

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 1B02.3C.1 (301.1) to permit a front yard setback of 17' in lieu of the required 18.75' and a side yard setback of 3' in lieu of the required 7.5'.

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

Need cover over existing driveway to protect cars from weather.
There are at least 12 such carports on Fairgreen Road, two of which are on either side of my house.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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, on the _____ day of _____, 1985, at 11:00 o'clock.

(over)

PETITION FOR VARIANCE
12th Election District

LOCATION: Southside of Fairgreen Road, 1250' East of Louth Road (7738 Fairgreen Road)

DATE AND TIME: Tuesday, December 10, 1985 at 11:00 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 1B02.3C.1 (301.1) to permit a front yard setback of 17' in lieu of the required 18.75' and a side yard setback of 3' in lieu of the required 7.5'.

Being the property of William T. Bloom, 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



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

ARNOLD JABLON
ZONING COMMISSIONER

December 11, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. and Mrs. William T. Bloom
7738 Fairgreen Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
S/S of Fairgreen Road, 1250'
E of Louth Road
(7738 Fairgreen Road) -
12th Election District
William T. Bloom, et ux,
Petitioners
Case No. 86-241-A

Dear Mr. and Mrs. Bloom:

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

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

JMHJ:bg

Attachments

cc: People's Counsel

RE: PETITION FOR VARIANCES
S/S Fairgreen Rd., 1250'
E of Louth Rd. (7738
Fairgreen Rd.), 12th Dist.
WILLIAM T. BLOOM, et ux,
Petitioners
Case No. 86-241-A

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 final Order.

Phyllis Cole Friedman
People's Counsel for Baltimore County

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

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. William T. Bloom, 7738 Fairgreen Rd., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE
S/S Fairgreen Road, 1250'
E of Louth Road
(7738 Fairgreen Road) -
12th Election District
William T. Bloom, et ux,
Petitioners
Case No. 86-241-A

The Petitioners herein request variances to permit a front yard setback of 17 feet in lieu of the required 18.75 feet and a side yard setback of 3 feet in lieu of the required 7.5 feet.

Testimony by the Petitioners indicated that they purchased the home 37 years ago. The existing dwelling has a porch and a parking pad which the Petitioners propose to cover with roofs, hence the instant Petition. 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 would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 11th day of December, 1985, that the herein Petition for Variance to permit a front yard setback of 17 feet in lieu of the required 18.75 feet and a side yard setback of 3 feet in lieu of the required 7.5 feet, in accordance with the 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

DATE FOR FILING
12-10-85
BY
Jung

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

ARNOLD JABLON
ZONING COMMISSIONER

December 4, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. William T. Bloom
7738 Fairgreen Road
Baltimore, Maryland 21222

RE: Petition for Variance
S/S Fairgreen Rd., 1250' E/Louth Road
(7738 Fairgreen Rd.)
12th Election District
William T. Bloom, et ux - Petitioners
Case NO. 86-241-A

Dear Mr. Bloom:

This is to advise you that \$ 57.40 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 day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012411
DATE 12-10-85 ACCOUNT R-01-615-000
AMOUNT \$ 57.40
RECEIVED FROM Mr. William T. Bloom
FOR Advertising & Posting 86-241-A
VALIDATION OR SIGNATURE OF CASHIER

November 8, 1985
Mr. & Mrs. William T. Bloom
7738 Fairgreen Road
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
S/S Fairgreen Rd., 1250' E/Louth Rd.
(7738 Fairgreen Rd.)
12th Election District
William T. Bloom, et ux - Petitioner
Case No. 86-241-A

TIME: 11:00 a.m.

DATE: Tuesday, December 10, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012314
DATE 12-10-85 ACCOUNT R-01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Mr. Bloom
FOR Filing fee for Plan # 123
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 21, 1985
Norman E. Gerber, AICP, Director
Office of Planning and Zoning
FROM: 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.

