FETITION FOR ZONING VARIANCE 80 474 6 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING OFFICE OF PLANNING & 2011111 TOWSON, MARYLAND 21204 494-3.153 TO THE LONING COMMISSIONER OF BALTIMORE COUNTY: 32 Margate Road Lutherville, Maryland 21093 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 Zoning Description Variance from Section 1802.3.8 (211.4) to permit a rear yard setback of 13 ft. NOTICE OF HEARING JEAN M. H. JUNG Beginning on the north side of Margate Road, 118 ft. East of the ARNOLD JABLON DEPUTY ZONING COMMISSIONER ZONING COMMISSIONER centerline of Pickett Road. in lieu of the required 30 ft. Being Lot No.34, Block M, as shown on the Plat entitled "Plat One, Section Two, York Manor" recorded among the RE: PETITION FOR ZONING VARIANCE N/S Margate Rd., 118' E of the c/l of May 21, 1986 Land Records of Baltimore County in Plat Rook G.L.B. No. 24, folio 144. The improvements thereon being known as 32 Margate Road. Pickett Rd. (32 Margate Rd.) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Containing approximately 9,900 Sq. Ft. 8th Election District Richard Lee Yeagle, Jr., et ux - Petitioners Mr. Richard L. Yeagle, Jr. l. We wish to add proposed bedroom addition because of the strong Mrs. Joyce Lee Yeagle Case No. 86-474-A probability of ill, elderly parent living with us. We do not wish to, 32 Margate Road Lutherville, Maryland 21093 nor can we afford to move to a larger house. Tuesday, May 27, 1986 2. Due to the lay of the land, our proposed addition will be less of RE: PETITION FOR ZONING VARIANCE an encroachment to the positions of our neighbors houses. We found N/S Margate Rd., 118' E of the c/1 of Pickett Rd. PLACE: Room 106, County Office Building, 111 West Chesapeake our proposed addition worked well incother houses in our neighborhood. (32 Margate Rd.) 3. Adding to the right side of the house would be cost prohibitive 8th Election District because of plumbing facilities being on the left side of the house.

