

RE: PETITION FOR VARIANCE
E/S Topwood Ct., 300'
S of Centerline of
Skywood Ct., 9th Dist.
TERRY PAGE, et ux,
Petitioners

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-181-A

ENTRY OF APPEARANCE

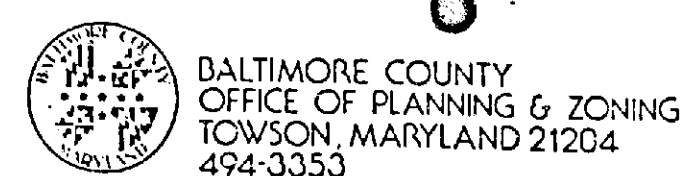
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final order.

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 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Terry Page, 9107 Topwood Ct., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

October 24, 1985

Mr. & Mrs. Terry Page
9107 Topwood Court
Baltimore, Maryland 21234

Re: Petition for Variance
E/S Topwood Ct., 300' S. of the
c/l Skywood Ct., (9107 Topwood Ct.)
9th Election District
Terry Page, et ux - Petitioners
Case No. 86-181-A

Dear Mr. & Mrs. Page:

This is to advise you that \$65.25 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, 111 West Chesapeake Avenue, Towson, Maryland 21204.

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

No. 012440

DATE: 10-24-85 ACCOUNT: R-01-015-000

AMOUNT: \$ 65.25

RECEIVED FROM: Terry Page

FOR: Payment of Petition Fee 86-181-A

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Terry Page
9107 Topwood Court
Baltimore, Maryland 21234

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Topwood Ct., 300' S of the
c/l Skywood Ct. (9107 Topwood Ct.)
9th Election District
Terry Page, et ux, Petitioners
Case No. 86-181-A

TIME: 11:00 a.m.

DATE: Wednesday, October 30, 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. 008647

DATE: 10-27-85 ACCOUNT: R-01-015-000

AMOUNT: \$ 35.00

RECEIVED FROM: Terry Page

FOR: Payment of Petition Fee 86-181-A

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1985

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

Mr. and Mrs. Terry Page
9107 Topwood Court
Baltimore, Maryland 21234

RE: Item No. 49 - Case No. 86-181-A
Petitioners - Terry Page, et ux
Variance Petition

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. and Mrs. Page:

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.

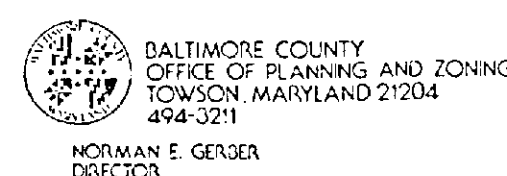
Very truly yours,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:ntr

Enclosures

cc: Kilde Consultants, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3221

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

OCTOBER 7, 1985

Re: Zoning Advisory Meeting of August 20, 1985
Item # 49
Property Owner: TERRY PAGE, et ux
Location: E/S TOPWOOD CT. S. OF C/L OF SKYWOOD CT.

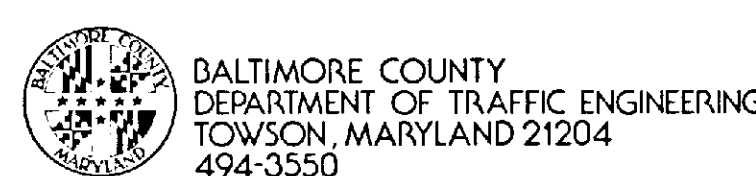
Dear Mr. Jablon:

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 22-88 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 is _____.
- ☐ The property is located in a traffic area controlled by a top level intersection as defined by Bill 178-79, and its 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. Sober
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 49 ZAC Meeting August 20, 1985
Property Owner: Terry Page, et ux
Location: E. Side Topwood Court, S. of centerline of Skywood Court
Existing Zoning: D.R.2
Proposed Zoning: Variance to permit an accessory structure (shed) to be located in the side yard instead of the required rear yard.
Acreage: 60 x 120
District: 9th Election District

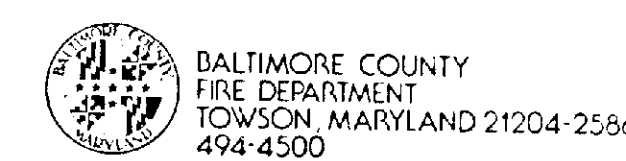
Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bza



