C

DATE 1/3/27

IN RE: PETITION FOR VARIANCE NE/S of Walnut Avenue, 365 SE of the centerline of Railway Avenue (1815 Walnut Avenue) -12th Election District

Willard M. Ayers, et ux,

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY Case No. 86-411-A

Petitioners \* \* \* \* \* \* \* \* \*

The Petitioners herein request a variance to permit an accessory structure (satellite dish) 25 feet in height in lieu of the required 15 feet.

Testimony by the Petitioner indicated that he installed a silver mesh satellite dish, nine feet in diameter, without the benefit of a permit. The Petitioner was unaware that a permit was required. The dish was placed on the garage because the house and trees prevented reception from any location in the rear yard. It is visible only up the driveway. 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 nardship 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 16 th day of April, 1986, that the herein Petition for Variance to permit an accessory structure (satellite dish) 25 feet in height in lieu of the required 15 feet, in accordance with the plan submitted and filed herein, is he by GRANTED, from and after the date of this Order, subject, however, to

and shall be black mesh.

Deputy Zoning Commissioner of Baltimore County/

Annual Committee of the Committee of the

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

ARNOLD JABLON

ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 16, 1986

Mr. and Mrs. Willard M. Ayers 1815 Walnut Avenue Baltimore, MD 21222

> RE: PETITION FOR VARIANCE NE/S of Walnut Avenue, 365' SE of the centerline of Railway Avenue (1815 Walnut Avenue) -12th Election District Willard M. Ayers, et ux, Petitioners Case No. 86-411-A

Dear Mr. and Mrs. Ayers:

 ${
m I}\cdot$  have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

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 400.3 to permit an accessory structure (Satkellite dish) 25 ft. above grade in lieu of the required maximum height of 15 ft.

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

THERE WAS ONLY TWO (2) OTHER LOCATIONS THIS ANTWEND I'L COULD GO. (1) IN THE FRONT YARD, (2) ON THE ROSERTE 1.30-87

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): LILLIAN M. AYERS (Type or Print Name) Kellian M. afers City and State Attorney for Petitioner Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_13th\_\_\_\_\_ day of \_\_\_\_\_March\_\_\_\_\_, 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 factimore County, that property be posted, and that the public hearing be had before the Zoning County Science of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 15th day of April

011

BALAMORE COUNTY, MARY AND

TO Arnold Jablon
Zoning Commissioner

ZOMEG DEPARTMENT

This office is not opposed to the placement of the disk on the garage roof, but cannot make final comments because the diameter of the proposed disk is not delineated.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 21, 1986

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

Mr. and Mrs. Willard M. Ayers 1815 Walnut Avenue Baltimore, Maryland 21222

> RE: Item No. 286 - Case No. 86-411-A Petitioners - Willard M. Ayers, et ux Variance Petition

Dear Mr. and Mrs. Ayers:

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, ames E. Vyer JAMES E. DYER Zoning Plans Advisory Committee

JED:nr Enclosures

Mr. Arnold Jablan Zaning Commissioner County Office Building Towson, Maryland 21201

MARCH 24, 1986

Dear Mr. Jablon:

Iten + 286
Property Univer: WILLIARD M. ANERS, Retux
Location: NE/S WALLOUT ANE. 365'SE. OF & OF RAILWAY AVE .

The Division of Current Planning and Development has reviewed the Subject petition and Offers the following comments. The items checked below are under the provisions of Section 22-98 of the Development Regulations.

[ ]Development of this site may constitute a potential conflict with the Baltimore County flaster Plan.

[ ]The amended Development Plan was approved by the Planning Board

Itandscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by Baltimore Landscape Manual.
Bill 173-79. He building permit may be issued until a Reserve is is

The property is located in a trainic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change traific capacity may become none limited. The Basic Services Areas ( )Additional comments:

Your petition has been received and accepted for filing this 3th day of March , 1986. Zoning Commissioner Petitioner Willard M. Ayers, et ux Received by: Chairman, Zoning Plans (m) Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Petitioner's

Attorney

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

INTER-OFFICE CORRESPONDENCE March 28

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

SUBJECT Zoning Petition No. 86-411-A

NORMAN E. GERBER, AICP, Wirector Office of Planning and Zoning

NEG/JGH/dmi

0

Chairman MEMBERS Bureau of Engineering Department of

Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department

Board of Education Zoning Administration Industrial

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the herein Petition for Variance(s) to permit

ZONING DESCRIPTION

BEGINING ON THE NORTH SIDE OF WALNUT AVE SOFEET WIDE AT THE PISTANCE OF 365 FEET EAST OF THE CENTER INE OF RAILWAY AVE. BEING LOT 51 BLOCK IN THE SUBDIVISION OF HOLABIRD PARK. BOOK NO 12, FOLIO 35. ALSO KINDWA AS 1815 WALNUT AVE IN THE 12 TH ELECTION DISTRICT.

PETITION FOR ZONING VARIANCE 12th Election District

NE/S Walnut Ave., 365' SE of the c/1 of Railway LOCATION: Ave. (1815 Walnut Ave.)

DATE AND TIME: Tuesday, April 15, 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 an accessory structure (satellite dish) 25 feet in height in lieu of the required 15 feet

Being the property of <u>Willard M. Ayers, et ux</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 hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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

PAUL H. REINCKE CHIEF

February 21, 1986

Zoning Agenda: Meeting of 2-18-86

Control Control Control

: BEFORE THE ZONING COMMISSIONER

Case No. 36-411-A

Phyllis Cole Friedman

Phyllis Cole Friedman

Max/uneman

People's Counsel for Baltimore County

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

Towson, Maryland 21204 (301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a

copy of the foregoing Entry of Appearance was mailed to Mr. and

Mrs. Willard M. Ayers, 1815 Walnut Ave., Baltimore, MD 21222,

: : : : :

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

OF BALTIMORE COUNTY

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: Willard M. Ayers

Location: NE/S Walnut Avenue, 365' SE of centerline of Railway Ave.

