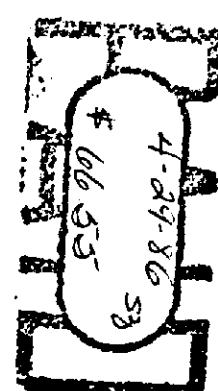


NAME 621
48
E.D. 15
DATE 2-3-87
700
1000
DP

Jessie Virginia Shivor, a.k.a.
225' W of Philco Rd. (Rt. 7)
9715 Philadelphia Rd.
15th Election District
Baltimore, Md.
Baltimore, Md.

86-442-A
#233



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 255.2 (243.1) to permit a frontyard setback of 66 ft. in lieu of the required 75 ft. and s. (102.2) to permit a distance between buildings (front + rear) of 67.5 ft. in lieu of the required 125 ft. and s. (243.2) to permit a side yard setback of 20 ft., 35 ft., 20 ft., and 12 ft. all in lieu of the required 50 ft. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

The property cannot be used for any other use set forth for the M.L. zone since it is only 100 feet in width and is within 100 feet of a residential zone.

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: Gloria L. Dorsey
(Type or Print Name)
Signature: Gloria L. Dorsey
Address: 530 South 46th Street
City and State: Baltimore, Maryland 21224
Phone No.: 285-1738

Legal Owner(s): Jessie Virginia Shivor
(Type or Print Name)
Signature: Jessie Virginia Shivor
(Type or Print Name)
Address: 530 South 46th Street
City and State: Baltimore, Maryland 21224
Phone No.: 285-1738

Attorney for Petitioner: William E. Hammond
(Type or Print Name)
Signature: William E. Hammond
Address: 107 Main Street
City and State: Reisterstown, Maryland 21136
Attorney's Telephone No.: 833-1322

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Gloria L. Dorsey
Name: Gloria L. Dorsey
Address: 530 South 46th Street
City and State: Baltimore, Maryland 21224
Phone No.: 285-1738

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 29th day of April, 1986, at 1:30 o'clock

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

IN RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road
(Route 7), 225' W of Philco
Road (9715 Philadelphia Road)
15th Election District
Jessie Virginia Shivor,
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-442-A

The Petitioner herein requests variances to permit a front yard setback of 66 feet in lieu of the required 75 feet, a distance between the buildings (front and rear) of 87.5 feet in lieu of the required 125 feet, and side yard setbacks of 20 feet, 35 feet, 20 feet, and 12 feet all in lieu of the required 50 feet.

Testimony by and on behalf of the Contract Purchaser indicated that the 100-foot wide site is improved with a one and one-half story dwelling and a one-story shop, both vacant for some time. The dwelling has a front yard setback of 66 feet and side yard setbacks of 20 feet and 35 feet. The shop has a 20-foot side yard setback.

The Contract Purchaser proposes to construct a 40' x 80' one-story addition to the shop and utilize both for a day care center. The addition will have a 12-foot side setback and be constructed of split-face block as illustrated in the brochure prepared by Balcon, Inc. and marked Petitioner's Exhibit 10. She proposes to utilize the dwelling as an office and/or residence. 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 hardship upon the Petitioner, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 30th day of April, 1986, that the herein Petition for Variance to permit a front yard setback of 66 feet in lieu of the required 75 feet, a distance between the buildings (front and rear) of 87.5 feet in lieu of the required 125 feet, and side yard setbacks of 20 feet, 35 feet, 20 feet, and 12 feet all in lieu of the required 50 feet for a 40' x 80' split-face block addition to the existing shop, in accordance with the plan submitted and filed herein, marked Petitioner's Exhibit 9, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- All requirements of the State Highway Administration shall be met.
- The trees on the front portion of the property shall be preserved as much as possible. They shall be trimmed as necessary to provide traffic sight distance.
- Landscaping shall meet the requirements of the Office of Current Planning.
- A six-foot privacy fence shall screen the parking lot, shop and addition, and playground as shown on Petitioner's Exhibit 9.

JMHJ:bg

[Signature]
Deputy Zoning Commissioner
of Baltimore County

RECEIVED FOR FILING
DATE April 30, 1986
[Signature]
BALTIMORE COUNTY



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 30, 1986

William E. Hammond, Esquire
107 Main Street
Reisterstown, MD 21136

RE: PETITION FOR VARIANCE
SE/S of Philadelphia Road
(Route 7), 225' W of Philco
Road (9715 Philadelphia Road)
15th Election District
Jessie Virginia Shivor,
Petitioner
Case No. 86-442-A

Dear Mr. Hammond:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

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. 86-442-A
Date: April 16, 1986

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject petition.

