

PETITION FOR ZONING VARIANCE # 167
167

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 1802.3C.1 to permit a rear setback of 35 feet in lieu of the required 50 feet.

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

1. HARSHIP - NEED EXTRA LIVING SPACE - CAN'T AFFORD TO MOVE
2. PRACTICAL DIFFICULTY - NO OTHER PLACE FOR ADDITION

Property is to be posted and advertised as prescribed by Zoning Regulations.

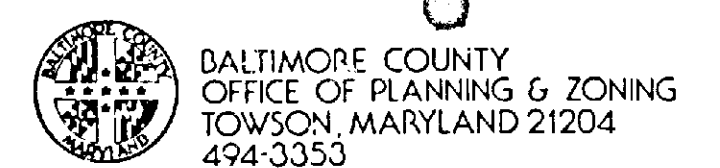
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

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) (Type or Print Name)
 Signature _____ Signature _____
 Address _____ (Type or Print Name)
 City and State _____ Signature _____
 Agency for Petitioner: _____
 Al Donnelly Security Builders, 238 Susquehanna Ave., 825-2743
 (Print Name) Address Phone No.
 Signature _____ Towson, MD, 21204
 City and State
 6660 Security Blvd., Name, address and phone number of legal owner, con-
 Address tr-1 purchaser or representative to be contacted
 Baltimore, MD, 21207
 City and State Name
 Agent's Attorney's Telephone No.: 265-8000 Address Phone No.

MAPLE - 1A
 20
 E. D. 9
 Date 12-19-86
 200
 1000
 DR

86-305-A
 1-10-86



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER
February 19, 1986

Ms. Lisanne Monier-List
238 East Susquehanna Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the NE/S of
Susquehanna Ave., 494' N of
the centerline of Linden Ave.
(238 East Susquehanna Avenue)
9th Election District
Lisanne Monier-List,
Petitioner
Case No. 86-305-A

Dear Ms. List:
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

JMH:jbg
Attachments
cc: People's Counsel

IN RE: PETITION FOR VARIANCE
Beginning at the NE/S of
Susquehanna Ave., 494' N of
the centerline of Linden Ave.
(238 East Susquehanna Ave.) -
9th Election District
Lisanne Monier-List,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-305-A

The Petitioner herein requests a variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet.

Testimony by the Petitioner indicated that she wishes to replace an existing 8' x 10' deck with an enclosed addition to increase the habitable space needed by a growing family. The addition will match the existing dwelling in window style and roof line and will be sided in wood. There are similar additions elsewhere in the neighborhood. 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 Petitioner, 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 17th day of February, 1986, that the herein Petition for Variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, effective after the date of this Order.

BY: _____
ADMINISTRATIVE ASSISTANT
DATE: February 19, 1986
JMH

Beginning on the northeast side of Susquehanna Avenue 50 feet wide at the distance of 494 feet north of the center line of Linden Avenue and running the following courses and distances: N 27 degrees 58 minutes W 15 feet thence N 62 degrees 02 minutes E 110 feet thence S 27 degrees 58 minutes E 15 feet, thence S 62 degrees 02 minutes W 110 feet to the place of beginning also known as 238 East Susquehanna Avenue, Towson, in the 9th election district, Baltimore County, Maryland.

ORDER RECEIVED FOR FILING
DATE February 19, 1986
BY: _____
ADMINISTRATIVE ASSISTANT

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of February, 1986, 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 18th day of February, 1986, at 9:45 o'clock (over)

Lisanne Monier-List
86-305-A
Reg. @ NE/S of Susquehanna Ave.,
494' N C/L Linden Ave.
(238 East Susquehanna Ave.)
9th Dist.

PETITION FOR ZONING VARIANCE
9th Election District

LOCATION: Beginning at Northeast Side of Susquehanna Avenue, 494 feet North of the centerline of Linden Avenue (238 East Susquehanna Avenue)
 DATE AND TIME: Tuesday, February 18, 1986, at 9:45 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Zoning Variance to permit a rear setback of 35 feet in lieu of 50 feet.

Being the property of Lisanne Monier-List, as shown on plat plan filed with the Zoning Office.
 In the event that this Petition(s) 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Beginning NE/S Susquehanna : OF BALTIMORE COUNTY
Ave., 494' N C/L Linden :
Ave. (238 E. Susquehanna :
Ave.), 9th District :
LISANNE MONIER-LIST, : Case No. 86-305-A
Petitioner

ENTRY OF APPEARANCE

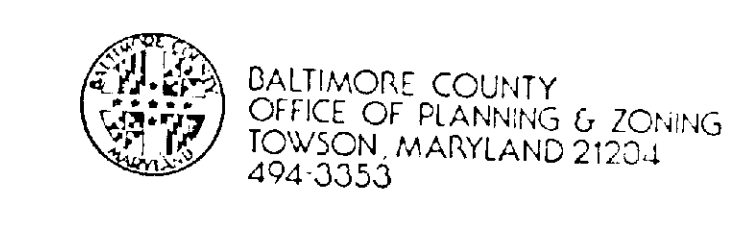
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Lisanne Monier-List, 238 Susquehanna Ave., Towson, MD 21204, Petitioner; and Al Donnelly, Security Builders, 6660 Security Blvd., 21207, Agent for Petitioner.

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
February 3, 1986

Ms. Lisanne Monier-List
238 Susquehanna Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
Reg. @ NE/S of Susquehanna Ave., 494' N of the c/l
Linden Ave. (238 East Susquehanna Ave.)
9th Election District
Lisanne Monier-List - Petitioner
Case No. 86-305-A

Dear Ms. List:
This is to advise you that \$68.00 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 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 No. 018415
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-18-86 ACCOUNT: _____
 AMOUNT \$ 68.00
 RECEIVED FROM: _____
 FOR: _____
 VALIDATION OR SIGNATURE OF CASHIER

Ms. Lisanne Monier-List
238 Susquehanna Avenue
Towson, Maryland 21204
January 17, 1986

NOTICE OF HEARING
 RE: PETITION FOR ZONING VARIANCE
 Reg. @ NE/S of Susquehanna Ave., 494' N c/l
 Linden Ave. (238 East Susquehanna Ave.)
 Lisanne Monier-List - Petitioner
 Case No. 86-305-A

TIME: 9:45 a.m.
 DATE: Tuesday, February 18, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 012347
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-18-86 ACCOUNT: _____
 AMOUNT \$ 68.00
 RECEIVED FROM: _____
 FOR: _____
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.

