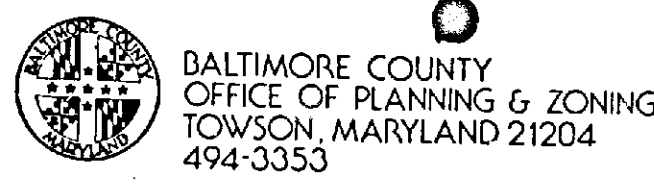


MAP 20-62
E.D. 13
DATE 1-12-87
230
1000
DP

Pamela A. Brown
86-394-A
SW/S of Monumental Rd., 350' S of
Washington Blvd. (1906 Monumental
13th Elec. Dist.



ARNOLD JADLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 10, 1986

F. Michael Grace, Esquire
21 Melrose Avenue
Catonsville, MD 21228

RE: PETITION FOR VARIANCE
SW/S of Monumental Road, 350'
S of Washington Boulevard
(1906 Monumental Road) -
13th Election District
Pamela R. Brown, Petitioner
Case No. 86-394-A

Dear Mr. Grace:

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

JMHJ:bg

Attachments

cc: People's Counsel

ZONING DESCRIPTION

Beginning on the southwest side of Monumental Road, 350 feet South of Washington Boulevard. Being lot #8 (excluding 30 feet depth in the rear) on Plat of "OAK PARK ADDITION", Book #7, folio #23 in the 13th Election District containing 6,000 square feet. Would be known as #1906 MONUMENTAL ROAD.

PETITION FOR ZONING VARIANCE
13th Election District

LOCATION: Southwest Side of Monumental Road, 350 feet South of Washington Boulevard (1906 Monumental Road)

DATE AND TIME: Tuesday, April 8, 1986, at 9:30 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 a lot width of 50 feet in lieu of the required 55 feet

Being the property of Pamela R. Brown, 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 JADLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

IN RE: PETITION FOR VARIANCE
SW/S of Monumental Road, 350'
S of Washington Boulevard
(1906 Monumental Road) -
13th Election District
Pamela R. Brown,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-394-A

The Petitioner herein requests a variance to permit a lot width of 50 feet in lieu of the required 55 feet.

Testimony by the Petitioner indicated that the 50-foot lot to the south is improved with a dwelling, the 50-foot lot to the north is unimproved but not available for purchase, and, indeed, most lots in the general vicinity are 50 feet in width. The Petitioner intends to build a single family residence for his sister-in-law. 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 10th day of April, 1986, that the herein Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

RECEIVED FOR FILING
April 16 1986
DATE
BY

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCE
SW/S of Monumental Rd., 350'
S of Washington Blvd.
(1906 Monumental Rd.)
13th District
PAMELA R. BROWN,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-394-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, MD 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to F. Michael Grace, Esquire, Law Offices of Edward J. Brush, Esquire, 21 Melrose Ave., Catonsville, MD 21228, Attorney for Petitioner.

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 1802. 3. C. 1. to permit a lot width of 50' in lieu of the required 55'.

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

1. Legal owner purchased with the understanding that 50' was all that was needed since two other homes were built in 1985 on lots which were only 50' wide 1910 and 1908 Monumental Road.
2. The lot size is comparable to other lots in the neighborhood and the addition of a house would not change the aesthetic value of the neighborhood.

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:

DOB: HQOD

(Type or Print Name)

Don Hood

Signature

2001 Monumental Road

Address

Baltimore, Maryland 21227

City and State

Attorney for Petitioner:

F. Michael Grace, Esquire

(Type or Print Name)

F. Michael Grace

Signature

21 Melrose Avenue

Address

Catonsville, Maryland 21228

City and State

Law Offices of Edward J. Brush

Address

21 Melrose Avenue

Address

Catonsville, Maryland 21228

City and State

(301) 744-5252

Address

21 Melrose Avenue

Address

Catonsville, Md. 21228

City and State

Phone No.

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744-5252

Address

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 20, 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 20, 1986.

