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319 86-433-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 1A04.3B.3 (1A00.3B.3) to permit a side setback of 32 feet in lieu of the required 50 feet.

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

1. Conformity with other homes in the development
2. Conformity with development restrictions
3. Owner's desire to have vehicle storage

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)
Address: 2804 Linganore Ave. 661-3437
Baltimore, Maryland 21234
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Same as above
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 26th 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 28th day of April, 1986, at 2:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, Director, Office of Planning & Zoning
SUBJECT: Zoning Petition Nos. 86-438-A, 86-433-A, 86-444-A, 86-449-A, 86-450-A, 86-451-A

Date: April 15, 1986

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

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

NEG/JGH/dml

Case No. 86-433-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 26th day of March, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Anthony M. Greaver, et ux
Attorney _____

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1986

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

Mr. and Mrs. Anthony M. Greaver
2804 Linganore Avenue
Baltimore, Maryland 21234

000

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 Development

RE: Item No. 319 - Case No. 86-433-A
Petitioners - Anthony M. Greaver, et ux
Variance Petition

Dear Mr. and Mrs. Greaver:

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:nr

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERBER
DIRECTOR

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

April 10, 1986

Re: Zoning Advisory Meeting of March 18, 1986
Item # 319
Property Owner: Anthony M. Greaver, et ux
Location: W/S Ridgecliff Ct. 575' SW Merrywood Ct.

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.
- ☒ 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.
- ☒ 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.
- ☒ The 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, Bill 178-75. No building permit will 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 "T" level intersection as defined by Bill 175-79, and its conditions change are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Hoswell

Eugene A. Sober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

April 1, 1986

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

Item No. -ZAC- Meeting of March 18, 1986
Property Owner: _____
Location: _____
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbered 311, 313, 314, 317, 319, 320, 321, and 322.

Michael S. Plimmon
MICHAEL S. PLIMMON
Traffic Engineer Associate II

MSF/bld

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

PAUL H. REINCKE
CHIEF

April 10, 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: Anthony M. Greaver, et ux.

Location: W/S Ridgecliff Ct. 575' SW Merrywood Ct.

Item No.: 319

Zoning Agenda: Meeting of 3/18/86

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.
- ☒ 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: *Paul H. Reincke* Noted and Approved: *Paul H. Reincke*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

TED ZALESKI, JR.
DIRECTOR

April 14, 1986

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

Dear Mr. Jablon:

Comments on Item # 319 Zoning Advisory Committee Meeting are as follows:

Property Owner: Anthony M. Greaver, et ux
Location: W/S Ridgecliff Ct. 575' SW Merrywood Court
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 611-85, the Maryland Code for the Handicapped and Age (A.B.C. 213.7 - 1985) and other applicable Codes and Standards.
- ☒ 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.
- ☒ Commercial: Three sets of construction drawings are required to file a permit application. Reproduced seals are not acceptable.
- ☒ All the Group except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. Six foot 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 107, Section 1001.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ 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 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ 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. Horizontal Architectural or Engineer seals are usually required. The change of the Group are from the _____ to _____ as to the _____ See Section 211 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached copy of Section 210.2 of the Building Code as adopted by Bill 611-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: A separate permit for the garage will be required if the original permit does not have it shown on the face of the permit.

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.

Mark E. Dyer
Mark E. Dyer
Chief
Building Plans Review

/LJZ/nr

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of April, 1986, that the Petition for Zoning Variance to permit a side yard setback of 32 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 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

AD/srl

cc: Mr. & Mrs. Anthony M. Greaver

People's Counsel

PETITION FOR ZONING VARIANCE 11th Election District

LOCATION: West Side of Ridgecliff Court, 575 feet Southwest of Merrywood Court (16 Ridgecliff Court)

DATE AND TIME: Monday, April 28, 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 32 feet in lieu of the required 50 feet

Being the property of Anthony M. Greaver, 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

ZONING DESCRIPTION

Beginning on the west side of Ridgecliff Court, 50' wide, at a distance of 575' southwest of the centerline of Merrywood Drive. Being Lot #11 of Plat 2 "Merrywood", Liber EHK, Jr., #40, Folio 114. Known as 16 Ridgecliff Court in the 11th Election District.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 10, 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 10, 1986.

THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

86-433A 24.75

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S Ridgecliff Ct., 575' SW of Merrywood Ct. (16 Ridgecliff) : OF BALTIMORE COUNTY
11th District :

ANTHONY M. GREAVER, et ux : Case No. 86-433-A
Petitioner(s) : : : :

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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
(301) 494 - 2188

I HEREBY CERTIFY that on this 10th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Anthony M. Greaver, 2804 Linganore Ave., Baltimore, Md. 21234.

[Signature]
Peter Max Zimmerman

5304
5305

Mr. Anthony M. Greaver
Mrs. Robyn L. Greaver
2804 Linganore Avenue
Baltimore, Maryland 21234

March 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Ridgecliff Ct., 575' SW of Merrywood Ct. (16 Ridgecliff Rd.)
11th Election District
Anthony M. Greaver, et ux - Petitioners
Case No. 86-433-A

TIME: 9:30 a.m.

DATE: Monday, April 28, 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. 019803

DATE 3/4/86 ACCOUNT 01-615
AMOUNT \$35.00

RECEIVED *[Signature]*

FOR *Petition for Variance - Item 319*
Filing Fee 15.00 + 20.00 = 35.00

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. KING
DEPUTY ZONING COMMISSIONER

April 23, 1986

Mr. Anthony M. Greaver
Mrs. Robyn L. Greaver
2804 Linganore Avenue
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
W/S Ridgecliff Ct., 575' SW of Merrywood Ct. (16 Ridgecliff Rd.)
11th Election District
Anthony M. Greaver, et ux - Petitioners
Case No. 86-433-A

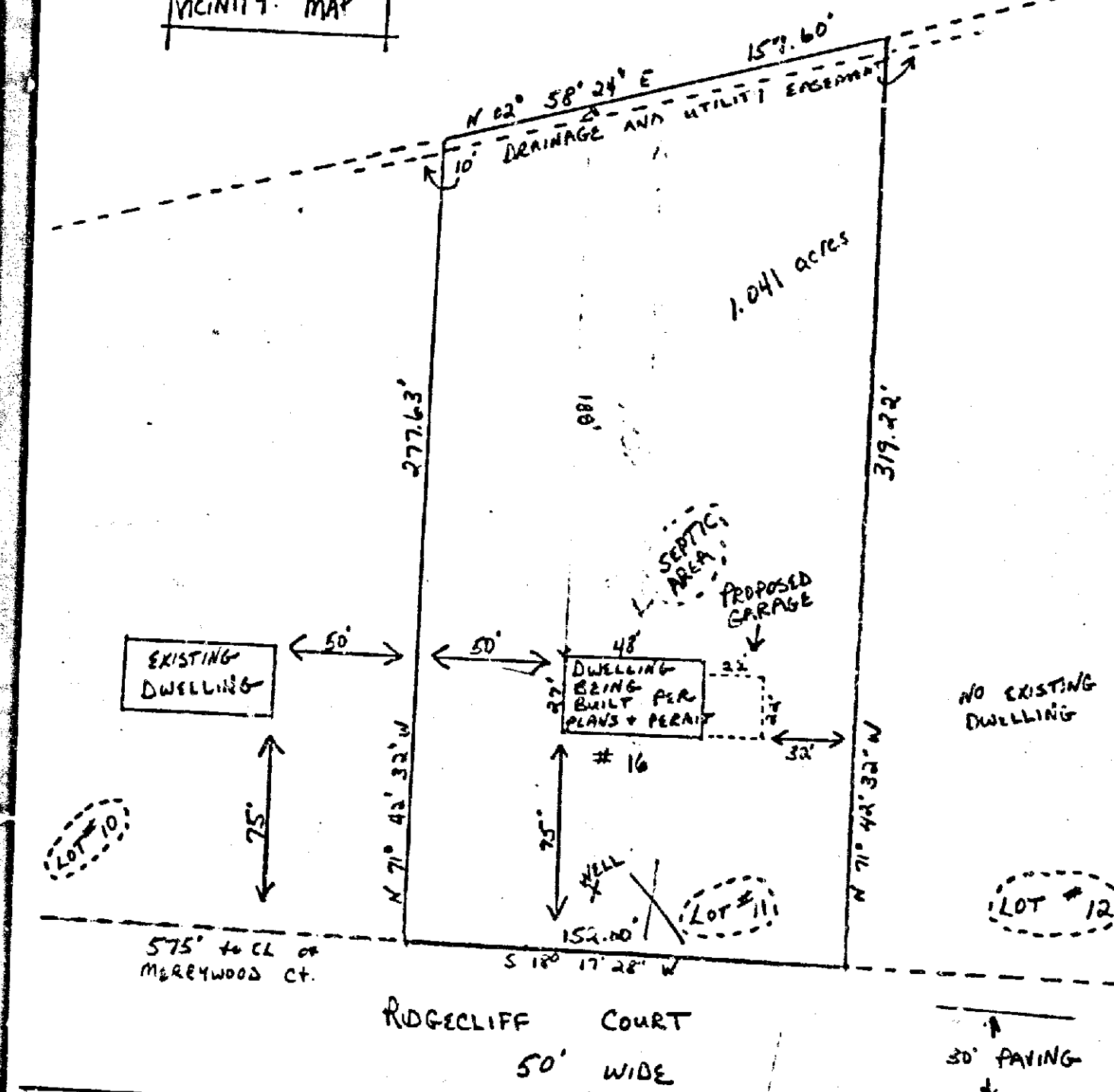
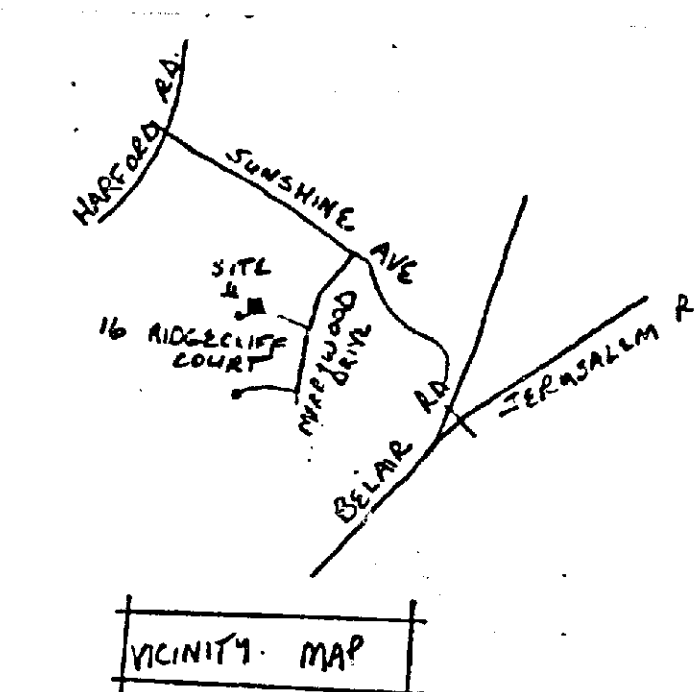
Dear Mr. and Mrs. Greaver:

This is to advise you that \$60.19 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.

BALTIMORE COUNTY, MARYLAND		No. 021838
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE 4-25-86	ACCOUNT R 01-615 CRO	
AMOUNT \$ 60.19		
RECEIVED FROM <i>[Signature]</i>		
FOR <i>[Signature]</i>		
VALIDATION OR SIGNATURE OF CASHIER		



PLAT FOR ZONING VARIANCE
OWNERS: ANTHONY + ROBYN GREAVER
DISTRICT 11 ZONING RC-5 (RDP)
SUBDIVISION: MERRYWOOD
LOT No. 11
LIBER EHK, Jr., #40
Folio 114
SCALE: 1" = 50'

[Signature]
APR 24 1986
3A

ORDER RECEIVED FOR FILING

DATE 4/23/86 BY *[Signature]*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 4/14/86
Posted for: *[Signature]*
Petitioner: *[Signature]*
Location of property: W/S Ridgecliff Ct., 575' SW of Merrywood Ct.
Location of Signs: *[Signature]*
Remarks: *[Signature]*
Posted by: *[Signature]* Date of return: 4/14/86
Number of Signs: 1

The Times

Middle River, Md., April 10, 1986

[Signature]
This is to certify that the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 10th day of April, 1986.

86-433A

THE TIMES, Thursday, April 10, 1986 Page 15

Petition for Variance

11th Election District
LOCATION: West Side of Ridgecliff Court, 575 feet Southwest of Merrywood Court (16 Ridgecliff Court)

DATE & TIME: Monday, April 28, 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:

Petition for Zoning Variance to permit a side yard setback of 32 feet in lieu of the required 50 feet.

Being the property of Anthony M. Greaver, 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