TOWSON TIMES, Publisher

38.25

SECTION FOR ZONING VARIANCE... LOCATION: Beginning at North... DATE AND TIME: Tuesday, February 18, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

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 January 30, 1986.

THE JEFFERSONIAN, Publisher

Cost of Advertising 24.75

PETITION FOR ZONING VARIANCE... LOCATION: Beginning at North... DATE AND TIME: Tuesday, February 18, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO: Zoning Commissioner Date: January 31, 1986 FROM: Norman E. Gerber, AICP, Director FROM: Office of Planning and Zoning SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21284

Ms. Lissanne Monier-List 238 Susquehanna Avenue Towson, Maryland 21204

RE: Item No. 167 - Case No. 86-105-A Petitioner - Lissanne Monier-List Variance Petition

MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Parks Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

Dear Ms. Monier-List:

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.

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 (m) Chairman, Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Al Donnelly, Security Builders, 6660 Security Boulevard, Baltimore, Maryland 21207

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland

86-305-A

District: 9th Date of Posting: 1/24/86 Posted for: Variance Petitioner: Lissanne Monier-List Location of property: NE/S Susquehanna Ave., 494' N of Linden Ave., 238 Susquehanna Ave. Location of signs: 238 Susquehanna Ave., 494' N of Linden Ave. Remarks: Property of Lissanne Monier-List. Number of signs: 1

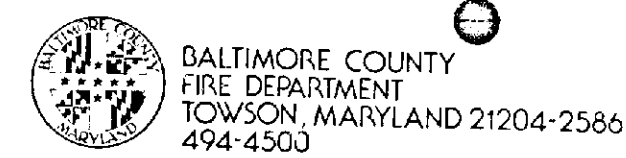
Case No. 86-305-A

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 day of January 19, 1986

Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee



PAUL H. REINCKE, CHIEF

November 22, 1985

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

Attention: Nick Comodari, Chairman, Zoning Plans Advisory Committee

RE: Property Owner: Lissanne Monier-List

Location: NE side Susquehanna Avenue, 494' N of centerline of Linden Avenue

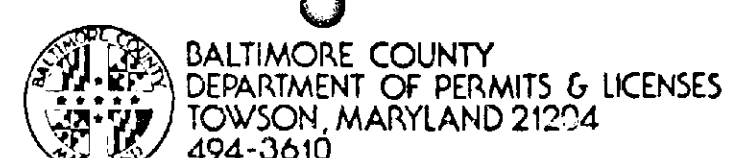
Item No.: 167 Zoning Agenda: Meeting of November 12, 1985

Continued:

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 of 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: [Signature] Noted and Approved: [Signature] Planning Group Fire Prevention Bureau Special Inspection Division



TED ZALESKI, JR., DIRECTOR

November 21, 1985

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

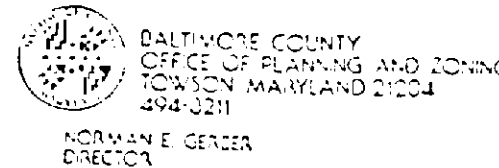
Dear Mr. Jablon:

Comments on Item # 167 Zoning Advisory Committee Meeting are as follows:

Property Owner: Lissanne Monier-List Location: NE side Susquehanna Avenue, 494' N of c/l of Linden Avenue District: 9th.

APPLICABLE CODES ARE CIRCLED

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application.
4. 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.
5. All the Groupes except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area.
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
8. 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.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard.
10. Comments:
11. 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 review.



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

JANUARY 24, 1986

RE: Zoning Advisory Meeting of NOVEMBER 12, 1985 Item # 167 Property Owner: LISSANNE MONIER-LIST Location: NE/S SUSQUEHANNA AVE, 494' N OF E OF LINDEN AVE.

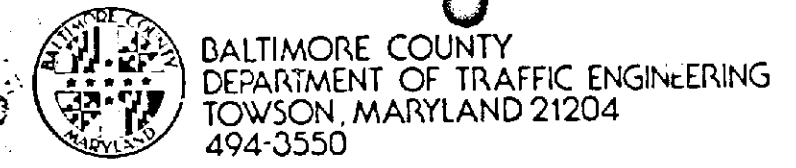
Dear Mr. Jablon:

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 Service Group meeting is required.
A County Service 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.
In proper 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 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 22-93 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 [Date].
Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79.
No building permits may be issued until a Reserve Capacity Use Certificate has been issued.
The priority is located in a traffic area containing a 1st level traffic capacity may suggest some limits.
The traffic service areas are shown on the map.
The traffic service areas are shown on the map.

cc: James Howell

Eugene A. Boser, Chief, Current Planning and Development



STEPHEN E. COLLINS, DIRECTOR

January 7, 1986

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

Item No. -ZAC- Meeting of November 12, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

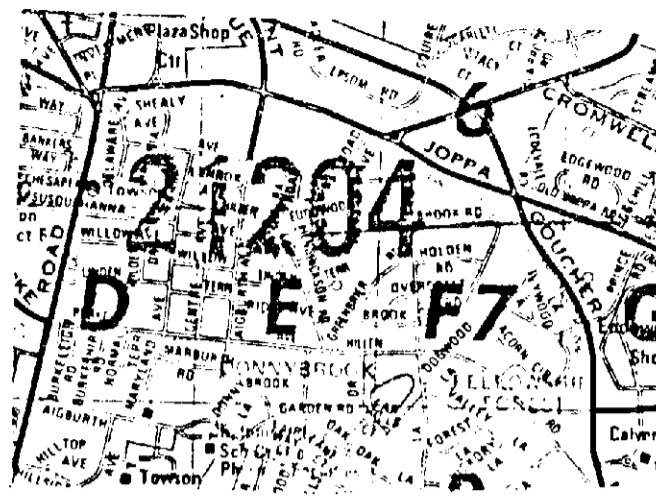
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165, and 167.

