

# 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 (VI.C.4, 1953 amendments) to permit a rear yard setback of 35 ft. instead of the required 50 ft.

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

NEED ADDITIONAL ROOM FOR WIFE'S MOTHER TO SLEEP  
12x16 BEDROOM

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:  
(Type or Print Name)  
Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Signature  
Address  
City and State  
Attorney's Telephone No.:  
Address  
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1985, at 2:00 o'clock P.M.

(over)

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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:  
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Signature  
Address  
City and State  
Attorney for Petitioner:  
(Type or Print Name)  
Address  
City and State  
Signature  
Address  
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Attorney's Telephone No.:  
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ORDERED By The Zoning Commissioner of Baltimore County, this 10th 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1985, at 2:00 o'clock P.M.

(over)

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: September 26, 1985  
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

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

NEG:JGH:slm

Norman E. Gerber, Director  
Office of Planning and Zoning

Case No. 86-160-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 10th day of September, 1985.

Petitioner Bernard V. Miller, et ux  
Petitioner's Attorney  
Received by: James E. Dyer, Chairman  
Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 30, 1985

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

Mr. and Mrs. Bernard V. Miller, Jr.  
3221 Kessler Road  
Baltimore, Maryland 21227

RE: Item No. 37 - Case No. 86-160-A  
petitioners - Bernard V. Miller, et ux  
Variance Petition

Dear Mr. and Mrs. Miller:

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

JED:mr

Enclosures.

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
COUNTY OFFICE BUILDING  
111 W. CHESAPEAKE AVENUE  
TOWSON, MARYLAND 21204

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

SEPTEMBER 24, 1985

Re: Zoning Advisory Meeting of August 6, 1985  
Item # 37  
Property Owner: BERNARD V. MILLER, JR. et ux  
Location: 3221 KESSLER RD. 304' N.  
OF E. OF CALEDONIA AVE.

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 8/28/85.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 8111.175-79. No building permit may be issued until a Deficient 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 8111.175-79, and as condition, change traffic capacity may become more limited. The Deficient Service Areas are re-evaluated annually by the County Council.
- ☒ Additional comments:

