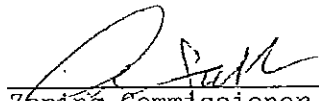


86-487-A	NW/S Old North Point Rd., 337' SW of the c/1 of <u>Denton Ave. (9105 North Point Rd.)</u>	15th Elec. Dist.
4/29/86	Variance - filing fee \$35.00 - Robert B. Adams	
4/29/86	Hearing date set for 6/2/86, at 11:30 a.m.	
6/2/86	Advertising and Posting - \$68.95	
6/3/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a building setback of 11' in lieu of the required 30' is GRANTED with a restriction.	

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of June, 19 86, that the Petition for Zoning Variance to permit a building setback of 11 feet in lieu of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner shall plant three major deciduous or six conifers or six minor deciduous trees on the lot. Any combination of these may be planted based on the rate of one major deciduous or two conifers or minor deciduous trees per 1,000 square feet. Additionally, storm-water run-off generated by impervious surfaces shall be infiltrated into the ground by spreading it over the lawn and other pervious surfaces.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Robert R. Adams

People's Counsel

371

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 1801.2, C.6 (V.B.5.a, V.B.5.b, C.M.D.P.) to allow a window and building setback of 11 ft. in lieu of the required 35 ft. and 30 ft. respectively.

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

Petitioner prefers to orient house to North Point Road. The variance will allow the proposed dwelling to be placed closer to North Point Road, thereby allowing future construction of a garage and still maintain a substantial rear yard area.

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):
Robert B. Adams
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 through 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 2nd day of June, 1986, at 11:30 o'clock.

Zoning Commissioner of Baltimore County.

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730.9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828.9000

April 7, 1986

DESCRIPTION FOR ZONING VARIANCE, 9105 NORTH POINT ROAD:

Beginning for the same at a point on the north side of Old North Point Road distant South 41 degrees 21 minutes West 337 feet from the point formed by the intersection of the northwest side of Old North Point Road with the centerline of Denton Avenue thence South 41 degrees 21 minutes West 36.27 feet, thence North 50 degrees 30 West 255.00 feet thence 40 degrees 20 minutes 59 seconds East 127.14 feet, thence South 30 degrees 50 minutes East 270.04 feet to the place of beginning.

Malcolm E. Hudkins
Registered Surveyor #5095

PETITION FOR ZONING VARIANCES

15th Election District

Case No. 86-487-A

LOCATION: Northwest Side of Old North Point Road, 337 feet Southwest of the Centerline of Denton Avenue (9105 North Point Road)

DATE AND TIME: Monday, June 2, 1986, at 11:30 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 window and building setback of 11 feet in lieu of the required 35 feet and 30 feet respectively

Being the property of Robert B. Adams, 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 : BEFORE THE ZONING COMMISSIONER
NW/S of Old North Point Rd., 337' SW of C/L of Denton Ave. (9105 North Point Rd.), 15th District : OF BALTIMORE COUNTY
ROBERT B. ADAMS, Petitioner : Case No. 86-487-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 8th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Robert B. Adams, 7945 St. Monica Dr., Baltimore, MD 21222, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 27, 1986

Mr. Robert B. Adams
7945 St. Monica Drive
Baltimore, Maryland 21222

Re: PETITION FOR ZONING VARIANCE
NW/S of Old North Point Rd., 337' SW of the c/l of Denton Ave. (9105 North Point Rd.)
15th Election District
Robert B. Adams - Petitioner
Case No. 86-487-A

Dear Mr. Adams:

This is to advise you that \$68.95 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
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 001722

County, Maryland, and remitting, Towson, Maryland

DATE
ACCOUNT
AMOUNT \$
RECEIVED FROM
FOR
VALIDATION OR SIGNATURE OF CASHIER

Mr. Robert B. Adams
7945 St. Monica Drive
Baltimore, Maryland 21222

April 30, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/S of Old North Point Rd., 337' SW of the c/l of Denton Ave. (9105 North Point Rd.)
15th Election District
Robert B. Adams - Petitioner
Case No. 86-487-A

TIME: 11:30 a.m.