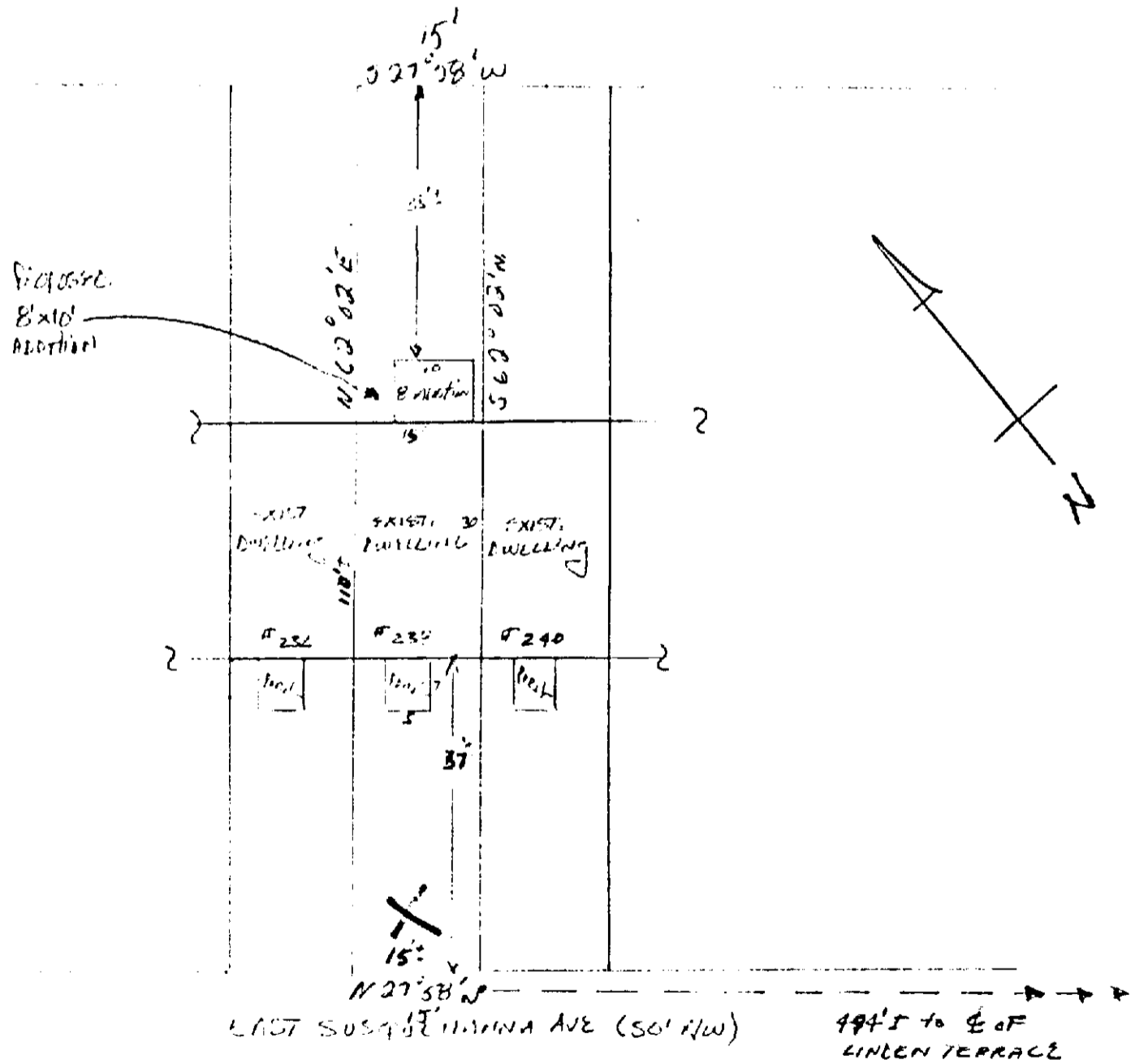
Michael S. Flanagan, Traffic Engineer Associate II

MSF/bld

218 86-305



VICINITY MAP



PLAT FOR ZONING VARIANCE
 OWNER; LINDA M. ALBERT-LIST
 DISTRICT 9 ZONED DMO.5
 SUBDIVISION ALBERT-LIST
 BLOCK IS BURKESVILLE TOLL 252
 EXISTING UTILITIES IN SUSANNA AVE.
 SCALE: 1" = 20'

PETITION FOR ZONING VARIANCE # 167
167

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 1802.3C.1 to permit a rear setback of 35 feet in lieu of the required 50 feet.

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

1. HARSHIP - NEED EXTRA LIVING SPACE - CAN'T AFFORD TO MOVE
2. PRACTICAL DIFFICULTY - NO OTHER PLACE FOR ADDITION

Property is to be posted and advertised as prescribed by Zoning Regulations.

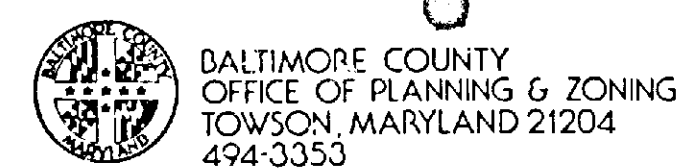
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

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) _____
 Signature _____
 Address _____
 (Type or Print Name) _____
 City and State _____ Signature _____
 Agency for Petitioner: _____
 Al Donnelly Security Builders, 238 Susquehanna Ave., 825-2743
 (Print Name) _____ Address _____ Phone No. _____
 Signature _____ Towson, MD, 21204
 City and State _____
 6660 Security Blvd. _____
 Address _____ Name, address and phone number of legal owner, con-
 tract purchaser or representative to be contacted _____
 Baltimore, MD, 21207 _____
 City and State _____ Name _____
 Agent's _____
 Attorney's Telephone No.: 265-8000 _____ Address _____ Phone No. _____

MAPLE - 1117
 20
 E. D. 9
 Date 12-19-86
 200
 1000
 DR

86-305-A
 1-10-86



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
ARNOLD JABLON
ZONING COMMISSIONER
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER
February 19, 1986

Ms. Lisanne Monier-List
238 East Susquehanna Avenue
Towson, MD 21204

RE: PETITION FOR VARIANCE
Beginning at the NE/S of
Susquehanna Ave., 494' N of
the centerline of Linden Ave.
(238 East Susquehanna Avenue)
9th Election District
Lisanne Monier-List,
Petitioner
Case No. 86-305-A

Dear Ms. List:
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

JMH:jbg
Attachments
cc: People's Counsel

IN RE: PETITION FOR VARIANCE
Beginning at the NE/S of
Susquehanna Ave., 494' N of
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9th Election District
Lisanne Monier-List,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
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Case No. 86-305-A

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Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 17th day of February, 1986, that the herein Petition for Variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, effective after the date of this Order.