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

NEG/JGH/dml

PETITION FOR ZONING VARIANCES

15th Election District

LOCATION: Southeast Side of Philadelphia Road (Route 7), 225 feet West of Philco Road (9715 Philadelphia Rd.)

DATE AND TIME: Tuesday, April 29, 1986, at 1:30 p.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 Variances to permit a front yard setback of 66 feet in lieu of the required 75 feet, a distance between the buildings (front and rear) of 87.5 feet in lieu of the required 125 feet, and side yard setbacks of 20 feet, 35 feet, 20 feet, and 12 feet all in lieu of the required 50 feet

Being the property of Jessie Virginia Shivor, 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

Case No. 86-442-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.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Jessie V. Shivor
Petitioner's Attorney: William E. Hammond, Esquire

Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1986

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

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 DevelopmentWilliam E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136RE: Item No. 323 - Case No. 86-442-A
Jessie Virginia Shivor, Petitioner
Variance Petition

Dear Mr. Hammond:

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:mr

Enclosures

cc: Ms. Gloria L. Dreyer
530 South 46th Street
Baltimore, Maryland 21224BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

April 1, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204Item No. 323 -ZAC-
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:Meeting of March 18, 1986
Jessie Virginia Shivor
Se/S Philadelphia Road 225' SW Philco Road
M.L.-I.M.
Variance to permit a frontyard setback of 66' in lieu of the required 75', a distance between buildings of 87.5' in lieu of the required 125' and side yard setbacks of 20', 35', 20', and 12' all in lieu of the required 50'.Acres: 0.97
District: 15th

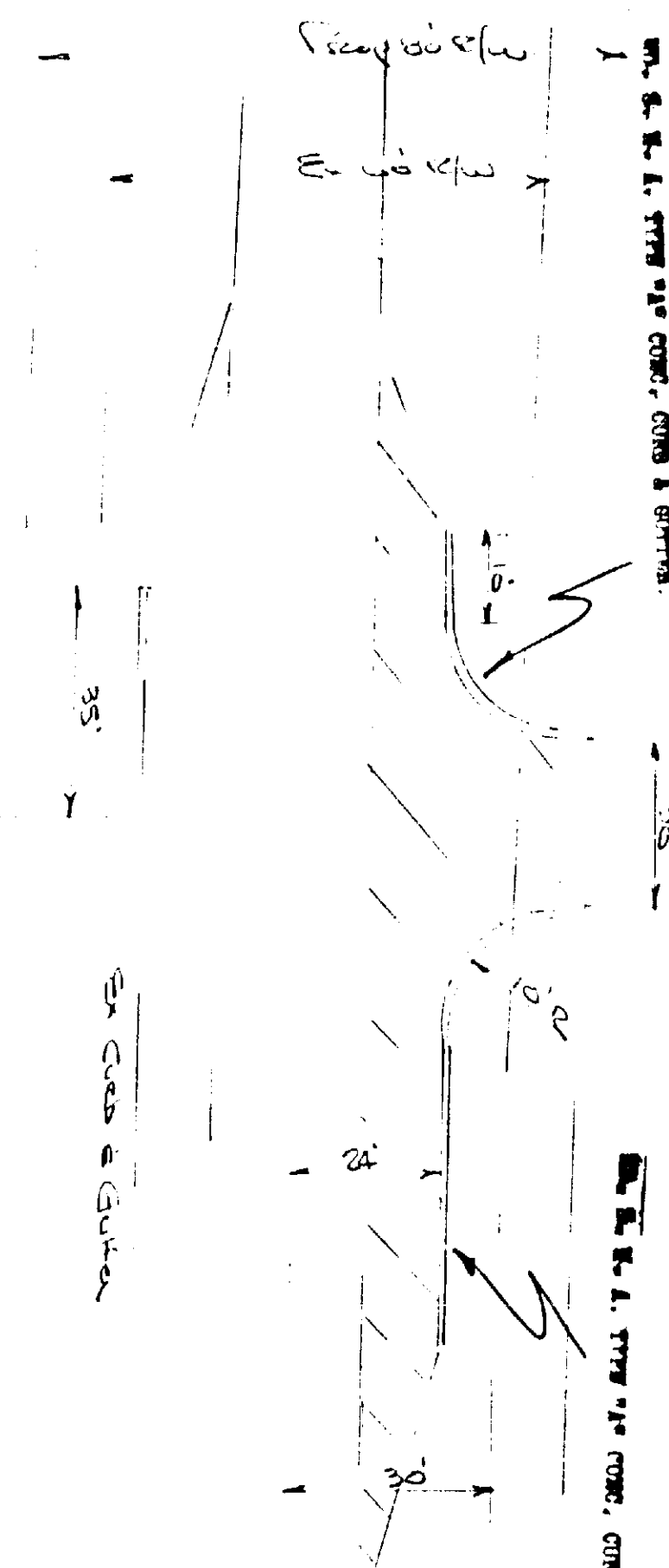
Dear Mr. Jablon:

We have reviewed the site plans and have the following comments.