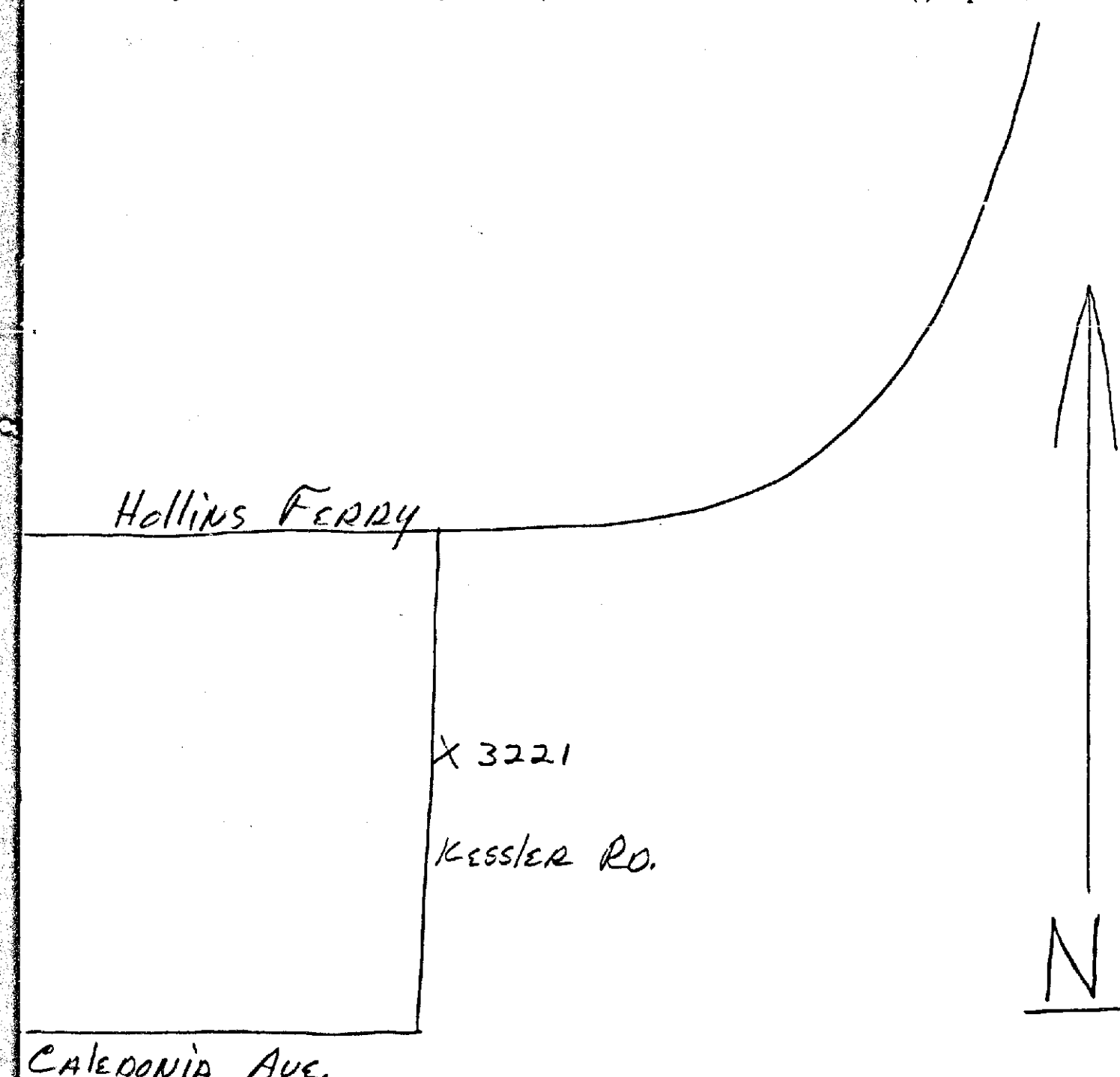
Eugene A. Boker  
Chief, Current Planning and Development