BY: _____
ADMINISTRATIVE ASSISTANT
DATE: February 19, 1986
JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

Beginning on the northeast side of Susquehanna Avenue 50 feet wide at the distance of 494 feet north of the center line of Linden Avenue and running the following courses and distances: N 27 degrees 58 minutes W 15 feet thence N 62 degrees 02 minutes E 110 feet thence S 27 degrees 58 minutes E 15 feet, thence S 62 degrees 02 minutes W 110 feet to the place of beginning also known as 238 East Susquehanna Avenue, Towson, in the 9th election district, Baltimore County, Maryland.

ORDER RECEIVED FOR FILING
DATE February 19, 1986
BY: _____
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ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of February, 1986, 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 18th day of February, 1986, at 9:45 o'clock (over)

Lisanne Monier-List
86-305-A
Reg. @ NE/S of Susquehanna Ave.,
494' N C/L Linden Ave.
(238 East Susquehanna Ave.)
9th Dist.

PETITION FOR ZONING VARIANCE
9th Election District

LOCATION: Beginning at Northeast Side of Susquehanna Avenue, 494 feet North of the centerline of Linden Avenue (238 East Susquehanna Avenue)
 DATE AND TIME: Tuesday, February 18, 1986, at 9:45 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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 Petition for Zoning Variance to permit a rear setback of 35 feet in lieu of 50 feet.

Being the property of Lisanne Monier-List, as shown on plat plan filed with the Zoning Office.
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ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
Beginning NE/S Susquehanna : OF BALTIMORE COUNTY
Ave., 494' N C/L Linden :
Ave. (238 E. Susquehanna :
Ave.), 9th District :
LISANNE MONIER-LIST, : Case No. 86-305-A
Petitioner

ENTRY OF APPEARANCE

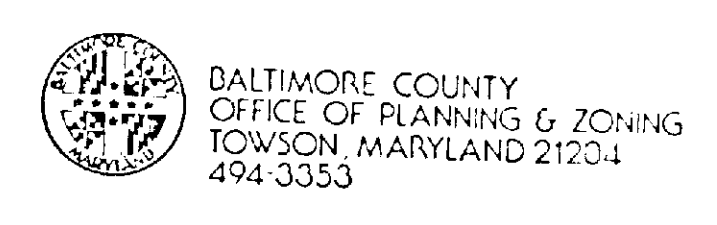
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
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Peter Max Zimmerman
Peter Max Zimmerman



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February 3, 1986

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RE: PETITION FOR ZONING VARIANCE
Reg. @ NE/S of Susquehanna Ave., 494' N of the c/l
Linden Ave. (238 East Susquehanna Ave.)
9th Election District
Lisanne Monier-List - Petitioner
Case No. 86-305-A

Dear Ms. List:
This is to advise you that \$68.00 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 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 No. 018415
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-18-86 ACCOUNT: _____
 AMOUNT \$ 68.00
 RECEIVED FROM: _____
 FOR: _____
 VALIDATION OR SIGNATURE OF CASHIER

Ms. Lisanne Monier-List
238 Susquehanna Avenue
Towson, Maryland 21204
January 17, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Reg. @ NE/S of Susquehanna Ave., 494' N c/l
Linden Ave. (238 East Susquehanna Ave.)
Lisanne Monier-List - Petitioner
Case No. 86-305-A

TIME: 9:45 a.m.
 DATE: Tuesday, February 18, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 012347
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-18-86 ACCOUNT: _____
 AMOUNT \$ 68.00
 RECEIVED FROM: _____
 FOR: _____
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.

TOWSON TIMES, Publisher

38.25

SECTION FOR ZONING VARIANCE... LOCATION: Beginning at North... DATE AND TIME: Tuesday, February 19, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

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 January 30, 1986.

THE JEFFERSONIAN, Publisher

Cost of Advertising 24.75

PETITION FOR ZONING VARIANCE... LOCATION: Beginning at North... DATE AND TIME: Tuesday, February 19, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO: Zoning Commissioner Date: January 31, 1986 FROM: Norman E. Gerber, AICP, Director FROM: Office of Planning and Zoning SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21284

Ms. Lissanne Monier-List 238 Susquehanna Avenue Towson, Maryland 21204

RE: Item No. 167 - Case No. 86-105-A Petitioner - Lissanne Monier-List Variance Petition

MEMBERS

- Bureau of Engineering
Department of Traffic Engineering
State Parks Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Ms. Monier-List:

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.

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 (m)
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Al Donnelly
Security Builders
6660 Security Boulevard
Baltimore, Maryland 21207

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland

86-305-A

District: 9th Date of Posting: 1/24/86
Posted for: Variance
Petitioner: Lissanne Monier-List
Location of property: NE side Susquehanna Avenue, 494' N of Linden Avenue, 238 Susquehanna Ave.
Location of signs: 238 Susquehanna Ave.
Remarks:
Posted by: M. J. Kelly
Number of Signs: 1

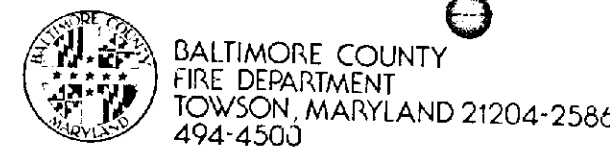
Case No. 86-305-A

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 13th day of January, 1986

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



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

PAUL H. REINCKE, CHIEF, November 22, 1985

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

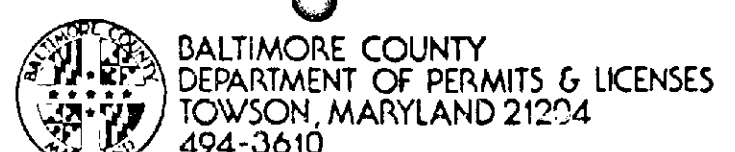
Attention: Nick Comodari, Chairman, Zoning Plans Advisory Committee

RE: Property Owner: Lissanne Monier-List
Location: NE side Susquehanna Avenue, 494' N of centerline of Linden Avenue
Item No.: 167
Zoning Agenda: Meeting of November 12, 1985

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 of 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: [Signature] Noted and Approved: [Signature] Fire Prevention Bureau



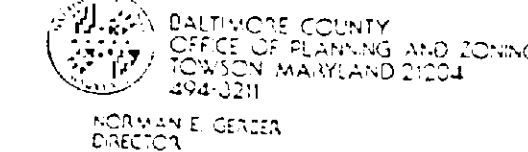
BALTIMORE COUNTY PERMITS & LICENSES TOWSON, MARYLAND 21204 494-0610

TED ZALESKI, JR., DIRECTOR, November 21, 1985

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

Dear Mr. Jablon:
Comments on Item # 167 Zoning Advisory Committee Meeting are as follows:
Property Owner: Lissanne Monier-List
Location: NE side Susquehanna Avenue, 494' N of c/l of Linden Avenue
District: 9th.

