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Harry M. Blum II, et al.
N/S of Slade Ave., 270' W of
Reisterstown Rd. (110 Slade Ave.)
3rd Dist

86-254-A
#1144

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86-254-A
#1144

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER 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 204.4 - B.2 to allow a setback from a street line of 21 feet in lieu of the required 35 feet and Section 204.4 - B.1 to allow a 13 foot rear yard in lieu of the required 20 feet

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
The addition to the existing office building will retain the same front and rear yards as the existing building.

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:	Legal Owner(s):
(Type or Print Name)	Harry M. Blum, 2nd
Signature	(Type or Print Name)
Address	Harvey Newman
City and State	(Type or Print Name)
Attorney for Petitioner:	110 Slade Avenue 484-4800
(Type or Print Name)	Address Pikeville Maryland Phone No. 21208
Signature	City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	City and State
Attorney's Telephone No.:	Name
	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 10:00 o'clock.

Cell John
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR VARIANCE
N/S of Slade Avenue, 270' W of Reisterstown Road (110 Slade Avenue) - 3rd Election District
Harry M. Blum, II, et al -
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-254-A

The Petitioners herein request variances to allow a setback from a street line of 21 feet in lieu of the required 35 feet and a rear yard setback of 13 feet in lieu of the required 20 feet.

Testimony on behalf of the Petitioners indicated that they propose to expand an existing office building from 1793 square feet to 3253 square feet by extending the existing setbacks. The open space and parking requirements will be exceeded and the requirements of the Baltimore County Landscape Manual will be met. Minutes of the South Area Planning Committee of the Pikeville Community Growth Corporation (Petitioner's Exhibit 2) supported the requested variance. 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 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 18th day of December, 1985, that the herein Petition for Variance to allow a setback from a street line of 21 feet in lieu of the required 35 feet and a rear yard setback of 13 feet in lieu of the required 20 feet, in accordance with the plan prepared by Hudkins Associates, Inc., dated October 2, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and

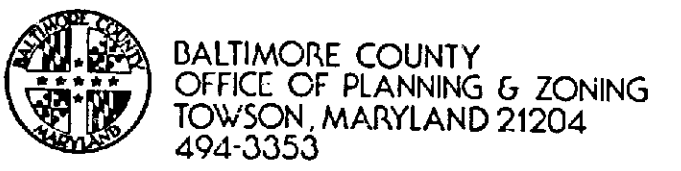
RECEIVED FOR FILING
DATE December 18, 1985
BY Barbara A. Wilson

after the date of this Order.

Sean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING
DATE December 19, 1985
BY Barbara A. Wilson



ARNOLD JARLON
ZONING COMMISSIONER

December 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Harry M. Blum
110 Slade Avenue
Pikeville, Maryland 21208

RE: PETITION FOR VARIANCE
N/S of Slade Avenue, 270' W of Reisterstown Road (110 Slade Avenue) - 3rd Election District
Harry M. Blum, II, et al - Petitioners
Case No. 86-254-A

Dear Mr. Blum:

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

Very truly yours,

Sean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE 828-8000
October 8, 1985

DESCRIPTION TO ACCOMPANY ZONING VARIANCE:
Beginning for the same at a point on the north side of Slade Avenue said point being distant South 61 degrees 00 minutes West 270 feet and North 30 degrees 30 minutes West 20 feet from the point formed by the intersection of the centerline of Slade Avenue with the centerline of Reisterstown Road, thence South 61 degrees 00 minutes West 160 feet thence North 30 degrees 30 minutes West 84.32 feet thence North 60 degrees 45 minutes East 160 feet thence South 30 degrees 30 minutes East 85.02 feet to the place of beginning.

PETITION FOR VARIANCE
3rd Election District

LOCATION: Northside of Slade Avenue, 270' West of Reisterstown Road (110 Slade Avenue)
DATE AND TIME: Tuesday, December 17, 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 204.4 - B.2 to allow a setback from a street line of 21 feet in lieu of the required 35 feet and Section 204.4 - B.1 to allow a 13 foot rear yard in lieu of the required 20 feet.