DATE: Monday, June 2, 1986

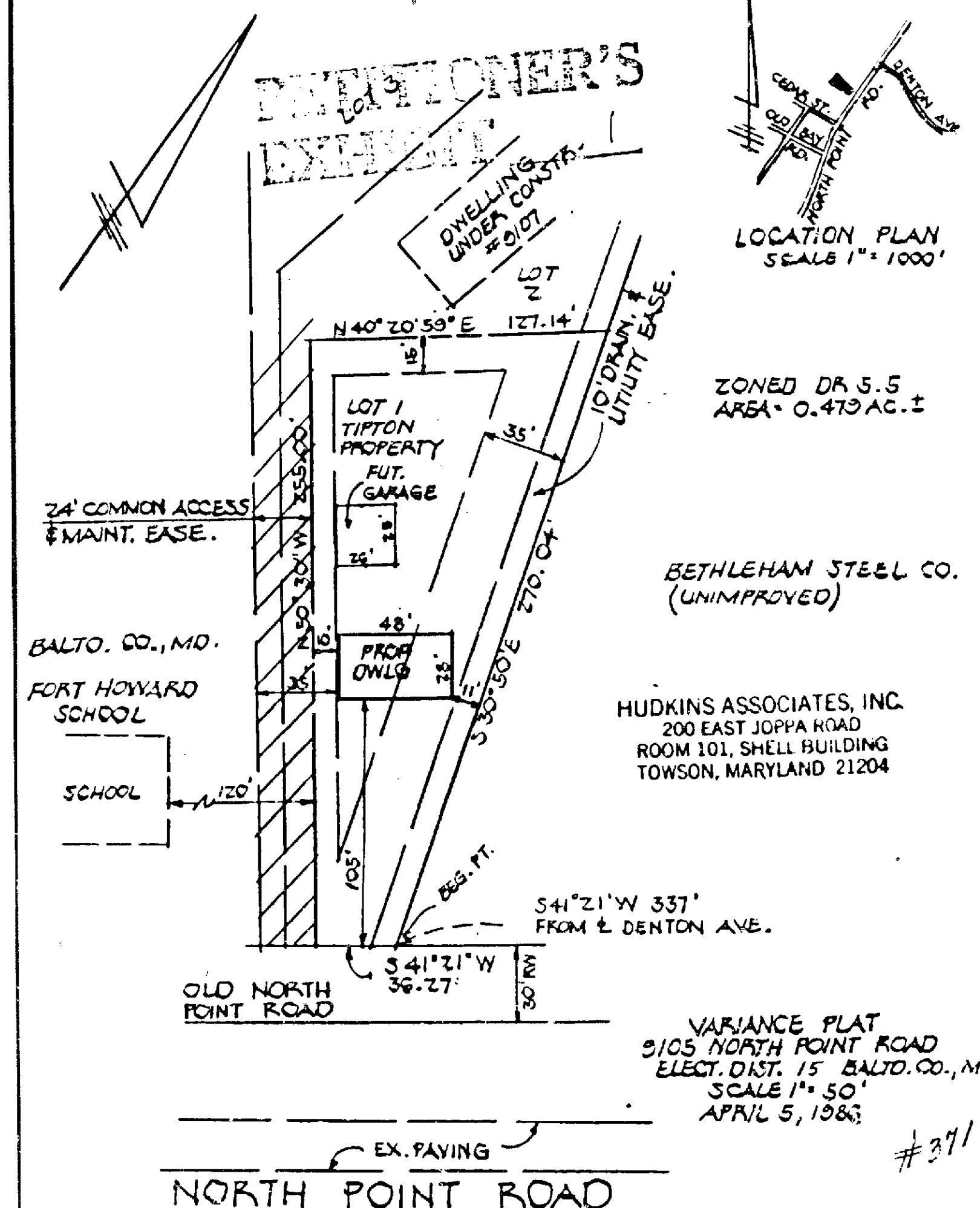
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