1. Bushes and trees limits the sight distance and will have to be cut back.
2. The site should have only one point of access and that entrance must meet the State's standards.
3. A safe off street loading area must be provided for the children.

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate II

MSF/bld

3/17/86
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 323, Zoning Advisory Committee Meeting of March 18, 1986

Property Owner: JESSIE VIRGINIA SHIVOR

Location: SE/S Philadelphia Rd., 225' SW Philco Rd. District 15th

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- (X) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. 494-3747
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 323 Zoning Advisory Committee Meeting of March 18, 1986
Page 2

- () Prior to razir; of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) 1



Maryland Department of Transportation

State Highway Administration

March 19, 1986

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 3-18-86
ITEM: #323
Property Owner: Jessie Virginia Shivor
Location: SE/S Philadelphia Rd. Route 7, 225' SW Philco Rd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: Variance to permit a front yard setback of 66' in lieu of the required 75', a distance between buildings of 87.5' in lieu of the required 125' and side yard setbacks of 20', 35', 20' and 12' all in lieu of the required 50'.
Acres: 0.97
District: 15th

Dear Mr. Jablon:

On review of the submittal of (#9715 Philadelphia Rd.) and field inspection, the State Highway Administration will require the site plan to be revised.

All access to Philadelphia Road (Route 7) must be by way of a fully channelized entrance. This entrance must be a minimum of 25' wide (30' recommended) with 10' radii.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the frontage of the site, offset 24' from the centerline of Philadelphia Rd. (Route 7), with a 10' tangent to the N/E and 10:1 tapers.

The area from the edge of the traveled way to the proposed gutter pan and within the entrance must be paved with bituminous paving to meet State Highway Administration standards.

My telephone number is (301) 659-1350

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

Mr. A. Jablon

-2-

March 19, 1986

The existing State Highway Administration Right of Way of 60' and the proposed Right of Way of 80' centered on the existing centerline of Route 7 must be shown on the revised plan.

All work within the State Highway Administration Right of Way must be through State Highway Administration permit with the posting of a \$7,000.00 bond or letter of credit to guarantee construction.

It is requested that the site plan be revised prior to a hearing date being set.

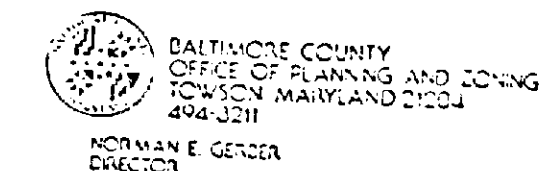
Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

Attachment

cc: Mr. J. Ogle
Mr. W. HammondMr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

APRIL 10, 1986

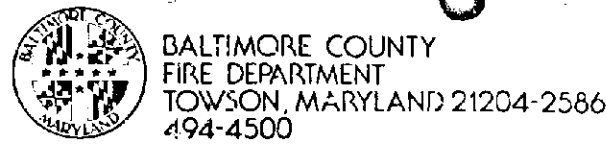
Re: Zoning Advisory Meeting of March 18, 1986
Item # 323
Property Owner: JESSIE V. SHIVOR
Location: SE/S PHILADELPHIA RD. 225' SW PHILCO RD.

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.

- (X) There are no site planning factors requiring comment.
- (X) 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 22-23 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 _____
- (X) Landscaping: Must comply with Baltimore County Landscape Manual, 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 "B" level intersection as defined by Bill 178-79, and its conditions change are re-evaluated annually by the County Council.
- (X) Additional comments:

* A USE OF COG PLAN CAN BE APPLIED FOR
ON THE BASIS OF (1) NECESSARY HANDSOME DRIVE
THE PETITIONER WILL HAVE TO (2) (3) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) 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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: Jessie Virginia Shiverder

Location: SE/S Philadelphia Rd. 225' W Philco Road

Item No.: 323 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.

(x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

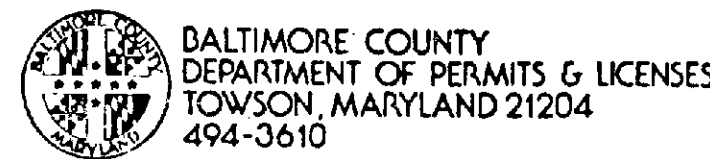
(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWER: *Noted and approved: J.D. F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



April 14, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:
Comments on Item # 323 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jessie Virginia Shiverder
Location: SE/S Philadelphia Road 225' SW Philco Road
District: 15th.