THE JEFFERSONIAN,

18 Kenotah

Publisher

Cost of Advertising

22.00

86-394-A

PETITION FOR ZONING VARIANCE
13th Election District
LOCATION: Southwest side of Monumental Road, 350' S of Washington Blvd., 350' S of Washington Blvd., 350' S of Washington Blvd.
DATE AND TIME: Tuesday, April 8, 1986, at 8:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a lot width of 50 feet in front of the proposed 10 lots.
Being the property of Pamela A. Brown, 350' S of Washington Blvd., 350' S of Washington Blvd., 350' S of Washington Blvd.
In the event that the petition is granted, a building permit may be issued within 30 days of the date of the hearing. The Zoning Commissioner will, however, consider 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 or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner of Baltimore County
(Mar. 20)

PETITION FOR ZONING VARIANCE
13th Election District
LOCATION: Southwest side of Monumental Road, 350' S of Washington Blvd., 350' S of Washington Blvd., 350' S of Washington Blvd.
DATE AND TIME: Tuesday, April 8, 1986, at 8:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for zoning variance to permit a lot width of 50 feet in front of the proposed 10 lots.
Being the property of Pamela A. Brown, 350' S of Washington Blvd., 350' S of Washington Blvd., 350' S of Washington Blvd.
In the event that the petition is granted, a building permit may be issued within 30 days of the date of the hearing. The Zoning Commissioner will, however, consider 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 or made at the hearing.
By Order of
ARNOLD JABLON,
Zoning Commissioner of Baltimore County
(Mar. 20)

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Zoning

was inserted in the following:

☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 22 day of March 1986, that is to say, the same was inserted in the issues of

March 20, 1986

RATUXENT PUBLISHING CORP.
By *[Signature]*

86-394-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

86-394-A

District: 13 Date of Posting: 3-15-86
Posted for: *Norman*
Petitioner: *Pamela A. Brown*
Location of property: *SW/S Monumental Rd. 750' S of Washington Blvd.*
Location of Sign: *SW/S Monumental Rd. on front of subject property. H. H. 8*
Remarks:
Posted by: *A. J. Dwyer* Date of return: 3-21-86
Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 14, 1986

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

F. Michael Grace, Esquire
Law Offices of Edward J. Brush
21 Melrose Avenue
Catonsville, Maryland 21228

RE: Item No. 263 - Case No. 86-394-A
Petitioner - Pamela A. Brown
Variance Petition

Dear Mr. Grace:

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

F. Michael Grace, Esquire
Law Offices of Edward J. Brush
21 Melrose Avenue
Catonsville, Maryland 21228

March 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SW/S Monumental Rd., 350' S of Washington Blvd.
(1906 Monumental Rd.)
13th Election District
Petitioner
Pamela A. Brown - Petitioner
Case No. 86-394-A

TIME: 9:30 a.m.

DATE: Tuesday, April 8, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016123
DATE: 3/16/86 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: *Pamela A. Brown*
FOR: *Variance H 263*
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
ARNOLD JABLON
DIRECTOR

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

March 19, 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, forward by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangement is not satisfactory.
- Parking calculations must be shown on the plan.
- This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on [blank].
- Landscaping: Must comply with Baltimore County Landscape Manual, Bill 178-79. 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 "T" level intersection as defined by Bill 178-79, and as conditions change the intersection may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- Additional comments: [blank]

cc: James Howell

Eunone A. Boser
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 24, 1986

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

SUBJECT: Zoning Petition Nos. 86-386A, 86-387A, 86-388A, 86-389A, 86-394A, 86-395A, 86-397A

There are no comprehensive planning factors requiring comment on this petition.

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

NEG/JGH/dml

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-0550
STEPHEN E. COLLINS
DIRECTOR

January 27, 1986

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

Item No. -2AC- Meeting of January 22, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 258, 259, 260, 261, and 263.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

Case No. 86-394-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 4th day of March, 1986.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner Pamela A. Brown
Petitioner's Attorney F. Michael Grace, Esquire

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



January 22, 1986

Location: SW/S Monumental Road

Item No.: **263** *Zoning Agenda:* **Meeting of 1-21-86**

Gentlemen:

() 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 1-22-56 Noted and
Planning Group Approved:
Special Inspection Division

Noted and
Approved:

File 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 # 263 Zoning Advisory Committee Meeting are as follows:

Property Owner: Pamela A. Brown

Location: SW/S Monumental Road, 350' S of Washington Blvd.
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

