

**PETITION FOR ZONING VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 to permit side setbacks of 40 feet for both sides 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)

The lot, with the required setbacks, would not allow for the proposed dwelling.

MAP 86-444-A  
E.D. 3  
DATE 2-4-87  
200  
1000

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: \_\_\_\_\_

Legal Owner(s):  
Harvey Grossblatt  
(Type or Print Name)  
Signature: *Harvey Grossblatt*  
Deborah Grossblatt  
(Type or Print Name)  
Signature: *Deborah Grossblatt*  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

Attorney for Petitioner:  
(Type or Print Name) \_\_\_\_\_  
Address: \_\_\_\_\_  
City and State: \_\_\_\_\_

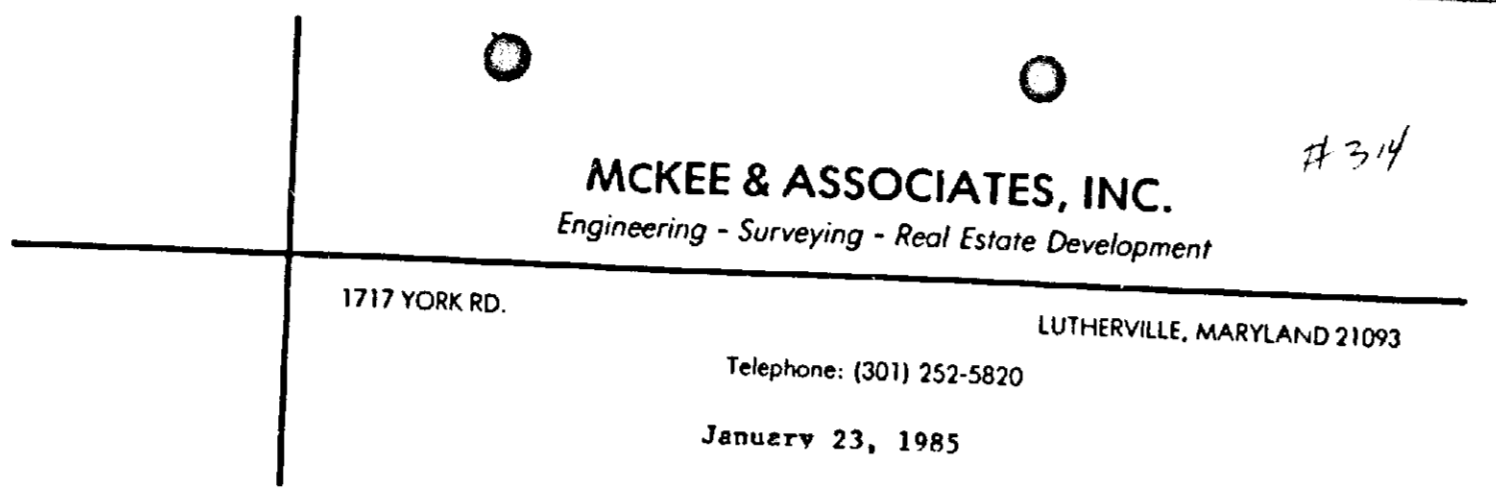
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
Fridemark Enterprises, Inc. (Sop.)  
Name \_\_\_\_\_  
Address: P. O. Box 278, 987-1100  
City and State: Millersville, MD 21108

Attorney's Telephone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of April, 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 5th day of May, 1986, at 9:30 o'clock.

*Arnold Jablon*  
Zoning Commissioner of Baltimore County.