Norman E. Gerber, AICP, Director

NEG:JCH:sml

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 20, 1985

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

Mr. and Mrs. William T. Bloom
7738 Fairgreen Road
Baltimore, Maryland 21222

RE: Item No. 123 - Case No. 86-241-A
Petitioners - William T. Bloom, 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. Bloom:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

November 15, 1985

RE: Zoning Advisory Meeting of October 8, 1985
Item # 123
Property Owner: WILLIAM T. BLOOM, et ux
Location: 1250' SE FAIRGREEN RD. 1250' SE LOUTH RD.

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.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded 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 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 22-58 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 11/15/85.
- ☒ The property is located in a deficient service area as defined by Bill 178-75. 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 Bill 178-75, and its conditions change are reevaluated annually by the County Council.

cc: James Haggell

Eudora A. Sobor
Chief, Current Planning and Development

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

PAUL H. RENCKE
CHIEF

October 14, 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: William T. Bloom, et ux
Location: W/S Fairgreen Road, 1250' SE Louth Road

Item No.: 123

Zoning Agenda: Meeting of October 8, 1985

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 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.
- ☒ 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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

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. Jablon:

Comments on Item # 123 Zoning Advisory Committee Meeting are as follows:
Property Owner: William T. Bloom et ux
Location: W/S Fairgreen Road, 1250' SE Louth Road
District: 12th.

APPLICABLE CODES ARE CIRCLED.

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.M.S.I. #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. Reproduced seals are not acceptable.
- ☒ All the Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the 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 101, Section 101.1, Section 101.2 and Table 102. No openings are permitted in an 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 and construction type is provided. See Table 101 and 505 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 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 seals are usually required. The change of Use Groups are Group 1 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. Please see the attached copy of Section 51.07 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 finished floor levels including basement.
- ☒ Comments: See Code Memo #1 on open porches which could also be applicable to open carports in construction applications.

1/22/85

Charles E. Dyer
By: C. E. Dyer, Chief
Building Plans Review

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

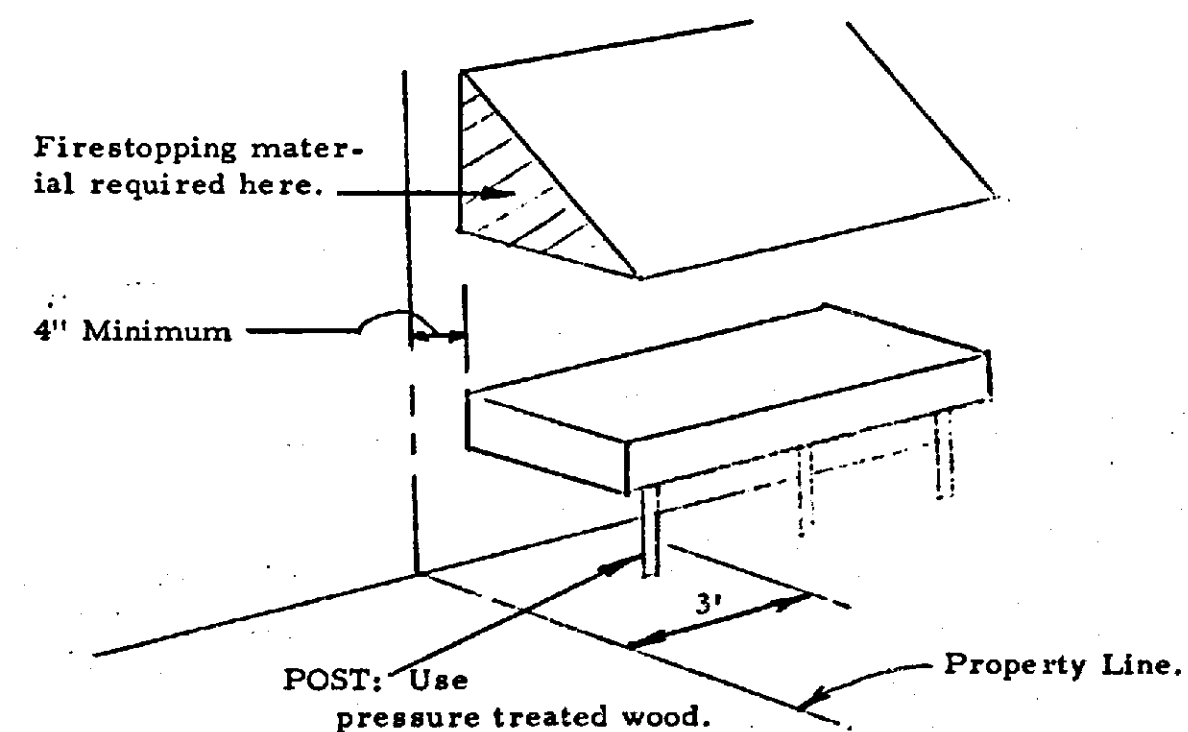
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 14, 1985

