PETITION FOR ZONING VARIANCE

MAP 3C_

86-239-A

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 1802.3.C. requiring properties classified as DR 3.5 to have a side yard setback of 7' 6" instead of the required minimum of 10'.

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

To allow construction of the proposed addition to extend 2'6" into the 10' setback, thus allowing the needed space for an 11: wide addition which would conform with and would be attached to the existing garage.

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 Baltamore County adopted pursuant to the Zoning Law For Baltimore County.

under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Barry L. Heddings (Type or Print Name) (Type or Print Name) Signature Joyce A. Heddings City and State Attorney for Petitioner:

I/We do solemnly declare and affirm,

821-6963 516 W. Joppa Road (Type or Print Name) Towson, Maryland 21204 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Address Barry L. and Joyce A. Heddings

516 W. Joppa Road 821-6963 Address Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this _____5th____ day

of November, 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 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 on the _____10th _____ day of ___December_____, 19_85_, at _10:00 o'clock

BALTIMOISE DEPARTMENT OF TRAFFIC EINCHINGE TOWSON, MARYLAND 21204 494-3550 DEPARTMENT OF TRAFFIC ENGINEERING

STEPHEN E. COLLINS DIRECTOR

CEIVED

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UROE

DA

November 14, 1985

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

> Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 121 122 123,124,125 & 126.

Traffic Engineer Assoc II

MSF/bld

Case No. 86-239-A

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Towson, Maryland 21204

Item No.: 122

Gentlemen:

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

Zoning Plans Advisory Committee

Location: NE/S JoppaRoad, 228'E of the centerline of Woodbine Avenue

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

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

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

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

() 4. The site shall be made to comply with all applicable parts of the

(X) 5. The buildings and structures existing or proposed on the site shall

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

Fire Prevention Code prior to occupancy or heginning of operation.

comply with all applicable requirements of the National Fire Protection

Association Standard No. 101 "Life Safety Code", 1976 edition prior

RE: Property Owner: Barry L. Heddings, et ux

Department of Public Works.

() 3. The vehicle dead end condition shown at _

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

Special Inspection Division

Planning Croun

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 day of November , 19 85.

Zoning Commissioner

Petitioner Barry L. Heddings, et ux Received by: Chairman, Zoning Plans Petitioner's Advisory Committee Attorney

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE November 20, 1985

COUNTY OFFICE BLDG. Mr. and Mrs. Barry L. Heddings 111 W. Chesapeake Ave. Towson, Maryland 21204 516 West Joppa Road Towson, Maryland 21204

> RE: Item No. 122 - Case No. 86-239-A Petitioners - Barry L. Heddings, et ux Variance Petition

TO THE THE STATE OF THE STATE O

Dear Mr. and Mrs. Heddings: Bureau of Department of State Roads Commiss

Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administratio

Industrial

Development

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, WAMES E. DYER Zoning Plans Advisory Committee

JED:nr Enclosures

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

(OWSON MARYLAND 2120)

NOVEMBER 15, 1985

Re: Zoning Advisory Heeting of OCTOBER 8, 1985

Item + 122

Property Owner: BARRY L. HEDDINGS, etcx Location: NE/S JOPPA RD 228 E. OF THE Dear Mr. Jablon: & OF WOODINE AVE .

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

(X)There are no site planning factors requiring comment. ()A County Review Group Meeting is required.
()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: therefore it is defined as a subdivision. The plan must show the content to the plan must show the content to t 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 Baitimore County Landscape Manual.)Landscaping: must couply with partiriore county candscape manual.

The property is located in a deficient service area as defined by
Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service ()The property is located in a traffic area controlled by a "D" level intersection as defined by 3ill 173-79, and is conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated innually by the County Council. ()Additional comments:

> Eugene A. Boter Chier, Current Planning and Development

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

November 22, 1985

TED ZALESKI, JR. DIRECTOR

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

Dear Mr. Jabions Comments on Item # 122 Zoning Advisory Career Total Monthley are as follows: Property Owner: Barry L. Heddings, et ux

NE/S Joppa Road, 228' E of the c/l of Woodbine Avenue Districts 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.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.