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: Terry Page, et ux

Location: E side Topwood Court, S of centerline of Skywood Court

Item No.: 49 Zoning Agenda: Meeting of August 20, 1985

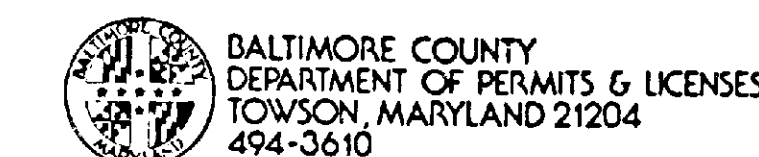
Gentlemen:

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 of _____ 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.
- ☒ 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. Shed shall not block windows for rescue in dwelling unit.
- ☐ 6. Site plans are approved, as drawn.
- ☐ 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Paul H. Reincke* Noted and Approved: *Roy W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

September 10, 1985

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

Dear Mr. Jablon:

Comments on Item # 49 Zoning Advisory Committee Meeting are as follows:

Property Owner: Terry Page, et ux
Location: E side Topwood Court, S of c/l of Skywood Court
District: 9th.

APPLICABLE STANDARDS ARE CHECKED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Enclosed and Aged (A.R.C. #110 - 1990) 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 Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating or exterior walls closer than 4'-0" to an interior lot line. B-4 The 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 party wall. See Table 101, Section 101.7, Section 101.8 and Table 101.2. 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 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 alternative 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 Groups are from the _____ to the _____ or to Allow Use _____ See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. 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 finished floor levels including basement.
- J. Comments: _____
- 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 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles P. Burman
Charles P. Burman, Chief
Building Plans Review

LJ2/85

JUN 12 1986

INTER-OFFICE CORRESPONDENCE

Date October 21, 1985

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

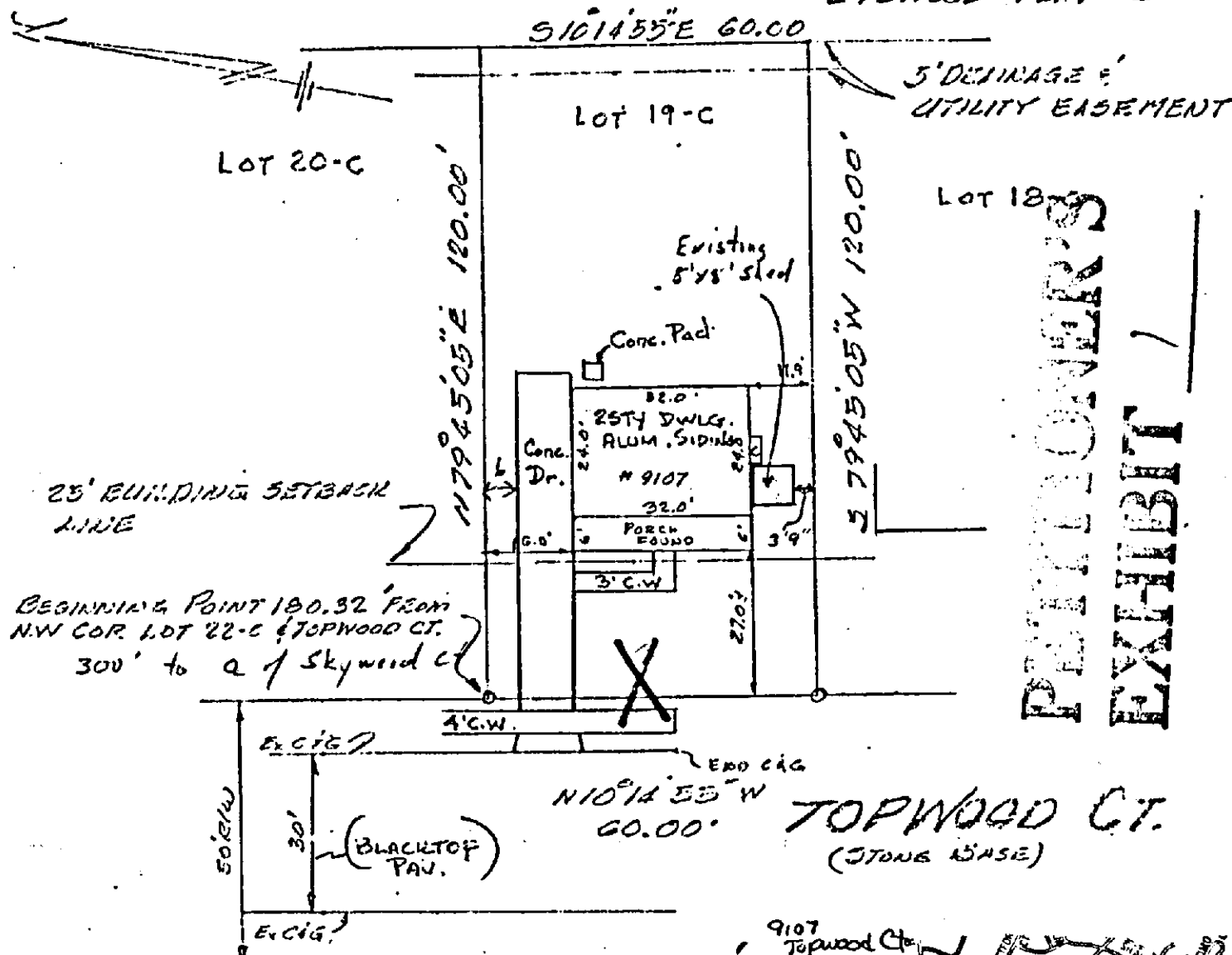
There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Office of Planning and Zoning

