

291 86-420-A 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 1 B02-30.1 to permit a rear yard setback of 23 ft. in lieu of the required 30 ft.

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

1. need to enlarge ex. kitchen to accommodate family eating space. Addition will be located behind existing kitchen.
2. Due to corner lot- logical option for addition in to the rear of the house - limited area.
3. Addition to rear of the house will permit retention of colonial character of the house / community

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State _____
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1986, at 9:45 o'clock.

(over)
Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Beginning on the northwest corner of Dunmore Road and Rannoch Drive. Being Lot #61, Plat 1, Dunmore 12/103 in the 1st Election District. Also known as #8 Dunmore Road. Containing 6100 square feet ±

PETITION FOR ZONING VARIANCE

1st Election District

LOCATION: Northwest Corner Dunmore Road and Rannoch Drive (8 Dunmore Road)

DATE AND TIME: Monday, April 21, 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 rear yard setback of 23 feet in lieu of the required 30 feet

Being the property of John Sheridan Tanner, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/Corner Dunmore Rd. : OF BALTIMORE COUNTY
and Rannoch Dr. :
(8 Dunmore Rd.) :
JOHN SHERIDAN TANNER, et ux, : Case No. 86-420-A
Petitioners :
: : : : :
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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John S. Tanner, 8 Dunmore Rd., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD, April 3, 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 April 3, 1986.

THE JEFFERSONIAN,

18 Vestal
Publisher

Cost of Advertising

24.75

86-420-A

Office of
PATUXENT
Publishing Corp.
10750 Lime Patuxent Pkwy
Columbia, MD 21044

April 3, 1986

PUBLIC NOTICE

PETITION FOR ZONING VARIANCE
1st Election District
LOCATION: Northwest Corner Dunmore Road and Rannoch Drive (8 Dunmore Road)
DATE AND TIME: Monday, April 21, 1986, at 9:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Being the property of John Sheridan Tanner, et ux, as shown on the plat 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.

IFY, that the annexed advertisement of

PETITION FOR VARIANCE

is following:

Times

mes

published in Baltimore County, Maryland once a week for one successive weeks before the 5 day of April, 1986, that is to say, the same was inserted in the issues of

April 3, 1986

PATUXENT PUBLISHING CORP.

By

Mr. John Sheridan Tanner
Mrs. Ann Riedel Tanner
8 Dunmore Road
Baltimore, Maryland 21228

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. Dunmore Rd. and Rannoch Dr. (8 Dunmore Rd.)
1st Election District
John Sheridan Tanner, et ux - Petitioners
Case No. 86-420-A

TIME: 9:45 a.m.

DATE: Monday, April 21, 1986

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

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

No. 018367

DATE 2/11/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM John Sheridan Tanner

FOR Verification # 291

8 DISBURSED TO 100

VALIDATION OR SIGNATURE OF CASHIER

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. John Sheridan Tanner
Mrs. Ann Riedel Tanner
8 Dunmore Road
Baltimore, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
NW/cor. Dunmore Rd. and Rannoch Dr. (8 Dunmore Rd.)
1st Election District
John Sheridan Tanner, et ux - Petitioners
Case No. 86-420-A

Dear Mr. and Mrs. Tanner:

This is to advise you that \$57.25 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 remit to Baltimore County, Maryland, and remit to Towson, Maryland

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

No. 018595

DATE 4-21-86 ACCOUNT 01-615-000

AMOUNT \$ 57.25

RECEIVED FROM John S. Tanner

FOR Verification # 291

8 DISBURSED TO 100

VALIDATION OR SIGNATURE OF CASHIER

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, that the Petition for Zoning Variance to permit a rear yard setback of 23 feet in lieu of the required 30 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.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. John Sheridan Tanner

People's Counsel

UNDER RECEIVED FOR FILING

DATE April 22, 1986
BY Paul H. Reincke

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

STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. -ZAC- Meeting of February 25, 1986
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 289, 290, 291, 292, 294, 295, 296, 297, 298, 299, 300, and 301.