Harvey Grossblatt, et ux  
1328' S of Greenspring Ave.  
28 Westspring Way - Vacant  
3rd Election District



**DESCRIPTION OF LOT 14 FIVE SPRING WEST FOR ZONING VARIANCE 3rd ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point situated on the westerly most right-of-way line of Westspring Way being 50.00 feet wide, said point being 1328'± to Greenspring Avenue and also being the easterly most common corner of lots 13 and 14 as shown on subdivision plat of Five Spring West and recorded among the land records of Baltimore County in Liber 53, Folio 11; thence running with and binding on said westerly most right-of-way line South 00° 59' 16" West 169.00 feet to a point, said point being the easterly most common corner of lots 14 and 15; thence leaving said westerly most right-of-way line and running with and binding on the common most line of lots 14 and 15 North 87° 36' 18" West 285.49 feet to a point; thence North 09° 01' 03" West 172.36 feet to a point, said point being the westerly most common corner of lots 13 and 14; thence running with and binding on the common most line between lots 13 and 14 South 87° 36' 18" East 315.44 feet to the point of beginning. Containing 50,764 square feet or 1.1654 acres of land more or less.



**PETITION FOR ZONING VARIANCES**  
3rd Election District  
Case No. 86-444-A

LOCATION: West Side of Westspring Way, 1328' South of Greenspring Avenue (28 Westspring Way - Vacant)

DATE AND TIME: Monday, May 5, 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 side yard setbacks of 40 feet in lieu of the required 50 feet.

Being the property of Harvey Grossblatt, 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 W/S of Westspring Way, 1328' S of Greenspring Ave. (28 Westspring Way - Vacant), 3rd District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

HARVEY GROSSBLATT, et ux, Petitioners

Case No. 86-444-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  
494-2188

I HEREBY CERTIFY that on this 11th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Harvey Grossblatt, 702 Old Crossing Drive, Baltimore, MD 21208, Petitioners; and Fridemark Enterprises, Inc., P. O. Box 278, Millersville, MD 21108, which requested notification.

*Peter Max Zimmerman*  
Peter Max Zimmerman

RECEIVED FOR FILING  
DATE *March 6, 1986*  
BY *[Signature]*

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

ARNOLD JABLON  
ZONING COMMISSIONER

April 29, 1986

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

Mr. Harvey Grossblatt  
Mrs. Deborah Grossblatt  
702 Old Crossing Drive  
Baltimore, Maryland 21208

RE: PETITION FOR ZONING VARIANCES  
W/S Westspring Way, 1328' S of Greenspring Ave.  
(28 Westspring Way - Vacant)  
3rd Election District  
Harvey Grossblatt, et ux - Petitioners  
Case No. 86-444-A

Dear Mr. and Mrs. Grossblatt:

This is to advise you that \$73.75 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. 021610

DATE *3/21/86* ACCOUNT *01-615*

AMOUNT \$ *73.75*

RECEIVED FROM *Harvey G. Grossblatt*

FOR *Advertising & Posting re Case 86-444-A*

VALIDATION OR SIGNATURE OF CASHIER

Mr. Harvey Grossblatt  
Mrs. Deborah Grossblatt  
702 Old Crossing Drive  
Baltimore, Maryland 21208

April 4, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCES  
W/S Westspring Way, 1328' S of Greenspring Ave.  
(28 Westspring Way - Vacant)  
3rd Election District  
Harvey Grossblatt, et ux - Petitioners  
Case No. 86-444-A

TIME: 9:30 a.m.  
DATE: Monday, May 5, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*Arnold Jablon*  
Zoning Commissioner of Baltimore County

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

No. 018498

DATE *3/21/86* ACCOUNT *01-615*

AMOUNT \$ *35.00*

RECEIVED FROM *Bessie Turner*

FOR *Taxes Fee - a variance 100-2-316*

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, April 17, 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 17, 1986.

THE JEFFERSONIAN,  
*JB Kenton*  
Publisher

Cost of Advertising  
*24.75*

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, April 16, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 16, 1986.

TOWSON TIMES,  
*JB Kenton*  
Publisher

*34.00*

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District *3rd* Date of Posting *4-12-86*

Posted for: *Variations*

Petitioner: *Harvey Grossblatt, et ux*

Location of property: *W/S of Westspring Way, 1328' S of Greenspring Ave. (28 Westspring Way - Vacant)*

Location of Sign: *West side of Westspring Way, in front of subject property*

Remarks:

Posted by *A. J. Jablon* Date of return: *4-15-86*

Number of Signs: *1*

Case No. 86-444-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 3rd day of April, 1986.

