

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 1802.3B (211.3) to permit a side street setback of 13 feet in lieu of the required 25 feet and a distance of 38 feet to the centerline of the side street 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)

SEE ATTACHED

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

City and State

Name

Address

City and State

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of May, 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 6th day of May, 1986, at 9:30 o'clock.

Carol J. Jung
Zoning Commissioner of Baltimore County.

(over)

MAP 12-B
36
E. D. 8
DATE 2-10-87
200
1000
DP
W 3,565

86-449-A
333

86-449-A
333

REASONS FOR PETITION FOR ZONING VARIANCE:

- Over 75% of the proposed addition requires no zoning variance. However, due to building practicality I am applying for a variance. Please see attached plat for reference to the above and irregular shape of the addition without variance.
- In the deed to our property it states that only a minimum of 10 feet setback from the property line for a garage is required. See attached deed, and transcription.
- Owners of adjoining properties have been supportive and have voiced no objections. They feel our addition will increase property values in the neighborhood. Note: Most other homes in the neighborhood have already had additions built.

IN RE: PETITION FOR VARIANCE NW/corner of Trebor Court and Spring Avenue (1622 Trebor Court) - 8th Election District
John W. Waldman, Jr., et ux, Petitioners

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-449-A

The Petitioners herein request variances to permit a side street setback of 13 feet in lieu of the required 25 feet and a distance to the centerline of the side street of 38 feet in lieu of the required 50 feet.

Testimony by one of the Petitioners indicated that since moving to the premises, the family size has increased by the addition of two children. The Petitioners propose to construct a 16' x 30', two-story rear addition to provide a larger kitchen and family room on the first floor and a bedroom on the second floor. Additionally, they wish to construct a 14' x 32' garage attached to the side of the existing house. Although the shape of the lot is irregular, over 75% of the additions are within the allowable building envelope. The proposed garage will not interfere with sight distances for traffic. It appears that the existing wood fence along Spring Avenue is outside of the property line. 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 Petitioners, 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 9th day of May, 1986, that the herein Petition for Variance to permit a side street setback of 13 feet in lieu of the required 25 feet and a

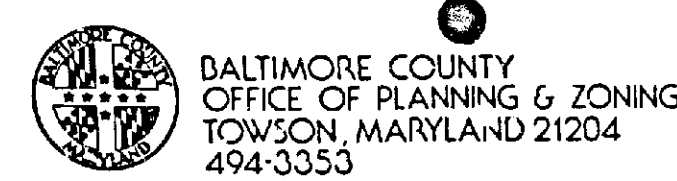
distance to the centerline of the side street of 38 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

John M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bq

ORDER RECEIVED FOR FILING
DATE May 9, 1986
BY *Robert A. Bell*

ORDER RECEIVED FOR FILING
DATE May 9, 1986
BY *Robert A. Bell*



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 9, 1986

Mr. and Mrs. John W. Waldman, Jr.
1622 Trebor Court
Lutherville-Timonium, MD 21093

RE: PETITION FOR VARIANCE NW/corner of Trebor Court and Spring Avenue (1622 Trebor Court) - 8th Election District John W. Waldman, Jr., et ux, Petitioners Case No. 86-449-A

Dear Mr. and Mrs. Waldman:

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

Very truly yours,

John M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bq

Attachments

cc: People's Counsel

DESCRIPTION

Beginning at a point on the northwest corner of Trebor Court and Spring Avenue being known and designated as Lot No. 1 as shown on a Plat entitled Villa Vue East Which Plat is recorded among the Land Records of Baltimore County in Plat Book O.T.G No. 30, Folio 140. The improvements thereon being known as No. 1622 Trebor Court. 8th Election District of Baltimore County. Zoned D.R. 5.5

Item No. 333

PETITION FOR ZONING VARIANCES

8th Election District
Case No. 86-449-A

LOCATION: Northwest Corner of Trebor Court and Spring Avenue (1622 Trebor Court)

DATE AND TIME: Tuesday, May 6, 1986, at 9:50 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 Variances to permit a side street setback of 13 feet in lieu of the required 25 feet and a distance to the centerline of the side street of 38 feet in lieu of the required 50 feet

Being the property of John William Waldman, Jr., 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 VARIANCES NW/corner of Trebor Ct. and Spring Ave. (1622 Trebor Ct.), 8th District
JOHN WILLIAM WALDMAN, JR., et ux, Petitioners

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-449-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.

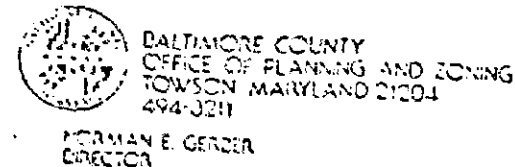
Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

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. John W. Waldman, Jr., 1622 Trebor Court, Lutherville, MD 21093.

Peter Max Zimmerman
Peter Max Zimmerman

6/4/87



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

April 14, 1986

Re: Zoning Advisory Meeting of April 1, 1986
Item # 333
Property Owner: John William Waldman, Jr.
Location: NW/COR. TREBOR CT. AND SPRING AVE.
(1622 TREBOR 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 forward 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.
- ☐ 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 22-93 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, Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Haswell

Eunone A. Baber
Chief, Current Planning and Development



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

PAUL H. REINCKE
CHIEF

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

RE: Property Owner: John William Waldman, Jr., et ux
Location: NW/cor. Trebor Ct. and Spring Ave. (1622 Trebor Ct.)
Item No.: 333 Zoning Agenda: Meeting of April 1, 1986

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

Noted and
Approved: John F. O'Neill
Fire Prevention Bureau

/mb



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

TED ZALESKI, JR.
DIRECTOR

April 30, 1986

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

Dear Mr. Jablon:

Comments on Item # 333 Zoning Advisory Committee Meeting are as follows:

Property Owner: John William Waldman, Jr., et ux
Location: NW/Cor. Trebor Court and Spring Avenue (1622 Trebor Ct.)
District: 8th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ 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.N.S.I. #17-1 - 1980) 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.
- 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-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. R-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 4407, Section 4406.2 and Table 4402. 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments: _____
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
By: C. E. Burnham, Chief
Building Plans Review

4/22/86



Mr. ARNOLD JABLON
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

Mr. John W. Waldman Jr.
1622 TREBOR COURT
LUTHERVILLE, MARYLAND 21093
(HOME: 561-0058 OFFICE: 992-1994)

MARCH 31ST, 1986

Dear Mr. Jablon,
On March 18th, 1986 I petitioned the Variance Board item no. 333, and requested a hearing I understand may take as much as three months time to be placed on the calendar. I am requesting an earlier hearing date (NO LATER THAN MAY 15th, 1986) for the following reason:

I am planning a large addition and garage to be built. The construction of this proposed residential addition will involve Baltimore County public school teachers who need to start construction on June 15th, 1986 in order to complete construction by August 26th, 1986. I would appreciate your advisement in this matter at your earliest convenience.

Sincerely,
John W. Waldman Jr.