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

No. 003335

DATE
ACCOUNT
AMOUNT \$
RECEIVED FROM
FOR
VALIDATION OR SIGNATURE OF CASHIER



6495

CERTIFICATE OF PUBLICATION
TOWSON, MD. May 15, 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 May 15, 1986.
THE JEFFERSONIAN, 18 Kenton
Publisher
Cost of Advertising 24.75

CERTIFICATE OF PUBLICATION
OFFICE OF Dundalk Eagle
38 N. Dundalk Ave. May 15, 1986 Dundalk, Md. 21222
THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hearings - P.O. #76070 - Reg. #L89412 - 73 lines @ \$29.20 - was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 16th day of May 1986; that is to say, the same was inserted in the issues of May 15, 1986
Kimbei Publication, Inc. per Publisher.
By K.C. Diller

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15th Date of Posting 5/14/86
Posted for: Variance
Petitioner: Robert B. Adams
Location of property: NW/4 N. Pt. Rd., 337' SW of Denton Ave. 9105 N. Pt. Rd.
Location of Signs: Facing N. Pt. Road, across E. Fr. road, on property of R. Adams
Remarks:
Posted by: [Signature]
Number of Signs: 1

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 29th day of April, 1986.
Arnold Jablon
Zoning Commissioner
Petitioner Robert B. Adams
Petitioner's Attorney
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director of Planning and Zoning
SUBJECT: Zoning Petition No. 86-487-A
Date: May 22, 1986
Please consider the Chesapeake Bay Critical Area Findings (see memo from Gerber to Jablon dated 5/21/86) to represent the views of this office.
Norman E. Gerber, AICP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: MR. ARNOLD JABLON, Zoning Commissioner
FROM: NORMAN E. GERBER, AICP, Director of Planning & Zoning
SUBJECT: Chesapeake Bay Critical Area Findings - Louis A. Asmussen, Jr., et ux (86-475-A, Item 357) and R. B. Adams (86-487-A, Item 371)
Date: May 21, 1986
In regard to the petition of L. A. Asmussen, it has been determined that the project is consistent with the Critical Area statute without the need to require mitigating measures.
The petition of R. B. Adams is found to be consistent with the Critical Area statute provided that three major deciduous or six conifers or six minor deciduous trees be planted based on the rate of one major deciduous, two conifers or minor deciduous trees/1000 square feet. It has been determined that this site contains 3000 square feet of tree-planting area. (The 3000 square feet is based on the following formula: gross lot size minus impervious area minus setbacks from structures and lot lines divided by two.)
It is also recommended that stormwater runoff generated by impervious surfaces be infiltrated into the ground by spreading runoff over lawn and other pervious surfaces.
NEG:PJS:vh
cy: Ms. Jean Jung, Jim Howwell, People's Counsel, Tim Dugan, Tom Vidmar

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: MR. ARNOLD JABLON, Zoning Commissioner
FROM: NORMAN E. GERBER, AICP, Director of Planning & Zoning
SUBJECT: Chesapeake Bay Critical Area Findings - Louis A. Asmussen, Jr., et ux (86-475-A, Item 357) and R. B. Adams (86-487-A, Item 371)
Date: May 21, 1986
In regard to the petition of L. A. Asmussen, it has been determined that the project is consistent with the Critical Area statute without the need to require mitigating measures.
The petition of R. B. Adams is found to be consistent with the Critical Area statute provided that three major deciduous or six conifers or six minor deciduous trees be planted based on the rate of one major deciduous, two conifers or minor deciduous trees/1000 square feet. It has been determined that this site contains 3000 square feet of tree-planting area. (The 3000 square feet is based on the following formula: gross lot size minus impervious area minus setbacks from structures and lot lines divided by two.)
It is also recommended that stormwater runoff generated by impervious surfaces be infiltrated into the ground by spreading runoff over lawn and other pervious surfaces.
NEG:PJS:vh
cy: Ms. Jean Jung, Jim Howwell, People's Counsel, Tim Dugan, Tom Vidmar