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

MSF/bld

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 86-420-A

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

[Signature]
NORMAN E. GERBER, Director
Office of Planning and Zoning

NEG/JGH/dmi

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINCKE
CHIEF

February 21, 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: John S. Tanner

Location: NW cor. Dunmore Road & Rannoch Drive

Item No.: 291 Zoning Agenda: Meeting of 2-25-86

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: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Mr. and Mrs. John S. Tanner
8 Dunmore Road
Baltimore, Maryland 21228

RE: Item No. 291 - Case No. 86-420-A
Petitioners - John S. Tanner, et ux
Variance Petition

Dear Mr. and Mrs. Tanner:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nr

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI, JR.
DIRECTOR

February 28, 1986

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

Dear Mr. Jablon:

Comments on Item # 291 Zoning Advisory Committee Meeting are as follows:

Property Owner: John S. Tanner, et ux
Location: NW/Corner Dunmore Road and Rannoch Drive
District: 1st.

APPLICABLE TYPES 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.S.S.I. #17-1980) and other applicable Codes and Standards.

- (B) A building and other miscellaneous permits shall be required before the start of any construction.

- (C) If more than one story, Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are 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 B-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. B-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 100.2 and Table 100.2. 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. Apply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is received. 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/Floodway. Please see the attached copy of Section 518.0 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 finished 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

4/22/86

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
494-3211
TOWSON, MARYLAND 21204

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

MARCH 26, 1986

Re: Zoning Advisory Meeting of FEBRUARY 25, 1986
Item # 291
Property Owner: JOHN S. TANNER, et ux
Location: NW/Corner Dunmore Rd. & Rannoch Drive

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.

- (X) There are no site planning factors requiring comment.
() A County Review Group Meeting is required.
() A County Review Group Meeting was held and the minutes will be forwarded 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.
() The 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 _____.
() The property is located in a deficient service area as defined by Bill 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 "D" level intersection as defined by Bill 178-79, and its conditions change are evaluated annually by the County Council.
() Additional comments:

cc: James Howell

Eugene A. Dwyer
Chief, Current Planning and Development

26-1789
900
4/14/86
11/14/86
8 Dunmore Road
Crownsville, Maryland 21032
March 12, 1986
JOHN SHERIDAN TANNER
Item No. 291
cc: [unclear]

he would like to formally request an early hearing for a zoning variance from section 1 B.C. 25.1. Our item number is 291. There are no hearings scheduled beyond the middle of April and we are 17 days from the last hearing that point. The problem is with the contractor who is anxious to begin the work. We were at in December to apply for a permit & were told we need a variance & received the necessary forms. In January with forms complete & drawings made we called & were given a Feb. appointment. We thought that was our hearing, but were told that was filing the petition & were added to the list.

We are a corner lot, & our back is my neighbors side yard. We need a 50 ft. setback. We know that by 7 ft. on one end & 1 ft. at the other end. I was assured that there would be no problems. Our neighbors are aware of our addition plans.

We're sure you can understand our frustration since December, with no future date for a hearing yet. We sincerely hope you can honor our request for an early hearing. Thank you for your consideration.

Sincerely,
Mr. John Sheridan Tanner

Case No. 86-420-A

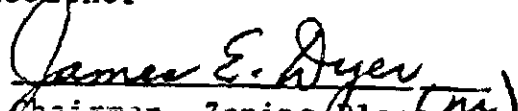
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this
18th day of March, 1986.


ARNOLD JABLON
Zoning Commissioner

Petitioner John S. Tanner, et ux
Petitioner's
Attorney

Received by: 
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting March 31, 1986

Posted for: Variance

Petitioner: John Sheridan Tanner, et ux

Location of property: NW cor. Dunmore Rd. and Rannoch Dr.
(S. Dunmore Rd.)

Location of Signs: NW corner Dunmore and Rannoch Dr.