cc: James Howell



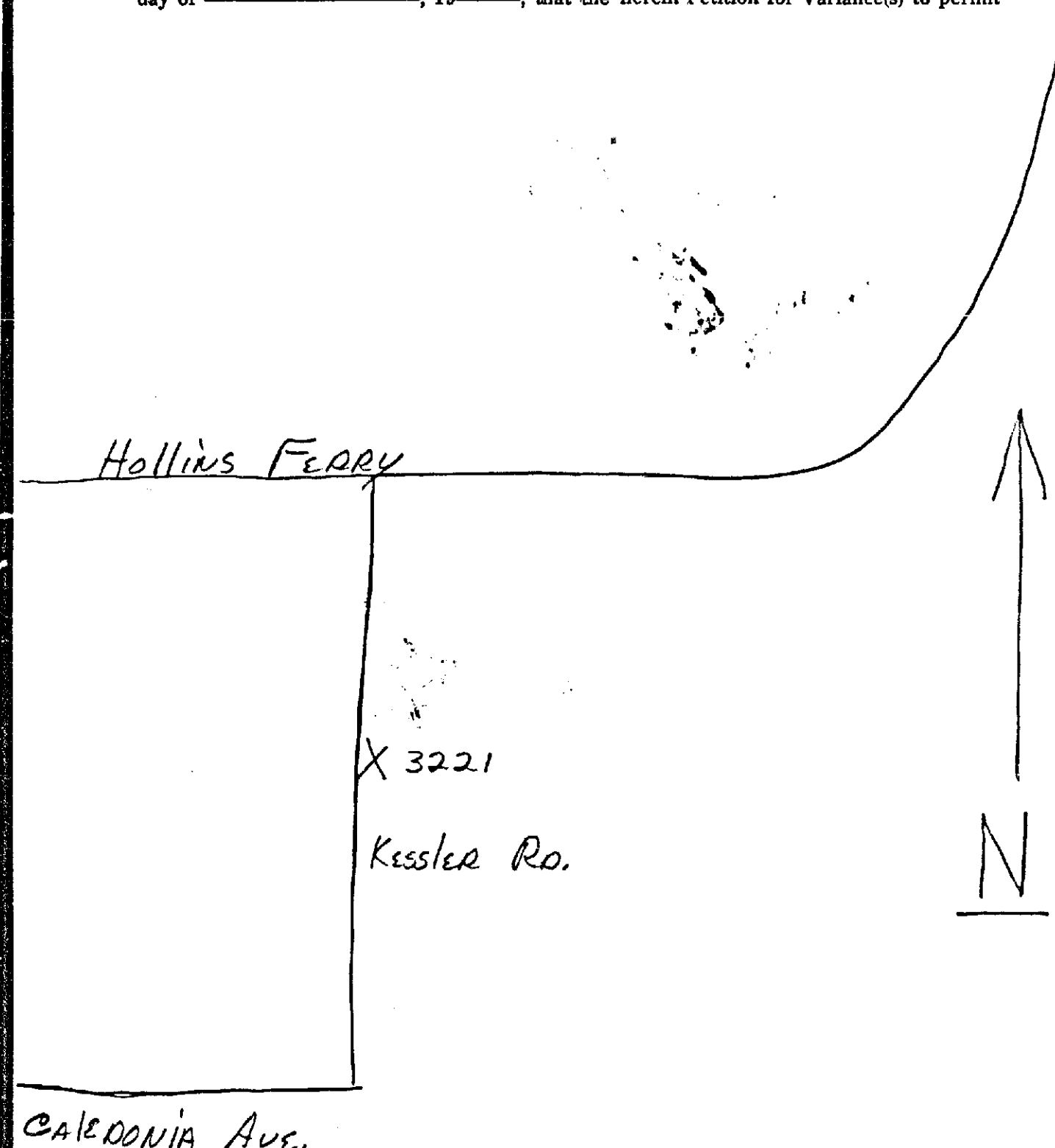
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s)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



