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D. 12 DATE 1:52-97 DOC 1:000	et al SW/cor. Delvale Ave. and (7214 Birch Ave.) 12th blec.
	and I
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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): RICHARD LEE DEEM (Type or Print Name) (Type or Print Name) The hard I MARGARET ANN RIPKEN (Type or Print Name) City and State PHONE 633-2000 (₩) Attorney for Petitioner: 7214 BIBCH ANENUE 282-7099 (Type or Print Name) BALTIMORE, MD 21222 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Attorney's Telephone No.: RDERED By The Zoning Commissioner of Baltimore County, this ____13th_____ day of _________, 19_86_, 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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

following reasons: (indicate hardship or practical difficulty)

3. Request a breezeway for safety factors (fire)

--in-lieu of the required 25-feet

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto at I made a part hereof, hereby petition for a

Variance from Section 1802-3C-1 to permit a side street setback of 4 feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for

2. Putting a garage in the rear yard would use too much available yard space.

4. Connecting the garage to the house would safeguard the property apprearence D.

1. Existing driveway would need to be extended or replaced.

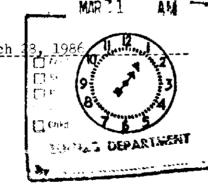
BALTIMORE COUNTY, MAKPLAND

INTER-OFFICE	CORRESPONDENC

TO Arnold Jablon Date__March_ Zoning Commissioner FROM Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petition Nos. 86-404-A, 86-405-A,

86-406-A, 86-410-A



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

> NORMAN E. GERBER, AICH, Director Office of Planning and Zoning

NEG/JGH/dmi

CC

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 21, 1986

COUNTY OFFICE BLDG. Mr. Richard Lee Deem 111 W. Chesapeuke Avr. Towson, Maryland 21204 7214 Birch Avenue Baltimore, Maryland 21222

Dear Mr. Deem:

RE: Item No. 280 - Case No. 86-404-A Petitioners - Richard Lee Deem, et al Variance Petition

MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commissi Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

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 Chairman Zoning Plans Advisory Committee

JED:nr Enclosures

cc: Office of Mank & Kunst 408 York Road Towson, Maryland 21204 الدور، 204 مساد

Deam Mr. Jablon:

Mr. Armold Jablon Zoning Commissioner County Office Building Towson, Manylana 22224 MARCH 24, 1986

> Res Coming Edition Weeting of FEBRUARY 18,1986 280 RICHDED LEE DEEM, et al SWIC DELVOLE AVE. & BIRCH

The Division of Current Planning and Dave obment has neviewed the subject petition and offers the following comments. The items checked below are

There are no site planning factors requiring comment. A)There are no site planning factors requiring dynamic.

A County Review Group Meeting is required.

A County Review Group meeting was need and the minutes will be forward by the Gyreau of Rublic Services.

Site is part of a larger tract; therrione it is defined as a county size. The plan must show the entire tract.

()A record plat will be required and must be recorded original to issuance of a publicing compit.) The access is not satisfactory. The production on this site is not satisfactory.
The parking arrangment is not satisfactory.

(Parking disculations must be arown on the plan. Jimis property contains soils which are defined as wetlands, and development on these soils is promitted.)Construction in or alteration of the floods sin is prohibited under the provisions of Section 22-93 of the Development Under the provisions of Section 22-35 of the Office Aith Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

[) The arended Development Plan was approved by the Planning Spard On
)Landscaping: Tust comply with partitione upunty candscape Manual.
)The property is located in a deficient service area as defined by Sall 173-79. No building commit may be issued until a Reserve Capacity Use Centificate has been tassed. The deficient service is

()The property is coased to a printing area cannot be by a more level intersection as defined by 2011 173-77, and as contactions entined traific consists the become toral leading. The lasts Services Areas

the removalizated amountary by the district tounces.)Adambianal comments:

> Еципны Д. Опрын Shirt, Surrout Munning and Settoname

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

FEbruary 26, 1986

TED ZALESKI, JR. DIRECTOR

J. Comments:

Mr Armold Jablon, Zoning Commissioner Office of Flanning and Zoning Towson, Maryland 31204

cc: Juras Hoskell

Comments on Item # 280 | Boning Advisory Committee Meeting are as follows: Property Owner: Richard Lee Deem, et al SW/C Delvale Avenue and Birch Avenue 12th.