*Arnold Jablon*  
Arnold Jablon  
Zoning Commissioner

Petitioner *Harvey Grossblatt, et ux* Received by: *[Signature]*  
Attorney's *[Signature]* Chairman, Zoning Plans Advisory Committee

*6/1/87*

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(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of May, 1986, that the Petition for Zoning Variances to permit side yard setbacks of 40 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:

- 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. Harvey Grossblatt  
People's Counsel

ORDER RECEIVED FOR FILING

DATE: May 14, 1986  
BY: *[Signature]*  
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 15, 1986  
FROM: Norman E. Gerber, Director Office of Planning & Zoning  
SUBJECT: Zoning Petition Nos. 86-438-A, 86-433-A, 86-443-A, 86-444-A, 86-449-A, 86-450-A, 86-451-A

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

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

NEB/JGH/dmi

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 11, 1986

COUNTY OFFICE BLDG.  
121 W. Chesapeake Ave.  
Towson, Maryland 21284

Mr. and Mrs. Harvey Grossblatt  
702 Old Crossing Drive  
Baltimore, Maryland 21208

RE: Item No. 314 - Case No. 86-444-A  
Petitioners - Harvey Grossblatt, et ux  
Variance Petition

Dear Mr. and Mrs. Grossblatt:

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.

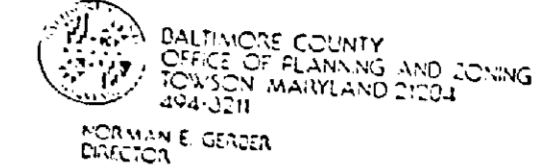
Very truly yours,  
*[Signature]*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: McKee & Associates, Inc.  
1717 York Road  
Lutherville, Maryland 21093

Fridemark Enterprises, Inc.  
P. O. Box 278  
Millersville, Maryland 21108



Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

APRIL 14, 1986

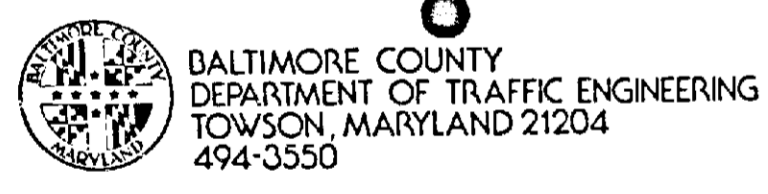
RE: Zoning Advisory Meeting of MARCH 18, 1986  
Item # 314  
Property Owner: HARVEY GROSSBLATT, et ux  
LOCATION: W/S WESTSPRING WAY 1328'S.  
GREENSPRING AVE.

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.
- Parking calculations must be shown on the plan.
- Development on these soils which are defined as wetlands, and under the provisions of Section 28-98 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 11/18/85.
- 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 112-79, and as conditions change the intersection shall be reevaluated annually by the County Council.
- Additional comments:

cc: James Hester

Eugene A. Soper  
Chair, Current Planning and Development



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.

*[Signature]*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF/bld



PAUL H. RENCKE  
CHIEF

April 10, 1986

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

Attention: Nick Cornetti, Chairman  
Zoning Plans Advisory Committee

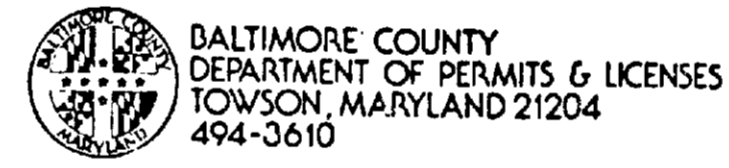
RE: Property Owner: Harvey Grossblatt, et ux.  
Location: W/S Westspring Way 1328'S Greenspring Avenue  
Item No.: 314 Zoning Agenda: Meeting of 3/18/86

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.
- (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]*  
Special Inspection Division Fire Prevention Bureau

/mb



TED ZALESKI, JR.  
DIRECTOR

April 11, 1986

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

Dear Mr. Jablon:

