

86-152-A-80 **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 1802.3.B. and 301.1 to permit a side set back of 2 feet in lieu of the required 7.5 feet for an open projection (Carport).

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 located elsewhere without need for variance.
2. Existing driveway and entrance into basement is at this 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.

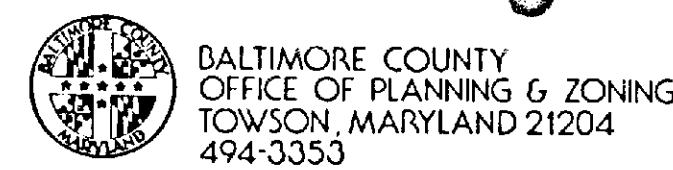
Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) _____
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, tract purchaser or representative to be contacted _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of September, 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 21st day of October, 1985, at 11:00 o'clock.

Carl J. Jolson
Zoning Commissioner of Baltimore County.
(over)

ZONING DESCRIPTION

N.E./ side of Randolph Springs Court 178.14 feet S.E. of Johnny Cake Rd. and known as Lot 11, Block Z as shown on the plat of plat 2, section 4, "WOODBIDGE VALLEY" which is recorded in the land records of Baltimore County in Liber 35 Folio 61. Also known as 6 Randolph Springs Court.



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Holbrook G. Johnston
6 Randolph Springs Court
Baltimore, Maryland 21228

RE: PETITION FOR VARIANCE
NE/S Randolph Springs Court,
178.14' SE of Johnnycake Rd.
(6 Randolph Springs Court) -
1st Election District
Holbrook G. Johnston, et ux,
Petitioners
Case No. 86-152-A

Dear Mr. & Mrs. Johnston:

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

Very truly yours,
JEAN M. H. JUNG
Deputy Zoning Commissioner

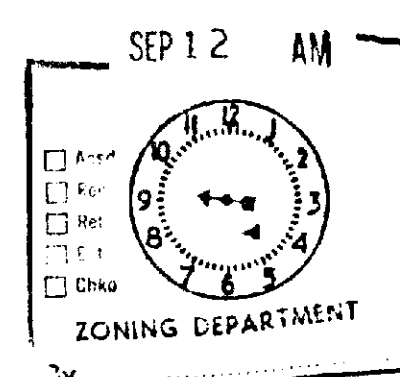
JMJ:bjg

Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Randolph Springs Ct. : OF BALTIMORE COUNTY
178.14' SE of Johnnycake :
Rd. (6 Randolph Springs :
Ct.), 1st District :
HOLBROOK, GARST JOHNSTON, : Case No. 86-152-A
et ux, Petitioners :
: : : : :
ENTRY OF APPEARANCE

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



Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Holbrook Garst Johnston, 6 Randolph Springs Court, Catonsville, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE * BEFORE THE
NE/S Randolph Springs Court, * DEPUTY ZONING COMMISSIONER
178.14' SE of Johnnycake Rd. * OF BALTIMORE COUNTY
(6 Randolph Springs Court) - *
1st Election District *
Holbrook G. Johnston, et ux, * Case No. 86-152-A
Petitioners *

The Petitioners herein request a variance to permit a side yard setback of 2 feet in lieu of the required 7 1/2 feet for an open projection.

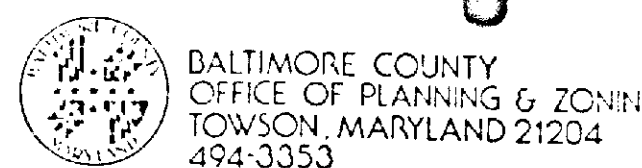
Testimony by the Petitioners indicated that they propose to construct a 14' x 29' carport attached to the existing residence. The steep slope of the property does not permit a garage in the rear. There is no other location in which a garage or carport could be built without a variance. There were no protests.

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 22nd day of October, 1985, that the herein Petition for Variance to permit a side yard setback of 2 feet in lieu of the required 7 1/2 feet for a carport, in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
DATE 10/22/85
BY JMJ:bjg



ARNOLD JABLON
ZONING COMMISSIONER

October 3, 1985

Mr. & Mrs. Holbrook Garst Johnston
6 Randolph Springs Court
Catonsville, Maryland 21228

Re: Petition for Variance
NE/S Randolph Springs Ct., 178.14'
SE/Johnnycake Rd. (6 Randolph Springs
Court) - 1st. Election District
Holbrook Garst Johnston, et ux, Petitioner
Case No. 86-152-A

Dear Mr. & Mrs. Johnston:

This is to advise you that \$47.00 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

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

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204.