APPLICABLE ITEMS ARE CIRCLED: All structures small conform to the Baltimore County Sullding Code as adopted by Council Sill #1747, the Maryland Code for the Bandcoapped and Axed A.N.S.I. #11741 - 1970, and other applicable Codes and Ctandarts.

(B) A building and other miscellaneous permits shall be required before the start of any construction. . Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is is not required on plans and technical data.

D. Commercial: Three sets of construction Crawings 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-L Single Family Datached Iwellings require a minimum of 1 hour fine ratios for exterior walls closer than 6'-d to an interior lot line. R-L Use Groups require a cre nous substitution of than NH-2 to an intercor lot line. Any wall built on an interior lot line enail require a core of part wall. See Table 2.1, Section 1.7, Section 12.0, and said said 12. No peninge are remotted to an exterior wall within NH-2 of an interior lot line.

F. The structure does not appear to comply with Table (35 for permissable height area. Betly to the no series transeries by this office rannot be considered until the necessary data pertaining to relect area uni-construction type is provided. See Table 401 and 505 and have your Architect Engineer correct this repartners 3. The requested variance appears to conflict with Section(s) ______, of the Baltinire

H. When filing for a required Change of Twe/Occupancy Fermit, 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 Cole requirements for the new use. Manyland Architectural or Engineer scale are usually required. The change of Tse Groups are from Use to Use to Mixed Uses.

The Section 312 of the Building Code.

The proposed project appears to be located in a Flood Flain, Tital Riverine. Please see fire attached copy of Section 516.2 of the Building Code as adopted by Bill #15-85. Site plans shall ship the connect selevations above sea level for the lot and the finish floor levels including tasement.

6. These appreviates comments reflect only on the information provided by the inseriors subject to the local strange and Johnse and are not intensed to be continued as the following to a victorial order to the spilorage based on a victorial order to be subject to the spilorage based on a victorial order to be subject to the provided the spilorage based on the sp

w. Trecapeax Avenue, Trustr. Marylasis 10 c.

fire Department TOWSON MARYLAND 21204-2566

PAUL H. REINCKE

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning

Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zethief Plans Advisory Committee RE: Property Como: Richard Lee Deem, et al

Location: SW/C Delvale Avenue & Birch Avenue Zoning Agenda: Meeting of 2-18-86

Item No.: 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 or _____ 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.

Planning Gyoup Special Inspection Division

V Fire Prevention Bureau

February 21, 1986

1. The state of the second state of the second of the seco

Petitioner's

Zoning Commissioner Petitioner Richard Lee Deem, et al

Received by Lance E. Myen

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 March 1986.

Chairman, Zoning Plans

Advisory Committee

Attorney

Case No. 86-40 .. A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would swould not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance should should x not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____April______, 19_86___, that the Petition for Zoning Variance to permit a side street setback of 4 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

> 1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

AJ/srl

cc: Mr.Richard Lee Deem

People's Counsel

PI TITION FOR ZONING VARIANCE 12th Election District

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Feltimore County, Md., appearing on March 27 , 19 86

Publisher

Cost of Advertising

86-404-2

Beginning at a point on the southwest corner of Delvale Avenue (80'wide) and Birch Avenue (60'wide) and running the following courses and distances. South 83° 16'28" East, 120 feet along the S/S of Delvale Avenue thence South 21° 13' West, 58.58feet, thence South 69° 47' East, 144.98' to the West side of Birch Ave., thence by a curve to the left with a radius of 470 feet and a length of 75 feet, thence by a curve to the left with a radius of 20 feet and a length of 33 feet to the point of beginning.

