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 Sections\_1802.3.C.1 to permit a setback of 7 feet for an open deck\_\_\_ on-a-side-street-instead-of-the-required-11-25-feet-(see-side-yard-Variance------Case No. 84-91-2). 0 PETITION FOR VARIANCE of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) BALTIMORE COUNTY OFFICE OF PLANNING & ZONING I have a sliding glass door on the side of my house approximately 5 feet from ground level and would like to construct an 8' x 16' sun deck. This would IN RE: PETITION FOR VARIANCE BEFORE THE TOWSON, MARYLAND 21204 NW/corner Maryland and Raynor give me an additional entrance to the house. Avenues (429 Maryland Avenue) \* DEPUTY ZONING COMMISSIONER 1st Election District I feel it would also improve the appearance of the house. ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY JEAN M. H. JUNG LOCATION: David C. Dash, et ux, DEPUTY ZONING COMMISSIONER Case Nc. 86-179-A November 6, 1985 Petitioners Property is to be posted and advertised as prescribed by Zoning Regulations. DATE AND TIME: 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. \* \* \* \* \* \* \* \* \* \* PUBLIC HEARING: Mr. and Mrs. David C. Dash 429 Maryland Avenue The Petitioners herein request a variance to permit a setback of 7 feet for Baltimore, Maryland 21228 I/We do solemnly declare and affirm the 4/15/86 under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. an open deck on a side street in lieu of the required 11.25 feet. Testimony indicated that the Petitioners purchased the existing house with-RE: PETITION FOR VARIANCE NW/corner Maryland and Raynor Contract Purchaser: out knowledge of Petition 84-91-A (Order dated October 14, 1983) which granted a Legal Owner(s): Avenues (429 Maryland Avenue) David C. Dash 1st Election District variance to construct a dwelling within 15 feet of the side property line along (Type or Print Name) David C. Dash, et ux. (Type or Print Name) required 11.25'. Petitioners Way ( Nal Raynor Avenue in lieu of the required 25 feet. The house was constructed with Case No. 86-179-A Signature Dear Mr. and Mrs. Dash: sliding glass doors approximately 4½ feet above ground level. There have been Karen I. Dash I have this date passed my Order in the above captioned matter in accordno steps, stoop or deck outside of those doors. The Petitioners propose to (Type or Print Name) ance with the attached. ann. build an  $8' \times 16'$  open wooden deck. There were no protestants. City and State Very truly yours, After due consideration of the testimony and evidence presented, and it ap-Attorney for Petitioner: 429 Maryland Ave. 788-2427 pearing that strict compliance with the Baltimore County Zoning Regulations (Type or Print Name) JEAN M. H. JUNG (BCZR) would result in practical difficulty and unreasonable hardship upon the Deputy Zoning Commissioner Baltimore, Maryland Petitioners, and the granting of the variance requested would not adversely af-City and State JMHJ:bg Name, address and phone number of legal owner, confect the health, safety, and general welfare of the community, and, therefore, tract purchaser or representative to be contacted Attachments the variance should be granted. cc: People's Counsel Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore Attorney's Telephone No.: day of November, 1985, that the herein Petition for ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_ Variance to permit a setback of 7 feet for an open deck on a side street in lieu of \_\_\_\_\_Sectember \_\_\_\_\_, 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 the required 11.25 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order County on the \_\_\_30th \_\_\_\_ day of \_\_October \_\_\_\_, 1985\_\_, at 10:00\_ o'clock ORDER eputy Zoning Commissioner //of Baltimore County The state of the s OA BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 ARNOLD JACLON ZONING COMMISSIONER RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER PERMICH FOR VARIANCE
LOCATION Number of sylind and Paper Avenue (40) NW Corner of Maryland OF BALTIMORE COUNTY 7 6 & Raynor Aves. (429 October 24, 1985 Maryland Ave.), OFFICE OF PLANTAGE & ZONETA 1st District Mr. & Mrs. David C. Dash 429 Maryland Avenue Case No. 86-179-A DAVID C. DASH, et ux, Baltimore, Maryland 21228 The Berling Commissioner ( Petitioners Ballman County, by underly of the Zyning Art and Regulations of Bullman County, will hald a public On the northwest side of Maryland Avenue 40 feet wide and Raynor Avenue ::::::: Pedign for Vertazons from Sec-tors 1902.3.G.1 and 301.1 to pur-40 feet wide. Being Lots 90 and 91, Block 5 as shown on Plat of ENTRY OF APPEARANCE mile suthers of 7 for an open desh as a side street in loss of the required 11 diff. Same the property of David G. David, of us on shower on the pitti-Re: Petition for Variance Catonsville Heights. Recorded in Baltimore County in Plat Book W.P.C. 6 NW/cor. Maryland & Raynor Aves. (429 Maryland Avenue) Please enter the appearance of the People's Counsel in the above-Clash, or as an element on the past that with the Zording Office. In the event that the Publish is granted, a building points may be termed within the they (CO) day appeal period. The Zording Com-missioner will, between, entertain any request for a stay of the in-Folio 178. Also known as 429 Maryland Avenue in the O1 Election District. lst Election District David C. Dash, et ux - Petitioners Case No. 86-179-A captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or any request for a stay of the lasource of said points diving this
people for good names shown. Such
request must be seconded in writing
by the date of the hearing, out above
or made of the hearing.

