TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:			요요요요. 그렇게 하는 것들은 이 이 이 아는 이 없는 이 아이를 하는 것이 되는 것이 되고 싶을 수 있습니다. 이 전략이 되는 것이 되는 것이 되는 것이 되는 것이다. 그렇게 되는 것이다. 그리고 있는 이 경험들이 보고 하게 되는 것은 것도 있습니다. 이 그는 것이 아이들에 되는 것이 되는 것이 되는 것이다. 그리고 싶은 것이 되는 것을 하는 것이 것을 수 있습니다. 이 전략을 되는	
The undersigned, legal cwner(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	Raymon Raymon V/S S1			
Variance from Section 1B02.3.C.1 to permit a lot width of			· 보통 등 사용 등 경험 등 보통 등 경험 등 등 경험 등 등 등 경험 등 기계 등 기계 등 경험 등 기계 등 기계 등 기계 등 기계 등 등 등 등 등 기계 등 등 등 등	
49.08' instead of the required 55'	Luemer e. 72		en de la companya de La companya de la co	
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)	SAR E			
To construct new home	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204			
	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	IN RE: PETITION FOR VARIANCE # BEFORE THE W/S Simms Avenue, 72'S of Simms Court, (9022 Simms Ave.) # DEPUTY ZONING COMMISSIONER	accordance with the plan submitted and filed herein, is hereby GRANTED, from and	
	ARNOLD JABLON JEAN M. H. JUNG ZONING COMMISSIONER DEPUTY ZONING COMMISSIONER	11th Election District # OF BALTIMORE COUNTY Raymond O. Pluemer, et ux,	after the date of this Order.	
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	November 12, 1985	Case No. 86-186-A Petitioners		
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.	Mr. and Mrs. Raymond Pluemer		Deputy Zoning Commissioner	
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.	9022 Simms Avenue Baltimore, Maryland 21234	The Petitioners herein request a variance to permit a lot width of 49.08 feet in lieu of the required 55 feet.	U of Baltimore County JMHJ:bg	
Contract Purchaser: Legal Owner(s): Raymond 0. Pluemer	RE: PETITION FOR VARIANCE	Testimony by the Petitioner indicated that five years ago he purchased the		
(Type or Print Name)	W/S Simms Avenue, 72' S of Simms Court, (9022 Simms Ave.) 11th Election District	existing two-story frame residence located on property with a front footage of 104.08 square feet. Family needs require three bedrooms, more than one bath,		
Signature Signature HEARING. A	Raymond O. Pluemer, et ux, Petitioners Case No. 86-186-A	more living space and a usable basement. He considered an addition but that is		
Address (Type or Print Name) Mary Ellen Ruener	Dear Mr. and Mrs. Pluemer: I have this date passed my Order in the above captioned matter in accord-	not feasible aesthetically or financially. Therefore, he proposes to subdivide the property in order to create a 55-foot wide lot for a new home for his family		
City and State Signature / Attorney for Petitioner:	ance with the attached.	and to provide a 49.08-foot wide lot for the existing dwelling.		
7022 Simms Ave. 256-4351 (Type or Print Name) Address Phone No.	Very truly yours,	The neighbor adjacent to the proposed 55-foot width lot protested. She has		
Baltimore, Md. 21234 Signature City and State	JEAN M. H. JUNG Députy Zoning Commissioner	recently purchased her home after an investigation as to whether roads or other changes were proposed in the area. The reduction in open space will, in her		
Name, address and phone number of legal owner, contract purchaser or representative to be contacted Raymond O. Pluemer	JMHJ:bg	opinion, be detrimental to her welfare and quality of living.		
City and State Name Attorney's Telephone No.: 9022 Simms Ave. 256-4351	Attachments cc: People's Counsel	After due consideration of the testimony and evidence presented, and it ap- pearing that strict compliance with the <u>Baltimore County Zoning Regulations</u>		
Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, thisday	Ms. Susan Kolberg 9026 Simms Avenue	(BCZR) would result in practical difficulty and unreasonable hardship upon the	<u>경</u> 	
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 through-	Baltimore, Maryland 21234	fect the health, safety, and general welfare of the community, and, therefore,	SSISSIAN SSISSIAN	
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County from the29th		the variance should be granted. Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore	FO FO FOR A STATE OF THE PARTY	
		County, this /2 day of November, 1985, that the herein Petition for Var-	CCE.IV	
Zoning Commissioner of Baltimore County.		iance to permit a lot width of 49.08 feet in lieu of the required 55 feet, in	ER BR	
(over)		ORD ORD DATE	DAT V	
BY BY				
P 2 :				
	PETITION FOR VARIANCE		BALTIMORE COUNTY	
	PETITION FOR VARIANCE 11th Election District	DEA DEFENDING POR LIBERANCE	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353	
	LOCATION: West side of Simms Avenue, 72' South of Simms Court	RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER W/S Simms Ave. 72'S of Simms Ct. (9022 : OF BALTIMORE COUNTY	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 ARNOLD JABLON ZONING COMMISSIONER	
	LOCATION: West side of Simms Avenue, 72' South of Simms Court (9022 Simms Avenue)	W/S Simms Ave. 72'S of Simms Ct. (9022 : OF BALTIMORE COUNTY Simms Ave.), 11th Dist. RAYMOND O. PLUEMER, Case No. 86-186-A		
	LOCATION: West side of Simms Avenue, 72' South of Simms Court (9022 Simms Avenue) DATE AND TIME: Tuesday, October 29, 1985 at 10:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake	W/S Simms Ave. 72'S of Simms Ct. (9022 : OF BALTIMORE COUNTY Simms Ave.), 11th Dist.	ARNOLD JABLON ZONING COMMISSIONER October 24, 1985 Mr. & Mrs. Raymond Pluemer 9022 Simms Avenue	
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VA. IDATION OR SIGNATURE OF CASHIER