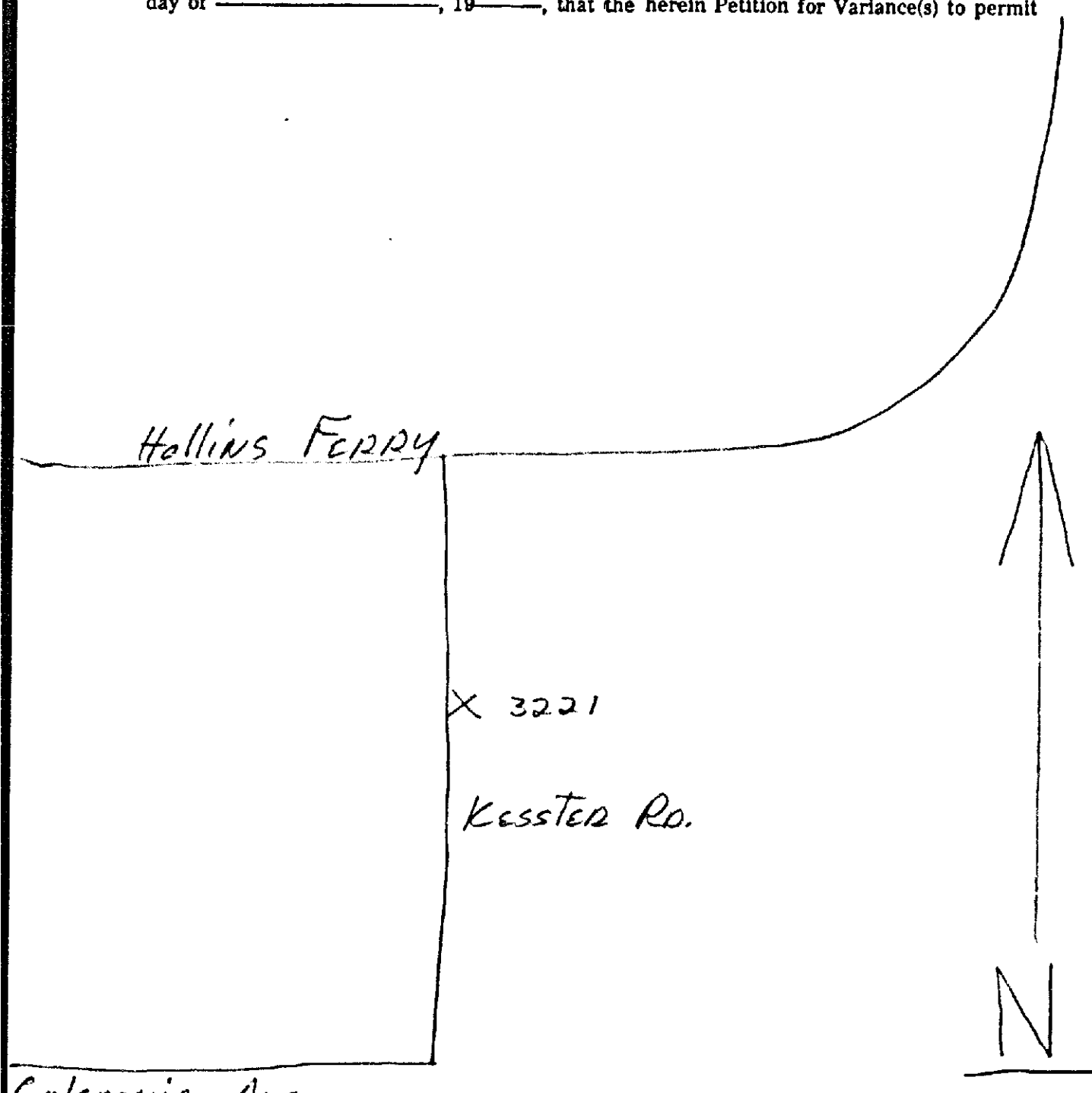
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s)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



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



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

PAUL H. REMCKE  
CHIEF

August 20, 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: Bernard V. Miller, Jr., et ux

Location: E side Kessler Road, 384' N. of centerline of Caledonia Avenue

Item No.: 37

Zoning Agenda: Meeting of August 6, 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.

(XX) 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: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb

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

August 26, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 37 Zoning Advisory Committee Meeting are as follows:

Property Owners: Bernard V. Miller, Jr., et ux  
Location: E side Kessler Road, 384' N of c/l of Caledonia Avenue  
District: 13th.

APPLICABLE CODES ARE CIRCLED:

(A) 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.9.3.1.1. #11-7 - 1980) and other applicable Codes and Standards.

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

(C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is a 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 R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer than 5'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 507, Section 508.2 and Table 502. No openings are permitted in an exterior wall within 5'-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 502 and 503 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) 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 the Group is from the \_\_\_\_\_ to the \_\_\_\_\_, or to Mixed Use \_\_\_\_\_ 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.

NOTE: (J) Comments: The plat shows property lines at each of the lots. The Building Code requires a 2 hour fire wall at each property line. See Item #29 above.

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 desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

*[Signature]*  
Building Plans Review

8/27/85

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

October 18, 1985

Mr. & Mrs. Bernard V. Miller, Jr.  
3221 Kessler Road  
Baltimore, Maryland 21227

RE: PETITION FOR VARIANCE  
E/S Kessler Road, 384' N of  
the c/l of Caledonia Road  
(3221 Kessler Road) -  
13th Election District  
Bernard V. Miller Jr., et ux,  
Petitioners  
Case No. 86-160-A

Dear Mr. & Mrs. Miller:

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

Very truly yours,

*[Signature]*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:lbg

Attachments

cc: People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
September 30, 1985

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

Mr. & Mrs. Bernard V. Miller, Jr.  
3221 Kessler Road  
Baltimore, Maryland 21227

RE: Item No. 37 - Case No. 86-160-A  
Petitioners - Bernard V. Miller, et ux  
Variance Petition

Dear Mr. and Mrs. Miller:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-captioned 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

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

PAUL H. REMCKE  
CHIEF

August 20, 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: Bernard V. Miller, Jr., et ux

Location: E side Kessler Road, 384' N. of centerline of Caledonia Avenue

Item No.: 37

Zoning Agenda: Meeting of August 6, 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.

