86-253-A 1421 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONES OF BALTIMORE COUNTY: BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353 IN RE: PETITION FOR VARIANCE BEFORE THE 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 N/S of Burdock Road, 53' E of the centerline of Vertena DEPUTY ZONING COMMISSIONER Variance from Section 1802.3.B (205.3) to permit a side yard set back Road (2020 Burdock Road) -3rd Election District OF BALTIMORE COUNTY ARNOLD JABLON of 1 'instead of the required 15' ZONING COMMISSIONER Steven A. Nachman, et ux Case No. 86-253-A December 18, 1985 Petitioners of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) * * * * * * * * * * Mr. and Mrs. Steven A. Nachman The Petitioners herein request a variance to permit a side yard setback of 1. To reduce the damage to automobiles from falling tress 2020 Burdock Road Baltimore, Maryland 21209 limbs and acorns. one foot in lieu of the required 15 feet. 2. Security of vehicles.(antique automobile) 3. The property is adjacent to a Baltimore County sewer easement and would not violate anyones privacy. 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 Property is to be posted and advertised as prescribed by Zoning Regulations. MAP NW - 9-0 residence for at least 10 years. The proposed garage, needed especially for the 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, protection of an antique automobile, cannot be placed in the rear yard because Dear Mr. and Mrs. Nachman: I/We do solemnly declare and affirm, DATE 9/23/27

der the penalties of perjury, that I/we

the legal owner(s) of the property of the location of an existing pool. Most of the dwellings in the neighborhood under the penalties of perjury, that I/we are the legal owner(s) of the property 200 I have this date passed my Order in the above captioned matter in accordhave garages. There were no protestants. which is the subject of this Petition. After due consideration of the testimony and evidence presented, and it ap-Contract Purchaser: Legal Owner(s): pearing that strict compliance with the <u>Baltimore County Zoning Regulations</u> <u>Steven A. Nachmai</u> (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely af-Caren M. Nachman fect the health, safety, and general welfare of the community, and, therefore, JMHJ:bg aren III. Kachman the variance should be granted. Attachments City and State Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore cc: People's Counsel Attorney for Petitioner: ___ day of December, 1985, that the herein Petition for 2020 Burdock Road 484-1910 (Type or Print Name) Variance to permit a side yard setback of zero feet in lieu of the required 15 Baltimore, MD 21209 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order. Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this _____13th_____ 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 ____17th _____ day of __December _____, 19_85, at 9:30 o'clock ZONING DESCRIPTION RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER Begining on the 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 GATE" and recorded among the land records of Baltimore County in Plat Book E.H.K., JR#37 Folio#27. N/S Burdock Rd., 53' Northside of Burdock Road, 53' East of the centerline of E of the C/L Verbena OF BALTIMORE COUNTY ARNOLD JABLON Verbena Road (2020 Burdock Road) Rd. (2020 Burdock Rd.) ZONING COMMISSIONER 3rd District STEVEN NACHMAN, et ux, : Case No. 86-253-A Petitioners ::::::: Mr. & Mrs. Steven A. Nachman 2020 Burdock Road ENTRY OF APPEARANCE Baltimore, Maryland 21209

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:

set back of 1 foot instead of the required 15 feet.

PETITION FOR VARIANCE

3rd Election District

LOCATION:

Petition for Variance from Section 1B02.3.B (205.3) to permit a side yard

Being the property of <u>Steven Nachman. et ux</u> 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

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

> 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 22nd day of November, 1985, a Steven Nachman, 2020 Burdock Rd., Baltimore, MD 21209, Petitioners.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

December 11, 1985

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. Nachmen, 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.

e County, Maryland, and remit BALTIMORE COUNTY, MARYLAND ding, Towson, Maryland OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 8 BOLLS ANGELANGE MISE

HILL & YAY

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

JEAN M. H. JUNG

RE: PETITION FOR VARIANCE

Petitioners

Very truly yours,

JEAN M. H. JUNG

Case No. 86-253-A

Son MA un

Députy Zoning Commissioner

(2020 Burdock Road) -

3rd Election District Steven A. Nachman, et ux,

N/S of Burdock Road, 53' E of

the centerline of Verbena Rd.

