

**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 1802.3.B (208.3, 301.1) to permit a side yard setback of 6 inches in lieu of the required 7.5 ft.

370  
86-489-A  
Ronald Loften Quinn, et ux  
NE/S Ivydale Ave., 688.40' N of the c/l of Greenview Ave.  
86-489-A  
DATE 3-9-86  
E.O. 4  
MAP 10157  
W 57,450  
W 55,035

To construction a two car carport 17 feet wide with three sides open and with a hip roof.  
1. Remove window and install a door to protect us now and in our senior years from inclement weather.  
2. To protect our family car and work car.  
3. Provide cover for general maintenance activities since we do not have a garage or basement.

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)  
Address \_\_\_\_\_ Phone No. \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_ Name \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_ Address \_\_\_\_\_ Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 3rd day of June, 1986, at 9:30 o'clock.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 5th day of June, 1986, that the herein Petition for Variance to permit a side yard setback of 6 inches in lieu of the required 7.5 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

*Jean M. Adams*  
Deputy Zoning Commissioner  
of Baltimore County

JMA:bjs

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Arnold Jablon  
TO: Zoning Commissioner  
Date: May 19, 1986  
Norman E. Gerber, AICP, 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

*Norman E. Gerber, AICP*  
Director

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

May 20, 1986

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

- 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 Development

Mr. Ronald Loften Quinn  
Mrs. Elizabeth A. Quinn  
813 Ivydale Avenue  
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance - Item No. 370  
Case No. 86-489-A  
Ronald Loften Quinn, et ux - Petitioners

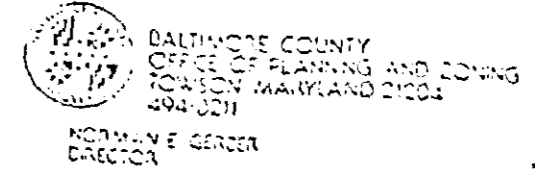
Dear Mr. and Mrs. Quinn:

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 date of the enclosed 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:med  
Enclosures



MAY 12, 1986

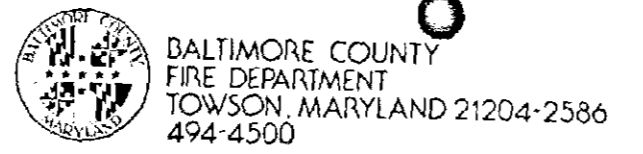
Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

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.
- In 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 report must be prepared 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.
- Planning calculations must be shown on the plan.
- Development on these lots which are defined as wetlands, and construction in or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 \_\_\_\_\_.
- The property is located in a certain service area as defined by Section 113-28. The Building Permit may be issued until a Reserve Capacity Use Certificate has been issued. The certificate service is \_\_\_\_\_.
- The property is located in a certain area controlled by a 10' level intersection as defined by 2111-22-27. The conditions change the requirements annually by the County Council. (Additional comments: \_\_\_\_\_)

Re: Zoning Advisory Meeting of APRIL 22, 1986  
Item # 370  
Property Owner: RONALD L. QUINN et al.  
Location: NE/S IVYDALE AVE. 688.40'  
N. OF GREENVIEW RD.



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

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

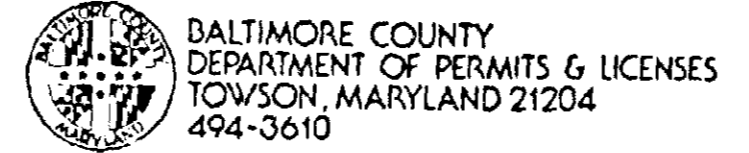
RE: Property Owner: Ronald L. Quinn, et ux  
Location: NE/S Ivydale Ave., 688.40 ft. N of centerline of Greenview Rd.  
Item No.: 370 Zoning Agenda: Meeting of April 22, 1986  
Gentlemen:

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 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.
- (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", 1978 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* Noted and Approved: \_\_\_\_\_  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



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

May 11, 1986

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

Dear Mr. Jablon:

Comments on Item # 370 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Ronald L. Quinn, et ux  
Locations: NE/S Ivydale Avenue, 688.40 feet N of c/l of Greenview Road  
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:  
A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.M.S.A. #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/are 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.

**NOTE:**

- 1. All the Groups except B-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. B-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 101, Section 102, and Table 102.3. All openings are permitted in an exterior wall within 3'-0" of an interior lot line. A CHIMNEY or ROOFING shall be provided. See Section 1127.3.
- 2. 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.

- 3. The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.
- 4. When filing for a required Change of the Occupancy Permit, an alteration permit application shall also be filed along with these sets of applicable 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 \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

5. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #27-80. Rise plans shall show the current elevations above sea level for the lot and the finish floor levels including basement.

6. Comments: \_\_\_\_\_  
7. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.  
*Charles E. Schuman*  
877 C. E. Schuman, Chief  
Building Plans Section

4/22/86

IN RE: PETITION FOR VARIANCE \* BEFORE THE  
NE/S Ivydale Avenue, \* DEPUTY ZONING COMMISSIONER  
688.40' N of the c/l of \* OF BALTIMORE COUNTY  
Greenview Avenue \* Case No. 86-489-A  
(813 Ivydale Avenue) \*  
4th Election District \*

Ronald Loften Quinn, et ux, \*  
Petitioners \*  
\*\*\*\*\*

The Petitioners herein request a variance to permit a side yard setback of 6 inches in lieu of the required 7.5 feet.  
At the onset of the hearing it was revealed that originally the sign was printed and posted to request 6 feet and the Petitioner corrected it to 6 inches. The Petition was correctly advertised.

Testimony by the Petitioners indicates that they propose to construct a 17' x 24.5' two-car carport on an existing paved area. Not only will the carport protect vehicles and be an aesthetic improvement, but also it will provide direct access to the house in inclement weather. The lot provides no other location. The adjacent neighbor's lot is 3' to 4' above the subject lot; natural drainage from the carport will be toward the street. 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 (BZCR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

GRANTED FOR FILING

DATE 6/6/86  
BY *Bette Schickel*  
ADMINISTRATIVE ASSISTANT

RECEIVED FOR FILING  
6/11/86  
*Bette Schickel*  
ADMINISTRATIVE ASSISTANT



**PETITION FOR ZONING VARIANCE**  
 4th Election District  
 Case No. 86-489-A

LOCATION: Northeast Side of Ivydale Avenue, 688.40 feet North of the Centerline of Greenview Avenue (813 Ivydale Avenue)

DATE AND TIME: Tuesday, June 3, 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 a side yard setback of 6 inches in lieu of the required 7.5 feet.

Being the property of Ronald Loften Quinn, 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  
 May 15.

**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,

*R. Venetian*

Publisher

Cost of Advertising  
 24.75

CASE No. 86-489-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 29th day of April, 1986

*Arnold Jablon*

ARNOLD JABLON  
 Zoning Commissioner

Petitioner Ronald Loften Quinn, et ux  
 Petitioner's Attorney

Received by: *James E. [Signature]*  
 Chairman, Zoning Plans  
 Advisory Committee