(XX) 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: *[Signature]*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3310

August 26, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 37 Zoning Advisory Committee Meeting are as follows:

Property Owner: Bernard V. Miller, Jr., et ux  
Location: E side Kessler Road, 384' N of c/l of Caledonia Avenue  
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

(A) 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 (Annotated, #17-1 - 1985) and other applicable Codes and Standards.

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

(C) 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 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.

(E) All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 2 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For Use Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party wall. See Table 101, Section 101, Section 102, and Table 102. No openings are permitted in an exterior wall within 1'-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) 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. Marked architectural or engineering plans are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use. See Section 310 of the Building Code.

(I) The proposed project appears to be located in a Flood Plain, Tidal/Silverline. Please see the attached copy of Section 116.0 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 final floor levels including basement.

NOTE: (J) Comments: The plat shows property lines at each of the lots. The Building Code requires a 2 hour fire wall at each property line. See Item # "B" above.

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 desired the applicant may obtain additional information by visiting Room 113 of the County Office Building at 113 Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Shuman  
Bldg. Plan Review  
Building Plans Review

L/22/85

ZONING DESCRIPTION

BEGINNING ON THE EAST SIDE OF KESSLER RD.  
60 FEET WIDE AT THE DISTANCE OF 384 FEET NORTH  
OF THE CENTERLINE OF CALEDONIA AVE. BEING  
LOT NO. 53, BLOCK 6 IN THE SUBDIVISION OF  
RIVERVIEW, BOOK NO. 22, PLAT NO. 20, ALSO KNOWN  
AS 3221 KESSLER RD. IN THE 13<sup>TH</sup> ELECTION DISTRICT.

IN RE: PETITION FOR VARIANCE  
E/S Kessler Road, 384' N of  
the c/l of Caledonia Road  
(3221 Kessler Road) -  
13th Election District  
Bernard V. Miller Jr., et ux,  
Petitioners  
BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-160-A

The Petitioners herein request a variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicated that the existing three-bedroom house does not provide sufficient space for a couple, two children and the wife's mother. They propose to construct a two-story, 12' x 16' addition to the rear of the existing house to be utilized for upstairs and downstairs bedrooms. 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 18<sup>th</sup> day of October, 1985, that the herein Petition for Variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet for two-story, 12' x 16' addition to habitable space, in accordance with the plans submitted and filed herein, is hereby GRANTED, from and after the date of this order.

John M. H. Jones  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
DATE 10/18/85  
BY [Signature]

07163 C37

PETITION FOR VARIANCE

13th Election District

LOCATION: East side of Kessler Road, 384' North of the centerline of Caledonia Avenue (3221 Kessler Road)

DATE AND TIME: Tuesday, October 15, 1985 at 2:00 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 1802.3.B (VI.C.4) to permit a rear yard setback of 35' in lieu of the required 50'.

Being the property of Bernard V. Miller, 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 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
E/S Kessler Rd., 384'  
N/Centerline of Caledonia : OF BALTIMORE COUNTY  
Ave. (3221 Kessler Rd.)  
13th District :  
BERNARD V. MILLER, JR., : Case No. 86-160-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 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Bernard V. Miller, 3221 Kessler Rd., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



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

ARNOLD JABLON  
ZONING COMMISSIONER

October 10, 1985

Mr. & Mrs. Bernard V. Miller, Jr.  
3221 Kessler Road  
Baltimore, Maryland 21227

RE: Petition for Variance  
E/S Kessler Rd., 384' N/Centerline  
of Caledonia Ave. (3221 Kessler Rd.)  
13th Election District  
Bernard V. Miller, Jr., et ux, Petitioners  
Case No. 86-160-A

This is to advise you that \$47.24 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. 012492

DATE 10/15/85 ACCOUNT 211-105-000

AMOUNT \$ 47.24

RECEIVED FROM [Signature]

FOR Advertising & Posting 86-160-A

VALIDATION OR SIGNATURE OF CASHIER

Office of  
PATUXENT  
Publishing Corp.