- APPLICABLE ITEMS ARE CIRCLED
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application.
4. Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application.
5. All the Groupes except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area.
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
8. 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.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard.
10. Comments:
11. 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 review.



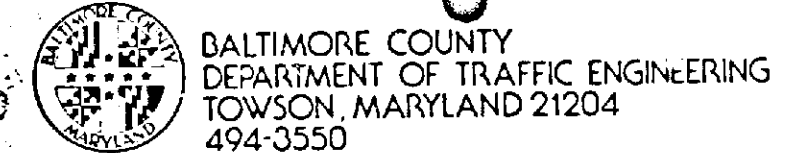
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-0211

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

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 Service Group meeting is required.
The County Service 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.
In proper 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 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 [Date].
Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79.
The property is located in a deficient service area as defined by Bill 178-79.
The priority is located in a traffic area containing a 1st level traffic capacity may suggest some limits.
The Traffic Service Area is jurisdictionally by the County Council.

cc: James Howell, Eunice A. Boser, Chief, Current Planning and Development



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

STEPHEN E. COLLINS, DIRECTOR, January 7, 1986

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

Item No. -ZAC- Meeting of November 12, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

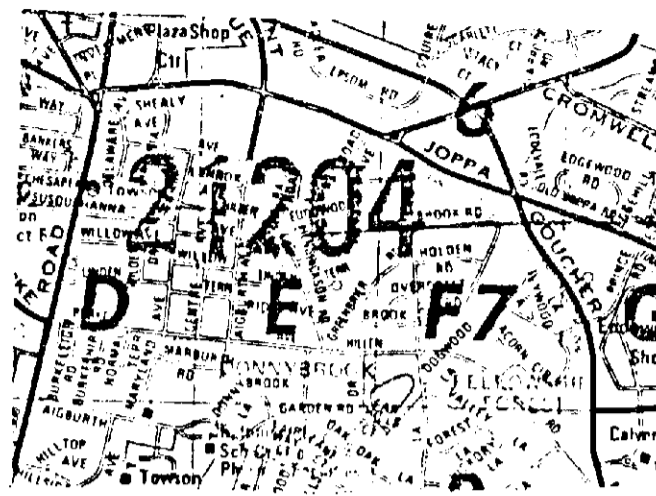
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165, and 167.

