

306
86-426-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 1B02.3.B (VI.2, III.C.2) and policy # s-2.A.4 to permit a front yard setback of 22 ft. in lieu of the established building line of 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. Reduce street noise.
2. Insulate and reduce heating bills.
3. A place to sit out and not be bothered by rain and winds.

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):
(Type or Print Name) Kenneth W. Harclerode
Signature x *Kenneth W. Harclerode*
Address x *Phyllis F. Harclerode*
City and State
Attorney for Petitioner:
(Type or Print Name) 927 Arnccliffe Rd. 686-6794
Signature Essex, Maryland 21221
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Patio Enclosures, Inc.
City and State
Attorney's Telephone No.: P.O. Box 550 760-1919
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 19th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 22nd day of April, 1986, at 9:45 o'clock.
Carl Zoller
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE
15th Election District

LOCATION: North Side of Arnccliffe Road, 276 feet East of the Centerline of Corby Road (927 Arnccliffe Road)
DATE AND TIME: Tuesday, April 22, 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 front yard setback of 22 feet in lieu of the established building line of 30 feet

Being the property of Kenneth W. Harclerode, 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 JASLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Arnccliffe Rd., 276' E of C/L of Corby Rd. : OF BALTIMORE COUNTY
(927 Arnccliffe Rd.) :
15th District :
KENNETH W. HARCLERODE, et ux, : Case No. 86-426-A
Petitioners

ENTRY OF APPEARANCE

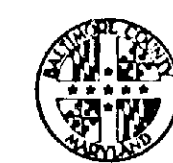
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 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. Kenneth W. Harclerode, 927 Arnccliffe Rd., Essex, MD 21221, Petitioners; and Patio Enclosures, P. O. Box 550, Glen Burnie, MD 21061, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JASLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 30, 1986

Mr. and Mrs. Kenneth W. Harclerode
927 Arnccliffe Road
Essex, MD 21221

RE: PETITION FOR VARIANCE
N/S of Arnccliffe Road, 276' E of the centerline of Corby Rd. (927 Arnccliffe Road) - 15th Election District
Kenneth W. Harclerode, et ux, Petitioners
Case No. 86-426-A

Dear Mr. and Mrs. Harclerode:

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:bmg

Attachments

cc: People's Counsel

LEGAL DESCRIPTION

Being on the north side of Arnccliffe Road, 60' wide, at a distance of 276' east of center line of Corby Road, being Lot #14, Block 4. As shown on Section 1, Plat C, Middlesex. Recorded in land records of Baltimore County, GIB 19, Folio 16 also known as 927 Arnccliffe Road. 2600 sq

Mr. Kenneth W. Harclerode
Mrs. Phyllis F. Harclerode
927 Arnccliffe Road
Essex, Maryland 21221

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Arnccliffe Rd., 276' E of the c/l of Corby Rd. (927 Arnccliffe Rd.)
15th Election District
Kenneth W. Harclerode, et ux - Petitioners
Case No. 86-426-A

TIME: 9:45 a.m.

DATE: Tuesday, April 22, 1986

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

Carl Zoller
Zoning Commissioner
of Baltimore County

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

No. 018398

DATE: 4/15/86 ACCOUNT: 01-615-000
AMOUNT: \$ 35.00
RECEIVED FROM: *Phyllis F. Harclerode*
FOR: *Harclerode* # 306
BANK OF AMERICA
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

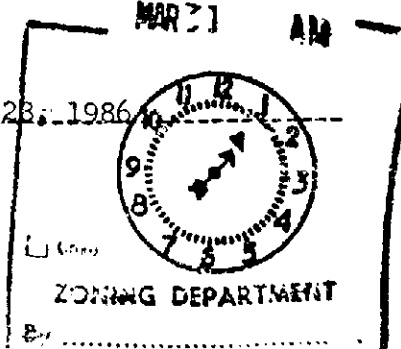
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner

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

SUBJECT: Zoning Petition No. 86-426-A and 86-428-A

Date: March 23, 1986



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

Norman E. Gerber
NORMAN E. GERBER, Director
Office of Planning and Zoning

NEG/JGH/dmi

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 28, 1986

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

Mr. and Mrs. Kenneth W. Harclerode
927 Arnclyffe Road
Essex, Maryland 21221

RE: Item No. 306 - Case No. 86-426-A
Petitioners - Kenneth W. Harclerode, et ux
Variance Petition

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 Development

Dear Mr. and Mrs. Harclerode:

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:nrr

Enclosures

cc: Patio Enclosures, Inc.
P. O. Box 550
Glen Burnie, Maryland 21061

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3610

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

March 26, 1986

Re: Zoning Advisory Meeting of March 4, 1986.
Item # 306
Property Owner: KENNETH W. HARCLERODE, et ux
Location: 927 ARNCLYFFE RD. 276' E. OF CORBY RD.

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 and the minutes will be forwarded by the Bureau of Public Services.
- ☒ Subdivision. The plan must show the entire tract as defined as a subdivision. The plan must show the entire tract.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ 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 22-53 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ 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 173-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eugene A. Rohrer
Chief, Current Planning and Development

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

PAUL H. RENCKE
Chief

March 7, 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: Kenneth W. Harclerode

Location: NS Arnclyffe Road, 276' E of centerline Corby Road

Item No.: 306

Zoning Agenda: Meeting of 3-4-86

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: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:

Fire Prevention Bureau

/mb

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 Venetian
Publisher

Cost of Advertising

24.75

86-426-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Variance
Petitioner: Kenneth W. Harclerode, et ux
Location of property: N/S Arnclyffe Rd., 276' E of Corby Rd.
927 Arnclyffe Rd.
Location of Signs: Arnclyffe Rd., across 276' E of Corby Rd.
on property of Petitioner
Remarks: _____
Posted by: *John F. O'Neill*
Signature
Date of return: 4/1/86
Number of Signs: 1

Case No. 86-426-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.