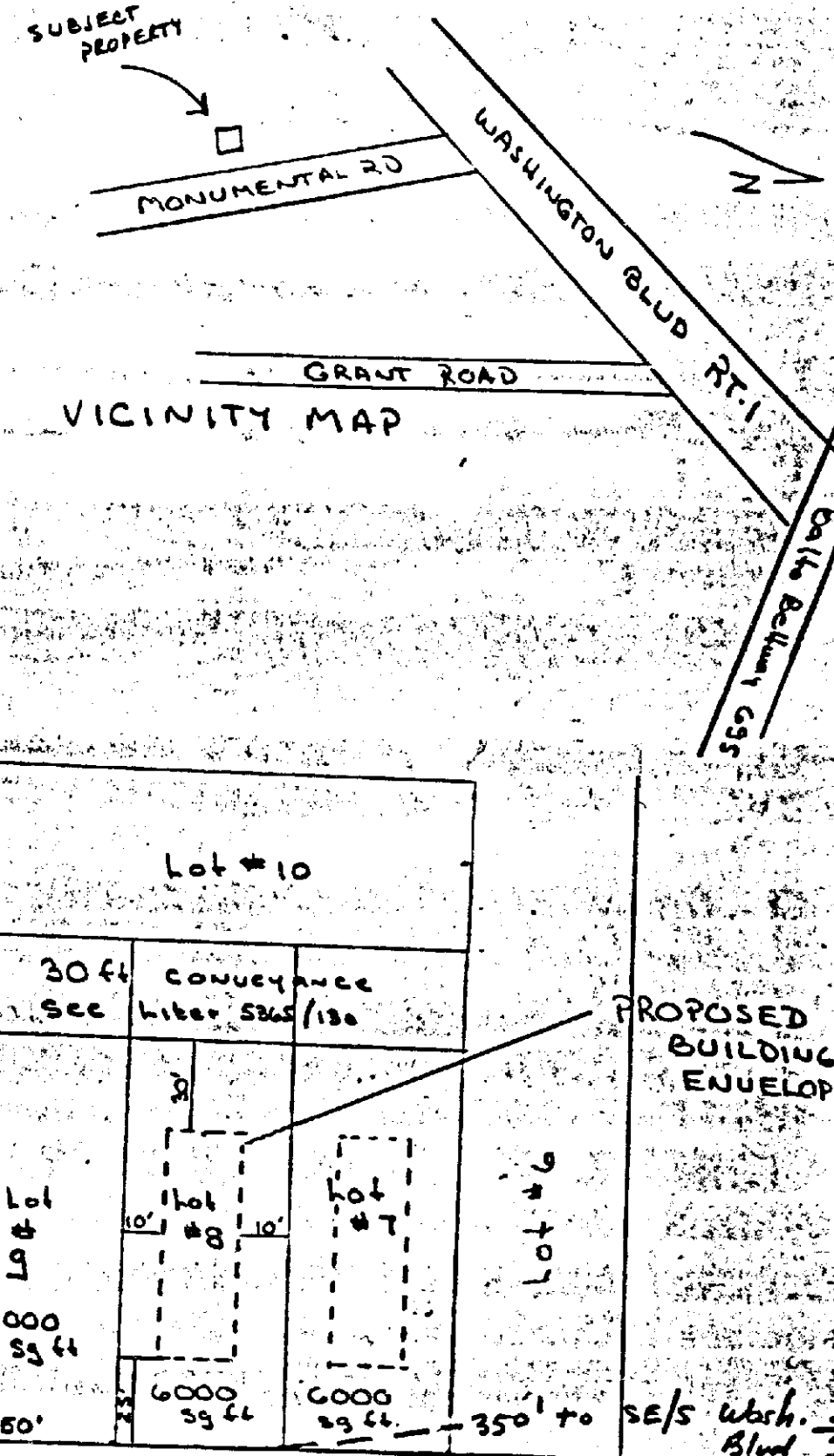
4. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
5. A building and other miscellaneous permits shall be required before the start of any construction.
6. 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.
7. 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 seal - was not acceptable.
8. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party 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.
9. 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.
10. The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
11. 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 Uses _____ . See Section 312 of the Building Code.
12. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
B: C. E. Burnham, Chief
Building Plans Review

4/22/85



MONUMENTAL ROAD (40' R/W)

PLAT FOR ZONING VARIANCE

OWNER: PAMELA A. BROWN; DEED REF. 6869/003

DISTRICT 13 ZONED DR S.S

SUBDIVISION - OAK PARK ADDITION
Lot # 8. BOOK NO. - -

SCALE: 1" = 50'

#263