86-209-A PETITION FOR ZONING VALIANCE 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 __ LBO2_3B_(202.3) To permit a side yard of six feet (6') in lieu of the required twenty feet (20'). of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) That without the requested side yard variance a necessary kitchen addition cannot be constructed on the side of the existing dwelling thus requiring the positioning of the proposed addition to the side of the lot next to the kitchen. That without the requested variance the Petitioners will sustain practical difficulty and unreasonable hardship since the existing house is located in a manner to preclude the construction of this necessary addition without the requested variance. SILBERMANN & ASSOCIATES PETITION FOR VARIANCE SILBERMANN & ASSOCIATES, INC. Engineers - Planners - Surveyors 10th Election District Engineers • Planners • Surveyors 3. That the requested variance is in strict harmony with the spirit and intent of the Regulations, and will be an improvement to the lot and neighborhood involving no injury to the public health, safety and general welfare. 1703 EAST JOPPA ROAD BALTIMORE MARYLAND 21234 South side of Stanwick Road, 253' West of Summer Hill Drive LOCATION: (301) 661-5888 Property is to be posted and advertised as prescribed by Zoning Regulations. (2427 Stanwick Road) August 21, 1985 subdivision Plat entitled, "Section One, Summer Hill," recorded among 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. the Land Records of Baltimore County in Plat Book GLB 23 Folio 123. Wednesday, November 20, 1985 at 10:30 a.m. DATE AND TIME: DESCRIPTION OF A PARCEL OF LAND ON THE SOUTHWEST SIDE OF STANWICK The improvements being known as 2427 Stanwick Road, Baltimore. ROAD IN BALTIMORE COUNTY, MARYLAND KNOWN AS 2427 STANWICK ROAD. Room 106, County Office Building, 111 West Chesapeake PUBLIC HEARING: I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property Avenue, Towson, Maryland Maryland. Beginning for the same at a point on the Southwest side of which is the subject of this Petition. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Stanwick Road as proposed to be laid out 50 feet wide, said point of heginning being distant South 73° 16' 39" West 1110.33 feet from a stone Regulations of Baltimore County, will hold a public hearing: Contract Purchaser: Legal Owner(s): Petition for Variance from Section I.BO2, 3B (202.3) to permit a side yard Augelo R/Tegter at the end of the fourth or North 22° 21' East 1393.37 feet line of that of six feet (6') in lieu of the required twenty feet (20'). Very truly yours, (Type or Print Name) tract of land, which by deed dated December 14, 1926 and recorded among DISTRICT, /D the land records of Baltimore County in Liber WPC #641 Folio 1 was DATE 5/22/66 conveyed by George H. Eckhart and wife to Charles E. Rieman and wife. (Type or Print Name) Address and running thence for lines of division the five following courses and Harvey Silbermann, P.E. Professional Engineer distances; viz: City and State Maryland P.E. # 4240 !) South 31° 53' 10" West 365.00 feet Attorney for Petitioner: Being the property of Angelo R. Teeter the plat filed with the Zoning Office. 2) South 58° 06' 50" East 165.00 feet 628-6574 2427 Stanwick Rd 3) North 31° 53' 10" East 230.00 feet (Type or Print Name) In the event that this Petition is granted, a building permit may be issued within 4) South 58° 06' 50" East 30.00 feet Phoenix, Maryland 21131 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 Signature City and State 5) North 35° 43' 55" East 123.32 feet good cause shown. Such request must be received in writing by the date of the Name, address and phone number of legal owner, conhearing set above or made at the hearing. tract purchaser or representative to be contacted To intersect the said Southwest side of Stanwick Road, Mary H. Teeter Thence, binding on the said Southwest side of Stanwick Road the ARNOLD JABLON City and State ZONING COMMISSIONER two following courses and distances, viz: Attorney's Telephone No.: ______2427 Stanwick Rd. OF BALTIMORE COUNTY 6) North 54° In' 05" West 153.42 feet RDFRED By The Zoning Commissioner of Baltimore County, this _____14th_____ day Thence, binding along a 7) curve to the left with a radius of 748.48 feet for an arc length of 50.24 feet, said curve being subtended by a chord bearing North 56° 11' 28" West 50.23 feet to the place of beginning. Containing 1.456 Acres of land, more or less Being known and designated as Lot #22, Block "C," on that certain BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 16, 1985 BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING October 23, 1985 Mr. Angelo R. Teeter TOWSON, MARYLAND 21204 2427 Stanwick Road Phoenix, Maryland 21131 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Yowson, Maryland 21204 Mr. and Mrs. Angelo R. Teeter 2427 Stanwick Road ARNOLD JABLON NOTICE OF HEARING JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER Phoenix, Maryland 21131 : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE RE: PETITION FOR VARIANCE S/S Stanwick Rd., 253 S/S Stanwick Rd., 253' W/Summer Hill Dr. OF BALTIMORE COUNTY November 12, 1985 W of Summer Hill Dr. RE: Item No. 99 - Case No. 86-209-A (2427 Stanwick Rd.) (2427 Stanwick Rd.), Petitioner - Angelo R. Teeter 10th Flection District 10th District Variance Petition Angelo R. Teeter - Petitioner Case No. 86-209-A : Case No. 86-209-A Mr. Angelo R. Teeter ANGELO R. TEETER, MZMBERS 2427 Stanwick Road Petitioner Dear Mr. and Mrs. Teeter: Bureau of TIME: 10:30 a.m. Phoenix, Maryland 21131 :::::: Engineering The Zoning Plans Advisory Committee has reviewed the plans sub-Department of DATE: Wednesday, November 20, 1985 ENTRY OF APPEARANCE 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 Re: Petition for Variance PLACE: Room 106, County Office Building, 111 West Chesapeake requested, but to assure that all parties are made aware of plans or S/S Stanwick Rd., W/Summer Hill Dr. Bureau of Please enter the appearance of the People's Counsel in the aboveproblems with regard to the development plans that may have a bearing Fire Prevention (2427 Stanwick Rd.) on this case. The Director of Planning may file a written report with Avenue, Towson, Maryland Health Department captioned matter. Notices should be sent of any hearing dates or other 10th Election District the Zoning Commissioner with recommendations as to the suitability of Angelo R. Teeter - Petitoner Project Planning the requested zoning. Case No. 86-209-A proceedings in this matter and of the passage of any preliminary or final Building Department Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your Dear Mr. Teeter: Soning 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 This is to advise you that \$61.00 is due for advertising and posting of the above property. This fee must be paid before an ative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing Order is issued. Phyllis Cole Friedman scheduled accordingly. People's Counsel for Baltimore County THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON Very truly yours, THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. the time it is placed by Max Jumen No. 012401 BALTIMORE COUNTY, MARYLAND JAMES E. DYER BALTIMORE COUNTY, MARYLAND Peter Max Zimmerman OFFICE OF FINANCE - REVENUE DIVISION ore County, Maryland, and remit OFFICE OF FINANCE - REVENUE DIVISION Deputy People's Counsel MISCELLANEOUS CASH RECEIPT Zoning Plans Advisory Committee ilding, Towson, Maryland Room 223, Court House MISCELLANEOUS CASH RECEIPT -R-01-615-600 Towson, MD 21204 JED:nr 494-2188 Enclosures AMOUNT_\$(1,00) I HEREBY CERTIFY that on this 22nd day of October, 1985, a copy cc: Silbermann and Associates 1703 2.Joppa Road of the foregoing Entry of Appearance was mailed to Angelo R. Teeter, Baltimore, Maryland 21234 Petitioner, and Mary H. Teeter, who requested notification, 2427 Stanwick Road, Phoenix, MD 21131. 8 0949 m r m m m 6 6 12 6 m a 2 2 5 4 F B 069****** 3500** 3003* lax Comerna VALIDATION OR SIGNATURE OF CASHIER VALIDATION OR SIGNATURE OF CASHIER A STATE OF THE STA

