

MAP 114-70
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DP

#142
86-253-A

12-17-85
6:17:00

#142
86-253-A

Steven A. Nachman, et ux
N/S Burdock Rd., 53' E of the centerline of
Verbena Rd. (2020 Burdock Rd.) 3rd Dist

86-253-A 142

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1B02.3.B (205.3) to permit a side yard set back of 1' instead of the required 15'.

1. To reduce the damage to automobiles from falling tress limbs and acorns.
2. Security of vehicles (antique automobile)
3. The property is adjacent to a Baltimore County sewer easement and would not violate anyone's privacy.

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: Steven A. Nachman
(Type or Print Name)
Signature: *Steven A. Nachman*
Address: *Steven A. Nachman*
City and State: *Steven A. Nachman*

Attorney for Petitioner: 2020 Burdock Road 484-1910
(Type or Print Name) Address Phone No.
Baltimore, MD 21209
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of November, 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 17th day of December, 1985, at 9:30 o'clock.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

MAP 114-70
2C
DATE 12/14/85
200
1000
DP

IN RE: PETITION FOR VARIANCE
N/S of Burdock Road, 53' E
of the centerline of Verbena
Road (2020 Burdock Road) -
3rd Election District
Steven A. Nachman, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-253-A

The Petitioners herein request a variance to permit a side yard setback of one foot in lieu of the required 15 feet.

Testimony by the Petitioner indicated that the 20 foot County easement to open space adjacent to the portion of the site proposed for the construction of a 14' x 40' garage, has been maintained and used only by the occupants of the residence for at least 10 years. The proposed garage, needed especially for the protection of an antique automobile, cannot be placed in the rear yard because of the location of an existing pool. Most of the dwellings in the neighborhood have garages. 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 18th day of December, 1985, that the herein Petition for Variance to permit a side yard setback of zero feet in lieu of the required 15 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

JMHJ:bg

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 18, 1985

Mr. and Mrs. Steven A. Nachman
2020 Burdock Road
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
N/S of Burdock Road, 53' E of
the centerline of Verbena Rd.
(2020 Burdock Road) -
3rd Election District
Steven A. Nachman, et ux,
Petitioners
Case No. 86-253-A

Dear Mr. and Mrs. Nachman:

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

PETITION FOR VARIANCE
3rd Election District

LOCATION: Northside of Burdock Road, 53' East of the centerline of Verbena Road (2020 Burdock Road)

DATE AND TIME: Tuesday, December 17, 1985 at 9:30 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 1B02.3.B (205.3) to permit a side yard set back of 1 foot instead of the required 15 feet.

Being the property of Steven Nachman, 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

ZONING DESCRIPTION

Beginning on the North side of Burdock Road 50 feet wide, at the distance of 53 feet east of the centerline of Verbena Road, Being Lot #17 as shown on Plat One Section Four in the subdivision of "GREEN OAKS" and recorded among the land records of Baltimore County in Plat Book E.H.K., JH#37 Folio #27.

RE: PETITION FOR VARIANCE
N/S Burdock Rd., 53'
E of the C/L Verbena
Rd. (2020 Burdock Rd.)
3rd District
STEVEN NACHMAN, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-253-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
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 22nd day of November, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Steven Nachman, 2020 Burdock Rd., Baltimore, MD 21209, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 11, 1985

Mr. & Mrs. Steven A. Nachman
2020 Burdock Road
Baltimore, Maryland 21209

RE: Petition for Variance
N/S Burdock Rd., 53' E of the c/l
of Verbena Rd. (2020 Burdock Rd.)
3rd Election District
Steven A. Nachman, et ux - Petitioners
Case No. 86-253-A

Dear Mr. & Mrs. Nachman:

This is to advise you that \$ 47.00 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. 016158

DATE 12-17-85 ACCOUNT 2-01-495-00A

AMOUNT \$ 47.00

Steven A. Nachman
Signature of Petitioner

86111-47010-2124

VALIDATION OR SIGNATURE OF CASHIER

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

RECEIVED

PAUL H. REINCKE
CHIEF

November 20, 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: Steven Nachman, et ux

Location: N/S Burdock Road, 53 feet E of centerline Verbana

Item No.: 142 Zoning Agenda: Meeting of October 29, 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.

(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: *Carl Joseph Kelly 11/21/85*
Planning Group
Special Inspection Division

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

/mb

December 5, 1985

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 142 Zoning Advisory Committee Meeting are as follows:

Property Owners: Steven Nachman, et ux
Location: N/S Burdock Road, 53 feet E of c/l Verbana
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

(X) 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 - 1982) and other applicable Codes and Standards.