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

No. 012500

DATE 10-22-85 ACCOUNT 1-01-615-000

AMOUNT \$ 47.00

RECEIVED FROM Mr. & Mrs. Johnston

FOR Advertising and Posting 86-152-A

5 811 *****17,011 21228

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE 1st Election District

LOCATION: Northeast side Randolph Springs Court, 178.14' Southeast of Johnnycake Road (6 Randolph Springs Court)

DATE AND TIME: Wednesday, October 9, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

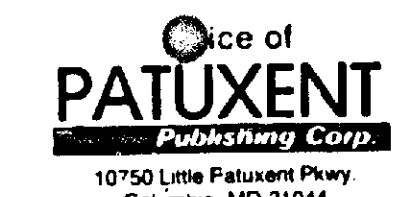
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from Section 1802.3.B (208.3) and 301.1 to permit a side setback of 2 feet in lieu of the required 7.5 feet for an open projection (carport).

Being the property of Holbrook Garst Johnston, 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



September 19 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for variance

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the one day of September 19 85, that is to say, the same was inserted in the issues of

September 19, 1985

PATUXENT/PUBLISHING CORP.
Patuxent

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

APR 7 1986

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/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

Mr. & Mrs. Holbrook Garst Johnston
6 Randolph Springs Court
Catonsville, Maryland 21228

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/S Randolph Springs Ct., 178.14'
SE/Johnny Cake Rd. 16 Randolph Springs
Court - 1st Election District
Holbrook Garst Johnston, et ux, Petitioners
Case No. 86-152-A

TIME: 11:00 a.m.

DATE: Wednesday, October 9, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 012612

DATE: 9/23/85 ACCOUNT: 012612-001

RECEIVED FROM: AMOUNT: \$ 0.00

FOR: 111 West Chesapeake Avenue, Towson, Maryland 21204

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3500

SEPTEMBER 23, 1985

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

Item No. -ZAC- Meeting of September 3, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

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

Michael S. Flanigan
Traffic Engineer Assoc II

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

August 30, 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: Holbrook Garst Johnston, et ux

Location: NE/S of Randolph Spring Court, 178.14' S/E of Johnny Cake Road

Item No.: 80 Zoning Agenda: Meeting of September 3, 1985

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

2. A minimum of vehicle access is required for the site.

3. The vehicle pool and 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", 1966 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: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 27, 1985

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

Mr. and Mrs. Holbrook G. Johnston
6 Randolph Springs Court
Catonsville, Maryland 21228

RE: Item No. 80 - Case No. 86-152-A
Petitioners - Holbrook G. Johnston, et ux
Variance Petition

Dear Mr. and Mrs. Johnston:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: W. T. Sadler, Inc.
305 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of September 3, 1985
Item # 80
Property Owner: HOLBROOK GARST JOHNSTON, et ux
Location: NE/S of Randolph Spring Court, 178.14'
S/E of Johnny Cake 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 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 22-98 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 _____.
- ☐ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☐ The property is located in a deficient service area as defined by B11 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 "B" level intersection as defined by B11 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Rober
Chief, Current Planning and Development

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

October 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 # 80 Zoning Advisory Committee Meeting are as follows:

Property Owner: Holbrook Garst Johnston, et ux
Location: NE/S of Randolph Spring Court, 178.14' S/E of Johnny Cake Road
District: 1st.

APPLICABLE CODES AND ORDINANCES

☐ 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-9-1-1) - 1980 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 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 Use Groups except R-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. R-1 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 L-1, Section L-27, Section L-26.2 and Table L-10.1. No exceptions are permitted.

☐ 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 L-1 and 505 and have your Architect/Engineer contact this department.

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

☐ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the _____ to the _____, or to Mixed Use. See Section 102 of the Building Code.

☐ The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 510.2 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 finish floor levels including basement.

☐ Comments:

☐ 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. To receive the full extent of any permit, the applicant must obtain additional information by visiting Room 110 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burman, III
Building Plans Review

BALTIMORE COUNTY, MARYLAND

SEP 27 AM

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: September 26, 1985

By: _____

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, 86-159-A, 86-160-A, 86-161-A and 86-165-XA

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

NEG:JGH:slm

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

APR 7 1986