Property is to be posted and advertised as prescribed by Zoning Regulations. Avenue, Towson, Maryland Richard Lee Yeagle, Jr., et ux - Petitioners Case No. 86-474-A Richard L. Yeagle 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. Joyce L. Yeagle Dear Mr. and Mrs. Yeagle: 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. This is to advise you that ________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. Legal Owner(s): Richard Lee Yeagle, Jr. Contract Purchaser: Do <u>not</u> remove sign from property from the time it is placed by (Type or Print Name) Rufund Lu Jesque /2 this office until the day of the hearing itself. (Type or Print Name) County, Maryland, and remit BALTIMORE COUNTY, MARYLAND No. 121712 ing, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION Signature Joyce Lee Yearle BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT OFFICE OF FINANCE REVENUE DIVISION (Type or Print Name) MISCELLANEOUS CASH RECEIPT 01-115-000 City and State Attorney for Petitioner: 32 Nargate Road _____321=7328____ Lutherville, Paryland 21033 (Type or Print Name) / cu i cui r p Name, address and phone number of legal owner, con-Signature tract purchaser or representative to be contacted Richard L. Yeagle, Jr. VALIDATION OR SIGNATURE OF CASHIER Bus: 494-4567 The state of the s ORDERED By The Zoning Commissioner of Baltimore County, this ____22nd_____ day April 19 86, 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 latimore County, that property be posted, and that the public hearing be had before the Zoning out latimore County, that property be posted, and that the public hearing be had before the Zoning county in Room 106, County Office Building in Towson, Baltimore County in Room 106, County Office Building in Towson, Baltimore 0 CERTIFICATE OF PUBLICATION CASE NO. 86-474-A PETITION FOR ZONING PETITION FOR ZONING VARIANCE May 8 BALTIMORE COUNTY OFFICE OF PLANNING & ZONING 8th Election District LOCATION: North Side of Margate Road, 118 feet East of the Centerline of Pickett Road (32 Margate Road) DATE AND TIME: Tuesday, May 27, 1986, at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland THIS IS TO CERTIFY, that the annexed advertisement was County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Zoning Commissione of Baltimore County. Case No. 86-474-A published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Your petition has been received and accepted for filing this 22nd day of April , 19 86 North Side of Margate Road, 118 feet East of the Centerline of Pickett Road (32 Margate Road) May 8 , 19 86 The Zoning Commissioner of Balti-more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-mit a rear yard setback of 13 feet in iseu of the required 30 feet. DATE AND TIME: Tuesday, May 27, 1986, at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, THE JEFFERSONIAN, Towson, Maryland Being the property of Richard Lee Yesgle, Jr., et ux, as shown on plat plan filed with the Zoning Office. The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Zoning Commissioner In the event that this Petition(s) is In the event that this Petiton(s) is granted, a building permit may be issued within the tharty (30) day appeal period. The Zoning Commissioner wall, 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 Received by: Ornes & Regular Richard Lee Yeagle, Jr. Petition for Zoning Variance to permit a rear yard setback of 13 feet Chairman, Zoning Plans Advisory Committee Petitioner's in lieu of the required 30 feet Cost of Advertising : BEFORE THE ZONING COMMISSIONER Attorney RE: PETITION FOR VARIANCE N/S Margate Rd., 118' above or made at the hearing. OF BALTIMORE COUNTY E of C/L of Pickett Rd. 27.50 By Order Of ARNOLD JABLON, Zoning Commissioner of Baltimore County (32 Margate Rd.), 8th District : Case No. 86-474-A RICHARD LEE YEAGLE, JR., et ux, Petitioners :::::: ENTRY OF APPEARANCE Being the property of <u>Richard Lee Yeagle, Jr., et ux</u>, as shown on plat plan filed with the Zoning Office. Please enter the appearance of the People's Counsel in the above-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, captioned matter. Notices should be sent of any hearing dates or other CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 96- 474- A entertain any request for a stay of the issuance of said permit during this period proceedings in this matter and of the passage of any preliminary or final CERTIFICATE OF PUBLICATION for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Date of Posting 1/25/86 Order. District 87/7 BY ORDER OF Phyllis Cole Friedman ARNOLD JABLON PETITION FOR ZONING VARIANCE 8th Election District Case No. 86-474-A Posted for: Variance ZONING COMMISSIONER THIS IS TO CERTIFY, that the annexed advertisement was OF BALTIMORE COUNTY Petitioner: Richard too Yougle, Ix, etax Phyllis Cole Friedman LOCATION North Side of Margai LOCATION North Side of Margate road, 118 feet East of the Centerine of Pickett Road (32 Margate Road) DATE AND THME: Tuesday, May 27, 1996, at 9:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 171 W Ches-apostic Avenue, Towson, Maryland People's Counsel for Baltimore County published in the TOWSON TIMES, a weekly newspaper printed Location of property: N/S Margate Rd. 118' E/Pick. H Rd. and published in Towson, Baltimore County, Md., appearing on 32 Margala RJ Location of Signa: Facing Morgele Rd., apprent 15' Fr. madway, The Zoning Commissioner of Balls more County, by authority of the May 7 , 19 86 Zoning Act and Regulations of Balti-more County, will hold a public hearon fremly it letitionin Peter Max Zimmerman Deputy People's Counsel Petition for Zoning Vanance to permit a rear yard setback of 13 Room 223, Court House Towson, Maryland 21204 Being the property of Richard Lee Yeagle, Jr., et us, as abown on plat plan with the Zoning Gisco. Date of return: 5/3/86 Posted by Military TOWSON TIMES, 494-2188 in the event that the Pottonist is at the event that this Pottom(s) is grated, a building permit may be seved within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the sevance of 64rd permit during this pen id for goose cause shown. Such request must be iscerved in writing by the date of the hearing set above or made at the hearing. I HEREBY CERTIFY that on this 2nd day of May, 1986, a copy of & Venetonii Number of Signs: the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Lee Yeagle, 32 Margate Rd., Lutherville, MD 21093, Petitioners. made at the hearing. BY ORDER OF APPIOLO JABLON ZONING COMMISSIONER
OF BALTIMORE COUNTY Peter Max Zumennan CS78014-L89366 May T