Known as 7214 Birch Avenue in the 12th Election District.

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 9, 1936

Mr. Richard Lee Deem Ms. Margaret Ann Ripken 7214 Birch Avenue Baltimore, Maryland 21222

> (7214 Birch Ave.) 12th Election District Richard Lee Deem, et al - Petitioners Case No. 35-404-A

Dear Mr. Deem and Ms. Ripken:

This is to advise you that <u>\$54.60</u> 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 <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 5RO≰:_____ in 🕶 in the state of the state FOR: Samuel Committee

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE 12th Election District

Southwest Corner Delvale Avenue and Birch Avenue (7214 Birch Avenue)

DATE AND TIME: Monday, April 14, 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 side yard setback of 4 feet in lieu of the required 25 feet

Being the property of <u>Birchard Lee Deem, et al</u>, 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

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE SW/cor. Delvale & Birch Aves. (7214 Birch Ave.) 12th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

RICHARD LEE DEEM, et al Petitioner(s)

Case No. 86-404-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.

People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Richard Lee Deem, 7214 Birch Ave. Baltimore, Md. 21222.

Peter Max Zimmerman

5304 5305

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

chold Jablon in the matter of Pet. for Zon. Var. -O. #75281 - Req. #L87630 - 69 lines @ \$27.60. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week socressive weeks before the

28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting_	22574
2 1 12.	

Location of property: Salas Colors The trace the A Friends Chamber and Chamber Number of Signs:

man a speciment of the second control

LOCATION: Southwest Corner Delvale Avenue and Birch Avenue (7214 Birch Avenue) DATE AND TIME: Monday, April 14, 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 side yard setback of 4 feet in lieu of the required 25 feet.

Heing the property of Richard Lee Deem, et al, as shown on plat plan filed with the Zoning Office.

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will, however, entertain any request for a stay of the Issuance of said permit during this period for good cause shown. Such request a stay of the issuance of said permit during this period for good cause shown. Such request a stay of the hearing set 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

Mar. 27.

TOWSON, MD., March 27, 19 86

THE JEFFERSONIAN,

72.00

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

RE: PETITION FOR ZONING VARIANCE SW/cor. of Delvale Ave. and Birch Ave.

re County, Maryland, and remit lding, Towson, Maryland

38 N. Dundalk Ave. March 27, Dundalk, Md. 21222

Kimbel Publication, Inc.

Posted for: 4 22/2006 Petitioner: Michael Compatal

per Publisher.

.......

during this period for good cause shown. Such request mirst be re-ceived in writing by the date of the hearing set above or made at the BY ORDER OF ARNOLD JUBLOW ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCE

12th Election District

vale Avenue and Birch Avenue (7214

DATE AND TIME: Monday, April 14,

PUBLIC HEARING: Room 106.

County Office Building, 111 W. Chara-

The Zoning Commissioner of the

more County, by authority of the 22

ing Act and Espainous of Belancians

Petition for Zoning Variance to per-

mit a side yard setback of 4 feet in

Deem, et al, as shown on plat plan filed with the Zonino Office in the event that this retitions) is

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period. The Zoning Commissioner will,

however, entertain any request for a stay of the assuance of said permit

County, will hold a paths in the land

heu of the required 25 feet Being the property of Richard Lee

peake Avenue, Towson, Magning

Birch Ave)

1986, at 9:30 a.m.

LOCATION: Southwest Corner Del-

THIS IS TO CERTIFY, that the annexed advertisement of District 2

March 14, 1986

Mr. Richard Lee Deem Ms. Margaret Ann Ripken 7214 Birch Avenue Baltimore, Maryland 21222