Remarks:

Posted by S. J. Arata Date of return: 4-3-86
Signature

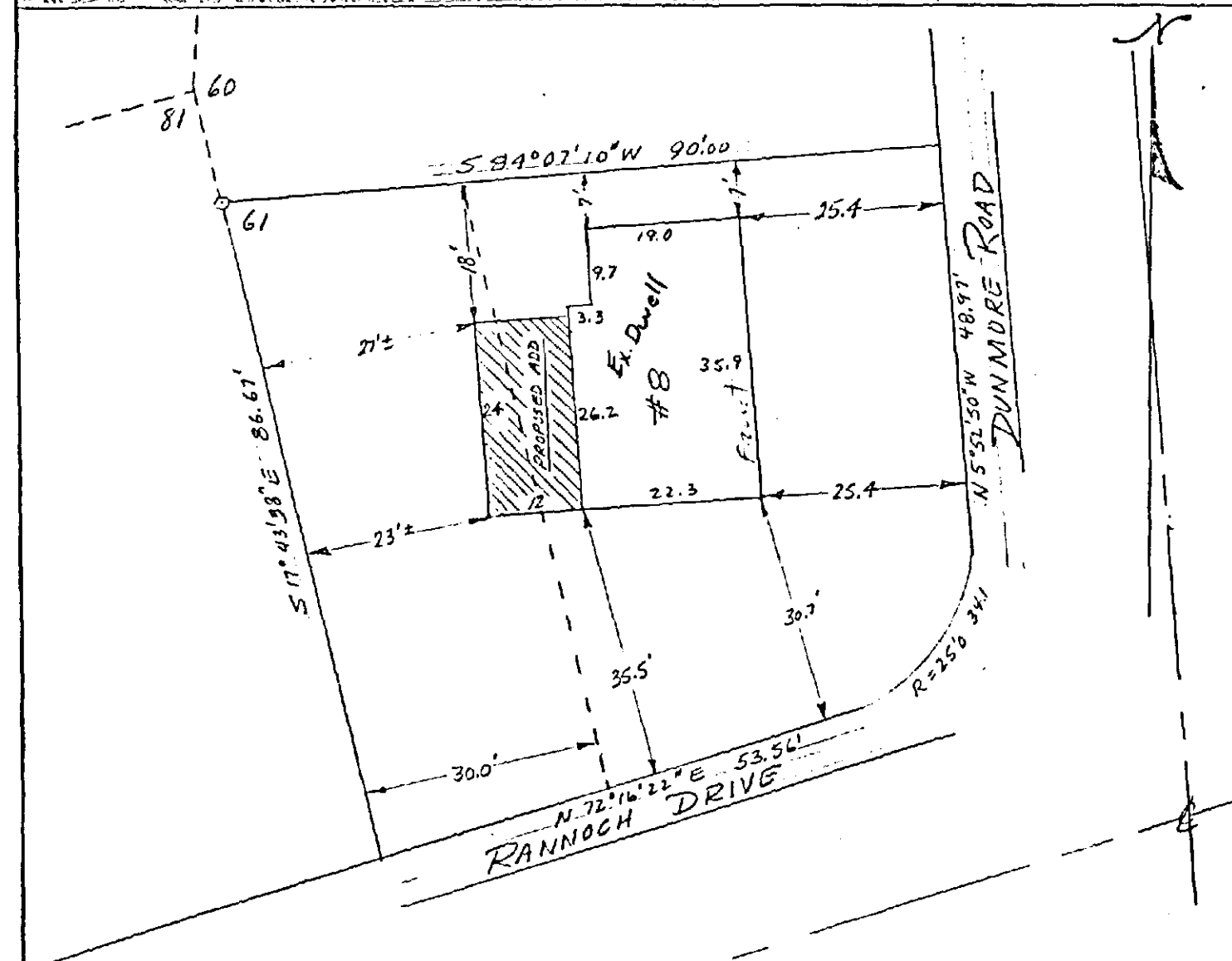
Number of Signs: 1

PLAT FOR ZONING VARIANCE - TANNER RESIDENCE



VICINITY DRAWING:

PROPERTY LOCATED
IN CENTER OF CIRCLE



SCALE: 1"=20'
2/3/86 T. J. JACKSON

PROPERTY DESCRIBED AS LOT #61
AS SHOWN ON PLAT #1 OF DUNMORE
PLAT BOOK C.W.B. JR. NO. 12, FOLIO 103
CURRENT ZONING.

PLAT FOR ZONING VARIANCE
OWNER - JOHN & ANN TANNER
DISTRICT - 1, ZONED DR 5.5
SUBDIVISION - DUNMORE
LOT # 61.
PUBLIC UTILITIES IN

PETITIONER'S
EXHIBIT
291