

**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 400.1 to permit an accessory structure to be located to the rear third of the lot farthest removed from any street.

Due to the sloping topography the shown location is the only practical area

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: Ronald C. Cole  
(Type or Print Name)  
Signature: Ronald C. Cole  
Address: 111 W. Chesapeake Ave.  
City and State: Towson, Maryland 21204  
Signature: Arnold Jablon  
Address: 111 W. Chesapeake Ave.  
City and State: Towson, Maryland 21204  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Mark's Construction, Inc. P.O. Box 336, 833-030, Baltimore, 21136  
City and State: Baltimore, Maryland  
Attorney's Telephone No.: 833-030

MAP: 3C  
SECTION: NW/4E  
DISTRICT: 3  
DATE: 11/18/85  
TYPE: HEARING  
BY: [Signature]  
FINAL BY: [Signature]

Ronald C. Cole, et ux  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
86-220-A  
101#  
H-088-98

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

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

Mr. and Mrs. Ronald C. Cole  
1 Woodholme Village Court  
Pikesville, Maryland 21208

RE: Item No. 104 - Case No. 86-220-A  
Petitioners - Ronald C. Cole, 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. Cole:

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  
Chairman  
Zoning Plans Advisory Committee

JED:mr  
Enclosures  
cc: Meekins Construction Co.  
P. O. Box 336  
Reisterstown, Maryland 21136

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
STEPHEN E. COLLINS  
DIRECTOR

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

NOVEMBER 6, 1985

RE: Zoning Advisory Meeting of September 24, 1985  
Item # 104  
Property Owner: RONALD C. COLE, et ux  
Location: S/E CORNER OF WOODHOLME VILLAGE COURT AND WOODHOLME AVENUE

- 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.
  - 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 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.
  - Landscaping must comply with Baltimore County Landscape Manual.
  - The property is located in a deficient service area as defined by §111.178-79. 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 "D" level intersection as defined by §111.178-79, and as conditions change are reevaluated annually by the County Council.
  - Additional comments:

cc: James Hoswell  
Eugene A. Bober  
Chief, Current Planning and Development

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

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

September 23, 1985

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. Flanagan  
Traffic Engineer Assoc II

MSF/bld

ORDER RECEIVED FOR FILING  
DATE: December 9, 1985  
BY: [Signature]

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 throughout 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, Maryland, on the 26th day of November, 1985, at 10:30 o'clock.

Arnold Jablon  
Zoning Commissioner of Baltimore County.

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

PAUL H. RENCKE  
CHIEF

September 26, 1985

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

Attention: Wick Comodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Ronald C. Cole, et ux  
Location: S/E corner of Woodholme Village Court and Woodholme Avenue  
Item No.: 104  
Zoning Agenda: Meeting of 9/24/85

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.
- 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: [Signature] Noted and Approved: John F. O'Neill  
Special Inspection Division Fire Prevention Bureau

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

TED ZALESKI, JR.  
DIRECTOR

November 11, 1985

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

Dear Mr. Jablon:

Comments on Item # 104 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Ronald C. Cole, et ux  
Location: S/E corner of Woodholme Village Court and Woodholme Avenue  
District: 3rd.

- APPLICABLE CODES AND ORDINANCES:
- 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.S.S.I. #117-3 - 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 architect or engineer 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. Supplemental 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 4'-0" to an interior lot line. B-2 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 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 variations by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 502 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 alternate permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.
  - 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 #11-85. Site plans shall show the correct elevations above sea level for the lot and the finish 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 review. 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.

Arnold Jablon  
Zoning Commissioner

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-212-A, 86-213-A, 86-218-A, 86-219-A, 86-220-A, 86-221-A, 86-223-A, and 86-224-A

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

Norman E. Gerber  
Director

NEG:JGR:sjm

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 not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

December 9, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Ronald C. Cole  
1 Woodholme Village Court  
Pikesville, Maryland 21208

RE: PETITION FOR VARIANCE  
SE/corner of Woodholme  
Village Court & Woodholme Ave.  
(1 Woodholme Village Court) -  
3rd Election District  
Ronald C. Cole, et ux,  
Petitioners  
Case No. 86-220-A

Dear Mr. and Mrs. Cole:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,  
*Jean M. H. Jung*  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE  
SE/corner of Woodholme  
Village Court & Woodholme Ave.  
(1 Woodholme Village Court) -  
3rd Election District  
Ronald C. Cole, et ux,  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-220-A

The Petitioners herein request a variance to permit an accessory structure to be located to the rear third of the lot farthest removed from any street.

At the onset of the hearing, the Petitioner requested the amendment of the Petition to read as follows: "to permit an accessory structure located outside the rear third of the lot farthest removed from any street." The request was granted.