— SY OPICER OF
APPLOID JABLON
ZOMING COMMOSSIONER
OF SALTMORE COUNTY
TOLLISM 18 final Order. Dear Mr. & Mrs. Dash: This is to advise you that \$44.49 is due for advertising and posting of the above property. This fee must be paid before an Order is issued. 86-179-A Phyllis Cole Friedman Phyllis Cole Friedman CERTIFICATE OF PUBLICATION 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 People's Counsel for Baltimore County PETITION FOR VARIANCE
List Election District October 10 Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the horizon. OCATION: Northwest correr of LOCATION: Northwest correct of Maryland and Raynor Avenues (429 Maryland Avenue)

DATE AND TIME: Wednesday, October 30, 1985 at 10:00 s.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chescpeake Avenue, Towson, Maryland Peter Max Zimmerman THIS IS TO CERTIFY, that the annexed advertisement was Deputy People's Counsel Rm. 223, Court House published in THE JEFFERSONIAN, a weekly newspaper printed Towson, MD 21204 BALTIMORE COUNTY, MARYLAND 494-2188 and published in Towson, Baltimore County, Md., appearing on OFFICE OF FINANCE - REVENUE DIVISION The Zoning Commissioner of Baltimore County, by suthority of the Zoning Act and Regulations of Baltimore County, will hold a public nearing: MISCELLANEOUS CASH RECEIPT October 10 I HEREBY CERTIFY that on this 17th day of October, 1985, a copy Relibited Petitica for Variances from Sections B02.3.C.1 and 301.1 to persuit a artof the foregoing Entry of Appearance was mailed to Mr. and Mrs. David JABLON back of 7' for an open deck on a side street in ties of the required 11.25', Commissioner THE JEFFERSONIAN. AMOUNT \$ 44.49 Being the property of David C. Dash, et ux as shown on the plat filed C. Dash, 429 Maryland Ave., Baltimore, MD 21228, Petitioners. with the Zoning Office.

In the event that this Petition is RECEIVED MA RAILIA LOSA CLICA grutted; a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain may re use for a stay of the assuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the basis or a stay of the control of t Peter Max Zimmerman in writing by the date of the hearing re bove or made at the bearing,
By Order O.

ARNOLD JABLON
Zoning Commission of
of Baltimore County

1st Election District Northwest corner of Maryland and Raynor Avenues (429 Maryland Avenue) Wednesday, October 30, 1985 at 10:00 a.m. 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 Variances from Sections 1802.3.C.1 and 301.1 to permit a setback of 7' for an open deck on a side street in lieu of the David C. Dash, 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

ron Uducation & Parting 86 179-4

86179-A

Office of

10750 Little Patuxent Pkwy

PETITION FOR VARIANCE

weekly newspapers published in Baltimore County, Maryland

once a week for \_\_\_\_\_one \_\_successive weeks before

the 12 day of October 19 85, that is to say,

October 10, 1985

THIS IS TO CERTIFY, that the annexed advertisement of

was inserted in the following:

Catonsville Times

the same was inserted in the issues of

October 10 19 85

Cost of Advertising

22.00

86-179-A

PETITION FOR ZONING VARIANCE

Mr. & Mrs. David C. Dash 429 Maryland Avenue Baltimore, Maryland 21228

September 27, 1985

NOTICE OF HEARING RE: PETITION FOR VARIANCE NW/cor. Maryland & Raynor Aves. (429 Maryland Avenue) 1st Election District David C. Dash, et ux, Petitioners Case No. 86-179-A

TIME: 10:00 a.m.