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 Haryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a

E. All Use Groups except R-4 Single Family Detached Duellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to am 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 am 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 parmissable height/area. Reply to the requested variance by this office cannot be occasidered 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

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please has 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 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 Boom 122 of the County Office Building at 111 Chewapeske Avenue, Towson, Maryland 21204. Charles S. Sumban 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 Petitions No. 86-238-X, 86-239-A, 86-240-A, 86-241-A, and 86-244-A

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

NEG:JGH:slm

cc: James Hoswell

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Fire Prevention Bureau

October 14, 1985

Zoning Agenda: Meeting of October 8, 1985

'AUG 27 1988

PETITION FOR VARIANCE 9th Election District LOCATION: Northeast side of Joppa Road, 228' East Woodbine Avenue (516 West Joppa Road) DATE AND TIME: Tuesday, December 10, 1985 at 10:00 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 1B02.3.C.1 requiring properties classified as D.R. 3.5 to have a side yard setback of 7'6" instead of the required minimum of 10 feet.

Being the property of Barry L. Heddings, et ux the plat filed with the Zoning Office.

hearing set above or made at the hearing.

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

BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER

OF BALTIMORE COUNTY

good cause shown. Such request must be received in writing by the date of the

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 ____, 19____, that the herein Petition for Variance(s) to permit

as shown on

Variance to permit a side yard setback of 7 feet 6 inches in lieu of the required minimum of 10 feet, in accordance with the plan submitted and filed

variance should be granted.

IN RE: PETITION FOR VARIANCE

NE/S of Joppa Road, 228' E

Barry L. Heddings, et ux,

lieu of the required minimum of 10 feet.

Petitioners *

* * * * * * * * * *

The Petitioners herein request a side yard setback of 7 feet 6 inches in

Testimony by the Petitioners indicated that the dwelling and the existing

garage. The rear portion of the property is sloped 20 degrees. There were no

pearing that strict compliance with the Baltimore County Zoning Regulations

would result in practical difficulty and unreasonable hardship upon the Peti-

tioners, and the granting of the variance requested would not adversely affect

the health, safety, and general welfare of the community, and, therefore, the

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore

day of December, 1985, that the herein Petition for

After due consideration of the testimony and evidence presented, and it ap-

constructed in 1941 and they now propose to add one bay to the

of Woodbine Avenue (516 West Joppa Road) -

9th Election District

RE: PETITION FOR VARIANCE NE/S Joppa Rd., 228' E of Woodbine Ave. (516 W. Joppa Rd.), 9th Dist. BARRY L. HEDDINGS, et ux,

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-239-A

of Baltimore County

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-239-A

:::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

Phyllis Cole Friedman

I HEREBY CERTIFY that on this 19th day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Barry L. Heddings, 516 W. Joppa Rd., Towson, MD 21204, Petitioners.

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

> ARNOLD JABLON ZONING COMMISSIONER December 11, 1985

HELLE IN THE STATE OF THE STATE

DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Barry L. Heddings 516 West Joppa Road Towson, Maryland 21204

Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCE NE/S of Joppa Road, 228' E of Woodbine Avenue (516 West Joppa Road) -9th Election District Barry L. Heddings, et ux, Petitioners Case No. 86-239-A

JEAN M. H. JUNG

Dear Mr. and Mrs. Heddings:

I have this date passed my Order in the above captioned matter in accord-

Very truly yours, Députy Zoning Commissioner

#122

Barry L. and Joyce A. Heddings have informed me of their petition for a variance for the 10' side yard setback of their property. They have explained that their intent is to add an additional garage bay to their existing single car garage. They indicated the proposed garage addition would conform with the structural lines of the existing garage.

As a neighbor of the Heddings, I have signed this statement as an indication that I have no objection to the petition for the variance of the 10' side yard setback.

> Case No. 86-239-A Hearing Date: Tuesday, December 10, 1985, 10:00 a.m.

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

Name of 2 Thurst Address 0517 W. 5.pp. R1 Date 129 85

Barry L. and Joyce A. Heddings have informed me of their petition for a variance for the 10' side yard setback of their property. They have explained that their intent is to add an additional garage bay to their existing single car garage. They indicated the proposed

ZONING DESCRIPTION

thence South 33° 31' West 200' to the beginning point.

Also known as 516 West Joppa Road.

