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 1B02_3C1 (3-3./) To permit a front yard setback of 18' 0 0 00 00 instead of the required average of 28'. 00 PETITION FOR VARIANCE 15th Election District of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) : BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCE N/S Court Way, 184' E OF BALTIMORE COUNTY of Cornwall Rd. (3429 Variance necessary to preserve aesthetic integrity of the building LOCATION: North side of Court Way, 184 East of Cornwall Road Court Way), 15th Dist. (3429 Court Way) and value living space within. Description of 3429 Court Way, 15th Election District, Baltimore Case No. 86-231-A LOUIS P. PUTZULO, JR., County, Maryland 21222. et ux, Petitioners DATE AND TIME: Wednesday, December 4, 1985 at 10:00 a.m. Beginning for the same on the northeast side of Court Way at a distance of 159 feet measured southeasterly along the northeast side of Court Way from the point of intersection of Court Way and Cornwall Road being known and designated as Plat 9, Block 5 as shown on Plat No. 6C of "Dundalk", as recorded in Baltimore ::::::: PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland ENTRY OF APPEARANCE Property is to be posted and advertised as prescribed by Zoning Regulations. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: 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. County in Plat Book 14, Folio 113-114. Please enter the appearance of the People's Counsel in the Petition for Variance from Section 1B02.03C1 (303.1) to permit above-captioned matter. Notices should be sent of any hearing dates a front yard setback of 18' instead of the required average of 28'. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property or other proceedings in this matter and of the passage of any prelimwhich is the subject of this Petition. inary or final Order. Contract Purchaser: Legal Owner(s): Louie Peter Putzulo, Jr. (Type or Print Name) Phyllis Cole Friedman People's Counsel for Baltimore County Being the property of Louis P. Putzulo, Jr., et ux the plat filed with the Zoning Office. Sharon Ann Putzulo Address 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 Peter Max Zimmerman City and State Deputy People's Counsel good cause shown. Such request must be received in writing by the date of the Attorney for Petitioner: Rm. 223, Court House hearing set above or made at the hearing. Towson, MD 21204 3429 Court Way Donald E. Brand 494-2188 (Type or Print Name) BY ORDER OF ~in B ARNOLD JABLON Dundalk, Maryland 21222 ZONING COMMISSIONER I HEREBY CERTIFY that on this 8th day of November, 1985, a copy City and State OF BALTIMORE COUNTY of the foregoing Entry of Appearance was mailed to Donald E. Brand, Esquire, Name, address and phone number of legal owner, con-869 Eastern Blvd. tract purchaser or representative to be contacted 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioners. Essex, Maryland 21221 Donald E. Brand, Attorney City and State 809 Eastern Blvd., Balto., Md. 21221 Attorney's Telephone No.: 686-8274 Phone No. (eter Max Commenne Peter Max Zimmerman ORDERED By The Zoning Commissioner of Baltimore County, this ____30th_____ day of October, 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 throughout Ellimore 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 day of <u>December</u>, 1985, at 10:00 o'clock DRS. RICHTER, BARRUETO & MARANA, P.A. Romadka, Gontrum, Hennegan & Foos ST. JOSEPH PROFESSIONAL BUILDING 7401 OSLER DRIVE, SUITE 103 TOWSON, MARYLAND 21204 GERMANIA FEDERAL BUILDING November 1, 1985 Telephone #25-2024 609 EASTFRN BOULEVARD Donald E. Brand, Esquire ESSEX. MARYLAND \$1221 809 Eastern Blvd. CHRISTIAN F. RICHTER, M.D. TELEPHONE (301) 686-8874 Essex, Maryland 21221 FERMIN BARRUETO, M.D. ADELMO C. MARANA, M.D. ROBERT J. ROMADKA OF COUMBEL JOHN B. GONTRUM ALFRED M. WALPERT NOTICE OF HEARING JOHN O. HENNEGAN CHARLES E. POOS. 110 Re: PETITION FOR VARIANCE December 4, 1985 _ DEC 9 174 ---: N/S Court Way, 184' E of Cornwall Rd. DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 (3429 Court Way) 15th Election District Louis P. Putzulo, Jr., et ux - Petitioners Arnold Jablon, Zoning Commissioner Case No. 86-231-A Office of Planning and Zoning November 22, 1985 M.S. 3406 ARNOLD JABLON JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER TIME: 10:00 a.m. Towson, Maryland 21204-0754 ZONING COMMISSIONER DATE: Wednesday, December 4, 1985 Re: Petition for Variance To Whom It May Concern: N/S Court Way, 184' E of Cornwall Road November 27, 1985 The state of the s (3429 Court Way) PLACE: Room 106, County Office Building, 111 West Chesapeake RE: Mrs. Sharon Putzulo 15th Election District Louis P. Putzulo, Jr., et ux - Petitioners Donald E. Brand, Esquire This is to certify that Mrs. Sharon Putzulo has been a patient of mine since Avenue, Towson, Maryland July 1982. She has been diagnosed to have unstable bladder due to which she requires constant use of the bathroom. This has been partially corrected with medication but it is still recommended that her bedroom should have a bathroom Case No. 86-231-A 809 Eastern Blvd. Essex, Maryland 21221 Dear Mr. Jablon: or at least be on the same floor as where the bathroom is. As requested, I am enclosing a copy of the building permit received into evidence by you as Petitioner's Exhibit 3 at the Sincerely, hearing held on December 4, 1985. Re: Petition for Variance N/S Court Way, 184' E of Cornwall Rd. Adelma Marana, M.D. By copy of this letter to my client, I am also advising them that your Order granting them the variance they requested will not be signed until they pay for advertising costs in the amount of \$58.55 and return the sign and post to the Office of Planning and Zoning, first floor, County Courts Building, Towson, Maryland, across the hall from where the hearing was held. They have been advised and will be making application for a building permit for the alterations upon (3429 Court Way) 15th Election District Louis P. Putzulo, Jr., et ux - Petitioner Case No. 86-231-A Dear Mr. Brand: BALTIMORE COUNTY, MARYLAND No. 012690 OFFICE OF FINANCE - REVENUE DIVISION receipt of your Order. This is to advise you that \$58.55 is due for advertising and posting of the above property. This fee must be paid before an MISCELLANEOUS CASH RECEIPT DATE 9.1785 ACCOUNT 12-01-615-500 PRITTEONER'S 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 <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself. RECEIVED POR ALL DEB: kb Enc. cc: Mr. and Mrs. Putzulo BALTIMORE COUNTY, MARYLAND County, Maryland, and remit FOR: Files fee faite 112 Patrol. No. 012410 ng, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT B BUT1******35001a 81/WF DATE 12-10-35 ____ACCOUNT_R-01-615-000 VALIDATION OR SIGNATURE OF CASHIER AMOUNT \$ 58:55 Louis P. Putzulo, Jr., et ux