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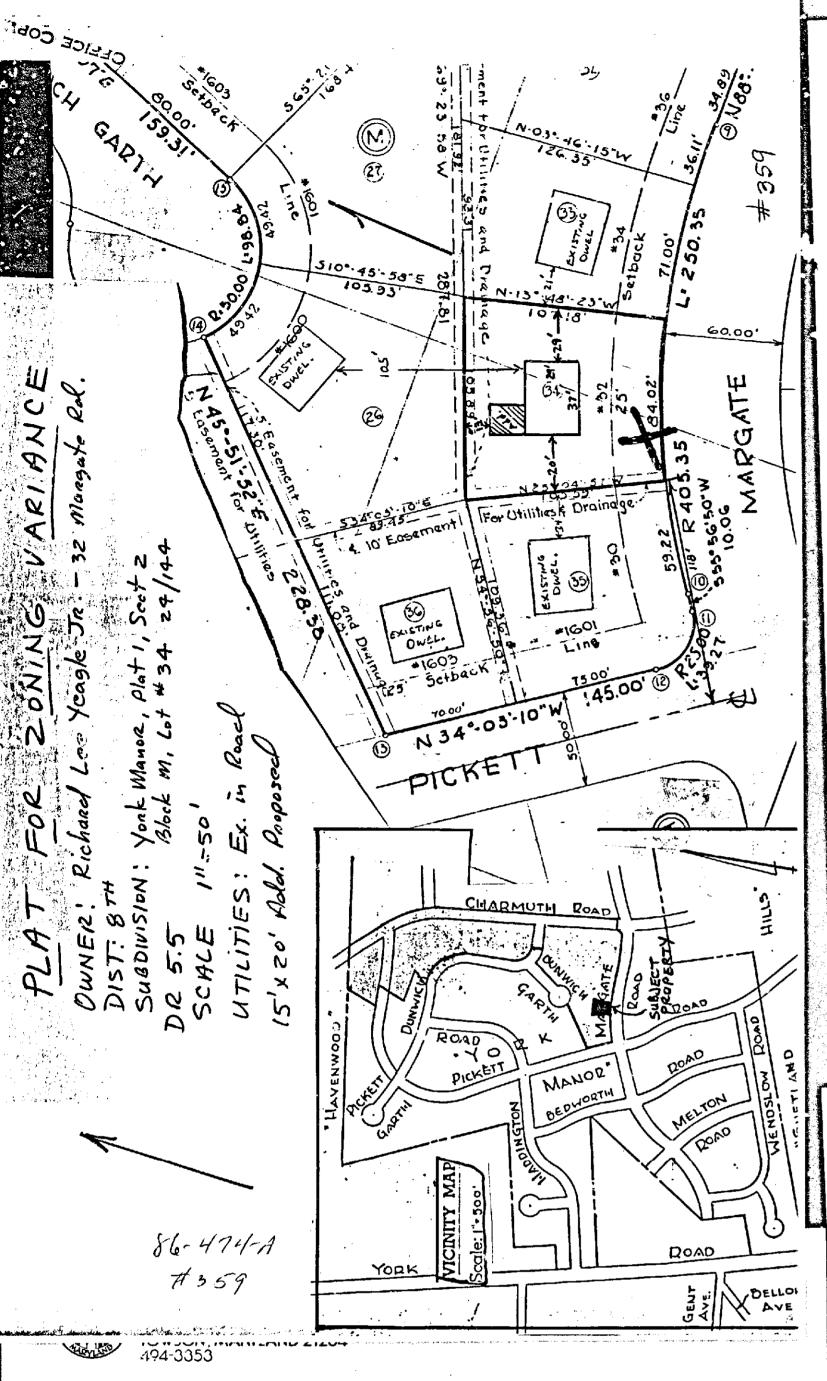
W. W.

Õ

Mr. Richard L. Yeagle, Jr.

Mrs. Joyce Lee Yeagle

April 25, 1986



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 5, 1986

Mr. Richard Lee Yeagle, Jr. 32 Margate Road Lutherville, Maryland 21093

> Re: Petition for Variance N/S Margate Road, 118' E of the c/l of Pickett Road (32 Margate Road)

8th Election District

Dear Mr. Yeagle:

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

Very truly yours,

Beputy Zoning Commissioner/

JMHJ:bjs

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date May 19, 1986

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

SUBJECT Zoning Petitions No. 86-474-A, 86-477-A, 86-479-A, 86-482-A, 86-485-A, 86-486-A, 86-488-A, 86-489-A, and 86-490-A

There are no comprehensive planning factors requiring comment on these petitions..