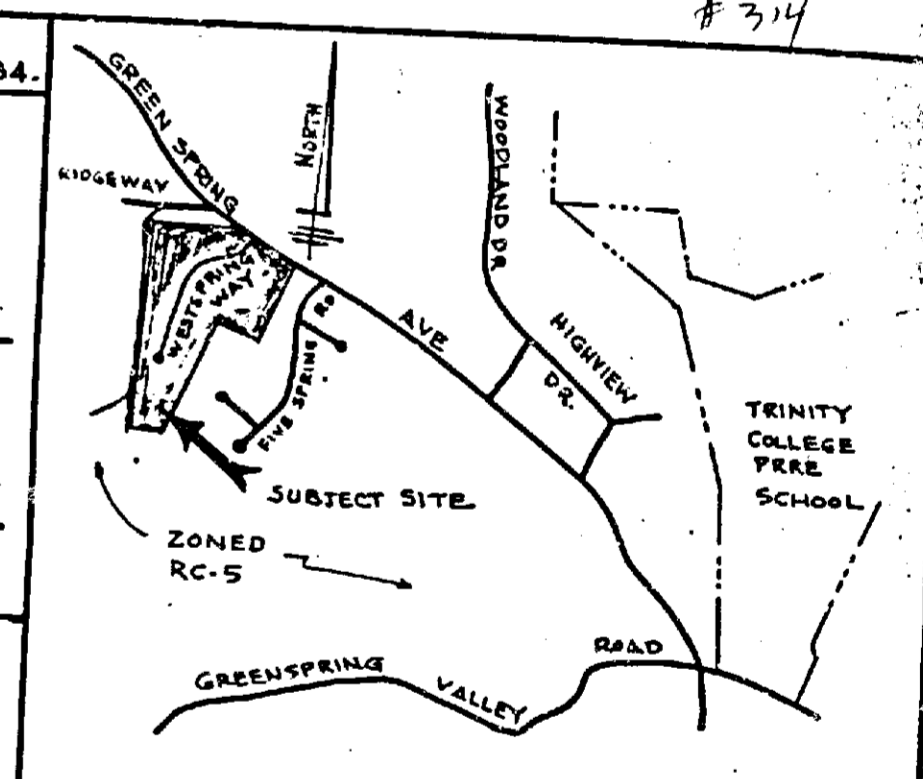
Comments on Item # 314: Zoning Advisory Committee Meeting are as follows:  
Property Owner: Harvey Grossblatt, et ux  
Location: W/S Westspring Way 1328'S Greenspring Avenue  
District: 3rd.

- 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.B.C.H.A. #1101 - 1980) and other applicable codes and standards.
  - (B) A building and other miscellaneous permits shall be required before the start of any construction.
  - (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
  - D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
  - E. All Use Groups except R-4 Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1007, Section 1006.2 and Table 102. 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. 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(a) \_\_\_\_\_ 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. Modified architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to R-4 Use \_\_\_\_\_.
  - I. The proposed project appears to be located in a Flood Plain, Flood Protection. Please see the attached copy of Section 51(a) of the Building Code as adopted by Bill #11-80. 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. To ensure the applicant obtains additional information by visiting Room 102 of the County Office Building at 121 W. Chesapeake Avenue, Towson, Maryland 21284.

