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Jon B. Suzuki, DDS, Ph.D., 86-384-A
et ux
1819 Thornton Ridge Rd.
Towson, Md. (Case 8th Election District)



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 23, 1986

Dr. and Mrs. Jon B. Suzuki
1819 Thornton Ridge Road
Baltimore, MD 21204

RE: PETITION FOR VARIANCE
W/S of Thornton Ridge Road,
280' S of Halton Road
(1819 Thornton Ridge Road) -
8th Election District
Jon B. Suzuki, DDS, Ph.D.,
et ux, Petitioners
Case No. 86-384-A

Dear Dr. and Mrs. Suzuki:

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

JMJH:bg

Attachments

cc: People's Counsel

86-384-A
251

JON B. SUZUKI DDS, Ph.D.
1819 Thornton Ridge Road
Baltimore, MD 21204
494-1911
826-1101

DESCRIPTION FOR VARIANCE:

Beginning on the west side of Thornton Ridge road (50' wide) at a distance of 280' feet south of Halton road and being lot number 2A as shown on the plat of "Resub-division of lot number 2 Section 2 of Neshill" which is recorded in the Land Records of Baltimore County in Liber 30, Folio 66 known as 1819 Thornton Ridge Road in the 8th Election District.

PETITION FOR ZONING VARIANCE
8th Election District

LOCATION: West Side of Thornton Ridge Road, 280 feet South of Halton Road (1819 Thornton Ridge Road)

DATE AND TIME: Wednesday, April 2, 1986, at 10:30 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 an accessory structure to be located in the front yard in lieu of the required rear yard

Being the property of Jon B. Suzuki, DDS, 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

IN RE: PETITION FOR VARIANCE
W/S of Thornton Ridge Road,
280' S of Halton Road
(1819 Thornton Ridge Road) -
8th Election District
Jon B. Suzuki, DDS, Ph.D.,
et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-384-A

The Petitioners herein request a variance for an accessory structure to be located in the front yard instead of the required rear yard.

Testimony by the Petitioner indicated that the original design for the lot included not only the dwelling, but the existing shed and the proposed carport in accordance with Baltimore County approved plans. For financial reasons, the former owners did not construct the carport. The Petitioners plan to build the carport attached to the shed and in accordance with the original design and the site plan submitted and marked Petitioner's Exhibit 2. The rear side yard contains the septic area; the far side yard would be difficult to access because of contour and distance. There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 23rd day of April, 1986, that the herein Petition for Variance permit an accessory structure to be located in the front yard instead of the required rear yard, in accordance with the plan submitted and filed herein, marked Petitioner's Exhibit 2, is hereby GRANTED, from and after the date of this order.

RECEIVED FOR FILING
DATE April 23, 1986
BY [Signature]

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

RE: PETITION FOR VARIANCE
W/S Thornton Ridge Rd.
280' S of Halton Rd.
(1819 Thornton Ridge Rd.)
8th District
SUZUKI, JON B., et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-384-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. Jon B. Suzuki, DDS, Ph.D., 1819 Thornton Ridge Rd., Towson, MD 21204, Petitioners.

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 plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

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

We don't want the drive or carport to be placed over the septic drain pipe or field.

The original plans were (or designed) to place the carport and accessory Bldg to the front side as shown. We would very much like to stay with the original design.

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:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

Legal Owner(s):
Jon B. Suzuki DDS, Ph.D.
(Type or Print Name)
Signature
Pamela R. Suzuki
(Type or Print Name)
Signature
1819 Thornton Ridge Road
Address
Baltimore, Md 21204
City and State
Jon B. & Pamela R. Suzuki
1819 Thornton Ridge Road
Baltimore, MD 21204 494-1911
Address
Phone No.

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 throughout Baltimore County that property be posted, and that the public hearing be held 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 10:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County

(over)



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

March 25, 1986

Jon B. Suzuki, DDS, Ph.D.
Mrs. Pamela R. Suzuki
1819 Thornton Ridge Road
Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Thornton Ridge Rd., 280' S of Halton Rd.
(1819 Thornton Ridge Rd.)
8th Election District
Jon B. Suzuki, DDS, Ph.D., et ux - Petitioners
Case No. 86-384-A

Dear Dr. and Mrs. Suzuki:

This is to advise you that \$63.75 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018563

DATE 4/2/86 ACCOUNT 8-11-15-000

SIGN & POST
RETURNED 4/2/86 AMOUNT \$ 63.75

RECEIVED FROM Pamela R. Suzuki

FOR Advertising & Posting re Case #86-384-A

9 8033 ***** 00248

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,
18 Kenton
Publisher

34.00
86-384-A

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,
18 Kenton
Publisher

Cost of Advertising
24.75
86-384-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 3-12-86