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

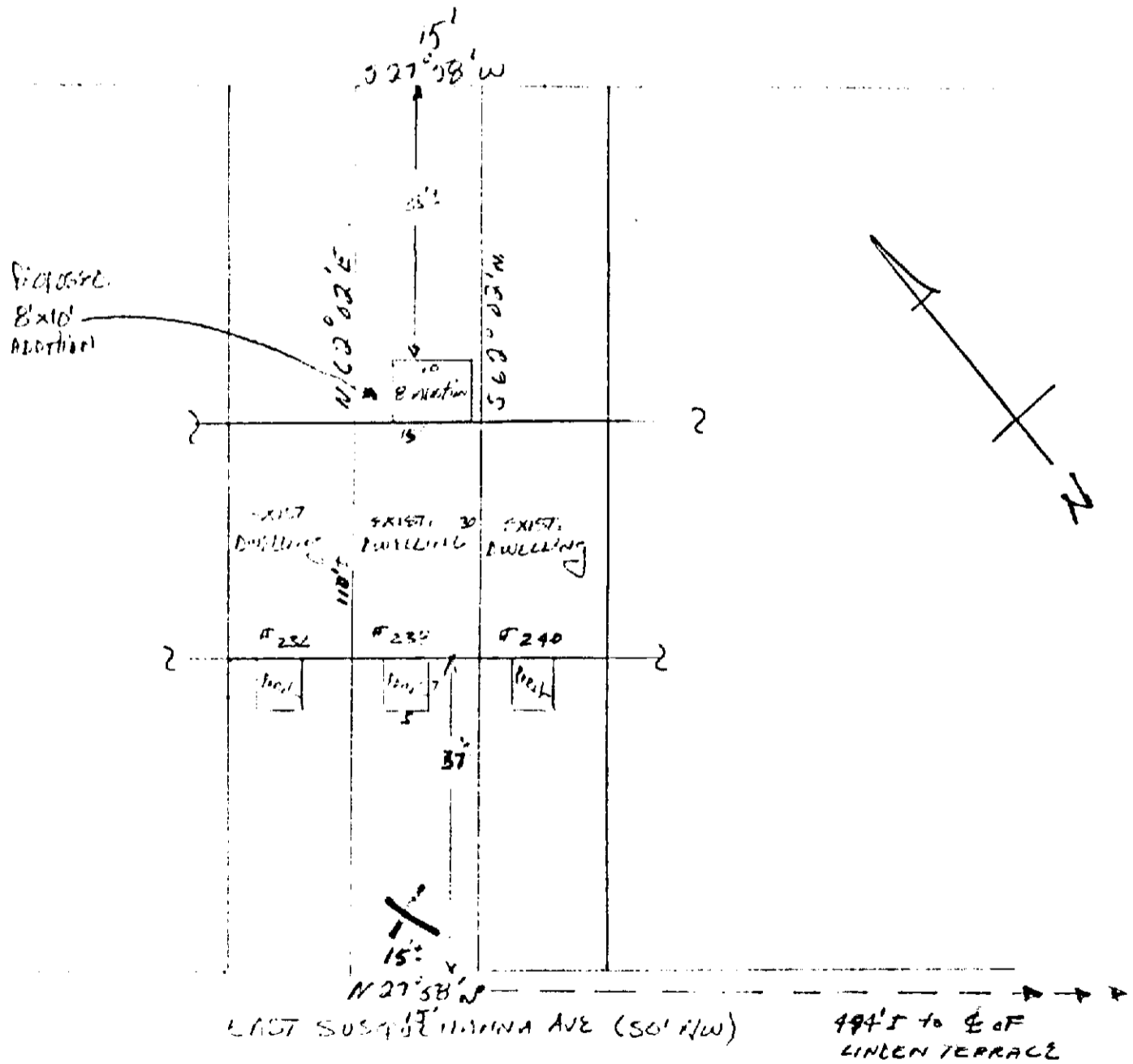
MSF/blid

218
86-305



SUBJECT
PROPERTY

VICINITY MAP



PLAT FOR ZONING VARIANCE
 OWNER; LINDA M. ALBERTSON
 DISTRICT 9 ZONED DMO.5
 SUBDIVISION ALBERTSON
 BLOCK 15 BURKESVILLE TOLL 252
 EXISTING UTILITIES IN SUSANNAH AVE.
 SCALE: 1" = 20'

PETITION FOR ZONING VARIANCE # 167
 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 1802.3C.1 to permit a rear setback of 35 feet in lieu of the required 50 feet.

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

1. HARSHIP - NEED EXTRA LIVING SPACE - CAN'T AFFORD TO MOVE
2. PRACTICAL DIFFICULTY - NO OTHER PLACE FOR ADDITION

Property is to be posted and advertised as prescribed by Zoning Regulations.

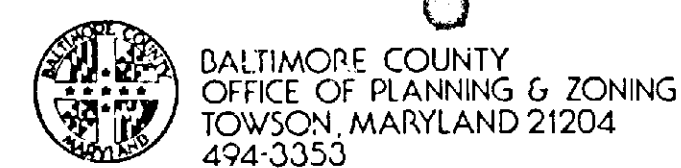
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

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): Lisanne Monier-List
 (Type or Print Name) (Type or Print Name)
 Signature: [Signature] Signature: _____
 Address: _____ (Type or Print Name)
 City and State: _____ Signature: _____
 Agency for Petitioner: _____
 Al Donnelly Security Builders, 238 Susquehanna Ave., 825-2743
 (Print Name) Address Phone No.
 Signature: _____ City and State: _____
 6660 Security Blvd., Baltimore, MD, 21207
 Address Name, address and phone number of legal owner, contractor or purchaser or representative to be contacted
 City and State: _____ Name: _____
 Agent's Attorney's Telephone No.: 265-8000 Address Phone No. _____

MAPLE - 1147
 20
 E. D. 9
 Date 12-19-86
 200
 1000
 DR

86-305-A
 1-10-86



BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353
 ARNOLD JABLON ZONING COMMISSIONER
 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER
 February 19, 1986

Ms. Lisanne Monier-List
 238 East Susquehanna Avenue
 Towson, MD 21204

RE: PETITION FOR VARIANCE
 Beginning at the NE/S of Susquehanna Ave., 494' N of the centerline of Linden Ave. (238 East Susquehanna Avenue) 9th Election District Lisanne Monier-List, Petitioner Case No. 86-305-A

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

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

JMH:jbg
 Attachments
 cc: People's Counsel

IN RE: PETITION FOR VARIANCE
 Beginning at the NE/S of Susquehanna Ave., 494' N of the centerline of Linden Ave. (238 East Susquehanna Ave.) - 9th Election District
 Lisanne Monier-List, Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-305-A

The Petitioner herein requests a variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet.

Testimony by the Petitioner indicated that she wishes to replace an existing 8' x 10' deck with an enclosed addition to increase the habitable space needed by a growing family. The addition will match the existing dwelling in window style and roof line and will be sided in wood. There are similar additions elsewhere in the neighborhood. 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 Petitioner, 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 17th day of February, 1986, that the herein Petition for Variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, effective after the date of this Order.

[Signature]
 Deputy Zoning Commissioner
 of Baltimore County

ORDER RECEIVED FOR FILING
 DATE February 19, 1986
 BY ADMINISTRATIVE ASSISTANT

Beginning on the northeast side of Susquehanna Avenue 50 feet wide at the distance of 494 feet north of the center line of Linden Avenue and running the following courses and distances: N 27 degrees 58 minutes W 15 feet thence N 62 degrees 02 minutes E 110 feet thence S 27 degrees 58 minutes E 15 feet, thence S 62 degrees 02 minutes W 110 feet to the place of beginning also known as 238 East Susquehanna Avenue, Towson, in the 9th election district, Baltimore County, Maryland.

ORDER RECEIVED FOR FILING
 DATE February 19, 1986
 BY [Signature]

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of February, 1986, 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 18th day of February, 1986, at 9:45 o'clock

[Signature]
 Zoning Commissioner of Baltimore County

Lisanne Monier-List
 Reg. @ NE/S of Susquehanna Ave., 494' N C/L Linden Ave. (238 East Susquehanna Ave.)
 86-305-A

RE: PETITION FOR VARIANCE
 Beginning NE/S Susquehanna Ave., 494' N C/L Linden Ave. (238 E. Susquehanna Ave.), 9th District
 LISANNE MONIER-LIST, Petitioner
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 86-305-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.

[Signature]
 Phyllis Cole Friedman
 People's Counsel for Baltimore County
[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel
 Room 223, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 24th day of January, 1986, a copy of the foregoing Entry of Appearance was mailed to Lisanne Monier-List, 238 Susquehanna Ave., Towson, MD 21204, Petitioner; and Al Donnelly, Security Builders, 6660 Security Blvd., 21207, Agent for Petitioner.

[Signature]
 Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
 9th Election District

LOCATION: Beginning at Northeast Side of Susquehanna Avenue, 494 feet North of the centerline of Linden Avenue (238 East Susquehanna Avenue)
 DATE AND TIME: Tuesday, February 18, 1986, at 9:45 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. 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 Zoning Variance to permit a rear setback of 35 feet in lieu of 50 feet.

