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 side yard setbacks 40' instead of the required 50' BALTIMORE COUNTY RE: PETITION FOR VARIANCE OFFICE OF PLANNING & ZONING E/S Ridgecliff Court, 521' W TOWSON, MARYLAND 21204 DEPUTY ZONING COMMISSIONER of the c/l Merrywood Drive (5 Ridgecliff Court) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 11th Election District OF BALTIMORE COUNTY ARNOLD JABLON JEAN M. H. JUNG LOCATION: ZONING COMMISSIONER DEPUTY ZONING COMMISSIONER Frank G. Davidson, Jr., et ux, Case No. 86-153-A Building lot is 156 feet wide, allowing a house of less that 56 feet in width with the present 50' minimum side yard setbacks. The house we are planning with the present 50' minimum side yard setbacks. October 10, 1985 Petitioners # DATE AND TIME: NE IS I PUBLIC HEARING: DIG. BROTE _____ The Petitioners herein request variances to permit side yard setbacks of 40 Mr. & Mrs. Frank G. Davidson, Jr. DATE 3/5/84 13 Ayr Court The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and feet in lieu of the required 50 feet. Randallstown, Maryland 21236 Property is to be posted and advertised as prescribed by Zoning Regulations. Regulations of Baltimore County, will hold a public hearing: Testimony by the Petitioner indicates that he proposes to construct a 34' x 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 for RE: PETITION FOR VARIANCE 64' residence with four bedrooms and a two-car garage to be located 50 feet from Petition for Variance from Section 103.3 (1A00.3.B.3) to permit Baltimore County adopted pursuant to the Zoning Law For Baltimore County, E/S Ridgecliff Court, 521' W side yard setbacks of 40' instead of the required 50'. of the c/l Merrywood Drive. the front property line as indicated on the plan submitted and marked Petition-I/We do solemnly declare and affirm, (5 Ridgecliff Court) under the penalties of perjury, that I/we 11th Election District er's Exhibit 1. The property narrows somewhat and slopes towards the rear and are the legal owner(s) of the property Frank G. Davidson, Jr., et ux, which is the subject of this Petition. Petitioners an easement drainage. There were no protestants. Contract Purchaser: Case No. 86-153-A Legal Owner(s): After due consideration of the testimony and evidence presented, and it ap-Dear Mr. & Mrs. Davidson: pearing that strict compliance with the Baltimore County Zoning Regulations I have this date passed my Order in the above captioned matter in accord-Frank I Being the property of ance with the attached. would result in practical difficulty and unreasonable hardship upon the Petithe plat filed with the Zoning Office. Claire Davidson Very truly yours, tioners, and the granting of the variances requested would not adversely affect 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-(Type or Print Name) tain any request for a stay of the issuance of said permit during this period for the health, safety, and general welfare of the community, and, therefore, the good cause shown. Such request must be received in writing by the date of the City and State JÉAN M. H. JUNG variances should be granted. hearing set above or made at the hearing. Deputy Zoning Commissioner Attorney for Petitioner Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore JMHJ:bg day of October, 1985, that the herein Petition for Zoning (Type or Print Name) Attachments Baltimore, Maryland 21236 Variances to permit side yard setbacks of 40 feet in lieu of the required 50 City and State cc: People's Counsel feet, in accordance with Petitioner's Exhibit 1, is hereby GRANTED, from and af-Name, address and phone number of legal owner, contract purchaser or representative to be contacted ter the date of this Order, subject, however, to the following restriction: The house, including the garage and any current or future additions, shall not exceed 64 feet in width and shall be placed 50 feet from the front property line. Attorney's Telephone No.: _____. ORDER RECEIVE ORDERED By The Zoning Commissioner of Baltimore County, this ____3rd____ day Deputy Zoning Commissioner of ____September_____, 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 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 of Baltimore County County, on the _____gth ____ day of ___October _____, 19.85__, at 1:30_ o'clock ning Commissioner of Baltimore County. September 6, 1985 Mr. & Mrs. Frank G. Davidson, Jr. **BALTIMORE COUNTY** JA TE 13 Ayr Court OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 Baltimore, Maryland 21236 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. ARNOLD JABLON NOTICE OF HEARING Towson, Haryland 21204 ZONING COMMISSIONER RE: PETITION FOR VARIANCE E/S Ridgecliff Ct., 521' W/centerline of Merrywood Dr. (5 Ridgecliff Ct.) October 3, 1985 11th Election District Frank G. Davidson, Jr., et ux, Petitioners : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE Case No. 86-153-A E/S Ridgecliff Ct., 521' MEMBERS OF BALTIMORE COUNTY Mr. & Mrs. Frank G. Davidson, Jr. W of the Centerline of Bureau of 1:30 p.m. Merrywood Dr. (5 Ridgecliff 13 Ayr Court Engineering Ct.), 11th District Baltimore, Maryland 21236 Department of Traffic Engineering Wednesday, October 9, 1985 : Case No. 86-153-A FRANK G. DAVIDSON, JR., State Roads Commis et ux, Petitioners PLACE: Room 110. County Office Building, 111 West Chesapeake Re: Petition for Variance ::::::: Bureau of E/S Ridgecliff Ct., 521' W/center-Fire Prevention line of Merrywood Dr. (5 Ridgecliff Ct.) Avenue, Towson, Maryland ENTRY OF APPEARANCE Health Department 11th Election District Project Planning Frank G. Davidson, Jr., et ux, Petitioners Building Department Please enter the appearance of the People's Counsel in the Case No. 86-153-A Board of Education above-captioned matter. Notices should be sent of any hearing dates or Dear Mr. & Mrs. Davidson: Zoning Administration Industrial other proceedings in this matter and of the passage of any preliminary BALTIMORE COUNTY, MARYLAND This is to advise you that \$50.59 is due for advertising and posting of the above property. This fee must be paid before Development OFFICE OF FINANCE - REVENUE DIVISION or final Order. MISCELLANEOUS CASH RECEIPT 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

