

86-518-A	NW/S of Dulaney Valley Rd., 270' SW of Antique Ave. (12916 Dulaney Valley Rd.)	10th Elec. Dist.
5/21/86	Variance - filing fee \$35.00 - John M. Williams, et ux	
5/21/86	Hearing set for 6/23/86, at 9:45 a.m.	
6/23/86	Advertising and Posting - \$73.75	
6/24/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 28' in lieu of the required 50' is GRANTED with conditions.	

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(s) 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 24th day of June, 1986, that the Petition for Zoning Variance to permit a rear yard setback of 28 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. John M. Williams

Ms. Lindy Kowalczyk

People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th Date of Posting 5/21/86
Posted for Variance
Petitioner: John M. Williams, et ux
Location of property: NW/4 Dulany Valley Rd., RD. 270 SW of Antique Lane
Location of Signs: County Office Building, 111 W. Chesapeake Ave., 1st Floor, 1st Floor
Remarks: on property of Petitioner
Posted by William K. Hollmann Date of return: 6/1/86
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 16, 1986
Norman E. Gerber, AICP
FROM: Director, Office of Planning & Zoning
SUBJECT: Zoning Variance Petition Nos.
86-517-A Robert D. Howard, et ux
86-518-A John M. Williams, et ux
86-522-A Herman G. Alnschuetz, et ux
86-523-A Lupton Construction & Building Co., Inc.
86-525-Sph B. J. Kirkwood & Co., Inc.
86-527-A Jeffrey Zuckerberg, et ux

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

Norman E. Gerber
Norman E. Gerber, AICP

NEG:JGH:bjs

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

cc:

Mr. and Mrs. John Williams
6122 Alta Avenue
Baltimore, Maryland 21206

RE: Item No. 411 - Case No. 86-518-A
Petitioner: John and Bonita Williams
Zoning Variance Petition

Mr. and Mrs. Williams:

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.

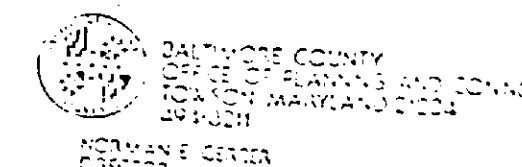
Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Gilbert D. Cooke Associates



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

June 2, 1986

Re: Zoning Advisory Meeting of May 20, 1986
Item # 411 John M. Williams, et al
Property: NW/4 of Dulany Valley Rd.
Location: NW/4 SW of Antique Lane
RD. 270 SW of Antique Lane

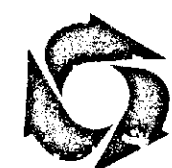
Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group meeting was held and the minutes will be forwarded to 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 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 in or alteration of the floodplain is prohibited under the provisions of Section 22-23 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 11/15/85.
- ☒ The property is located in a deficient service area as defined by Bill 115-79. 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 contributed by a "T" level intersection as defined by Bill 112-79, and as conditions change the roadways usually by the County Council.

cc: John Dyer

Eugene A. Dyer
Chief, Current Planning and Development



Maryland Department of Transportation
State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

May 22, 1986

Re: Baltimore County
Item # 411
Property Owner: John
M. Williams, et ux
Location: NW/4 of Dulany
Valley Road (Route 146)
270 feet SW of Antique
Lane
Existing Zoning: R.C. 4
Proposed Zoning: Variance
to permit a rear yard
setback of 20' in lieu of
the required 50'
Acres: 4.029
District 10th

ATTENTION: JAMES DYER

Dear Mr. Dyer:

On review of the submittal of 2/24/86, the State Highway Administration finds the site plan generally acceptable.

All residential access to Dulany Valley Road, Route 146 must be through the S.H.A. Resident Maintenance Engineer, Mr. Gary Ewers (acting) at the District #4 Office at 321-3472.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits

by: George Wittman

CL-GW:es

cc: J. Ogle
G. Ewers w/att.

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5080 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



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

PAUL H. REINCKE
CHIEF

May 20, 1986

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

Attention: Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John M. Williams, et ux

Location: NW/4 of Dulany Valley Rd., 270' SW of Antique Lane

Item No.: 411 Zoning Agenda: Meeting of 5/20/86

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 _____ 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", 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*
Noted and Approved: Fire Prevention Bureau
Special Inspection Division

/mb



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

June 5, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 411 Zoning Advisory Committee Meeting are as follows:

Property Owner: John M. Williams, et ux
Location: NW/4 Dulany Valley Road, 270 feet SW of Antique Lane
District: 10th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #117-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 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 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 101, Section 107, Section 108.2 and Table 102. 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 101 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 _____ to Use _____, or to Mixed Use. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Aluvion. Please see the attached copy of Section 510.0 of the Building Code as adopted by Bill #117-85. 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. Dyer
Charles E. Dyer
Building Plans Section

4/22/86

*86-518-5
July 1986
JGH*

John M. Williams
6122 Alta Avenue
Baltimore, MD 21206

May 7, 1986

Office of Zoning
County Office Building
Towson, MD 21204

Dear Sirs:

I would like to request a hearing as soon as possible for my variance. Because I work for the Baltimore County Schools and can get vacation only in the summer, I need a hearing soon so I can be on schedule. I plan to do some of the work myself during my vacation. We would be on schedule except that my architect and a man from your office who no longer is there misunderstood their discussion of setback and it wasn't until recently that I found out I had to even apply for a variance.

Your help in giving me the earliest possible time for a hearing would be greatly appreciated.

Sincerely,

John M. Williams
John M. Williams