Being the property of Lisanne Monier-List, as shown on plat plan filed with the Zoning Office.
 In the event that this Petition(s) 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
 JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER
 February 3, 1986

Ms. Lisanne Monier-List
 238 Susquehanna Avenue
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
 Reg. @ NE/S of Susquehanna Ave., 494' N of the c/l Linden Ave. (238 East Susquehanna Ave.)
 9th Election District
 Lisanne Monier-List - Petitioner
 Case No. 86-305-A

Dear Ms. List:

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THIS FEE MUST BE PAID AND THE ZONING SIGN 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 No. 018415
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-3-86 ACCOUNT: 11111111
 AMOUNT \$ 68.00
 RECEIVED FROM: [Signature]
 FOR: [Signature]
 VALIDATION OR SIGNATURE OF CASHIER

Ms. Lisanne Monier-List
 238 Susquehanna Avenue
 Towson, Maryland 21204
 January 17, 1986

NOTICE OF HEARING
 RE: PETITION FOR ZONING VARIANCE
 Reg. @ NE/S of Susquehanna Ave., 494' N c/l Linden Ave. (238 East Susquehanna Ave.)
 Lisanne Monier-List - Petitioner
 Case No. 86-305-A

TIME: 9:45 a.m.
 DATE: Tuesday, February 18, 1986
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 012347
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 2-3-86 ACCOUNT: 11111111
 AMOUNT \$ 68.00
 RECEIVED FROM: [Signature]
 FOR: [Signature]
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 22, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 22, 1986.

TOWSON TIMES, Publisher

38.25

NOTICE FOR ZONING VARIANCE... LOCATION: Beginning at North-Side of Susquehanna Avenue... DATE AND TIME: Tuesday, February 18, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 1986

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THE JEFFERSONIAN, Publisher

Cost of Advertising 24.75

PETITION FOR ZONING VARIANCE... LOCATION: Beginning at North-Side of Susquehanna Avenue... DATE AND TIME: Tuesday, February 18, 1986 at 9:45 a.m. PUBLIC HEARING: Room 110, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO: Zoning Commissioner Date: January 31, 1986 Norman E. Gerber, AICP, Director FROM: Office of Planning and Zoning SUBJECT: Zoning Petitions No. 86-305-A, 86-306-A, 86-310-A and 86-312-A

There are no comprehensive planning factors requiring comment on these petitions.

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1986

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

Ms. Lissanne Monier-List 238 Susquehanna Avenue Towson, Maryland 21204

RE: Item No. 167 - Case No. 86-105-A Petitioner - Lissanne Monier-List Variance Petition

MEMBERS: Bureau of Engineering, Department of Traffic Engineering, State Parks Commission, Bureau of Fire Prevention, Health Department, Project Planning, Building Department, Board of Education, Zoning Administration, Industrial Development

Dear Ms. Monier-List:

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.

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 (m) Chairman, Zoning Plans Advisory Committee

JED:mr

Enclosures

cc: Mr. Al Donnelly, Security Builders, 6660 Security Boulevard, Baltimore, Maryland 21207

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY, Towson, Maryland

86-305-A

District: 9th Date of Posting: 1/24/86 Posted for: Variance Petitioner: Lissanne Monier-List Location of property: NE/S Susquehanna Ave., 494' N of Linden Ave., 238' Susquehanna Ave. Location of signs: 238' Susquehanna Ave., 494' N of Linden Ave., property of petitioner. Remarks: None. Posted by: M. J. Kelly, Signature Date of return: 1/31/86 Number of signs: 1

Case No. 86-305-A

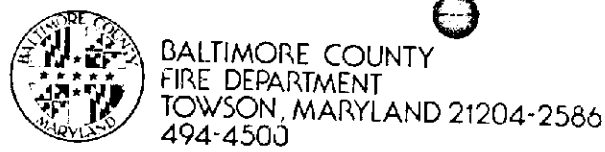
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of January, 1986

ARNOLD JABLON, Zoning Commissioner

Petitioner: Lissanne Monier-List Received by: James E. Dyer, Chairman, Zoning Plans Advisory Committee



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

PAUL H. REINCKE, CHIEF November 22, 1985

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

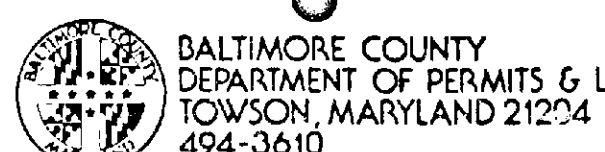
Attention: Nick Comodari, Chairman, Zoning Plans Advisory Committee

RE: Property Owner: Lissanne Monier-List Location: NE side Susquehanna Avenue, 494' N of centerline of Linden Avenue Item No.: 167 Zoning Agenda: Meeting of November 12, 1985

Continued: 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 of 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: [Signature] Noted and Approved: [Signature] Planning Group Fire Prevention Bureau Special Inspection Division



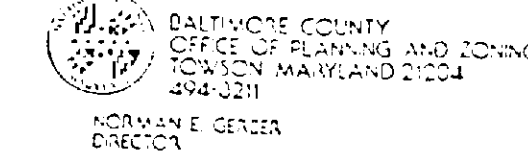
BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204 494-3610

TED ZALESKI, JR., DIRECTOR November 21, 1985

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

Dear Mr. Jablon: Comments on Item # 167 Zoning Advisory Committee Meeting are as follows: Property Owner: Lissanne Monier-List Location: NE side Susquehanna Avenue, 494' N of c/l of Linden Avenue District: 9th.

- APPLICABLE ITEMS ARE CIRCLED:
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application.
4. 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.
5. All the Groupes except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area.
7. The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
8. 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.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard.
10. Comments:
11. 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 review.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211

ARNOLD JABLON, Zoning Commissioner January 24, 1986

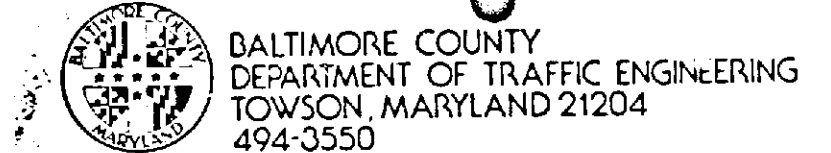
Mr. Arnold Jablon, Zoning Commissioner, County Office Building, Towson, Maryland 21204

Dear Mr. Jablon: RE: Zoning Advisory Meeting of NOVEMBER 12, 1985 Item # 167 Property Owner: LISSANNE MONIER-LIST Location: NE/S SUSQUEHANNA AVE, 494' N OF E OF LINDEN AVE.