Beginning at a point on the northeast side of Joppa Road 228

east of Woodbine Avenue and thence running South 61° 1' Fast 125',

thence North 33° 31' East 200', thence North 61° 1' West 125',

As a neighbor of the Heddings, I have signed this statement as an indication that I have no objection to the petition for the variance of the 10' side yard setback.

garage addition would conform with the structural lines

Case No. 86-239-A

of the existing garage.

Hearing Date: Tuesday, December 10, 1985, 10:00 a.m. Place: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Name Lear J. Carilli

Address (5/3 W Joppa Rd.

Date 12/9/55

Barry L. and Joyce A. Heddings have informed me of Barry L. and Joyce A. Heddings have informed me of their petition for a variance for the 10: side yard settheir petition for a variance for the 10' side yard setback of their property. They have explained that their back of their property. They have explained that their intent is to add an additional garage bay to their existintent is to add an additional garage bay to their existing single car garage. They indicated the proposed ing single car garage. They indicated the proposed garage addition would conform with the structural lines garage addition would conform with the structural lines of the existing garage. of the existing garage. As a neighbor of the Heddings, I have signed this As a neighbor of the Heddings, I have signed this statement as an indication that I have no objection to statement as an indication that I have no objection to the petition for the variance of the 10' side yard setthe petition for the variance of the 10' side yard setback. back. Case No. 86-239-A Case No. 86-239-A Hearing Date: Tuesday, December 10, 1985, 10:00 a.m. Hearing Date: Tuesday, December 10, 1985, 10:00 a.m. Place: Room 106, County Office Building, 111 West Place: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland Chesapeake Avenue, Towson, Maryland Name June 71. Harolfon Hoffenfuhls Address (5/5 a) Oohle Address 5/8 St. Jopp Date 12/9/85 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION November 21 The Zoning Commissioner of Balli-more County, by authority of the and published in Towson, Baltimore County, Md., appearing on November 20 , 19 85. TOWSON TIMES, THE JEFFERSONIAN, 34.00 BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY Cost of Advertising 71467-L84091 11/89 22.00 CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-239-A Date of Posting 11-20-85 Posted for:

Petitioner:

Barry L. Heddings et us

Location of property:

NESS Of Department of 28 Employee Road

Location of Signs: In front of 516 Department

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 Mr. & Mrs. Barry Heddings 516 W. Joppa Road Towson, Maryland 21204 ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER NOTICE OF HEARING December 4, 1985 Re: Petition for Variance NE/S Joppa Rd., 228' E/Woodbine Ave. (516 West Joppa Road) Mr. & Mrs. Barry Heddings 516 W. Joppa Road Towson, Maryland 21204 9th Election District Barry Heddings, et ux Case No. 86-239-A 10:00 a.m. DATE: Tuesdam, December 10, 1985 RE: Petition for Variance NE/S Joppa Rd., 228' E/Woodbine Ave. (516 West Joppa Road) PLACE: Room 106, County Office Building, 111 West Chesapeake 9th Election District Barry Heddings, et ux Case No. 86-239-A Avenue, Towson, Maryland Dear Mr. & Mrs. Heddings: This is to advise you that $\begin{array}{c} \$ & 61.00 \\ \end{array}$ is due for advertising and posting of the above property. This fee must be paid before an THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON BALTIMORE COUNTY, MARYLAND No. 012719 THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. mmissioner pre County No. 012412 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT_R-01-015-000 DATE 13-10-85 AMOUNT \$ 4100 Bush & Hunderson it in VALIDATION OR SIGNATURE OF CASHIER admostiding relation 46-229-4 8814- **** 61,0018 diche N61°1'W и33⁰31'Е 833⁰31 'W PROPOSED EXISTING 518 w. JOPPA RD Residence owned 30! by LEONA HAFFNER Beg Pt 223'4 S61°?
to Get Worlding Are
WEST JOPPA ROAD PLOT PLAN
516 W. JOPPA ROAD
.572 acres +
(24,916 sq. ft. +) PLAT FOR ZCNING VARIANCE TAX MAP

OWNER - Barry and Joyce Heddings DISTRICT 9, ZONED DR 3.5

SCALE 1": 301

SUBDIVISION - West Towson Parcel 911, Liber O.T.G.
No. 5077 folio 11

'AUG 27 1986