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Advertising and Posting 86-231-

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Market and the second of the s

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

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning commissioner of Baltimore County

AJ/srl

cc: Donald E. Brand, Esquire
People's Counsel

DATE During & 1926
BY July Resistry

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

Dear Mr. Jablon:

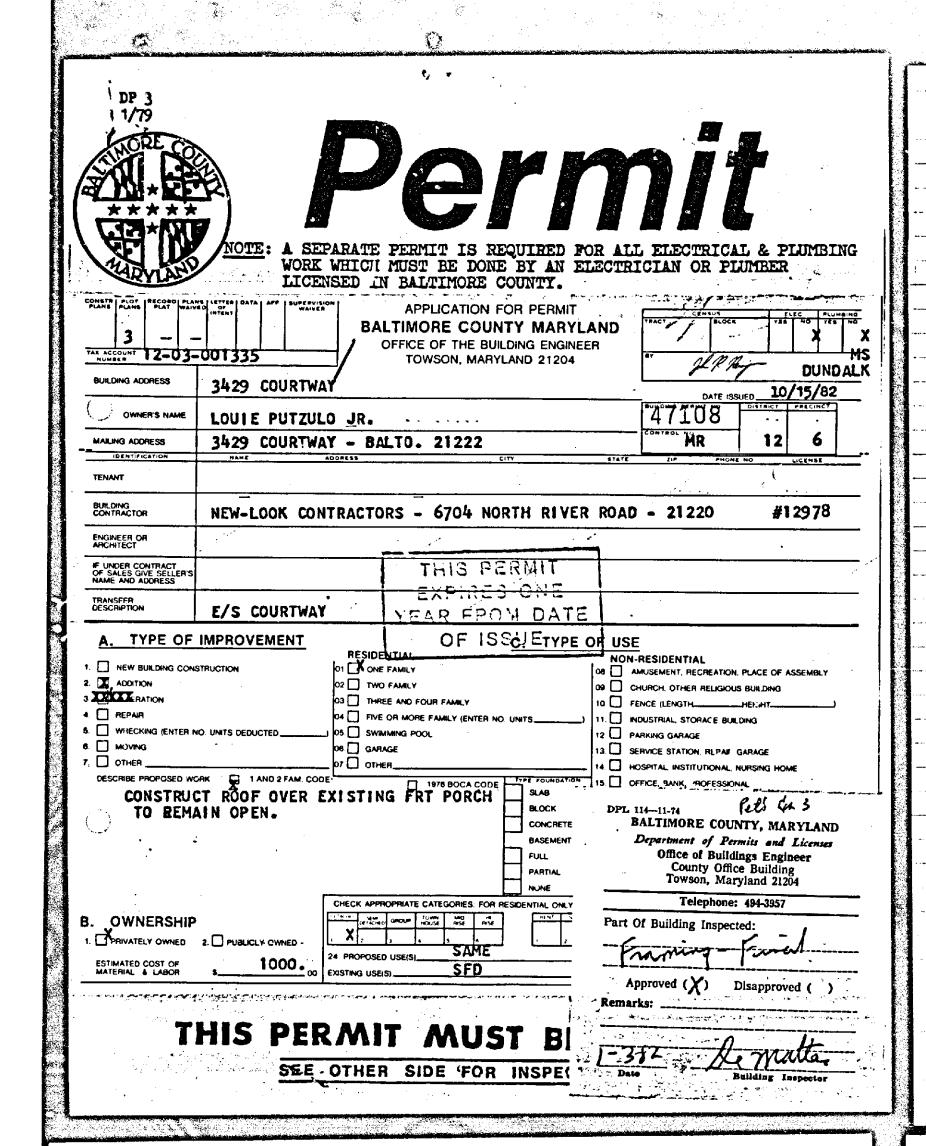
NOVEMBER 14, 1985

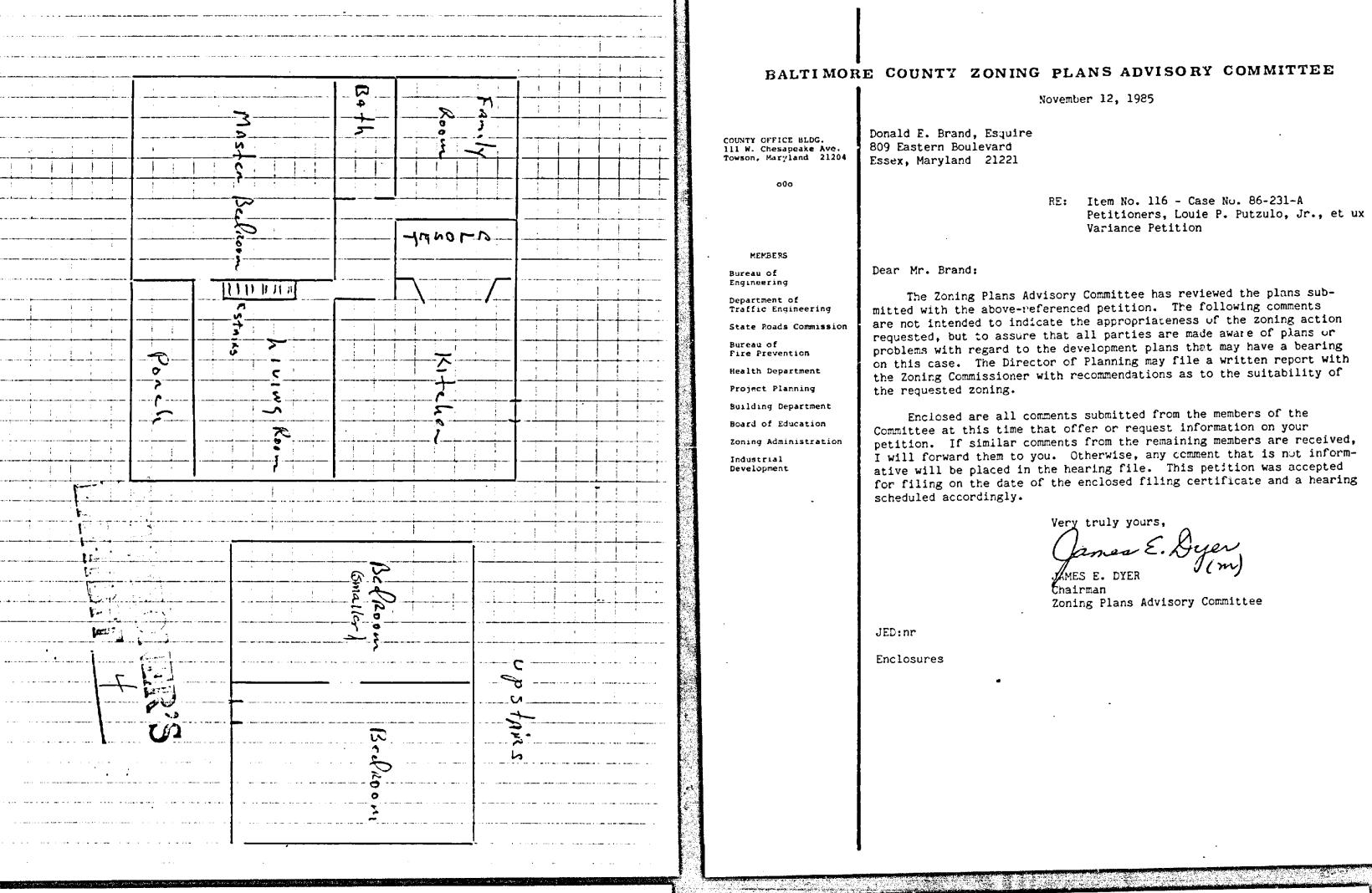
Re: Zoning Advisory Meeting of OCTOBER 1,1985
Item # 116
Property Owner: Louis P. Putzulo, Jr, etux
Location: NS COURT WAY, 184 E.OF
CORDWALL RD.