Testimony by and on behalf of the Petitioners indicated that they propose the construction of tennis courts in the rear yard. Special grading in the area, especially for the site (Lot 23) and the adjacent Lot 22, precludes the placement of courts on the side of the grade without extensive engineering that would be both costly and aesthetically unappealing. There are drainage areas along both the south side and the rear. A meeting with the sediment control section of Baltimore County indicated that any location other than the one proposed would disturb the natural drainage. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 9<sup>th</sup> day of December, 1985, that the herein Petition for

Variance to permit an accessory structure to be located outside the rear third of the lot farthest removed from any street, in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

*Jean M. H. Jung*  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

DATE December 9, 1985  
BY *Phyllis Cole*  
MARSHALL'S ASSISTANT

Zoning Description

Located on the southeast corner of Woodholme Village Court and Woodholme Avenue and known as Lot # 23 which is recorded in land records of Balto. County in Liber 41, Folio 47. Also known as # 1 Woodholme Village Court.

PETITION FOR VARIANCE  
3rd Election District

LOCATION: Southeast Corner of Woodholme Village Court and Woodholme Avenue (1 Woodholme Village Court)

DATE AND TIME: Tuesday, November 26, 1985 at 10:30 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 400.1 to permit an accessory structure to be located to the rear third of the lot farthest removed from any street.

Being the property of Ronald C. Cole, et ux 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
SE Corner Woodholme : OF BALTIMORE COUNTY  
Village Ct. & Woodholme :  
Ave. (1 Woodholme Village :  
Ct.), 3rd District :  
RONALD C. COLE, et ux, : Case No. 86-220-A  
Petitioners :  
: : : : :  
: 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 other 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 29th day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ronald C. Cole, 1 Woodholme Village Ct., Pikesville, MD 21208, Petitioners; and Meekins Construction, Inc., P.O. Box 336, 3233 Marray Ed., Finksburg, MD 21043, which requested notification.

*Peter Max Zimmerman*  
Peter Max Zimmerman

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

November 21, 1985

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Meekins Construction, Inc.  
P O Box 336  
Reisterstown, Maryland 21136

RE: Petition for Variance  
SE/cor. Woodholme Village Ct. &  
Woodholme Ave. (1 Woodholme Village  
Court), 3rd Elec. Dist.  
Ronald C. Cole, et ux - Petitioners  
Case No. 86-220-A

Dear Sir:

This is to advise you that \$ 52.62 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the hearing is held.

BALTIMORE COUNTY, MARYLAND No. 012890  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE 1-26-85 ACCOUNT 01-115 (101)

AMOUNT \$ 52.62

RECEIVED FROM Ronald Cole  
86-220-A

FOR *Phyllis Cole*

034\*\*\*\*\*525218 0205F

VALIDATION OR SIGNATURE OF CASHIER

October 25, 1985

Meekins Construction, Inc.  
P.O. Box 336  
Reisterstown, Maryland 21136

**NOTICE OF HEARING**

RE: SE/cor. Woodholme Village Ct. & Woodholme Ave.  
(1 Woodholme Village Court)  
3rd Election District  
Ronald C. Cole, et ux - Petitioners  
Case No. 86-220-A

TIME: 10:30 a.m.

DATE: Tuesday, November 26, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 012551

DATE: 7/9/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Meekins Construction

FOR: filing fee for Item #104

B 8147\*\*\*\*\*3500:8 8102F

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3rd Date of Posting: 11-6-85

Posted for: *[Signature]*

Petitioner: Ronald C. Cole et ux

Location of property: SE Corner of Woodholme Village Court and Woodholme Ave. - (1 Woodholme Village Court)

Location of Signs: SE Corner of Woodholme Avenue and Woodholme Court

Remarks:

Posted by: *[Signature]* Date of return: 11-8-85

Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., November 7, 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 November 7, 1985

THE JEFFERSONIAN,

*[Signature]*  
Publisher

Cost of Advertising

22.00

**PETITION FOR VARIANCE**  
3rd Election District  
LOCATION: Southeast Corner of Woodholme Village Court and Woodholme Avenue (1 Woodholme Village Court)  
DATE AND TIME: Tuesday, November 26, 1985 at 10:30 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 400.1 to permit an accessory structure to be located to the rear third of the lot furthest removed from any street. Being the property of Ronald C. Cole, et ux 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  
Nov. 7.

**LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.**

Westminster, Md., Nov. 7, 1985

THIS IS TO CERTIFY that the annexed Req. #183990 P.O. #71369 was published for one (1) successive week/days previous to the 7th day of November, 1985, in the

- Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- Randallstown News, a weekly newspaper published in Baltimore County, Maryland.
- Community Times, a weekly newspaper published in Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Pet: *[Signature]*

**PETITION FOR VARIANCE**  
3rd Election District  
LOCATION: Southeast Corner of Woodholme Village Court and Woodholme Avenue (1 Woodholme Village Court)  
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By Order Of:  
ARNOLD JABLON,  
Zoning Commissioner  
OF BALTIMORE COUNTY