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

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

Acres:
District:

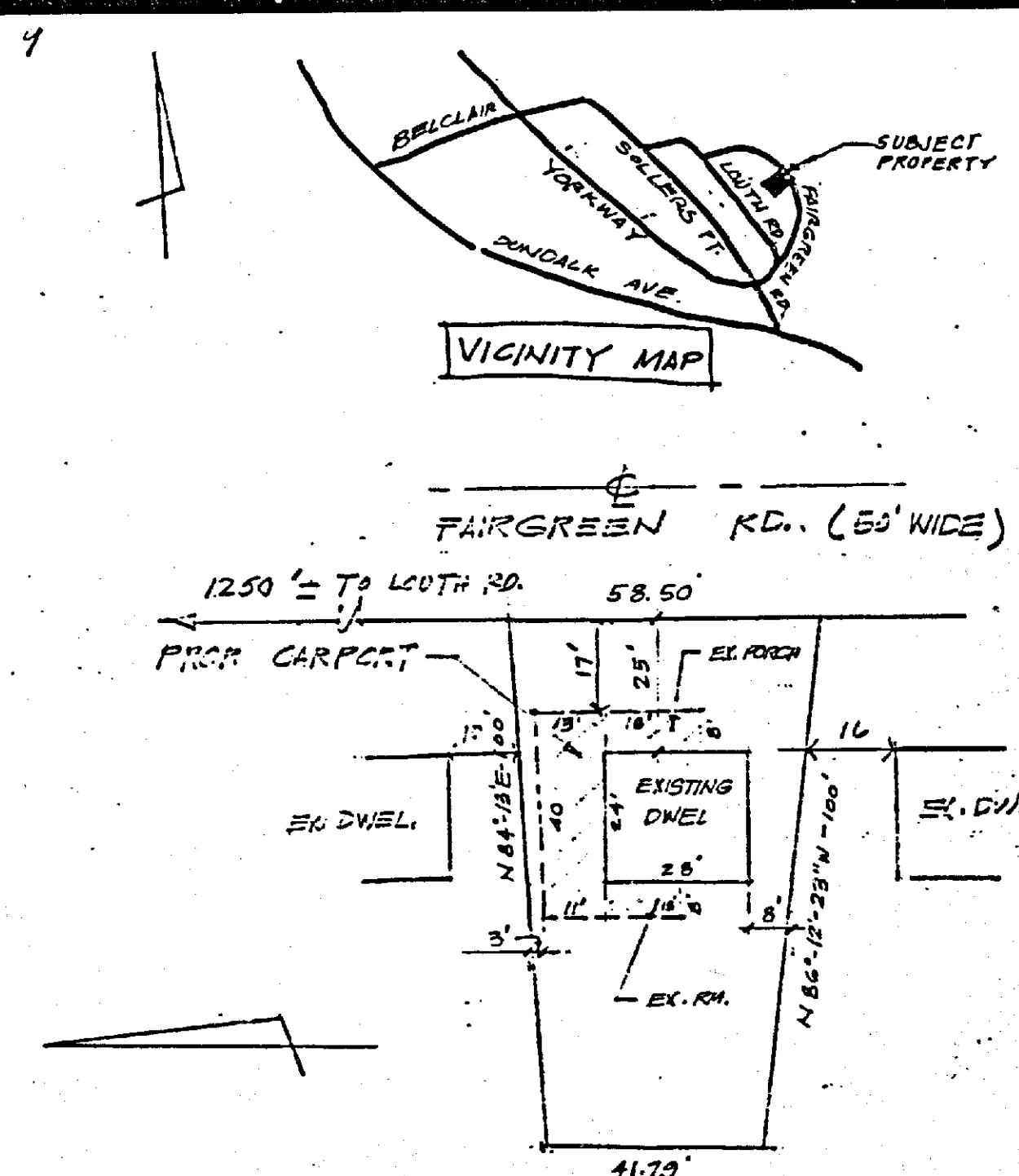
Dear Mr. Jablon:

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

MSF/bld

Michael S. Fladigan
Michael S. Fladigan
Traffic Engineer Assoc II

12/10
86-241-A



PLAT FOR ZONING VARIANCE
OWNER: WILLIAM & ROBERTA BLOOM
ELECTION DIST. - 12, EX. ZONING DR 5.5
LOT 20, B.L.K. 3, BOOK NO. 18, FOLIO 22
EXISTING UTILITIES IN FAIRGREEN ST.
SCALE: 1"=30'
#123

OWNERS WILL TAKE FULL RESPONSIBILITY
AS TO THE INFORMATION PROVIDED ON THIS
SAID PLAT PREPARED BY BALTO. CO.
William T. Bloom
OWNER
DATE: 11-14-85
Robert A. Bloom
OWNER
DATE: 11-14-85

CERTIFICATE OF PUBLICATION

86-241-A

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 November 22, 1985

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #71461 - Reg. # L84035 - Pet. for Var. - 76 lines @ \$30.40.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 22nd day of November 1985; that is to say, the same was inserted in the issues of Nov. 21, 1985

Kimbel Publication, Inc.
per Publisher.

By *K.C. Oelke*

PETITION FOR VARIANCE
12th Election District
LOCATION: Southside of Fairgreen Road, 1250' East of Louth Road (7738 Fairgreen Road)
DATE AND TIME: Tuesday, December 10, 1985 at 11:00 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 1802.3C1 (301.1) to permit a front yard setback of 17' in lieu of the required 18.75' and a side yard setback of 3' in lieu of the required 7.5'.
Being the property of William T. Bloom, et al 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

Case No. 86-241-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 5th day of November, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: William T. Bloom, et ux
Petitioner's Attorney: _____

Received by: *James E. Dyer*
Chairman, Zoning Plans (M)
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-241-A

District: 12-74 Date of Posting: 11/20/85
Posted for: Variance
Petitioner: William T. Bloom, et ux
Location of property: 3/5 Fairgreen Rd., 1250' E. Louth Rd.
7738 Fairgreen Rd.
Location of Signs: Facing Fairgreen Rd. Between 10' E. and 20' E. on property of Petitioner
Remarks: _____
Posted by: W. H. H. H. Date of return: 11/22/85
Signature: _____
Number of Signs: 1

CERTIFICATE OF PUBLICATION

86-241-A

TOWSON, MD., November 21, 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 21, 1985

THE JEFFERSONIAN,

B. Ventrola
Publisher

Cost of Advertising

22.00

PETITION FOR VARIANCE
12th Election District
LOCATION: Southside of Fairgreen Road, 1250' East of Louth Road (7738 Fairgreen Road)
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By Order of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
Nov. 21, 1985

