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E.D. 4
DATE 1-20-87
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Harry A. Olson, Ph.D., 86-382-A
N/S Church Rd., 521' E of the c/L of
Berryman's Lane (708 Church Rd.)
Reisterstown, Md. 21136



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 3, 1986

Dr. and Mrs. Harry A. Olson
708 Church Road
Reisterstown, MD 21136

RE: PETITION FOR VARIANCE
N/S of Church Road, 521' E
of the centerline of Berry-
man's Lane (708 Church Road) -
4th Election District
Harry A. Olson, Ph.D., et ux,
Petitioners
Case No. 86-382-A

Dear Dr. and Mrs. Olson:

I have this date passed my Order in the above captioned matter in accord-
ance with the attached.

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
N/S of Church Road, 521' E
of the centerline of Berry-
man's Lane (708 Church Road) -
4th Election District
Harry A. Olson, Ph.D., et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-382-A

The Petitioners herein request a variance to permit a side yard setback of
20 feet instead of the required 50 feet.

Testimony by and on behalf of the Petitioners indicated that they propose
to construct a breezeway and double garage attached to the existing dwelling.
The location of the well, septic area and existing driveway led to the
determination that the proposed location is the only logical placement for the
addition. In addition, the aesthetics of the dwelling and the neighborhood will
be enhanced by the proposed construction. There were no Protestants.

After due consideration of the testimony and evidence presented, and it ap-
pearing that strict compliance with the Baltimore County Zoning Regulations
(BCZR) would result in practical difficulty and unreasonable hardship upon the
Petitioners, and the granting of the variance requested would not adversely af-
fect 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 3rd day of April, 1986, that the herein Petition for Vari-
ance to permit a side yard setback of 20 feet instead of the required 50 feet,
in accordance with the plan submitted and filed herein marked Petitioner's Ex-
hibit 1, is hereby GRANTED, from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
DATE April 3, 1986
BY ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE
NS Church Rd., 521' E
of C/L of Berryman's
La. (708 Church Rd.)
4th District
HARRY A. OLSON, Ph.D.,
et ux, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-382-A

ENTRY OF APPEARANCE

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

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

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

I HEREBY CERTIFY that on this 10th day of March, 1986, a copy of
the foregoing Entry of Appearance was mailed to Dr. and Mrs. Harry A.
Olson, Ph.D., 708 Church Rd., Reisterstown, MD 21136, Petitioners; and
Mr. Chip Gachot, 75 Shetland Circle, Reisterstown, MD 21136, who requested
notification.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is
described in the description and plan attached hereto and made a part hereof, hereby petition for a
Variance from Section 105.3 1A00.3 B.3. to permit a side yard
setback of 20' instead of the required 50'.

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

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 A. OLSON, Ph.D.
Signature [Signature]
Address 708 Church Rd.
City and State Reisterstown, Md 21136
Attorney for Petitioner: _____
(Type or Print Name) 708 Church Rd.
Address Reisterstown, Md 21136
City and State Reisterstown, Md 21136
Signature _____
Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted
Chip Gachot
Name 75 Shetland Circle
Address Reisterstown, Md 21136
City and State Reisterstown, Md 21136
Attorney's Telephone No.: _____
Phone No. 833-4048

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 through-
out 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 2nd day of April, 1986, at 9:45 o'clock
A.M.

[Signature]
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE April 3, 1986
BY ADMINISTRATIVE ASSISTANT

Zoning Description

Beginning on the North side of Church Road, at a distance of
521' East of the center line of Berryman's Lane. Thence N 7 degrees
- 48' - 13" W, 333.78'. Thence Southeasterly 154.44'. Thence N 7
degrees - 48' - 13" W, 297'. Thence S 82 degrees - 19' - 47" W,
150'. To the point of beginning. Being lot 8, section 2, in the
subdivision of Churchberry, Platbook E.H.K., Jr., No. 36 of P.O. 137
Also Known as 708 Church Road in the 4th. election district.

