

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

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

- Property is to be posted and advertised as prescribed by Zoning Regulations

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.

VALIDATION OR SIGNATURE OF CASHIER

Lynn L. Patrick
1208 Third Road
Middle River, Maryland 21220

October 15, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
S/S Third Rd. 250' E/Dogwood Rd.
(1208 Third Road)
Lynn L. Patrick, et al - Petitioner
Case No. 86-205-A

TIME: 11:00 a.m.

DATE: Monday, November 18, 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. 012577

DATE 8/30/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Norvel Moore

FOR: Variance # 90

8 5112*****3500: 8036F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
October 23, 1985

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

Ms. Lynn L. Patrick
Ms. Dolores J. Patrick
1208 Third Road
Middle River, Maryland 21220

RE: Item No. 90 - Case No. 86-205-A
Petitioners - Lynn L. Patrick, et al
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 Ladies:

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:nr

Enclosures

CC: Mr. Norvel Moore
15 Chandelle Road
Baltimore, Maryland 21220

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3011
NORMAN E. GERBER
DIRECTOR

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

OCTOBER 31, 1985
(CRITICAL AREA)

RE: Zoning Advisory Meeting of September 10, 1985
Item # 90
Property Owner: LYNN L. PATRICK, et al
Location: S/S Third Rd. 250' E of
Dogwood 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 20-88 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The intended Development Plan was approved by the Planning Board on 10/15/85.
- ☒ Landscaping must comply with Baltimore County Landscape Manual, 1981 17A-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 "D" level intersection as defined by 211.17A-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments:
THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. THE PROPOSED DEVELOPMENT WILL BE REVIEWED BY THE COMPREHENSIVE PLANNING DIVISION.

CC: James Howell

Erin A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Item No. -ZAC- Meeting of September 10, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items 82, 86, 87, 89, & 90.

Michael S. Planigan
Traffic Engineer Assoc II

MSF/blf

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

PAUL H. REINKE
CHIEF

September 26, 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: Lynn L. Patrick, et al

Location: SW/S Third Road, 250' E. of Dogwood Avenue

Item No.: 90

Zoning Agenda: Meeting of 9/10/85

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.
- (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: *John F. O'Neill*
Noted and Approved:
Planning Group
Special Inspection Division

/mb

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

October 24, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 90 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lynn L. Patrick, et al
Location: SW/S Third Road, 250' E of Dogwood Avenue
District: 15th.

APPLICABLE TYPES ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 817-85, the Maryland Code for the Handicapped and Aged (A.D.C. 21.11.1-1-1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: The sets of construction drawings are required to file a permit application. The seal of a professional Engineer or Architect is not required on plans and technical data.
- ☒ 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.
- ☒ All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All 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 107, Section 106.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permeable light/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.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ 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. Modified architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or Mixed Use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 817-85. The plan shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments:
- ☒ 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 Avenue, Towson, Maryland 21204.

Charles S. Bunker
Ch. S. Bunker, Chief
Building Plans Review

4/23/85

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO: Zoning Commissioner
Date: November 4, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Consistency -
Donna Alford, et al (86-202-A, Item 86) and
Lynn L. Patrick, et al (86-205-A, Item 90)

The Baltimore County Office of Planning and Zoning has reviewed these two zoning petitions and has determined that they are consistent with the requirements of Chesapeake Bay Critical Area Law. No mitigation is required in these cases since the increase in land disturbance is extremely minor.

NEG:PJS:vh

cy: Tim Dugan, Special Asst.
to the Director

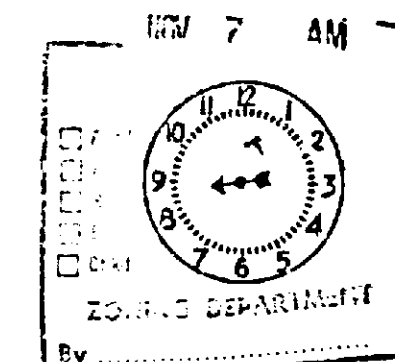
Andrea Van Arsdale
Coastal Zone Planner

James G. Hoswell, Planner
Office of the Director

Audrey Thier
Asst. Coastal Zone Planner

People's Counsel

Susan S. Carroll, Acting Chief
Current Planning & Development Div.



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 5, 1985
NORMAN E. GERBER, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-202-A and 86-205-A

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

NEG:JCH:slm

Norman E. Gerber
Norman E. Gerber, AICP
Director of Planning and Zoning

Petition for Variance

15th Election District
 LOCATION: South Side of Third Road, 250' East of Dogwood Road (1208 Third Road)
 DATE & TIME: Monday, November 18, 1985 at 11:00 a.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 1-BO 3.C.1. (303.1) To permit a front yard setback of 15' instead of the required average of 30' and a side yard setback of 7' instead of the required 10'.
 Being the property of Lynn Patrick, et al, 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

86-205-A

The Times

Middle River, Md., Oct 31 1985

This is to Certify, That the annexed
 Petition
 Reg L 83492

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 3 successive weeks before the 31st day of Oct, 1985
 Joe P. P. Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-205-A

District: 15TH
 Posted for: Variance
 Date of Posting: 10/25/85
 Petitioner: Lynn L. Patrick, et al
 Location of property: 315 Third Rd., 250' E/Dogwood Rd., 1208 Third Rd.
 Location of Signs: Facing Third Rd., Between 12' E. and 12' W. of Dogwood Rd., on property of Petitioner.
 Remarks:
 Posted by: M. Healy
 Signature
 Date of return: 11/1/85
 Number of Signs: 1

Case No. 86-205-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 14th day of October, 1985.