Posted for: J. E. Dyer

Petitioner: James E. Dyer, D.D.S., Ph.D., et ux

Location of property: W/S of Thornton Ridge Road, 280' S of Halton Rd. (1819 Thornton Ridge Road)

Location of Signs: On front of 1819 Thornton Ridge Road

Remarks: J. E. Dyer

Posted by: J. E. Dyer Date of return: 3-14-86

Number of Signs: 1

Jon B. Suzuki, DDS, Ph.D.
Mrs. Pamela R. Suzuki
1819 Thornton Ridge Road
Baltimore, Maryland 21204

February 28, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Thornton Ridge Rd., 280' S of Halton Rd.
(1819 Thornton Ridge Rd.)
8th Election District
Jon B. Suzuki, DDS, Ph.D., et ux - Petitioners
Case No. 86-384-A

TIME: 10:30 a.m.
DATE: Wednesday, April 2, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Jon B. Suzuki, et ux
Zoning Commissioner
Baltimore County

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

No. 016175

DATE: 12-31-85 ACCOUNT: R-31-615-177

AMOUNT: \$35.00

RECEIVED FROM: Jon B. Suzuki, et ux

FOR: Filing fee for 1819 Thornton Ridge Road

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 7, 1986

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

Dr. and Mrs. Jon B. Suzuki
1819 Thornton Ridge Road
Baltimore, Maryland 21204

RE: Item No. 251 - Case No. 86-384-A
Petitioners - Jon B. Suzuki, et ux
Variance Petition

Dear Dr. and Mrs. Suzuki:

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

Case No. 86-384-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 26th day of February, 1986.

Petitioner: Jon B. Suzuki, et ux
Attorney: _____

ARNOLD JABLON
Zoning Commissioner

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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3550

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

March 5, 1986

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 to 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 22-38 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 _____.
- ☒ No record plat: Must comply with Baltimore County Landscape Manual, 811.178-79. 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 "B" level intersection as defined by Bill 198-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eunice A. Bober
Chief, Current Planning and Development

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, AICP
Norman E. Gerber, AICP
Director

NEC:JGH:alm

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

STEPHEN E. COLLINS
DIRECTOR

January 16, 1986

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

Item No. -2AC- Meeting of January 14, 1986

Property Owner: _____

Location: _____

Existing Zoning: _____

Proposed Zoning: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 250, 251 and 253.

Michael S. Flaminio
Michael S. Flaminio
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: Jon B. Suzuki, et ux

Location: WS Thornton Ridge Road, 280' S of Halton Road

Item No.: 251

Zoning Agenda: Meeting of 1-14-86

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. J. Kelly 1-13-86
Planning Group
Special Inspection Division

It is noted and
Approved:

Fire Prevention Bureau

/mb



February 11, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 251 Zoning Advisory Committee Meeting are as follows:

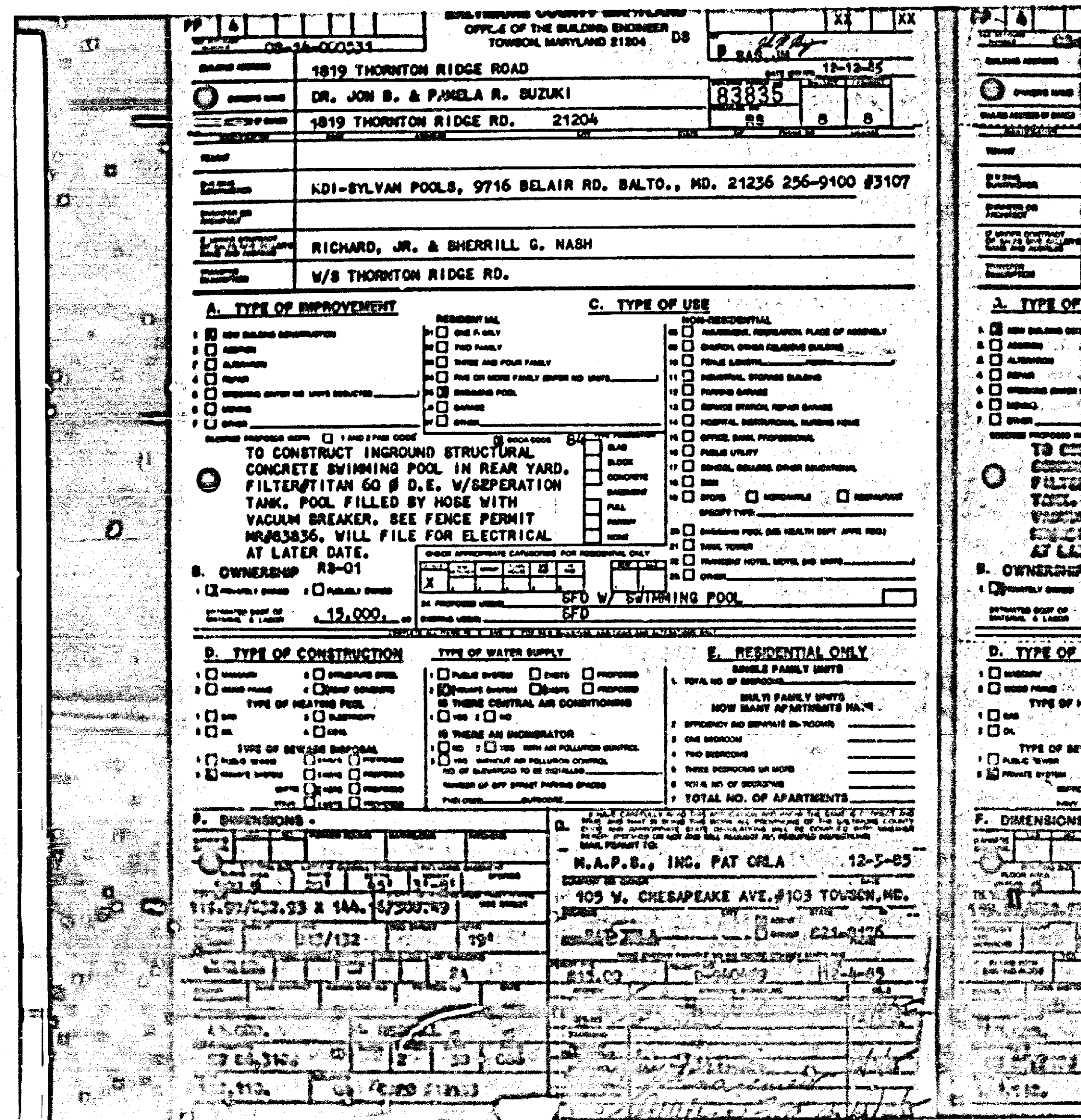
Property Owner: Jon B. Suzuki, et ux

Locations: W/S Thornton Ridge Road, 280' S of Halton Road
Districts: 8th.

APPLICABLE ITEMS ARE CIRCLED:

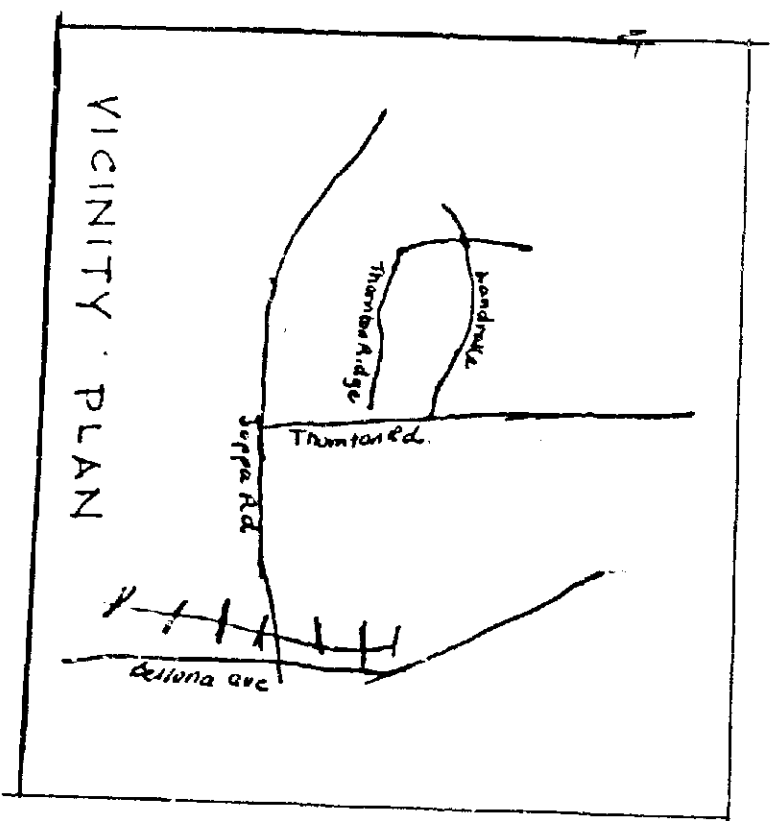
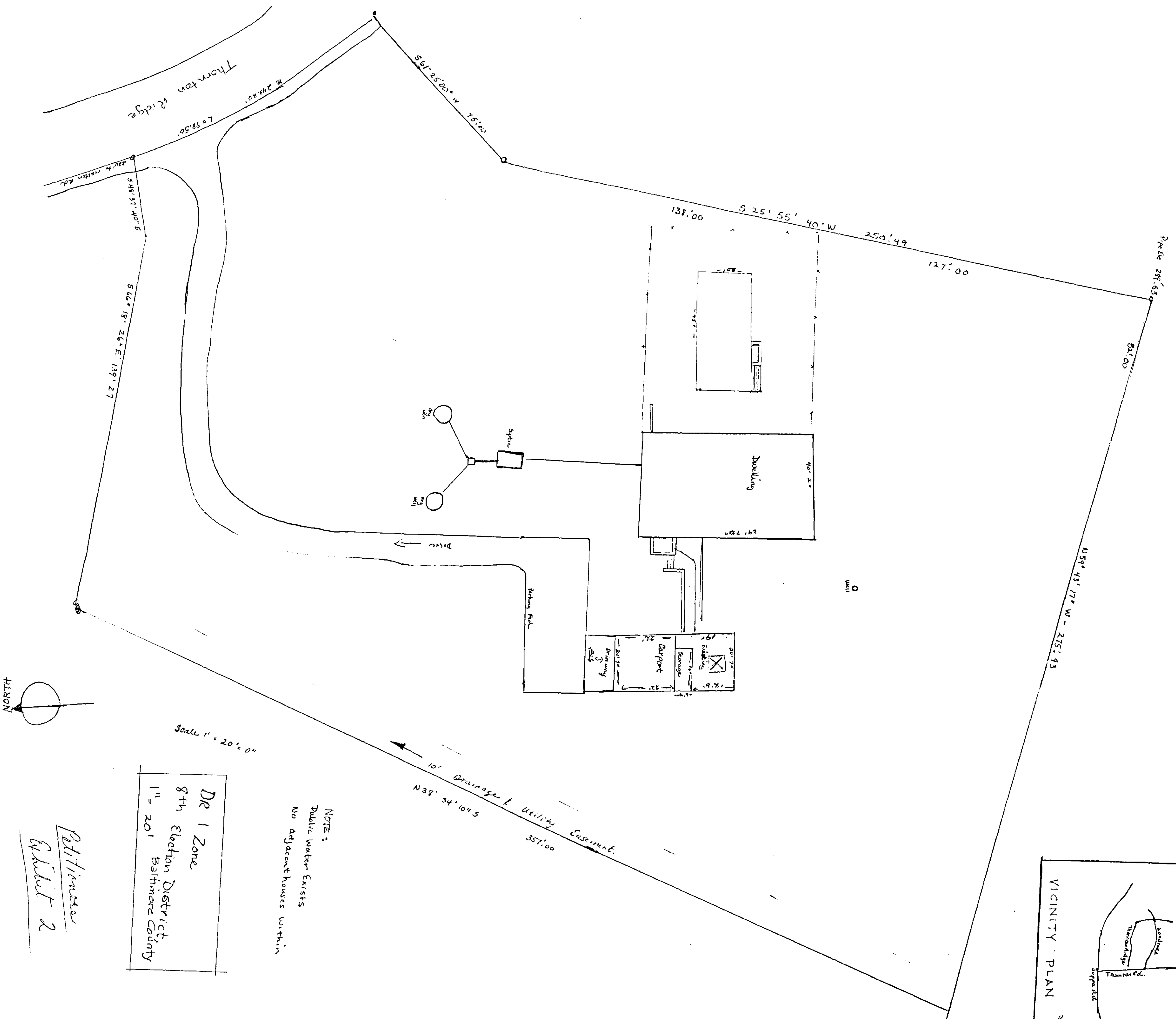
- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.R.C.H. #117-1 - 1990) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
Separate permits may be required if there are any retaining walls, grading, etc.
- 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 Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-1 Use Groups require a one hour wall if closer wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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 401 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/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____ . See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments:
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
- Charles E. Burman*
 By: C. E. Burman, Chief
 Building Plans Review

4/22/85



Jon B. Suzuki
1819 Thornton Ridge Rd
Baltimore md 21204

Permit 83697
EASE #86-284-A



NOTE:
Public Water Exists
No Adjacent houses within

DE 1 Zone
8th Election District,
1" = 20' Baltimore County

Pattinson
Exhibit 2

Scale 1" = 20' ± 0"