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PEARETROBROR Mr. & Mrs. Raymond Pluemer September 27, 1985 9022 Simms Avenue Baltimore, Maryland 21234 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE NOTICE OF HEARING February 7, 1985 115 50 50 50 50 50 50 50 60 60 60 RE: PETITION FOR VARIANCE 141 130 545 60 60 60 60 135 140 100 W/S Simms Ave., 72' S/Simms Ct. COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 Mr. and Mrs. Raymond O. Pluemer (9022 Simms Avenue) 9022 Simms Avenue 11th Election District 75 160 Baltimore, Mayrland 21234 \$,734. \$,614. \$85. \$85. \$71. \$571. \$602. \$602. \$571. \$57 Raymond O. Pluemer, et ux, Petitioners ,431 ,085 ,954 ,129 ,885 ,885 ,885 ,885 ,185 ,185 ,185 .41 .45 .80 .50 .50 .50 .85 .85 .85 2,357.25 2,357.25 5,028.80 RE: Item No. 58 - Case No. 86-186-A No. 008663 BALTIMORE COUNTY, MARYLAND Petitioners - Raymond O. Pluemer, et ux OFFICE OF FINANCE - REVENUE DIVISION Variance Petition MISCELLANEOUS CASH RECEIPT R-01-615 000 Bureau of Dear Mr. and Mrs. Pluemer: 111 West Chesapeake The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments Department of Traffic Engineering are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 \$50.00 State Roads Commissio Bureau of Fire Prevention problems with regard to the development plans that may have a bearing RECKIVED AT UN ME 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 875.00 875.00 875.00 875.00 875.00 875.00 875.00 875.00 875.00 875.00 888 Project Planning Filing fee for ten 58 Placmer Building Department Enclosed are all comments submitted from the members of the Board of Education 8045******3500:a 8098F 875.00 875.00 875.00 Committee at this time that offer or request information on your 1,425 Zoning Administration petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not inform-Industrial VALIDATION OR SIGNATURE OF CASHIER ative will be placed in the hearing file. This petition was accepted 888888888888 1,425.00 1,425.00 1,425.00 for filing on the date of the enclosed filing certificate and a hearing of Baltimore County games E. Dyer, Lec 282 260 188 764 120 120 120 120 120 120 120 120 330 280 112 200 .000 JAMES E. DYER Chairman Zoning Plans Advisory Committee 888 2222222222222 JED:nr Enclosures 7272 246. 402. 192. 192. 172. 172. 174. 174. 174. 177. 172. 172. 262. 288. 288. 280. 192. 192. 25.00 BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-J211 BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 NORMAN E. GERBER DIRECTOR September 10, 1985 PAUL H. REINCKE CHIEF August 26, 1985 August 20, 1985 TED ZALESKI, JR. Mr. Arnold Jablon DIRECTOR Mr. Arnold Jablon Zoning Commissioner Zoning Commissioner County Office Building Office of Planning and Zoning Mr. Arnold Jablon Zoning Commissioner OCTOBER 7,1985 Towson, Maryland 21204 Baltimore County Office Building County Office Building Towson, Maryland 21204 Towson, Maryland 21204 Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Attention: Nick Commodari, Chairman Re: Zoning Advisory Meeting of AUGUST 20, 1985