NEG: JGH:slm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Towson, Maryland 21204

Location:

Item No.:

Office of Planning and Zoning

Baltimore County Office Building

Attention: Nick Commodari, Chairman

. RE: Property Owner: Richard L. Yeagle

Zoning Plans Advisory Committee

Department of Public Works.

to occupancy.

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

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

Pursuant to your request, the referenced property has been surveyed by this

to be corrected or incorporated into the final plans for the property.

() 2. A second means of vehicle access is required for the site.

EXCEEDS the maximum allowed by the Fire Department.

. () 4. The site shall be made to ∞ mply with all applicable parts of the

. (χ) 5. The buildings and structures existing or proposed on the site shall

() 3. The vehicle dead end condition shown at

Bureau and the comments below marked with an "X" are applicable and required

() 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

Fire Prevention Code prior to occupancy or beginning of operation.

comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior

N/S Margate Road, 118 feet E of centerline of Fickett Road

Zoning Agenda: Meeting of April 15, 1986

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

111 W. Chesapeake Ave. Towson, Maryland 21204

Chairman

MEMBERS Burcau of

Department of Traffic Engineering

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Bureau of

State Roads Commission

Mr. Richard Lee Yeagle, Jr. Mrs. Joyce Lee Yeagle 32 Margate Road Lutherville, Maryland 21093

RE: Item No. 359 - Case No. 86-474-A Richard Lee Yeagle, Jr., et ux - Petitioners Petition for Zoning Variance

Dear Mr. and Mrs. Yeagle:

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 hearing 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.

> JAMES E. DYER Zoning Plans Advisory Committee

JED:med Enclosures

Mr. Armold Caplon Zoning Commissioner County Office Building Towson, Haryland 21204

MAY 12, 1986

Re: Ioning Advisory Meeting of APRIL 15, 1986

Item = 359

Property Gener: RICHDRO L. YEAGLE.

Lacition: N/S MARGATE RO. 118'E. OF & OF PICKETTED

The Division of Current Planning and Davelopment has reviewed the subject petition and offers the following comments. The stems checked below are

> 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 Sureau of Public Services.)This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.)A record blat will be required and must be recorded prior to issuance of a building pennit.)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 floodolain 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)Landscaping: Must comply with daltimore County Landscape Manual.

The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service The property is located in a trarric area controlled by a "O" level intersection as defined by 3:11 178-79, and as conditions change traffic capacity may become more limited. The Jasic Services Areas are re-evaluated innuilly by the County Council.

CC: James Haskell

Eugene A. Sober Chief, Current Planning and Development

BEFORE THE

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

May 1, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning

Comments on Item # 359 Zoning Advisory Committee Maeting are as follows: Richard L. Yeagle

N/S Margate Road, 118 feet E of c/1 of Pickett Road

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. #117-1 - 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 scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

E. All Use Groups except R-L Single Family Detached Detailing Frequire is minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L 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 LCL, Section 1LCT, Section 1LCT, and Table 1LC2. 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 permissable 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

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. Haryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to 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.

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 Roor 122 of the County Office Building at 111 Marks & Suntin W. Chesapeake Avenue, Towson, Maryland 21204. By: C. E. Burnham, Thief Building Plans hevies

IN RE: PETITION FOR VARIANCE N/S Margate Road, 118' E (32 Margate Road)

DEPUTY ZONING COMMISSIONER of the c/l of Pickett Road * OF BALTIMORE COUNTY 8th Election District

Case No. 86-474-A Richard Lee Yeagle, Jr., et ux,

Petitioners

The Petitioners herein request a variance to permit a rear yard setback of 13 feet in lieu of the required 30 feet.

* * * * * * * * * * * *

Testimony by the Petitioners indicates that they propose to construct a 15' x 20' bedroom and bathroom addition needed to house an elderly and ill parent. The placement of the dwelling on the lot as well as the location of the existing plumbing dictate the proposed site of the addition. 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 variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5 day of June, 1986, that the herein Petition for Variance to permit a rear yard setback of 13 feet in lieu of the required 30 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from after the date of this Order.

Baltimore County

Ser Contract