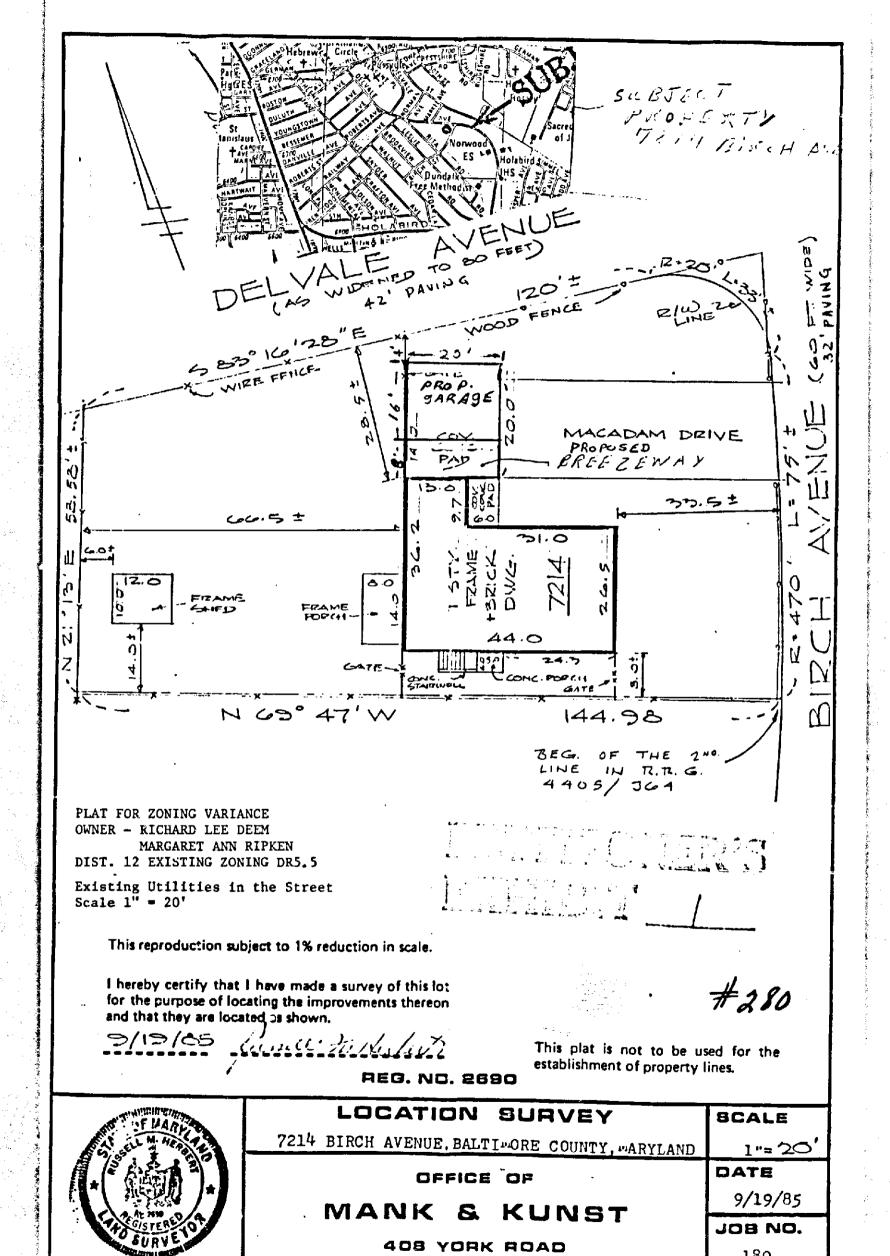
NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE SW/cor. Delvale Ave. and Birch Ave. (7214 Birch Ave.) 12th Election District Richard Lee Deem, et al - Petitioners Case No. 86-404-A

TIME: 9:30 a.m. Monday, April 14, 1986 LATE: PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

> Zoning Compassioner of Baltimore County

OFFICE OF FINANCE PROPERTY	-
MISCELLANEOUS CASH RECEIPT	018352
	_
DATE 2/5/86 ACCOUNT 01-615	
RECEIVED RICHING L Decen	
B BESTANDER TIEN NO.	
8 B037******3390:a 80567	280
VALIDATION OR SIGNATURE	



Print Q Stat

TOWSON, MARYLAND 21204