ARNOLD JABLON
 Zoning Commissioner

Petitioner: Lynn L. Patrick, et al
 Petitioner's Attorney

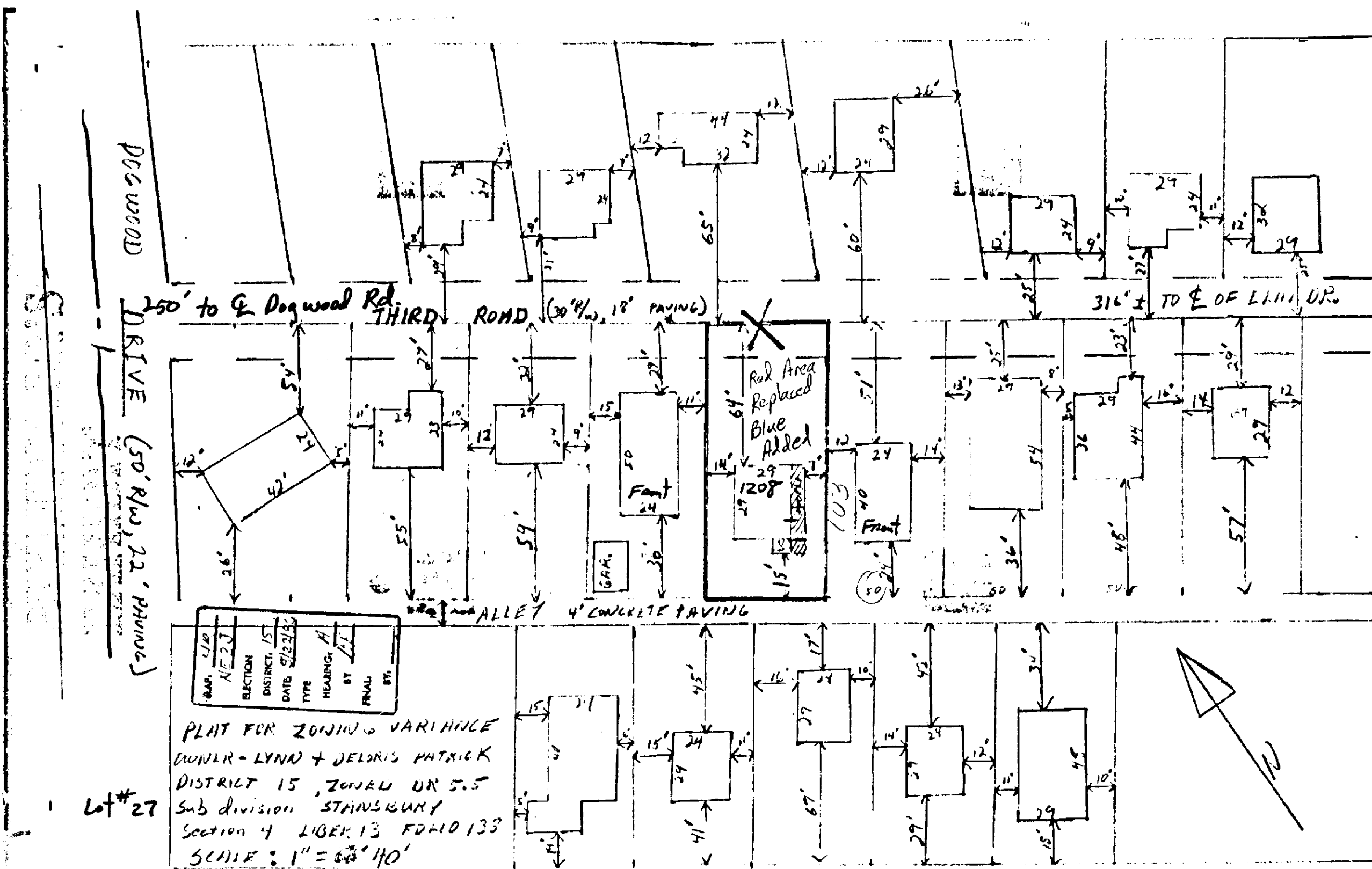
Received by: Carol E. Ryan, Inc.
 Chairman, Zoning Plans
 Advisory Committee

PETITION FOR VARIANCE
 15th Election District
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 By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 Oct. 31.

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 31, 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 31, 1985

THE JEFFERSONIAN,
 Publisher
 Cost of Advertising
 22.00



VACINITY MAP