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: North Side of Church Road, 521 feet East of the Centerline of
Berryman's Lane (708 Church Road)
DATE AND TIME: Wednesday, April 2, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

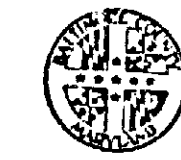
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard setback of 20 feet
instead of the required 50 feet

Being the property of Harry A. Olson, Ph.D., et ux, 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

March 25, 1986

Harry A. Olson, Ph.D.
Mrs. Carol M. Olson
708 Church Road
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
NS/Church Rd., 521' E of the c/L of
Berryman's La. (708 Church Rd.)
4th Election District
Harry A. Olson, Ph.D., et ux - Petitioners
Case No. 86-382-A

Dear Dr. and Mrs. Olson:

This is to advise you that \$69.00 is due for advertising
and posting of the above property. This fee must be paid before an
Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON
THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by
this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND No. 018562
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 4/2/86 ACCOUNT 2-01-615-000
SIGN & POST TO THE OFFICE on 4/2/86 afternoon AMOUNT \$ 69.00
RECEIVED FROM: Carol M. Olson
FOR: Advertising & Posting re Case 86-382-A
8 9021*****05013 4024F
VALIDATION OR SIGNATURE OF CARRIER

ore County, Maryland, and remit
ilding, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 13, 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 March 13, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

86-382-A

Harry A. Olson, Ph.D.
Mrs. Carol M. Olson
708 Church Road
Reisterstown, Maryland 21136

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NS/Church Rd., 521' E of the c/l of
Berryman's Lane (708 Church Rd.)
4th Election District
Harry A. Olson, Ph.D., et ux - Petitioners
Case No. 86-382-A

TIME: 9:45 a.m.

DATE: Wednesday, April 2, 1986

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 016060

DATE 12-7-85 ACCOUNT 2-61-615-670

AMOUNT \$ 35.00

RECEIVED FROM: *Filing fee for item 232 Olson*

FOR: 0053*****3500:1a 80947

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 12, 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 March 12, 1986.

TOWSON TIMES,

Publisher

38-25

86-382-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 10, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 86-371-A, 86-376-A, 86-378-A, 86-379-A, 86-381-A, 86-382-A and 86-384-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sim

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

86-382-A

District 4th Date of Posting 3-12-86

Posted for: *Variance*

Petitioner: *Harry A. Olson, Ph.D., et ux*

Location of property: *NS of Church Road, 521' E of the c/l of Berryman's Lane (708 Church Road)*

Location of Sign: *at front of 708 Church Road*

Remarks: *A. J. Gachot*

Posted by: *A. J. Gachot* Date of return: 3-14-86

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

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

Mr. Harry A. Olson
708 Church Road
Reisterstown, Maryland 21136

RE: Item No. 232 - Case No. 86-382-A
Petitioners - Harry A. Olson, et ux
Variance Petition

Dear Mr. Olson:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

JED:mr

Enclosures

cc: Mr. Chip Gachot
75 Shetland Circle
Reisterstown, Maryland 21136

Case No. 86-382-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 24th day of February, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: *Harry A. Olson, et ux*
Petitioner's Attorney

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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

MARCH 5, 1986

Re: Zoning Advisory Meeting of DECEMBER 24, 1985
Item # 232
Property Owner: HARRY A. OLSON, et ux
Location: 115 CHURCH RD. 521' EAST OF c/l of BERRYMAN'S LANE

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.
- ☒ This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ 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 [blank].
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111.17B-75. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by 8111.17B-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Hoswell

Enrique A. Boder
Chief, Current Planning and Development



January 16, 1986

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

Item No. -ZAC- Meeting of December 24, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jackson:

The Department of Traffic Engineering has no comments for items numbered 231, 232, 233, 234, 235, and 236.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/bld



January 10, 1986

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 A. Olson, et ux

Location: N/S Church Road, 521' East of centerline of Berryman's Lane
Item No.: 232 Zoning Agenda: Meeting of 12-24-8

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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.
- (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: Capt. Joseph Kelly 1-10-84 Noted and Approved: John F. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb



February 6, 1986

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 232 Zoning Advisory Committee Meeting are as follows:

Property Owner: Harry A. Olson, et ux
Location: N/S Church Road, 521' East of c/l of Berryman's Lane
Districts: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- A. 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.D.C. #17-17 - 1980) and other applicable Codes and Standards.
- B. A build, g and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/ is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All the Group except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. For the Group require a one hour wall if closer than 0'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall (see Table 101, Section 1007, Section 1008 and Table 1006). No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Nonconforming Permit, an attention permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering firms are usually required. The charges for these drawings are from \$100.00 to \$1,000.00, or to Mixed Use.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard/Retention. Please see the attached copy of Section 516.0 of the Building Code as amended by Bill #17-85. 816a plans show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only 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 11111 Arundel Avenue, Annapolis, Maryland 21403.

4/22/85