Petitioner Kenneth W. Harclerode, et ux Received by: *James E. Dyer*
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

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

March 6, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 306 Zoning Advisory Committee Meeting are as follows:

Property Owner: Kenneth W. Harclerode, et ux
Location: N/S Arnclyffe Road, 276 feet E of c/l of Corby Road
District: 15th.

APPLICABLE RULES ARE CIRCLED:

- 1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Building and Code (A.S.C. 1980) and other applicable codes and standards.
- 2. A building and other miscellaneous permits shall be required before the start of any construction.
- 3. 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.
- 4. 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.
- 5. All One Group 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 One Group 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 101, Section 101.1, Section 101.2 and Table 101.3. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 6. The structure shall 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 101 and 505 and have your Architect/Engineer contact this department.
- 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- 8. When filing for a required Change of the 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 the Group are from the _____ to the _____, or to Mixed Use. See Section 312 of the Building Code.
- 9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- 10. Comments: Follow Code Memo #2 (front or rear) attached.
- 11. 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 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.

4/22/86

John F. O'Neill
Chief, Building Plans Review

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

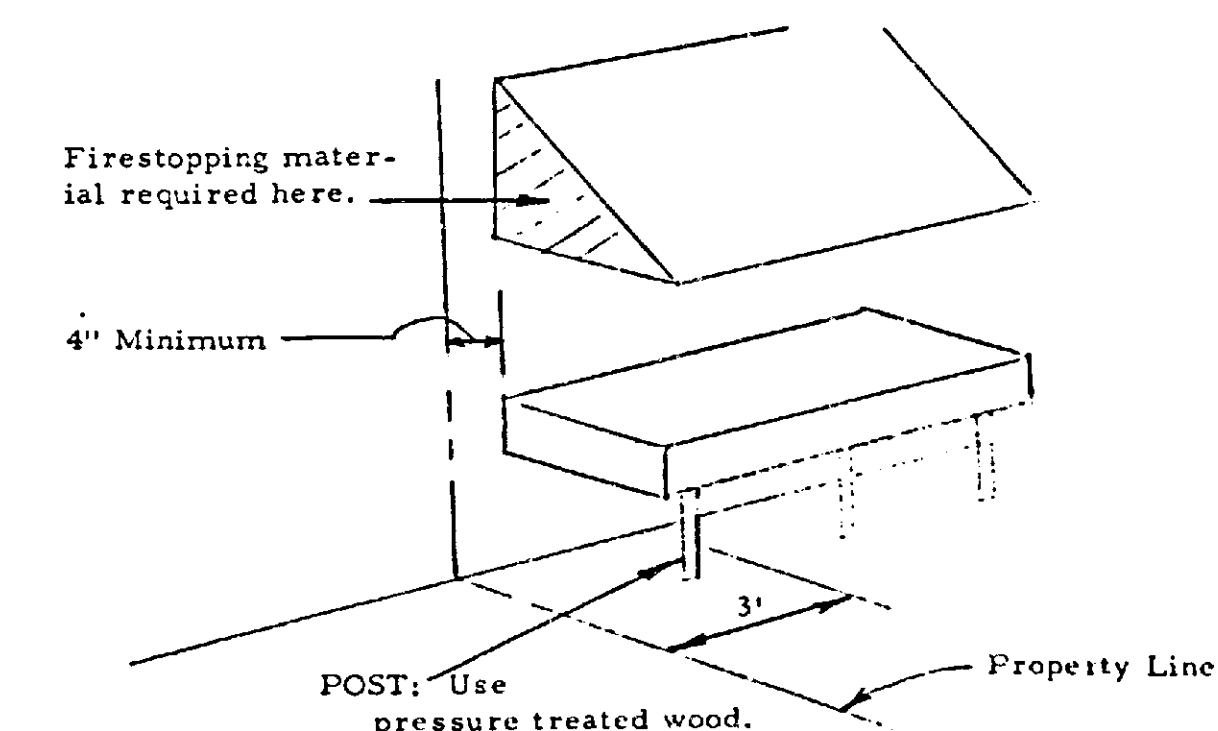
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



POST: Use pressure treated wood.

OVER

PETITION FOR ZONING VARIANCE
15th Election District
LOCATION: Northeast Side of East Joppa Road, 101 feet Northwest of the Centerline of Edgewood Road (N/S East Joppa Rd.)
DATE AND TIME: Tues., April 22, 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 on the following petition for zoning variance to permit a side yard setback of 15 feet in lieu of the required 20 feet. Being the property of J. M. Rosales, et ux, as shown on plat filed with the Zoning Office. In the event that this Petition 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

Petition for Variance

15th Election District
LOCATION: North side of Arnclyffe Road, 276 feet East of the centerline of Corby Road (N/S Arnclyffe Road)
DATE & TIME: Tuesday, April 22, 1986, at 9:30 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 following petition for zoning variance to permit a front yard setback of 22 feet in lieu of the established 25 feet. Being the property of Kenneth W. Harclerode, et ux, as shown on the plat filed with the Zoning Office. In the event that this Petition 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

The Times

Middle River, Md., April 3, 1986

This is to Certify, that the annexed Petition - Harclerode Reg # L 8767X

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of _____ successive

weeks before the 3rd day of April, 1986

James E. Dyer
Publisher

86-426-A

APR 23 1987

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.

JRR
John R. Reisner, P. E.
Buildings Engineer

JRR:es

