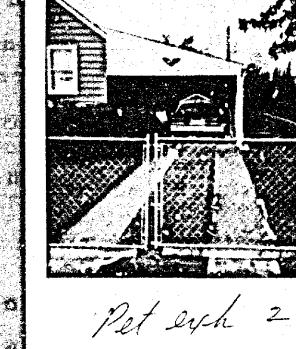
> Kimbel Publication, Inc. per Publisher.

By K. E. Oelke









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 day of September , 1985.

ARNOLD JABLON Zoning Commissioner

Petitioner Edgar C. Cummins, et uz Received by ! JAMES E. DYER, Chairman Zoning Plans Advisory Committee Petitioner's Attorney

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towen, Maryland

Number of Signs:

12th Election District

Road, 257 South of the centerline of Amble Road (2609 Plainfield

DATE AND TIME: Wednesday, October 9, 1985 at 9 30 a.m. PUBLIC HEARING: Room 110. 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 Tablice from Section 1802.30.1 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in lieu of the required

Being the property of Edgar C. Commins et ux as shown on the plat filed with the Zoning Office.

7.5 leet

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal benod. 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

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

Sept. 30, 19 85

THIS IS TO CERTIFY, that the annexed advertisement of ZONING DEPT. OF BALTIMORE COUNTY

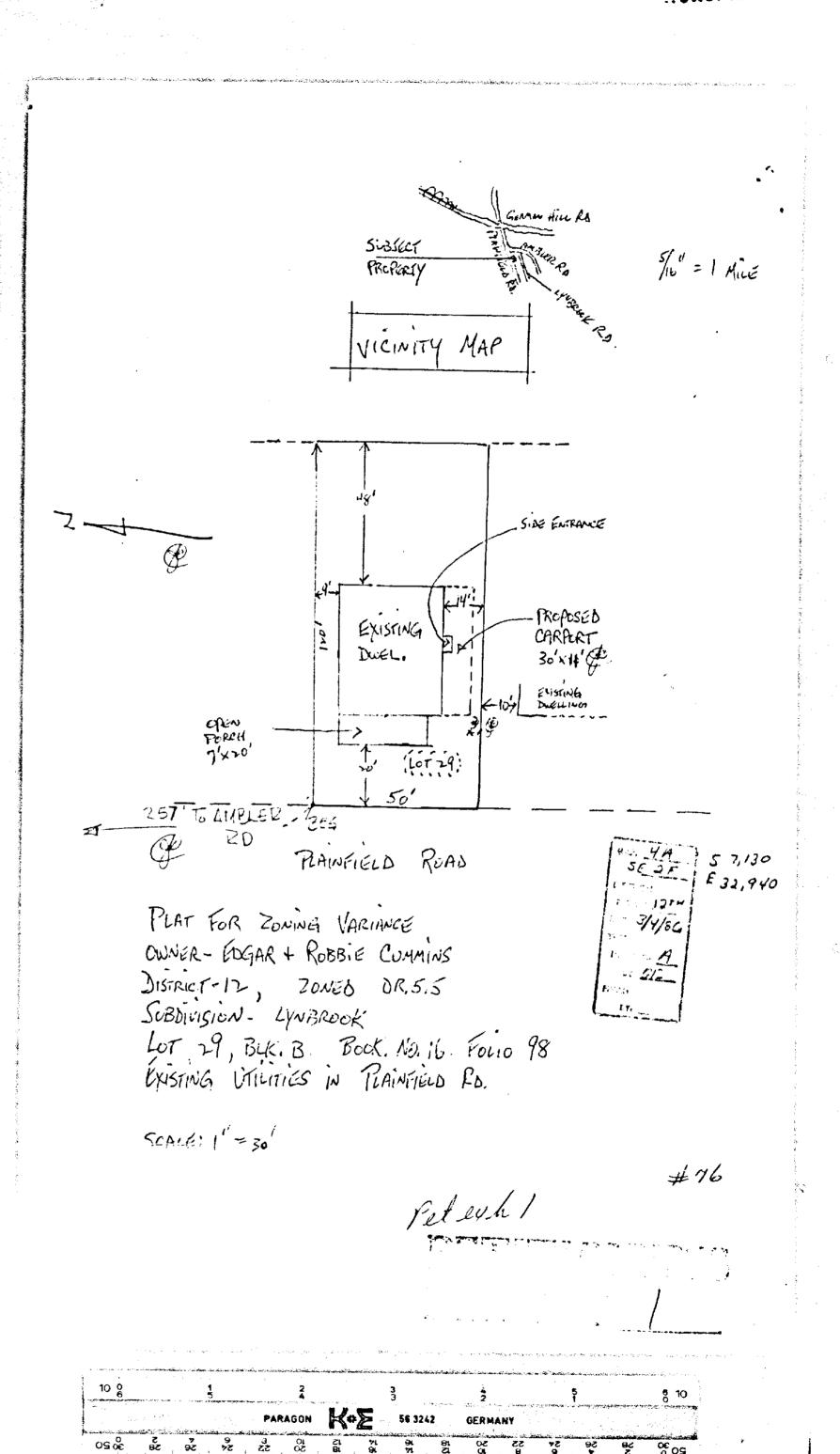
was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once

2) 20th day of 19 85; that is to say, Sept., the same was inserted in the issues of

September 19, 1985

Kimbel Publication, Inc.

per Publisher.



10 E