Please make the check payable to Baltimore County, Maryland,

JABLON/

Commissioner

No. 012738

and remit to Zoning Office, Room 113, County Office Building,

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIPT

RECEIVED

OFFICE OF FINANCE - REVENUE DIVISION

VALIDATION OR SIGNATURE OF CASHIER

86-153-A #60

People's Counsel for Baltimore County

Peter Max Zumen

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.

Frank G. Davidson, Jr., 13 Ayr Court, Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman

Deputy People's Counsel

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

FOR

CEIVED

JRDER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 27, 1985 Mr. and Mrs. Frank G. Davidson, Jr. 13 Ayr Court Baltimore, Maryland 21236 RE: Item No. 60 - Case No. 86-153-A Petitioners - Frank G. Davidson, Jr., et ux Variance Petition Dear Mr. and Mrs. Davidson: 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. JAMES E. DYER Chairman

JED:nr

Enclosures

Zoning Plans Advisory Committee

ommissioner

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

11th Election District

East side of Ridgecliff Court, 521' West of

Wednesday, October 9, 1985 at 1:30 p.m.

Frank G. Davidson, Jr., et ux

BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

Avenue, Towson, Maryland

the centerline of Merrywood Drive (5 Ridgecliff Court)

Room 1006, County Office Building, 111 West Chesapeake

*

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

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

Dear Mr. Jablon:

SEPTEMBER 23,1985

Re: Zoning Advisory Meeting of August 27,1965
Item # 60 Item # 60
Property Owner: FRANK G. DENIDSON, JR. etux
Location: E/SUE RIDGECLIFF COURT, 521 W.
OF & OF MERRYWOOD DRIVE.

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 snown 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)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:

Eugene A. Bober

ZONING DEPART MENT

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON MARYLAND 21204

STEPHEN E COLLINS DIRECTOR September 24, 1985

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

> Meeting of August 27, 1985 Item No. Property Owner: Location:

Acres: District:

Existing Zoning:

Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbers 60 61, 62, 65, & 68.

MSF/bld

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

PAUL H. REINCKE

August 30, i985

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

EU: Property Owner: Frank G. Davidson, Jr. et ux

Location: E/S Ridgecliff Court, 521' W of centerline of Merrywood Drive Item No.: 60 Zoning Agenda: Meeting of August 27, 1985

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.

(f 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.

Fire Prevention Bureau REVIEWER: Att. John Telly 9-3-15 Approved:
Planning Group
Special Inspection Division

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

September 18, 1985

TED ZALESKI, JR. DIRECTOR

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

Dear Mr. Jablon: Comments on Item # 60 Zoning Advisory Committee Meeting are as follows:

Property Owner: Frank G. Davidson, Jr., et ux E/Side Ridgecliff Court, 521' W of c/l of Merrywood Drive Districts

APPLICABLE ITEMS 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.

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

C hesidentials. Two sets of construction drawings are required to file a permit application. The seal of a remistered in Maryland Architect or Engineer is/is not required on plans and technical data. 2. Commercial: Three sets of construction drawings sealed and signed by a registered in Faryland Architect or highwest shall be required to file with a parmit application. Reproduced seals are not acceptable.

E. All Tse Groups except R-L Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-C to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-C to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall. See Table LC1, Section LLC7, Section LLC6.2 and Table LLC2. No openings are permitted in an exterior wall within 3'-C of an interior lot line.

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 necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

S. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Code.

H. 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 or 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 elevations above sea level for the lot and the finish floor levels including basement.