10750 Little Patuxent Pkwy  
Columbia, MD 21044

September 26 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance  
69194

was inserted in the following:

☐ Catonsville Times  
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for 98 successive weeks before the 28 day of September 19 85, that is to say, the same was inserted in the issues of

September 26, 1985

PATUXENT PUBLISHING CORP.  
By [Signature]

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF



Mr. & Mrs. Bernard V. Miller, Jr.  
3221 Kessler Road  
Baltimore, Maryland 21227

September 13, 1985

#### NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
E/S Kessler Rd., 384' N/centerline  
of Caledonia Ave. (3221 Kessler Rd.)  
13th Election District  
Bernard V. Miller, Jr., et ux, Petitioners  
Case No. 86-160-A

TIME: 2:00 p.m.

DATE: Tuesday, October 15, 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. 007406

DATE: 7/26/85 ACCOUNT: 01-615-000  
AMOUNT: \$ 35.00  
RECEIVED FROM: Bernard V. Miller Jr.  
FOR: Variance #37  
B 007\*\*\*\*\*35100 82121  
VALIDATION OR SIGNATURE OF CASHIER

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 1985

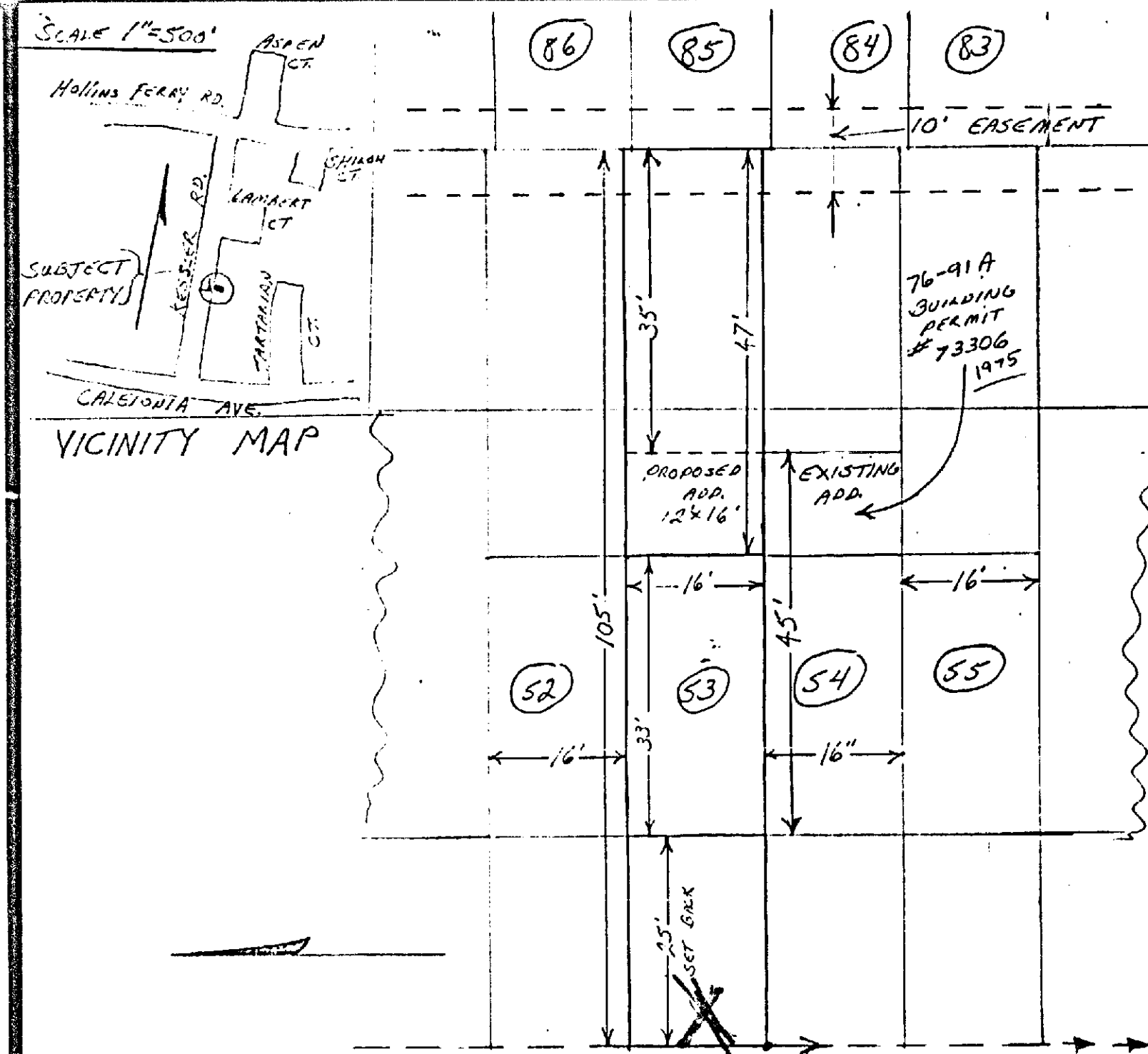
THIS IS TO CERTIFY, that the annexed advertisement was  
published in THE JEFFERSONIAN, a weekly newspaper printed  
and published in Towson, Baltimore County, Md., appearing on  
September 26, 1985.