DEPUTY ZONING COMMISSIONER

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.

FALLIFORNIK

86-253-A LEGAL NOTICE P6-253-A CERTIFICATE OF PUBLICATION LOCATION: Northeide of Burdock Road, 53' East In the event that this Petition is granted, a building permit may be issued within the thirty (30) day separate period. The Zoning Commissioner will, however, entertein any request for a stay of the issuence 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. Mr. & Mrs. Steven A. Nachman 2020 Burdock Road Baltimore, Maryland 21209 TOWSON, MD., November 28 , 19 85 PETITION FOR VARIANCE Arnold Jablon TO Zoning Commissioner THIS IS TO CERTIFY, that the annexed advertisement was the annexed advertisment NOTICE OF HEARING published in THE JEFFERSONIAN, a weekly newspaper printed 'HWEST STAR, a weekly Re: Petition for Variance N/S Burdock Rd., 53' E of the c/1 FROM Director and published in Towson, Baltimore County, Md., appearing on newspaper published in Pikesville, Baltimore of Verbena Rd. (2020 Burdock Rd.) November 28 19 85 3rd Election District County, Maryland before the 17th day of Steven A. Nachman, et ux - Petitioners Case No. 86-253-A THE JEFFERSONIAN, the first publication appearing on the DATE: Tuesday, December 17, 1985 27th cay of Nov. .19 85 18 Venetorli PLACE: Room 106, County Office Building, 111 West Chesapeake the secend publication appearing on the will, however, entertain any request to 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 Avenue, Towson, Maryland on these petitions. Cost of Advertising the third publication appearing on the 22.00 THE NORTHWEST STAR NEG:JGH:slm Cost of Advertisement____ OFFICE OF FINANCE - REVENUE DIVISION CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-2-53-A B 024************************** Date of Posting 11-25-85 VALIDATION OR SIGNATURE OF CASHIER Petitioner: Stiven mashman et up Location of property: N/S of Burdens Trad 53 to of the Cfl of Verbino Prond (2020 Burdens Piral)

Location of Signs: In front of 2020 Burdens Prond) Number of Signs: _____ BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE December 2, 1985 STEPHEN E. COLLINS DIRECTOR Mr. and Mrs. Steven A. Nachman COUNTY OFFICE BYDG. 2020 Burdock Road 111 W. Chesapeake Ave. Towson, Maryland 21204 November 15, 1985 Baltimore, Maryland 21209 Mr. Arnold Jablon Zoning Commissioner RE: Item No. 142 - Case No. 86-253-A County Office Building Petitioners - Steven A. Nachman, et ux Towson, Maryland 21204 Variance Petition MEMBERS Meeting of October 29, 1985 Dear Mr. and Mrs. Nachman: Bureau of Property Owner: Location: The Zoning Plans Advisory Committee has reviewed the plans sub-Department of Traffic Engineering Existing Zoning: mitted with the above-referenced petition. The following comments Dear Mr. Jablon: Proposed Zoning: are not intended to indicate the appropriateness of the zoning action State Roads Commission requested, but to assure that all parties are made aware of plans or Bureau of Fire Prevention 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 Case No. 86-253-A Health Department the Zoning Commissioner with recommendations as to the suitability of BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Project Planning the requested zoning. Acres: County Office Building 111 W. Chesareake Avenue Towson, Maryland 21204 **Building Department** District: Enclosed are all comments submitted from the members of the Board of Education 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. Ctherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted Zoning Administration Dear Mr. Jablon: Industrial Your petition has been received and accepted for filing this law of November 10 85 Development for filing on the date of the enclosed filing certificate and a hearing The department of Traffic Engineering has no comments for items numbered 141, (142) 143, 144, 145, 146, 149, and 150. scheduled accordingly. Very truly yours, ARNOLD ABLON
Zoning Commissioner Petitioner Steven A. Nachman, et ux Received by: Comes E. Ager Petiticher's Chairman, Zoning Plans Advisory Committee Zoning Plans Advisory Committee JED:nr Michael S. Flanigan Enclosures Traffic Engineer Associate II MSF/bld