DATE: Wednesday, October 30, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 21, 1985

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

Mr. David C. Dash 429 Maryland Avenue Baltimore, Maryland 21228

> RE: Item No. 54 - Case No. 86-179-A Petitioners - David C. Dash, et al Variance Petition

Bureau of Dear Mr. Dash: Engineering

Zoning Administration

Department of The Zoning Plans Advisory Committee has reviewed the plans sub-Traffic Engineering mitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action State Roads Commission requested, but to assure that all parties are made aware of plans or Bureau of problems with regard to the development plans that may have a bearing Fire Prevention on this case. The Director of Planning may file a written report with Health Department the Zoning Commissioner with recommendations as to the suitability of Project Planning the requested zoning. Building Department Board of Education

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 Chairman Zoning Plans Advisory Committee

JED:nr Enclosures BALTIMORE COUNTY CEFFICE OF PLANNING AND ZONING TOWSON MARYLAND 21204

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

Dear Mr. Jablon:

OCTOBER 7, 1985

Re: Zoning Advisory Heeting of AUGUST 20, 1985

Item + 54
Property Owner: David C. Dash, et al
Location: LUK OF MARYLOUD + RATHOR AUE'S

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 pennit. )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 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 3ill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council.

cc: James Hoswell

Chier, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204

STEPHEN E. COLLINS DIRECTOR

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

> -ZAC- Meeting of August 20, 1985 Item No. 54 Property Owner: Location: Existing Zoning:

David C. Dash, et al n/w corner of Maryland & Raynor Avenues Variance to permit a setback of 7' for an open deck on a side street instead of the required 11.25' (see Case 84-91-A)

Acres: District:

.124 acres 4th Election District

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on

this particular item.

Michael S. Flanigan

Traffic Engineering Associate I

MSF/bza

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 PAUL H. REINCKE 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: David C. Dash, et al

Location: N/W corner of Maryland and Raynor Avenues

Item No.: 54

Gentlemen:

Zoning Agenda: Meeting of August 20, 1985

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.

REVIEWER: At the State of Moted and Roy W. Kemmer Planning Group

Special Inspection Division

Noted and Roy W. Kemmer

Fire Prevention Bureau

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 494-3610 TED ZALESKI, JR.

September 10, 1985

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

54 Zoning Advisory Committee Meeting are as follows:

David C. Dash, et al

N/W Corner Maryland and Raynor Avenues Districts

APPLICABLE ITEMS ARE CIRCLED: All structures shall conform to the Baltimore County Building Code ms adopted by Council Bill #17-B5, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(E) 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 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 exterior wall within 3'-0 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.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore
- 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 \_\_\_\_\_\_\_\_, or to Mixed Uses \_\_\_\_\_\_\_\_, or \_\_\_\_\_\_\_. See Section 312 of the Building Code.
- . 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.
- D comments: The deck shall be designed to support a 60 lb. live load, and shall be of treated weather and insect resistant wood.
- 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 122 of the County Office Building at 111 W. Chesapeake Avanue, Towton, Maryland 21204. Marks Esturbles

  BY: C. E. Burnhen, Thief
  Building Plans Heview

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner October 21, 1985 Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-174-A, 86-175-XA, 86-179-A, 86-181-A, 86-183-A, 86-184-A, and 86-185-A

There are no comprehensive planning factors requiring comment

Office of Planning and Zoning

NEG:JGH:slm

on these petitions.

86-174-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting October 9, 1985 Petitioner: David C. Lach, et ex Location of property: N/W some Maryland & Rayner anes. (429 Location of Signe 7/11 corner of Maryland + Raynor areis ante Date of return: October 18, 1985

Number of Signs: /

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Petitioner <u>David C. Dash</u>, et al Petitioner's Attorney

Chairman, Zoning Plans
Advisory Committee