APPLICABLE ITEMS 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.M.S.I. #11-1 - 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. Approved seals are not acceptable. A review of construction plans will be done when the project is submitted for a building and change of use permit.

(E) All buildings shall be constructed in accordance with the Baltimore County Building Code. The change of use from B-1 to B-2 is required. The change of use from B-1 to B-2 is required. The change of use from B-1 to B-2 is required.

(F) 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.

(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 from B-1 to B-2 is required. The change of use from B-1 to B-2 is required.

(I) The proposed project appears to be located in a Flood Plain, Flood Hazard Area, and/or Flood Hazard Area. The change of use from B-1 to B-2 is required. The change of use from B-1 to B-2 is required.

TAKE SPECIAL NOTICE: (J) Comments: If more than six children under 2 1/2 years of age are cared for the building would be required to comply with "I-2" Use group institutional. Sprinklers will be required by Section 1702.8 (4). Comply with Council Bills #50-85 and #51-85. If the final classification should be I-2 use group, type 5B wood frame. The change of use from B-1 to B-2 is required. The change of use from B-1 to B-2 is required.

L/22/86

RE: PETITION FOR VARIANCES
SE/S Philadelphia Rd. (Rt. 7), 225' W of Philco Rd.
15th District

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

JESSIE VIRGINIA SHIVERDER
Petitioner(s)

Case No. 86-442-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.

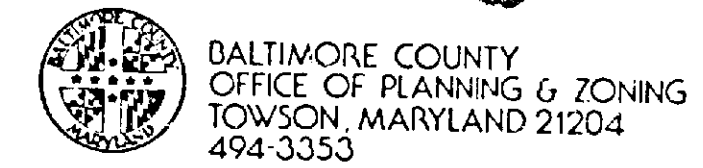
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
(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 William E. Hammond, Esquire, 107 Main St., Reisterstown, MD 21136, Attorney for Petitioner; and Gloria L. Dorsey, 530 S. 46th St., Baltimore, MD 21224.

Peter Max Zimmerman
Peter Max Zimmerman

5304
5305



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 23, 1986

William E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCES
SE/S of Philadelphia Rd. (Rt. 7), 225' W of Philco Rd.
(9715 Philadelphia Rd.)
15th Election District
Jessie Virginia Shiverder - Petitioner
Case No. 86-442-A

Dear Mr. Hammond:

This is to advise you that \$66.55 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.

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

No. 021986

DATE 4/23/86 ACCOUNT 01-615

RECEIVED FROM *Sign + Post* AMOUNT \$ 66.55

RECEIVED FROM Gloria L. Dorsey

FOR Posting & advertising fee 86-442-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 4/14/86

Posted for: *Lazianee*

Petitioner: *Jessie V. Shiverder*

Location of property: *SE/S Philco Rd. 225' W Philco Rd.*

9715 Philco Rd.

Location of Sign: *SE/S Philco Rd. 225' W Philco Rd.*

9715 Philco Rd.

Remarks: *See Petitioner's map*

Posted by *M. H. Jung* Date of return: 4/14/86

Number of Signs: 1

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,

B. Ventak

Publisher

Cost of Advertising

27.50

86-442-A

Petition for Variance

15th Election District

LOCATION: Southwest Side of Philadelphia Road (Route 7), 225 feet West of Philco Road (9715 Philadelphia Rd.)

DATE & TIME: Tuesday, April 29, 1986, at 1:30 p.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 front yard setback of 66 feet in lieu of the required 75 feet, a distance between the buildings (front and rear) of 87.5 feet in lieu of the required 125 feet, and side yard setbacks of 20 feet, 15 feet, 20 feet, and 12 feet in lieu of the required 30 feet.

Being the property of Jessie Virginia Shiverder, as shown on the plat plan filed with the Zoning Office.

In the event that this Petitioner 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 10 1986

Petitioner's map
Reg. L. 89308

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 6 successive weeks before the 10th day of April 1986

James P. Jones Publisher.

86-442-A

William E. Hammond, Esquire
107 Main Street
Reisterstown, Maryland 21136

March 31, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/S Philadelphia Road (Rt. 7), 225' W of Philco Rd.
(9715 Philadelphia Rd.)
15th Election District
Jessie Virginia Shiverder - Petitioner
Case No. 86-442-A

TIME: 1:30 p.m.

DATE: Tuesday, April 29, 1986

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

Arnold Jablon
Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 019815

DATE 3/7/86 ACCOUNT 01-615-000

AMOUNT \$ 100.00

RECEIVED FROM William E. Hammond

FOR Variance # 323

8 0010*****115

VALIDATION OR SIGNATURE OF CASHIER

ShadowStone design series block

The most exciting new development in architectural concrete masonry in over a decade.

