

86-217-A #100
PETITION FOR ZONING VARIANCE

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 1802.3B (211.2 & 211.4 & 303.1) to permit front yard setback of 19' in lieu of the required average of 25' and a distance of 44' to the centerline of the street in lieu of the required average of 50' and a rear yard setback of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the 16' in the following reasons: (Indicate hardship or practical difficulty) 1. Owner frequently travels. 2. Garage will not display owner's absence or presence. 3. Garage will provide security for owner's automobile. 4. Garage will remove winter labor burden (ice/snow removal) from owner, widow age 65.

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 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.

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.

Contract Purchaser: Maxine M. Mueller
Legal Owner(s): Maxine M. Mueller
Signature: Maxine M. Mueller
Address: 1011 Marleigh Circle, Towson, Md. 21284
City and State: Towson, Md.
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Maxine M. Mueller, 1011 Marleigh Circle, Towson, Md. 21284, 410-286-0096

ORDERED By the Zoning Commissioner of Baltimore County, this 14th day of October, 1985, 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-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 on the 21st day of November, 1985, at 10:30 o'clock.

ORDER RECEIVED FOR FILING DATE November 29, 1985 BY [Signature]

Case No. 86-217-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 Maxine M. Mueller
Petitioner's Attorney James E. Dyer, Jr.
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1985

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

Ms. Maxine M. Mueller
1011 Marleigh Circle
Towson, Maryland 21204

RE: Item No. 100 - Case No. 86-217-A
Petitioner - Maxine M. Mueller
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 Ms. Mueller:

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:mr

Enclosures

cc: Associated Surveys
1200 Woodburne Avenue
Baltimore, Maryland 21212



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

OCTOBER 31, 1985

Re: Zoning Advisory Meeting of September 24, 1985
Item # 100 MAXINE M. MUELLER
Location: W/S MARLEIGH CIRCLE,
290' NE OF C/ L KENILWORTH DRIVE.

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.
This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
Records plat will be required and must be re-recorded prior to issuance of a building permit.
The access 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 [blank].
This 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 [blank].
The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change fire re-evaluation may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
Additional comments:

cc: James Howell

Funne A. Sobor
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

September 23, 1985

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

Item No. -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The traffic Engineering has no comments for items number 100, 101, 102, 103, 104, 106, 107, 109, 111, 112, and 114.

Michael S. Flanigan
Traffic Engineer, Assoc II

MSF/bld



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: Maxine M. Mueller
Location: W/S Marleigh Circle, 290' NE of centerline Kenilworth Drive
Item No.: 100 Zoning Agenda: Meeting of 9/24/85

Comments:

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 [blank] 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.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: [Signature] Fire Prevention Bureau
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

November 14, 1985

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

Dear Mr. Jablon:

Comments on Item # 100 Zoning Advisory Committee Meeting are as follows:

Property Owner: Maxine M. Mueller
Location: W/S Marleigh Circle, 290' NE of C/L Kenilworth Drive
District: 9th.

APPLICABLE ITEMS ARE CIRCLED:

- 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 (H.B.A.G. #117-1 - 1980) and other applicable Codes and Standards.
A building and other miscellaneous permits shall be required before the start of any construction.
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.
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. Approved seals are not acceptable.
All the Group except Sub Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior wall; closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 1'-0" to an interior lot line. For the Group require a one hour wall if closer than 1'-0" to an interior lot line. Section 1107, Section 1108.2 and Table 1105. No openings are permitted in any exterior wall within 3'-0" of an interior lot line.
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 as a construction type is provided. See Table 401 and 500 and have your Architect/Engineer contact this department.
The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
When filing for a permitted Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure on Engineer seals are usually required. The change of Use/Accessory are from Use [blank] to Use [blank] or to Mixed Use [blank]. See Section 312 of the Building Code.
The proposed project appears to be located in a Flood Plain, Flood/Diversion. Please see the attached copy of Section 716(a) of the Building Code as adopted by Bill #17-85. Site plans shall show the correct construction above sea level for the lot and the finish floor levels including basement.
Comments:
These abbreviated comments call-out 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 final review of any permit. If the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L727/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: November 4, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-191-A, 86-192-A, 86-193-A, 86-195-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 no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director
Norman E. Gerber, Director

NEG:JGH:slm