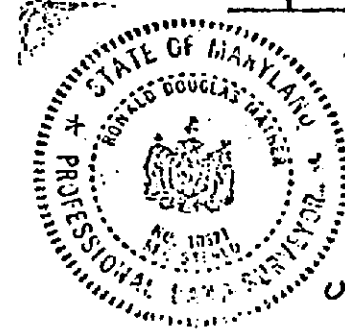
NEG:JGH:slm

Plat showing property known as #9107 Topwood Court, Baltimore County, Maryland. Also known as Lot 19, Block "C" as shown on Plat 3, "SYLWOOD" recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K., Jr, 45, Folio 116. *Electra District 8 DR?*

"SYLWAGD" PLAT 2



PERMANENT
EXHIBIT



Plat for Variance

UPDATED 9-24-84

THIS IS TO CERTIFY that I have located the improvements on the lot shown hereon, and that said improvements exist, and that said improvements lie entirely within the boundaries.

Ronald Douglas Mathes
Per KIDDE CONSULTANTS, INC.
THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF
PROPERTY LINES

Per KIDDE CONSULTANTS, INC.

THIS PLAT NOT INTENDED FOR USE IN THE ESTABLISHMENT OF
PROPERTY LINES

9107 Topwood Ct

21234

SPRINGWOOD COUNTY

HOWARD COUNTY

PRINCE GEORGES COUNTY

Topwood Ct

Cromwell Bridge Rd

Pine Grove ES

Shavlin

Class Ct

Lowell Ridge

Joppa Heights

KIDDE CONSULTANTS, INC.

1020 Cromwell Bridge Road

Baltimore, Maryland 21204

#49

I.D. CV-84073
1/12 E-472-1 Scale: 1"=30'

Rev. 9/77 301

TOWSON, MD., _____, October 10, 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 October 10, 1985.

THE JEFFERSONIAN.

Cost of Advertising

22.00

PETITION FOR VARIANCE
9th Election District

LOCATION: East side of Topwood Court, 300' South of centerline of Skywood Court (9107 Topwood Court)
DATE AND TIME: Wednesday, October 30, 1985 at 11:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 400.1 to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear street.

Private Pol
24 Ho

TOWSON, MD., October 9, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 9 19 85

TOWSON TIMES.

38.25

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9TH Date of Posting: 10/4/83
 Posted for: Variano
 Positioner: Terry Page, etax
 Location of property: E/S Topwood Ct, 300" S / 344 Wood Ct
9107 TOPWOOD CT.
 Location of Signs: Facing TOPWOOD CT, approx. 12' E. of driveway,
on property of Plaintiff
 Remarks: _____
 Posted by: [Signature] Date of return: 10/5/83
 Signature
 Number of Signs: 1

Case No. 86-181-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
24th day of September, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner Terry Page, et ux
Petitioner's
Attorney

Received by: James E. Roberts
Chairman, Zoning Plans
Advisory Committee