THE JEFFERSONIAN,

*18 Venturi*  
Publisher

Cost of Advertising  
24.75

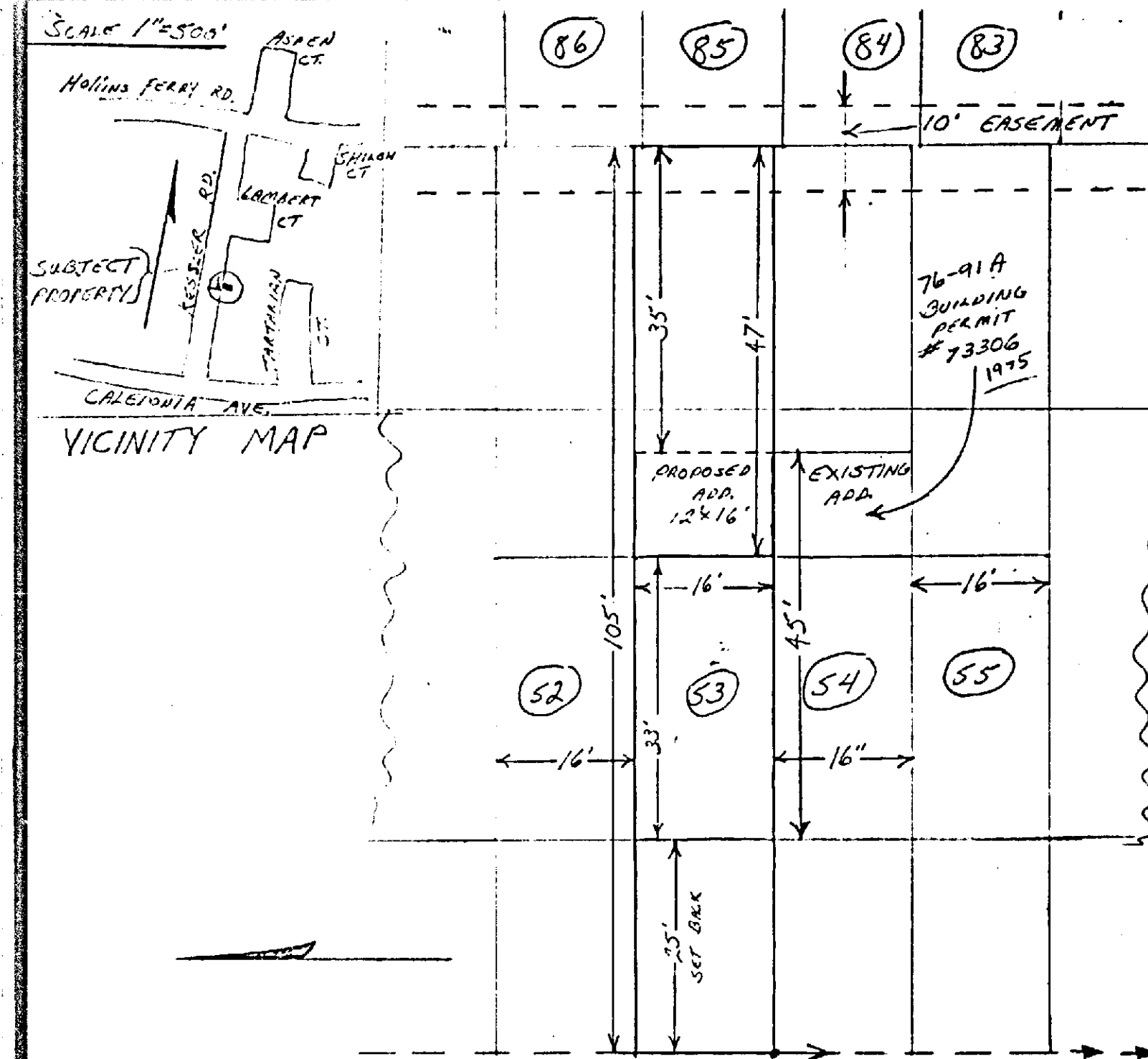
PETITION FOR VARIANCE  
13th Election District  
LOCATION: East side of Kessler  
Road, 384' North of the centerline of  
Caledonia Avenue (3221 Kessler  
Road)  
DATE AND TIME: Tuesday, Oc-  
tober 15, 1985 at 2:00 p.m.  
PUBLIC HEARING: Room 106,  
County Office Building, 111 W.  
Chesapeake Avenue, Towson,  
Maryland  
The Zoning Commissioner of Bal-  
timore County, by authority of the Zon-  
ing Act and Regulations of Baltimore  
County, will hold a public hearing:  
Petition for Variance from Section  
1802.3.B (V.I.C.4) to permit a rear  
yard setback of 35' in lieu of the re-  
quired 50'.  
Being the property of Bernard V.  
Miller, 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 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. 26.



PLAT FOR ZONING VARIANCE  
OWNER - BERNARD & ELIZABETH MILLER  
SUBDIVISION - RIVERVIEW  
LOT NO. 53 BOOK 6  