(X) 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 seal 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 signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

(X) All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an 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 an 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. Distance measurements are to the lot owners property line not the adjacent property lines. Unless it is dedicated to County use as a roadway, alley, etc., then measure to the center line of the 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. of way

S. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.

H. 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 from Use _____ to Use _____ or to Mixed Uses _____ See Section 312 of the Building Code.

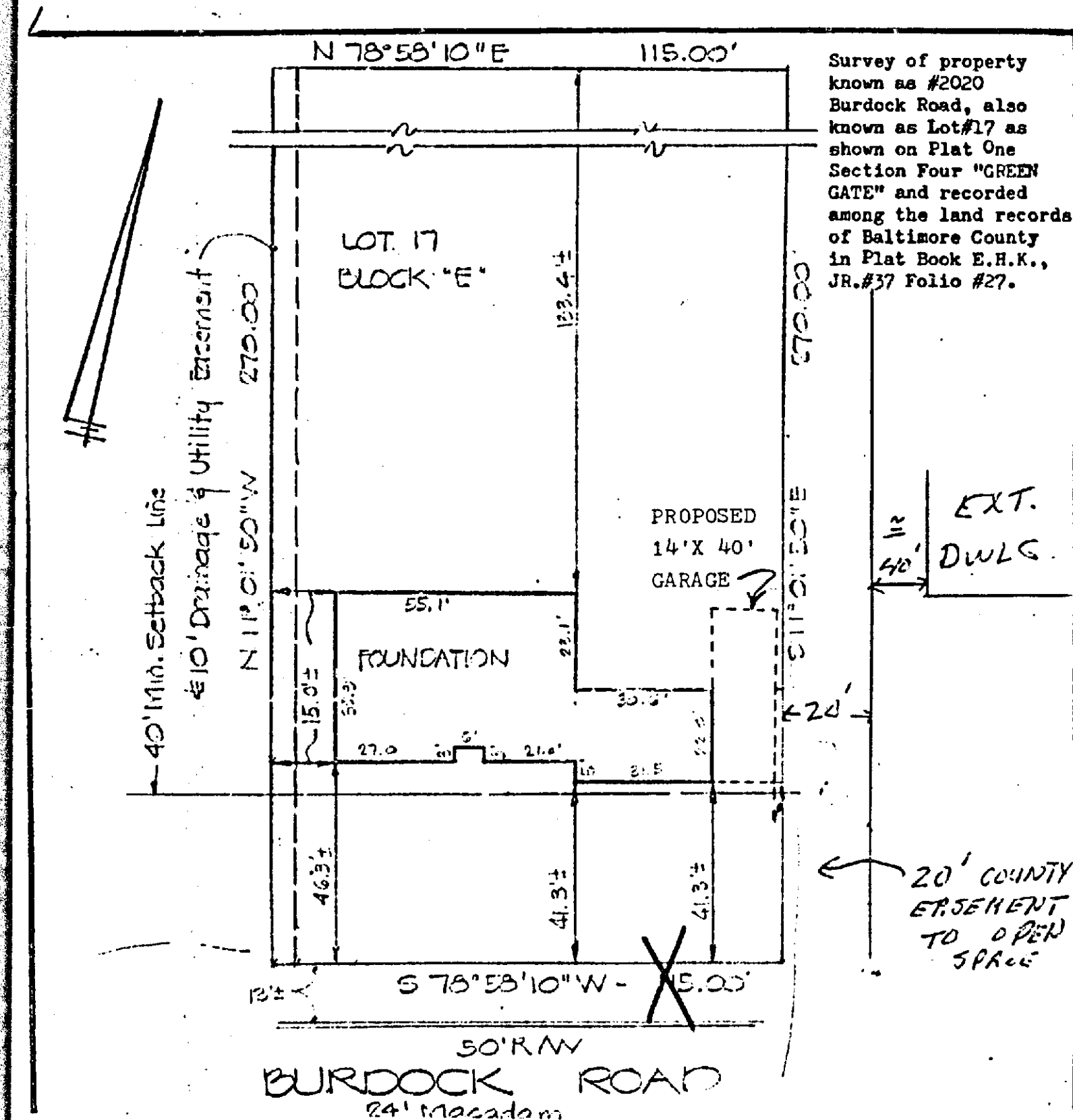
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.3 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

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 Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

L/22/85



PLAT FOR ZONING VARIANCE
OWNER - STEVEN & CAREN NACHMAN
DISTRICT - 3 ZONED DR. 2
EXISTING UTILITIES IN BURDOCK RD.
SCALE: 1"=30'

142