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Date November 26, 1985 Norman E. Gerber, AICP SUBJECT Zoning Petitions No. 86-253-A and 86-256-A There are no comprehensive planning factors requiring comment

> Mr. Arnold Jablon NOVEMBER 25, 1985 Zoning Commissioner County Office Building Towson, Maryland 21204 Re: Zoning Advisory Meeting of OCTOBER 29, 1985
>
> Item + 142
>
> Property Owner: STEUEN NACHMAN, etux
>
> Location: N/S BURDOCK RODO, 53 FEET
>
> E. & OF VERBANA 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 Neeting is required.
> (A County Review Group meeting was held and the minutes will be

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 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.

Parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as portage.)This property contains soils which are defined as wetlanus, and development on these soils is prohibited.

Construction in or alteration of the floadulain is prohibited under the provisions of Section 22-98 of the Development Regulations.
|Development of this site may constitute a potential conflict with the Baitimore County Master Plan.
| The amended Development Plan was approved by the Planning Board It and scaping: Must comply with Baltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 178-79. 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 "B" level intersection as defined by Sill 179-79, and as conditions change traffic capacity may become more limited. The pasic Services Areas are re-evaluated annually by the County Council. ()Additional comments:

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

THE STATE OF THE S

JAN 7 1381

The second second and a second second



PAUL H. REINCKE CHIFF

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.:

Zoning Agenda: Meeting of October 29, 1985

Gentlemen:

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

1)	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.
- ($^{
 m X}$) 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.

REVIEWER: Cast Joseph felly 11/2/191 Approved:

Planning Group

Special To-

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

DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 5, 1985

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jahlon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 2120L

Dear Mr. Jablon:

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

Steven Nachman, et ux

N/S Burdock Road, 53 feet E of c/l Verbana

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 = 1982) and other applicable Codes and Standards.
- 2 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 small be required to file with a permit application. Reproduced seals are not acceptable.
- 2) all Use Groups except R-L 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-L Use Groups require a one hour wall if closer than 3'-D to an interior lot line. Any wall built on an interior lot line shall require a fire or party to the control of the shall require a fire or party to the control of the shall require a fire or party to the control of the shall require a fire or party to the control of the shall require a fire or party than the shall require a second of the shall require a fire or party than the shall require a second of the shall require a shall require a second of the shall require a se
- than 3'-3 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table hol. Section 1h06.2 and Table 1h02. 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 hol 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.
- He 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 thans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or ingineer seals are usually required. The change of Use Groups are from Use to Use, or See Section 312 of the Building Code.
- 1. 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.
- 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 from 122 of the County Office Building at 111 %. Chesapeake Avenue, Towson, Maryland 21204.

N 78°58'10"E 115.001 Survey of property known as #2020 Burdock Road, also known as Lot#17 as shown on Plat One Section Four "GREEN GATE" and recorded among the land records of Baltimore County in Plat Book E.H.K., BLOCK "E" JR.#37 Folio #27. EXT. PROPOSED 14'X 40' 1DWLG GARAGE 122. 720' COUNTY ET. SEKENT TO OPEN SPACE 5 78'58'10"W-50'RM 841 Macadam PLAT FOR ZENING VARIANCE OUTIER- STEVEN & CATEN NACHMAN DISTRIT-3 ZONED DR. 2 Existing UTILITIES IN SUNJOCK Rd. Serie: 1"= 30"

PROPERTY VICINITY