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 xpck result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should should should have be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this -21day of ______, 19 85 ___, that the herein Petition for Zoning Variance to permit a side yard setback of 6 feet instead of the required 20 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following: 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this

time is at his own risk until such time as the applica-

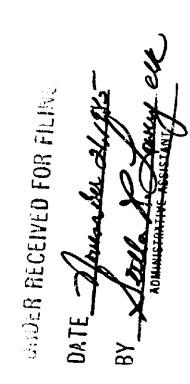
ble appellate process from this Order has expired. If,

for whatever reason, this Order is reversed, the Peti-

tioner would be required to return, and be responsible for returning, said property to its original condition.

Baltimore county

cc: Mr. Angelo R. Teeter People's Counsel



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 November 5, 1985 TED ZALESKI, JR.

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

DIRECTOR

Dear Mr. Jablon: Comments on Item # 99 Zoning Advisory Committee Meeting are as follows:

SW/S Stanwick Road, 457.51' NW of Summer Hill Drive Locations District:

APPLICABLE ITEMS ARE CIRCLED: All surrictures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 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/is not required on plans and technical data.

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 permit application. Reproduced scale 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 County Building Code.

H. When filing for a required Change of Use/Cocupancy 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 scals are usually required. The change of Use Groups are from Use to Use, or to Mixed Uses.

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 "dopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

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

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

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

OCTOBER 31, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985

Item * 99 Property Owner: ANGELO TECTER Location: SW/S STANWICK RD . 457.51 NW OF SUMMER HILL DRIVE . The Division of Current Planning and Development has reviewed the subject

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 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 ()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)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

petition and offers the following comments. The items checked below are

()The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council.

Capacity Use Certificate has been issued. The deficient service

Eugene A. Bober Chief, Current Planning and Development

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING DEPARTMENT OF TRAFFIC ENG TOWSON MARYLAND 21204

September 25, 1985

1.456

10th

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

STEPHEN E COLLINS DIRECTOR

Item No. 99 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of September 17,1985 Angelo Teeter SW/S Stanwick Road, 457.51 NW of Summer Hill Variance to permit a side yard of 6 feet in lieu of the required 20 feet

Acres: District:

Dear Mr. Jablon:

Item #99 is a C.R.G item.

Traffic Engineer Assoc II

MSF/bld

PETITION FOR VARIANCE

10th Election District

LOCATION: South side of Stanwick Road, 253' West of Summer Hill Drive (2427 Stanwick Road)
DATE AND TIME: Wednesday, November 20, 1955 at 10:30 am.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public bearing:

Petition for Variance from Section I.B02, 3B (202.3) to permit a side yard

of six feet (6') in lieu of the require

twenty feet (20").

Being the property of Angelo R. Teeter 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

hove or made at the hearing.

By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 PAUL H. REINCKE 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: Angelo Teeter Location: SW/S Stanwick Rd. 457.51' NW of Summer Hill Drive

Item No.: 99 Zoning Agenda: Meeting of 9/17/85

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

() 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.

to be corrected or incorporated into the final plans for the property.

() 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.

($_{\rm x}$) 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

() 6. Site plans are approved, as drawn.

to occupancy.

10th Election District

LOCATION: South orde of Starranch

LOCATION: Seath eith of Summer:
Road, 253 West of Summer Mill
Drive (2427 Summer: Road)
DATE AND TIME: Wednesday,
November 20, 1955 at 19:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapeake: Avenue, Towson,
Managed

The Zoning Commissioner of Batta-more County, by authority of the Zoning Act and Regulations of Batta-mare County, will hold a public lear-

Petition for Vanance from Sec-tion J.502, 36 (202.3) to permit a

todaryard of our least (6") on least the required inventy least (20").

Being the property of Angelo Pl. Yes

for an ahouse on the pist lead with the

In the event that this Postion is

granted a building permit may be missed within the thirty (30) day appeal period. The Zoning Comme-

sioner and, however, entention an request for a stey of the neutron of said permit during this period for

good cause shown. Such request must be received as writing by the date of the hearing set above or made at the hearing.

BY ORDER OF

70912-US907 1636

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: At look Kelly 9/16/85 Approved: The First Province of Neill Special Transfer of Neill First Province of Neill Special Transfer of Neill First Province of Neill Special Transfer of Neill Spec Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date November 4, 1985 TO Zoning Commissioner Norman E. Gerber, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 86-191-A, 86-192-A, 86-193-A, 86-196-A, 86-201-A, 86-203-A, 86-204-A, 86-207-A, 86-208-A, 86-209-A, 86-211-A and 86-217-A

There are as comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

CERTIFICATE OF PUBLICATION

October 31 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printedand published in Towson, Baltimore County, Md., appearing on October 31

THE JEFFERSONIAN,

Cost of Advertising 2200

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY \$6-209-A

District 10 T/4	Date of Posting 10/29/85
Posted for: 197127160	
Partitioner Hygolo R. Teeta	? ~
Location of property: 5/5 5/27 Wick	Rd., 253' W/Summer H. Y Divs.
2427 Stank	not Rt.
Location of Signer Fociting Story Wie	+ Pd. Prorux, 10' FT. Youd Way
Dr Aropertu of Potition	oner Planer, 10 Fr. Tood way
•	
Posted by Market Posted	Date of return: 11/1/85
Posted bySignature	Date of return:
Number of Signet	

P.6-209-A CERTIFICATE OF PUBLICATION

TOWSON, MD. October 30th 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 36 , 19 85

TOWSON, TIMES, 18 Venetonli

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

lathour petition has been received and accepted for filing this

Received by: Om SEMBILO Petitioner Angele R. Teeter Petitioner's Chairman, Zoning Plans Attorney Advisory Committee