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
May 16, 1986
Mr. Robert B. Adams
7945 St. Monica Drive
Baltimore, Maryland 21222
RE: Item No. 371 - Case No. 86-487-A
Petitioner - Robert B. Adams
Variance Petition
Dear Mr. Adams:
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
Chairman
Zoning Plans Advisory Committee
JED:hsc
Enclosures
cc: Haskins Associates, Inc., 200 East Joppa Road, Shell Building, Towson, Md. 21204

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
May 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 # 371 Zoning Advisory Committee Meeting are as follows:
Property Owner: Robert B. Adams (CRITICAL AREA)
Location: NW/4 Old North Point Road, 337 feet SW of c/l of Denton Avenue 15th.
APPLICABLE ITEMS ARE CIRCLED:
1. 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 (H.C.A.G.) #11-1 - 1980 and other applicable Code and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. 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.
5. All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-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 101.1, Section 101.2 and Table 102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(a) of the Baltimore County Building Code.
8. When filing for a required Change of Use/Temporary 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 to Use, or to Fixed Use or to Fixed Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Overton. Please see the attached copy of Section 510(c) of the Building Code as adopted by Bill #1-84. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments:
11. 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 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
By: C. E. Burman, Chief Building Plans Reviewer

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204
494-4700
PAUL H. RENCKE
CHIEF
Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson Maryland 21204
RE: Property Owner: Robert B. Adams
Location: NW/4 Old North Point Rd., 337 ft. SW of centerline of Denton Ave. (CRITICAL AREA)
Item No.: 371 Zoning Agenda: Meeting of April 22, 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 of 100 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 comment on this time.
Noted and Approved:
Reviewed by: [Signature] Planning Group
Special Inspection Division
/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
May 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 # 371 Zoning Advisory Committee Meeting are as follows:
Property Owner: Robert B. Adams (CRITICAL AREA)
Location: NW/4 Old North Point Road, 337 feet SW of c/l of Denton Avenue 15th.
APPLICABLE ITEMS ARE CIRCLED:
1. 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 (H.C.A.G.) #11-1 - 1980 and other applicable Code and Standards.
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10. Comments:
11. 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 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.
By: C. E. Burman, Chief Building Plans Reviewer

April 17, 1986

Variance # 371 - Robert R. Adams

Dear Mr. Jablon;

We have applied for a variance with the department of Permits & Zoning. They have told us that there will be a 10 to 12 week wait.

I know that we are not the only people who apply for a variance but we wish to ask for your co-operation in trying to speed up the amount of time it will take to process it.

Our variance # is 371 and we have found ourselves in a situation that is now out of our hands and in yours. I am sure that when you check into this variance you will find that we are hung up on a technicality as to how many homes could have been built on this sub-division as apposed to how many are being built. If we had known about this before, we would have applied for this sometime back in November when we purchased the lot.

Our problem is that we are living in our home which we have a signed contract on and must be out by August 1, 1986. The contractor which is building our new house is requesting 90 days for construction which does not allow us the amount of time that you are requesting for the variance.

I would not worry so much if we were not legally liable to vacate our present home. We would also like the completion prior to school so we do not have to transfer our son into the new school year.

Could you please try to take the time to see our very desperate needs to a quick and agreeable solution. We want to thank you again for any help you can give us.

Sincerely yours;

Robert R. Adams

Mr. & Mrs. Robert R. Adams

7945 St. Monica Drive

Baltimore, Maryland 21222 (301-477-8212)

Early Hearing
86-220
200-
4/24/86
JD
if you can
get us
closed
8