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 Service Group meeting is required.
The County Service 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.
In proper 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 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 [Date].
Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79.
No building permits may be issued until a Reserve Capacity Use Certificate has been issued.
The deficient service is [Service].
The property is located in a traffic area containing a 1st level traffic capacity may suggest some limits. The traffic service areas are [Service] throughly by the County Council.

cc: James Howell, EUGENE A. BAKER, Chief, Current Planning and Development



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

STEPHEN E. COLLINS, DIRECTOR January 7, 1986

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

Item No. -ZAC- Meeting of November 12, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

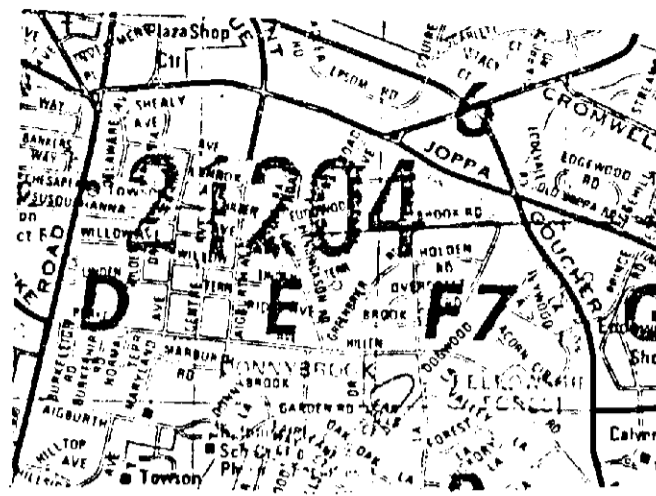
Acres: District:

Dear Mr. Jablon: The Department of Traffic Engineering has no comments for items numbered 160, 162, 163, 165, and 167.

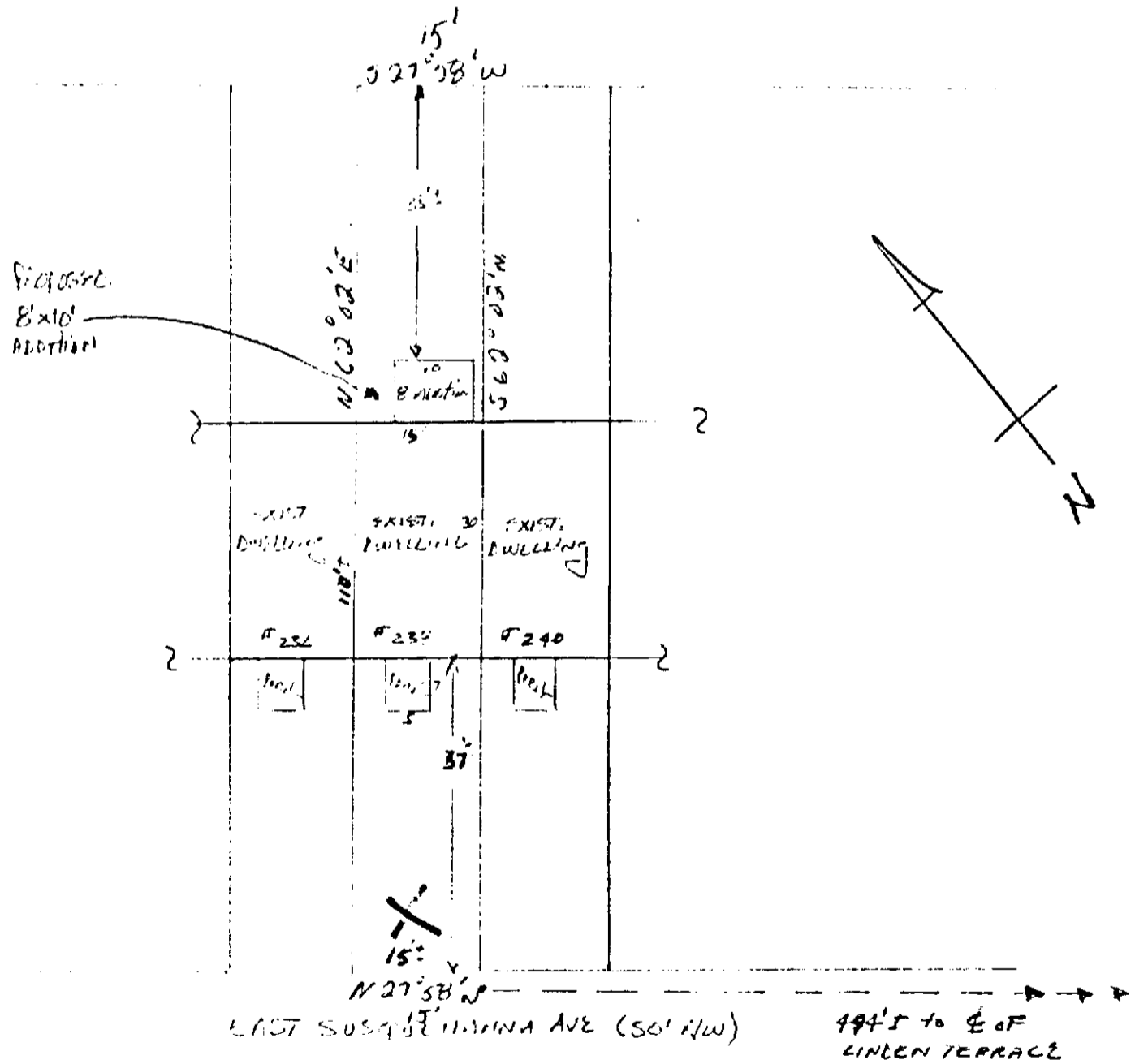
[Signature] Michael S. Flanigan, Traffic Engineer Associate II

MSF/blid

218 86-305



VICINITY MAP



PLAT FOR ZONING VARIANCE
 OWNER; LINDA M. ALBERT-LIST
 DISTRICT 9 ZONED DMO.5
 SUBDIVISION ALBERT-LIST
 BLOCK IS BURKESVILLE TOLL 252
 EXISTING UTILITIES IN SUGARHANA AVE.
 SCALE: 1" = 20'