L77196

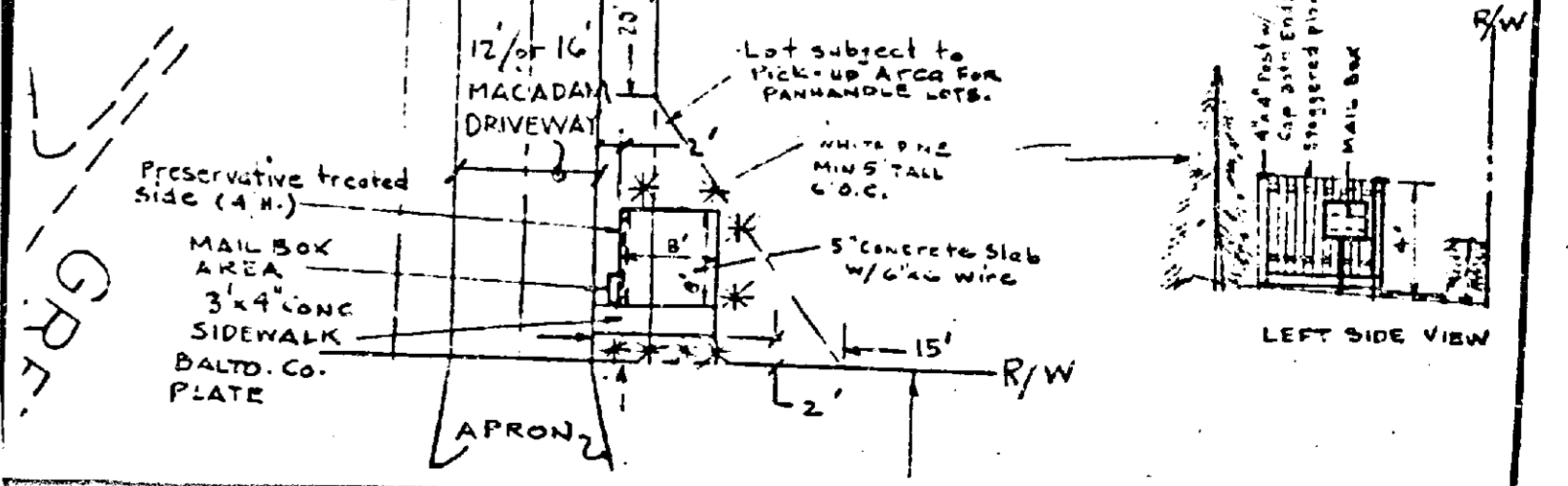
DATE OF PLAN APPROVAL: NOV 29, 1984  
OFFICE OF PLANNING & ZONING  
APPROVED BY

*[Signature]* 2/1/85  
DIRECTOR OF PLANNING DATE  
*[Signature]* 2/1/85  
ZONING COMMISSIONER DATE