These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Flarning 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Karyland 21201. Charles 2 often ham
By: C. E. Burnham, Chief
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Zoning Commissioner 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, 86-150-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,

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

Norman E. Gerber Director
Office of Planning and Zoning

86-161-A and 86-165-XA

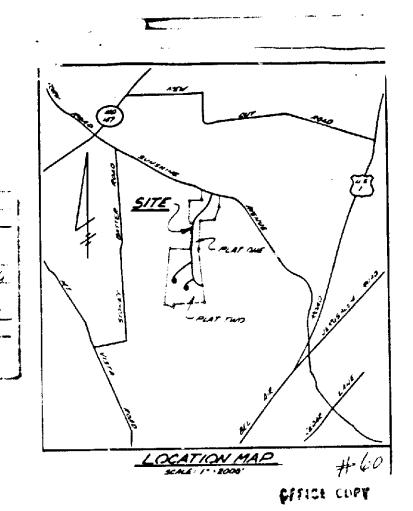
NEG:JGH:s1m

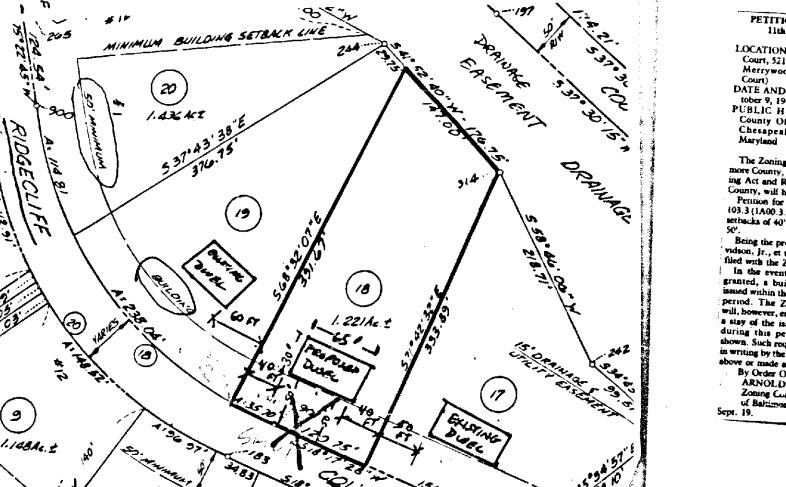
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-153- 1

Date of Posting 9/11/2 District // 7/2 Petitioner: Fignik G. Asiilson, fr. stux Location of property: Els Sidge chiff Ed., 521' Water Maryania Dance.

5 Respectiff Ct. Location of Signs: FIC 120 9 Ridgelle F. Cl., April From you holy on proporty of Potitioner

Plat for Zoning Variance Owner: Frank G. & Claire Davidson, Jr. District: 11, %oned RDP, Res Subdivision: Merrywood Plat Two, Lot 18 of Plat Book E.H.K. JR. No. 40 Folio 114 Scale 1" = 100' NE IS I Philippin H_ D. 18, 3/5/84 N 57870 £ 51983 LOCATION MAP CLUICE COPA MINIMUM BUILDING SETBACK LINE





ZONING DESCRIPTION

Beginning on the east side of Ridgecliff Court 156 feet wide, at the distance of 521 feet west of the centerline of Merrywood Drive. Being Lot 18, Plat two in the subdivision of Merrywood. Plat book E.H.K. Jr. No. 40 Folio 114. Also known as 5 Ridgecliff Court in the 11th Election District.

86-153-H CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
11th Election District LOCATION: East side of Ridgecliff Court, 521' West of the centerline of Merrywood Drive (5 Ridgecliff Court) Court)
DATE AND TIME: Wednesday, October 9, 1985 at 1:30 p.m.
PUBLIC HEARING: Room 110,
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 Variances from Section 103.3 (1A00.3.B.3) to permit side yard setbacks of 40' instead of the required 50'. So.

Being the property of Frank G. Davidson, Jr., et ux as shown on the piat 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 shows. 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 ARNOLD JABLON, Zoning Commissioner of Baltimore County opt. 19.

TOWSON, MD., September 19 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 85

THE JEFFERSONIAN,

Cost of Advertising 24.75

Petition for Variance 11th Election District
LOCATIOF: East side of Ridgecliff
Court, 521' West of the centerline of
Merrywood Drive (5 Ridgecliff Court)
DATE & TIME: Wednesday, October \$, 1255 at 1:30 p.m.
PUBLIC HEARING: Room 110.
County Office Building, 111 West
Chasapenke Avenue, Towsen. 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 side yard
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Being the property of Frank G. Davidson, Jr., 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 per-

mit during this period for good cause shows. Such request must be received in writing by the date of the hearing

86-153-A **Qe Times**

This is to Certify, That the annexed was inserted in Ole Times, a newspaper printed and published in Baltimore County, once in each bre

Case No. 86-153-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 day of September , 1985.

Zoning Commissioner

Petitioner Frank G. Davidson, Jr., et ux Received by