Being the property of Harry M. Blum, II, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S Slade Ave., 270' W of : OF BALTIMORE COUNTY
Reisterstown Rd. (110 :
Slade Ave.), 3rd District
HARRY M. BLUM, II, et al., : Case No. 86-254-A
Petitioners

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. 221, 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 Harry M. Blum and Harvey Newman, 110 Slade Ave., Pikeville, MD 21208, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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



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

STEPHEN E. COLLINS
DIRECTOR

November 15, 1985

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

Item No. -ZAC- Meeting of October 29, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The department of Traffic Engineering has no comments for items numbered 141, 142, 143, 144, 145, 146, 149, and 150.

Michael S. Flanigan
Traffic Engineer Associate II

MSP/bld

12/17
86-254

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
December 2, 1985

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

000

Mr. Harry M. Blum, 2nd
Mr. Harvey Newman
110 Slade Avenue
Pikesville, Maryland 21208

RE: Item No. 144 - Case No. 86-254-A
Petitioners - Harry M. Blum, 2nd, et al
Variance Petition

Dear Sirs:

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.

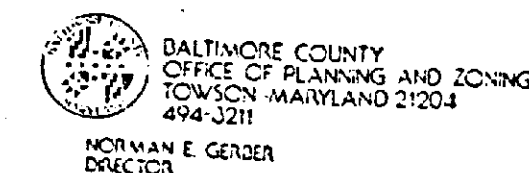
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



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

NOVEMBER 25, 1985

RE: Zoning Advisory Meeting of OCTOBER 29, 1985
Item # 144
Property Owner: HARRY M. BLUM, II et al
Location: N/S SLADE AVE. 270' WEST
OF REISTERSTOWN 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 to this site 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 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 178-79. 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 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Hoswell

Eugene A. Sobor
Chief, Current Planning and Development



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

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: Harry M. Blum, 2nd, et al
Location: N/S Slade Avenue, 270' W of Reisterstown Road
Item No.: 144
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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

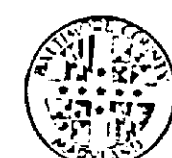
- () 6. Site plans are approved, as drawn.

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

REVIEWER: *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

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 # 144, Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry M. Blum, 2nd, et al
Location: N/S Slade Avenue, 270' West of Reisterstown Road
District: 3rd.

APPLICABLE CODES ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Aged (A.G.S. 1.1.1. 417-1 - 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 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-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. B-4 Use Groups require a one hour fire rating for walls 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall.
- ☒ 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 401 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 the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are not required. The change of Use Groups are from the _____ to the _____ or to that _____ See Section 112 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 116.2 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct location above and below the lot and the finish floor levels including basement.
- ☒ Comments: Plans shall reflect all State of Maryland Handicapped Code Regulation 05.01.07 requirements. None are shown on the plans. Section 505.2 is applicable.
- ☒ 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

4/27/85

Mr. C. E. Burnham, Chief
Building Plans Review
C. E. Burnham

NOTES

1. EX. ZONING 0-1
2. EX. USE OFFICE SEE CASE # 66-261 RXA
3. PROP. USE OFFICE
4. VARIANCE REQUESTED TO ALLOW
21' FRONT YARD IN LIEU OF REQ 35'
AND 13' REAR YARD IN LIEU OF REQ 20'
5. GROSS AREA 0.311 AC. ±

6. AMENITY OPEN SPACE REQ.
0.274 x 20% = 0.055 AC
PROVIDED 0.056 AC SHOWN THUS

7. BUILDING AREA
EXISTING 1793 SF
PROPOSED 1460 SF
TOTAL 3253 SF

8. PARKING DATA
REQ. 3253 / 300 = 11
PROVIDED = 16

9. MAX. BLDG. HEIGHT = 14'

LANDSCAPING REQUIREMENTS

1. FRONTAGE 160' / 40' = 4 TREES
2. PARKING 16 SF. / 12' = 2 TREES
3. TOTAL REQ. = 6 TREES
4. TOTAL PROVIDED = 6 TREES SHOWN THUS
5. ⊕ DENOTES 5' HIGH EVERGREEN TREES @ 6' %
OR 5' HIGH EVERGREEN SHRUBS @ 3' %