BOOK NO. 22, P. 210 20  
SCALE = 1" = 16'  
Zoning DR 10.5

#37

SEPT 26 1985



PLAT FOR ZONING VARIANCE  
OWNER - BERNARD & ELIZABETH MILLER  
SUBDIVISION - RIVERVIEW  
LOT NO. 53 BOOK 6  
BOOK NO. 22, P. 210 20  
SCALE = 1" = 16'  
Zoning DR 10.5

#37

PLAN 2A  
SW 1/4  
ELECTION  
DISTRICT 13  
DATE 4/15/86  
TYPE  
HEARING A  
BY SE  
FINAL  
BY

#### CERTIFICATE OF PUBLICATION

TOWSON, MD., September 26, 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 26, 1985.

THE JEFFERSONIAN,

*18 Venturi*

Publisher

Cost of Advertising  
24.75

#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-160-A

District 13th  
Posted for: Variance  
Petitioner: Bernard V. Miller Jr.  
Location of property: E/S of Kessler Road, 384' North of the  
C/L of Caledonia Avenue (3221 Kessler Road)  
Location of Signs: On post of 3221 Kessler Road  
Remarks: S.D. Prater  
Posted by: S.D. Prater  
Signature  
Number of Signs: 1  
Date of Posting: September 26-85  
Date of return: Sept. 27, 1985