Item # 58

Property Owner: RAYMOND PLUEMER, etux

Location: W/S SIMMS AUE. 72 SOUTH OF Item No. 58 -ZAC- Meeting of August 20, 1985 Zoning Plans Advisory Committee Property Owner: Raymond Pluemer, et ux Zoning Advisory Committee Heeting are as follows: Location: w/s Simms Avenue 72' south of Simms Court Existing Zoning: D. R. 5.5 RE: Property Owner: Raymond Pluemer, et ux Raymond Pluemer, et ux Dear Mr. Jablon: SIMMS CT. Proposed Zoning: W/S Simms Avenue 72' South of Simms Court Variance to construct a new home to permit The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are Location: W/S Simms Avenue 72' South of Simms Court a lot width of 49.08' instead of the required Districts APPLICABLE ITEMS ARE CIRCLED: Item No.: 58 Zoning Agenda: Meeting of August 20, 1985 (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.

(A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services. 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.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. Gentlemen: Acres: .0395 acres B A building and other miscellaneous permits shall be required before the start of any construction. Pursuant to your request, the referenced property has been surveyed by this District:)This site is part of a larger tract; therfore it is defined as a llth Election District Bureau and the comments below marked with an "X" are applicable and required subdivision. The plan must show the entire tract. 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. record plat will be required and must be recorded prior to issuance of a building permit. to be corrected or incorporated into the final plans for the property. Dear Mr. Jablon:)The access is not satisfactory. The circulation on this site is not satisfactory. () 1. Fire hydrants for the referenced property are required and shall be D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a parait application. Reproduced scale are not acceptable. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the)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 E. All Use Groups except R-4 Fingle Family Deteched 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 101, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line. The Department of Traffic Engineering has no comment on this Department of Public Works. () 2. A second means of vehicle access is required for the site. particular item. Fegulations.

()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 () 3. The vehicle dead end condition shown at 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 arch, tect/Engineer contact this department. 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 EXCEEDS the maximum allowed by the Fire Department. G. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Code. 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 Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas Michael S. Flanigan () 4. The site shall be made to comply with all applicable parts of the Traffic Engineering Associate II Fire Prevention Code prior to occupancy or beginning of operation. H. When filing for a required Change of Use/Cooupency 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 to Mixed Uses

The change of Use Groups are from Use

To Use

See Section 312 of the Building Code. are re-evaluated annually by the County Council. MSF/bza (χ) 5. The buildings and structures existing or proposed on the site shall)Additional comments: comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior I. The proposed project appears to be located in a Flood Plain, Tidal/Riverins. 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 see level for the lot and the finish floor levels including basement. () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments, at this time. Eugene A. Bober Chief, Current Planning and Development 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 issired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 2120k. Noted and Koy W. Temmer REVIEWER: And Approved: Fire Prevention Bureau Special Inspection Division Marks & Sumbe

final desired

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 Petition No. 86-186-A

There are no comprehensive planning factors requiring comment on this petition.

Office of Planning and Zoning

NEG:JGH:s1m

Case No. 86-186-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 the day of September, 1985. Zoning Commissioner Received by: James Petitioner Raymond O. Pluemer, et ux Petitioner's Zoning Plans Advisory Committee Attorney 86-186-A

Number of Signs: 86-186-A CERTIFICATE OF PUBLICATION

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tower, Maryland

PETITION FOR VARIANCE 11th Election District TOWSON, MD., October 10 19 85 LOCATION: West side of Simms
Avenue, 72' South of Simms Court
(9022 Simms Avenue)
DATE AND TIME: Tuesday, October 29, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106, THIS IS TO CERTIFY, that the annexed advertisement was County Office Building, 111 W. Chesapeake Avenue, Towson, The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public Learing:
Petition for Variance from Section 1802.3.C.1 to permit a lot width of 49.08' in lieu of the required 55'.
Being the property of Raymond O. Pluemer, et us as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be insued 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

published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on October 10 19 85

> THE JEFFERSONIAN, Publisher

Cest of Advertising 22.00

86-186-A

U le	Times

Middle River, Md.,	Oct 10 19
This	is to Certify, That the annex
Letter (Shiemes
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was inserted in-Off	e Times, a newspaper print
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and published in Ba	altimore County, once in ea
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and published in Ba	altimore County, once in ea

LOCATION: West side of Simms Avenue, 72' South Of Simms Court (9022 Simms Avenue)

DATE & TIME: Tuesday, October 29, 1935 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.

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Petition for Variance from Section 1802.3.C.1 to permit a lot width of 49.08' in lieu of the required 55'.

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By Order Of Armeld Isbles By Order Of
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Zoning Commissioner
of Baltimore County

Zoning Commissioner of Baltimore County

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