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 liev of the required 7.5 ft. DATE 3-9-57 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for three following reasons: (indicate hardship or practical difficulty) To construction a two car carport 17 feet wide with three sides open to 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) Ronald Loften Quinn Signature Signature Elizabeth A. Quinn (Type or Print Name) Elizabeth A. Quinn City and State Attorney for Petitioner: 813 Ivydale Avenue 833-1792 (Type or Print Name) Reisterstown, Md. 21136 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State Attorney's Telephone No.: RDERED By The Zoning Commissioner of Baltimore County, this _____ 29th_____ day out Baitimore 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

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 5 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.

The second secon

BALTIMORE COUNTY, ARTLAND

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

BALTIMORE COUNTY

Office of Planning and Zoning Baltimore County Office Building

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Location:

Item No.:

Gentlemen:

Towson Maryland 21204

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

RE: Property Owner: Ronald L. Quinn, et ux

Department of Public Works.

() 3. The vehicle dead end condition shown at

to occupancy.

6. Site plans are approved, as drawn.

Planning Group

Special Inspection Division

) 7. The Fire Prevention Bureau has no comments,

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

() 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.

Association Standard No. 101 "Life Safety Code", 1976 edition prior

comply with all applicable requirements of the National Fire Protection

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 comply with all applicable parts of the

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

NE/S Ivydale Ave., 688.40 ft. N of centerline of Greenview Rd.

Zoning Agenda: Meeting of April 22, 1986

Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE May 20, 1986

> COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. owson, Maryland 21204

Mrs. Elizabeth A. Quinn 813 Ivvdale Avenue Reisterstown, Maryland 21136

Mr. Ronald Loften Quinn

Chairman MEMBERS Bureau of

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

Dear Mr. and Mrs. Quinn:

State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

Development

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:med Enclosures

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 Flanning and Zoning Townen, Maryland 21204

APPLICABLE ITEMS ARE CIRCLED:

Comments on Item # 370 Zoning Advisory Committee Meeting are as follows:

Ronald L. Quinn, et ux NE/S Ivydale Avenue, 688.40 feet N of c/l of Greenview 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.M.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.

Residential: Two sets of construction diswings 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. . 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 Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. B-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 401, Section 1407, Section 1406.2 and Table 1402, No openings are permitted in an exterior wall within 3'-0 of an interior lot line. A classified roofing shall be provided.

See Section 1427.3.

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 beight/ares 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 Beltimore

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 to Use to Mixed Uses ______. See Section 312 of the Building Code. I. The proposed project appears to be located in a Flood Plain, Tidel/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

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office

of Planning and Lording 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 Avanue, Towson, Maryland 21204. Charles & Suntin BY: C. E. Burnham, Thief Building Plans heview

paparanan jak sentitur igi singa singa singat yang pananan kalang panan si singat mengan mengan mengan sanan terap sa singan

Dear Mr. Jablon:

Mr. Armold Jublan MAY 12, 1986 Zoning Commissioner County Office Building Towson, Maryland 21201

> Control Styles Ty Teeting of APRIL 22, 1986
> Prosenty Owner: ROHALD L. QUINN etal LOCATION NE/S INT DALE AVE. 688.40 W. OF & OFGREENIEW RD

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

There are no site planning factors requiring comment. Others are no site planning factors requiring comment.

A County Review Group Meeting is required.

A County Review Group meeting was neld and the minutes will be forward by the Bureau or Public Services.

Jinis site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.

()A record plat will be required and must be recorded original to issuance of a building persis. The access is not satisfactory.)The directation 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 promitited.)Construction in or alteration of the floorblain 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 Ucunty Haster Plan.

()The amended Development Plan was approved by the Planning Board On Clandscaping: Yust comply with dailtimore County Landscape Manual. The property is located in a deficient service area as defined by Capacity Use Certificate has been issued. The deficient service is In property is ideated in a training area controlled by a "D" level intersection as defined by 3:11 173-73, and as conditions change traific capacity may become more limited. The lasts Services Areas ing recovaluated annually by the County Council. Additional comments:

Europe 2. Bobge China, Current Alanasay and Cavelopment

IN RE: PETITION FOR VARIANCE NE/S Ivydale Avenue, 688.40 N of the c/l of Greenview Avenue (813 Ivydale Avenue) 4th Election District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 86-489-A

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 (BCZR) would result in practical difficulty and unreasonable dship upon the Petitioners, and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the minity, and, therefore, the variance should be granted.



ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 5, 1986

Mr. Royald Loften Quinn 813 Ivydale Avenue Reisterstown, Maryland 21136

> Re: Pet_tion for Variance NE/S Ivydale Avenue, 688.40' N of the c/l of Greenview Avenue (813 Ivydale Avenue) 4th Election District

Dear Mr. Quinn:

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

Very truly yours,

Seputy Zoning Commissioner

თოს:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

Case No. 86-489-A

4th Election District

Northeast Side of Ivydale Avenue, 688.40 feet North of the LOCATION:

Centerline of Greenview Avenue (813 Ivydale Avenue)

00

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 Ouinn, 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

DESCRIPTION

Beginning as a point on the north ast side of Ivydale Avenue (50 feet wide) at a distance of 688.40 feet north of the centerline of Greenview Avenue and being lot #10, Block I, as shown on the Plat of Section Three, Academy Acres, recorded among the Land Records of Baltimore County in Plat Book GLB No. 25, Folio 15. Known as 813 Ivvdale Avenue in the 4th Election District.

RE: PETITION FOR VARIANCE NE/S of Ivydale Ave., 688.40' N of C/L of Greenview Ave. (813 Ivydale Ave.) 4th District

RONALD LOFTEN QUINN,

et ux, Petitioners

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 86-489-A

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned 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 People's Counsel for Baltimore County

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. and Mrs. Ronald L. Quinn, 813 Ivydale Ave., Reisterstown, MD 21136, Petitioners.

Peter Mex Zimmerman

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

May 27, 1986

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

> RE: PETITION FOR ZONING VARIANCE NE/S Ivydale Ave., 688.40° N of the c/1 of Greenview Ave. (813 Ivydale Ave.) 4th Election District Ronald Loften Quinn, et ux - Petitioners Case No. 86-489-A

Dear Mr. and Mrs. Quinn:

This is to advise you that \$69.64 is due for advertising and posting of the above property. This fee must be paid before an

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 <u>not</u> remove sign from -time it is placed by

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

2 County, Maryland, and remit ling, Towson, Maryland

 \odot

 \bigcirc

May 2, 1986

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

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NE/S Ivydale Ave., 688.40' N of the c/l of Greenview Ave. (813 Ivydale Ave.) 4th Election District Ronald Loften Quinn, et ux - Petitioners Case No. 86-489-A

Tuesday, June 3, 1986 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

of Baltimore County

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

No. 019898

AMOUNT \$ 35.00 RECEIVED BONALD L QUINN FOR FIGHTS FOR PARIANCE TEN 370 3 C133******753619 314aF

VALIDATION OR SIGNATURE OF CASHIER

PLAT FOR ZONING VARIANCES OWNER-ROWAL L. Y ELIZABETH H. JUIN DISTRICT - 4, ZONED D.R. 3.5 SUBDIVISION - THREE ACADEMY ACES LOT 10, BLOCK I, BOOK NO. 25, FOLIO 15 EXISTING UTILITIES IN INVINCE ALS. SCALE: 1"=50"

IVYDALE AVE.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY OFFICE COPY

86-489-A

| | lowsen, Meryland | +6-489-A |
|---|------------------|--------------------|
| District 14.11 | Date of | Posting 5 - 1 - 56 |
| Posted for: 2/ nevance | • | |
| Petitioner: Pould Ly | ton Dunn 1 | Cui |
| Location of property: 1 = 15 | of Orydan an | e- 688.40 W |
| ofthe cleof from | enview are. (81 | 3 Chand 2 200 |
| Petitioner: Pock Log Location of property: 1 = 5 Of Alac C/l of 338 Location of Signs: Can front of | 4 813 Oxylak | Carenus |
| | 7 | |
| Remarks: | | |
| Posted by Simature | Date of return: | 5-16-86 |
| Number of Signe: | | |

| PETI | TION FOR ZONING VARIANCE | |
|----------------|--------------------------------------|--|
| · Comment | 4th Election Dist | |
| | Case No. 86-48 | |
| LOCATION: | Northeast Side of trydale Avenue, 68 | |
| | of the Centerline of Greenview Avenu | |
| | Avenue) | |
| DATE AND TIME: | Tuesrlay, June 3, 1986, at 9:30 a.m. | |

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 Battimore 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 Loiten Quinn, et ux, as shown on 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 I., writing by the date of the hearing set above or made at the hearing.

a daily newspaper published nster, Carroll County, Maryland. weekly newspaper published in Baltimore County, Maryland. BY ORDER OF weekly newspaper published ZONING COMMISSIONER in Baitimore County, Maryland. E BALTIMORE COUNTY

May 15,19.86

Mccessive:weeks/days previous

.., 19.86..... in the

nnexed Reg.#L89418 P.O.#76887

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

LOCATION: Northeast Side of Ivy dale 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 Zon-ing Act and Regulations of Baltimore County, will hold a public bearing:

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, se shown on plat plan filed with the Zoning Office.

In the event that this Perition(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 insuance 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

CERTIFICATE OF PUBLICATION

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

THE JEFFERSONIAN.

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 day of April

> ARNOLD FABLON Zoning Commissioner

Petitioner Ronald Loften Quinn, et ux Received by: Petitioner's

Attorney

Chairman, Zoning Plans

Advisory Committee