Gentlemen:

Item No.:

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.

( ) 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.

RE: PETITION FOR VARIANCE

Petitioner(s)

NE/S Wainut Ave., 365' SE of C/L of Railway Ave. (1815 Walnut : Ave.), 12th District

WILLARD M. AYERS, et ux,

any preliminary or final Order.

(X) 7. The Fire Prevention Bureau has no comments, at this time

Planning Group Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.

Mr. Arnold Jablen, Zoning Commissioner Office of Planning and Zoning Comments on Item # 286 Zoning Advisory Committee Meeting are as follows:

Willard M. Ayers, et ux NE/S Walnut Avenue, 365 feet SE of c/l of Railway Avenue District:

APPLICABLE ITEMS ARE CIRCLED:

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. (B) A building 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 Use Groups except R-4 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-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.

F. The structure does not appear to comply with Table 505 for permissable 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 

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.

Comments: See Mr. Edward Bauer of this office prior to attaining a permit

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

BY: C. E. Burnham, Chief Building Plans Review Charles & Sumbon

February 26, 1986

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 9, 1986

Mr. Willard M. Ayers Mrs. Killen M. Ayers 1915 Volume Avenue Baltimore, Maryland 21222

> RE: PETITION FOR ZONING VARIANCE NE/S Walnut Ave., 365' SE of the c/1 of Railway Ave. (1815 Walnut Ave.) 12th Election District Willard M. Ayers, et ux - Petitioners Case No. 86-411-A

Dear Mr. and Mrs. Ayers:

This is to advise you that \_\_\_\_\_\_\_ 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 molecular e County, Maryland, and remit

BALTIMORE COUNTY, MARYLAND DEFICE OF FINANCE - REVENUE DIVISION DEFICE - REVENUE	No. 018589
MISCELLANEOUS CASH RECEIPT	R-01-015-000
SIGH & POST ROMUNICAL AHOU	NT \$ 69,15
Willard Ayers	
Acvertising & Pest	ing to Case # 15-411-A

ng, Towson, Maryland

CELLANEC	786ACCOUNT
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J or:	8 C54 *** *** 5 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5
	SIGNATURE OF CASHIER

Zoning Description

Beginning on the N/S of Walnut Ave. 50' wide at the distance of 365' Southeast of the centerline of Railway Avenue. Being Lot 51 in the subdivision of Holabird Park. Book No. 12, Folio 35. Also known as 1815 Walnut Avenue in the 12th Election District. Containing 6250 square feet.

> CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-411-4 Towsen, Maryland

Posted for: Variance	Date of Posting 3/25/86
Petitioner: Willard M. Hyers,	+s
Location of property: NF/5 Walnut A.	7/
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fre party of Letitioner	tie you dway en
Remarks:	
Posted by	
Signature Signature	Date of return: 3/28/86

PETITION FOR ZONING VARIANCE 12th Election District	!
1. OCATION: NE'S Walnut Ave., 365' SE of the c1 of Railway Ave. (1815 Walnut Ave.) DATE AND TIME: Tuesday, April 15, 1986, at 9:45 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland	
The Zoning Commissioner of Belti- more County, by authority of the Zon- ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per- mit an accessory structure (satellite dish) 25 feet in height in lose of the required 15 feet.  Being the property of William M. hyers, et m., as shown on plat plan filed with the Zoning Office.	
In the event that this Petition(1) is granted, a building permit may be moved within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of each permit during this period for good cannot shown. Such request must be received in writing by the date of the hearing act above or made at the hearing.	
By Order Ot ARNOLD JABLON, Zoning Commissioner of Balti: 'one County Mar. 27	

CERTIFICATE OF PUBLICATION

March 27 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

THE JEFFERSONIAN,

Cost of Advertising

24.75

56-411-A

March 27m

Petitioners.

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### TOUGHOE OF

## PETITION FOR ZONING VARIANCE 12th Election District

LOCATION: NE/S Walnut Ave., 365' SE of the c/l of Railway Ave. (1815 Walnut Ave.)

DATE AND TIME: Tuescay, April 15, 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 per-

mit an accessory structure (satellite dish) 25 feet in height in lieu of the required 15 feet

Being the property of Willard M.
Ayers, et ux, as shown on plat plan
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In the event that this Petition(s) is

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BY ORDE: OF ARNOLD JASLON ZUNING COMMISSIONER OF BALTIMORE COUNTY

# CERTIFICATE OF PUBLICATION

# OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

March 27,

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Pet. for Zoning Var. - P.O. #75293 - Req. #L87642 - 71 lines @ \$28.40.

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one **EMECRECIAL WEEKS DEFORE** the 28th day of March 1986; that is to say, the same was inserted in the issues of March 27, 1986.

86-411-A

Kimbel Publication, Inc.

per Publisher.

By L. C. Delle

U

Mr. Willard M. Ayers Mrs. Lillian M. Ayers 1815 Walnut Avenue Baltimore, Maryland 21222 March 14, 1986

#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Walnut Ave., 365' SE of the c/l of Railway
Ave. (1815 Walnut Ave.)
12th Election District
Willard M. Ayers, et ux - Petitioners
Case No. 86-411-A

DATE: 9:45 a.m.

DATE: Tuesday, April 15, 1986

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

Avenue, Towson, Maryland

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