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

cc: James Hoswell

Eugene A. Bober Chief, Current Planning and Develope





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

PAUL H. REINCKE CHIEF

October 2, 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: Louie Peter Putzulo, Jr., et ux

Location: NE/S Court Way, 159' SE of Cornwall Road

Item No.: 116

Gentlemen:

Zoning Agenda: Meeting of October 1, 1985

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

Pursuant to your request, the referenced property has been surveyed by this

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

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: At Confully 10-2-15 Approved: Fire Prevention Bureau

Special Inspection Division

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

November 20, 1985

TED ZALESKI, JR. DIRECTOR

Districts

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

Dear Mr. Jablon:

Comments on Item # 116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Louis Peter Putzulo, Jr., et ux

Location: NE/S Court Way, 150 SE of Cornwall Road

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 (A.W.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 Real of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

D. Commercial: Three sets of construction drawings sealed and eigned by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table LO1, Section 1LC7, Section 1LC6.2 and Table 1LC2. No openings are permitted in an exterior wall within 3'-O 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.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Flease 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 sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreviated comments reflect only on the informatical 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 Zi2Ok.

BY: C. E. Burnham, Chief Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon

TO Zoning Commissioner Date November 21, 1985

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

SUBJECT Zoning Petition No. 86-231-A

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

Norman E. Gerber, AICP

NEG:JGH:slm

Case No. 86-231-A

Attorney

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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 Oth ____ day of __October____, 1985.

ARNOLD ABLON
Zoning Commissioner

Petitioner Louis P. Putzulo, Jr., Esq. Received by: Petitioner's

Chairman, Zoning Plans My Advisory Committee

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CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towsen, Maryland

	Date of Posting 11/14/85
District	Date of Posting-//
Posted for: Portalo et ux Peutioner: Louis L. Potralo et ux	
Petitioner: 1043 Court Way 184' Location of property: N/5 Court Way 184'	E/Cornwall RE
3479 60471 Way	
Location of Signs: Facing Court Way, 17 pprox. 10	Fr. Yood way, on
property of Potitioner	
Posted by Signature Date	of return: 11/15/85
Number of Signs:	

00

86-231-A

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE 15th Election District LOCATION: North side of Court Way, 184' East of Cornwall Road (3429 Court Way) DATE AND TIME: Wednesday, De-Being the property of Louis P. Pot-tulo, Jr., et ux as shown on the plat filed with the Zoning Office. period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period fog 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 ARNOF D JABLON,
Zoning Commissioner of Baltimore County
Nov. 14.

November 14 19 85 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 14 , 19 85

THE JEFFERSONIAN,

Cost of Advertising

24175

PETITION FOR VARIANCE
15th Election District
LOCATION: North side of Court DATE AND TIME: Wednesday, December 4, 1985 at 10:00 a.m. PUBLIC HEARING Room 106, County Office Building, 111 West 1BOC-03C1 (303.1) to permit a front yard setback of 18 instead of the re-

quired average of 28".

Being the property of Louis plet filed with the Zoning Office. sued within the thirty (30) day appeal ceived in writing by the data of the MOJERIC GLOWING ZOWING COMMESSIONER

OF BALTICAORE COUNTY

CERTIFICATE OF PUBLICATION

P6-231-A

OFFICE OF

November 18,

Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #71417 - Req. #L 84612 - 72 lines @ \$28.80. was inserted in The Dundalk Eagle a weekly news-

paper published in Baltimore County, Maryland, once a week SINCESSIVE weeks/before the

15th day of November 1985; that is to say, the same was inserted in the issues of Nov. 14, 1985

> Kimbel Publication, Inc. per Publisher.
> By K.C. Oelke