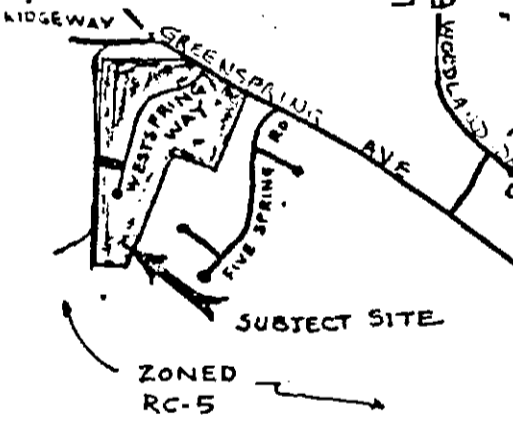
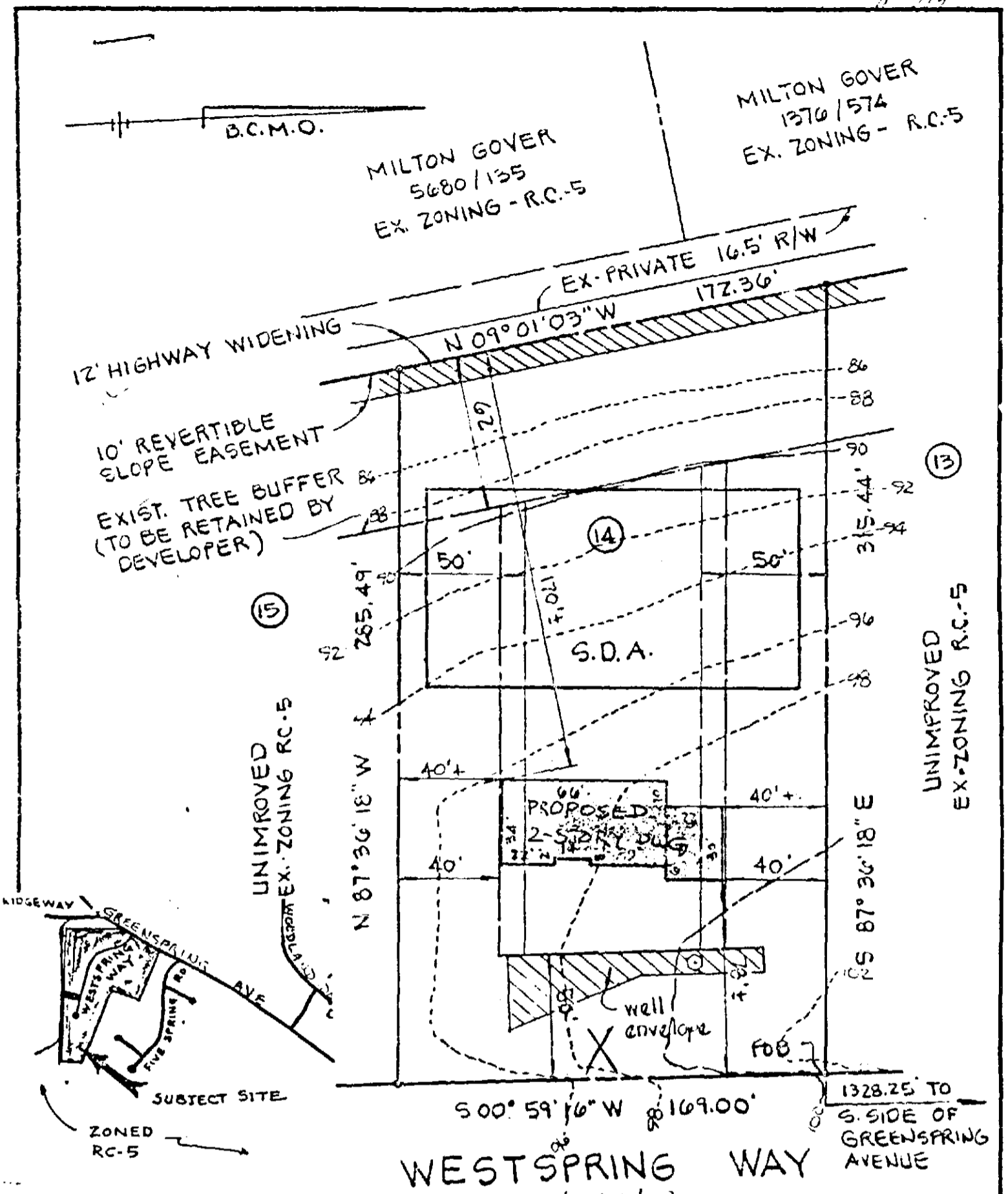


LEGEND  
EXISTING CONTOURS 5'-00' (5' INTERVALS)  
PROPOSED CONTOURS 2'-00' (2' INTERVALS)  
DIRECTION OF FRONT DOOR  
LOT NUMBER 1

GREENSPRING VALLEY ROAD



6/1/87



(13)  
UNIMPROVED  
EX-ZONING RC-5

(15)  
UNIMPROVED  
EX-ZONING RC-5

WESTSPRING WAY  
(50' R/W)

REQUESTED VARIANCE:

REQUESTING A VARIANCE TO SECTION 1A04.3B.3 OF THE BALTO. CO., MD ZONING REGULATIONS TO ALLOW FOR A 40' SIDEYARD ON BOTH SIDEYARDS IN LIEU OF THE REQUIRED 50'.

PLAT TO ACCOMPANY  
PETITION FOR  
ZONING VARIANCE

# 28 WESTSPRING WAY

MCKEE & ASSOC., INC.

3RD ELECT. DIST. BALTO. CO., MD  
SCALE: 1"=50' JAN 22, 1986

86-444-A  
# 314

CIVIL ENGINEERS - LAND SURVEYORS  
177 YORK RD LUTHERVILLE, MD 21093  
(301) 252-5820

LOT 14  
"FIVE SPRINGS WEST"  
53/111

P.20

