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/wouldxnak result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance should /shouldxnot be granted.

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

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF PALTIMORE 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 plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof, hereby petition for a plat attached hereto and made a part hereof. Variance from Section 1A03.4.B.4 to permit a rear yard setback of 28! in lieu of the required 50! of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Site conditions of the property indicate the change is necessary to attain maximum use of low land for percolation, allow for grading N-66,930 to attain maximum use of low land for perconation, affor for grading psecond to prevent water penetration in lower floor, take advantage of the psecond view, and reduce the costs of grading and fill. This approach would also do away with the necessity of bringing in fill with commensurate risk to the watershed environment. 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. Legal Owner(s): Contract Purchaser: (Type or Print Name) (Type or Print Name) City and State Attorney for Petitioner: (Type or Print Name) Name, address and phone number of legal owner, contract purchaser or representative to be contacted Address City and State Attorney's Telephone No.: ORDERED By The Zoning Commissioner of Baltimore County, this ____21st______ day of May 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 Saltimore 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 CEIVED Zoning Commissioner of Baltimore County.

CERTIFICATE OF PUBLICATION LOCATION: Northwest Side (
Dulancy Valley Road, 270 fee
Southwest of Antique Avenue (129): THIS IS TO CERTIFY, that the annexed advertisement was 23, 1986, at 9-45 a.m.
PUBLIC HEARING: Room 100
County Office Building, 111
Chesapeak: Avenue, Towson published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on June 5 1986 THE JEFFERSONIAN, will, however, amorton any necessity a stay of the insuance of said permit during thus period for good caure shows. Such request super be received in writing by the data of site hearing so above or made at the hearing. Cost of Advertising By Order Of ARNOLD JABLON, Zonine Commissioner of Baltimore County

personal representatives and assigns, in fee-simple, all that lot of ground situate, lying and being in 10th Election District, Baltimore County, Maryland, and described as follows, that is to say BEGINNING for the same in the present mac: we paving of the Dulaney Valley Road at the end of the first line of the parcel of la. ' described in a deed dated October 13, 1937, and recorded among the Land Records of Baltimore County in Liber C.W.B., Jr. No. 1018, folio 54, which was conveyed by Albert C. Webster and wife to

Marcellus E. Reichert and wife, said place of beginning being distant as now surveyed South 30 degrees 00 minutes 05 seconds East 20.88 feet from a granite monument heretofore set in the second line of said parcel of land, thence binding reversely on a part of said first line, as now surveyed, referring all bearings of the present description to the magnetic meridian of May, 1969, North 56 degrees 56 minutes 55 seconds East running in the macadam paving of the Dulaney Valley Road 100.14 feet; thence leaving said first line and the paving of the Dulaney Valley Road and running for a line of division now made North 30 degrees 00 minutes 05 seconds West 24.70 feet to a brass disc marked "Garner 1 L.W.R." on top of a concrete monument now set; thence continuing the last course for a line of division now made North 30 degrees 00 minutes O5 seconds West passing over two steel pipes now set at the respective distances of 133.03 feet and 269.73 feet, each measured from said monument for a total distance of 406.47 feet to a brass disc marked "Garner 2 L.W.R." on top of a concrete monument now set; thence continuing the last course for a line of division now made North 30 degrees 00 minutes 05 seconds West passing over a steel pipe now set at the distance of 78.90 feet for a total distance of 131.37 feet to a steel pipe now set in the third line of the parcel of land above mentioned and distant, as now surveyed, North 66 degrees 35 minutes 55 seconds East 100.67 feet from a granite monument heretofore set at the beginning of said third line; thence continuing by the aforesaid course for a line of division now made North 30 degrees 00 minutes 05 seconds West 126.01 feet to a brass disc marked "Garner 3 L.W.R." on top of a concrete monument now set in the fourth or South 66 degrees 28 minutes West 628.81 foot line of the parcel

of land described in a deed dated November 8, 1939 and recorded among the Land Records of Baltimore County in Liber C.N.B., Jr. No. 1076, folio 581, which was conveyed by Charles N. Jessop and wife to Marcellus E. Reichert and wife; thence running with and binding on a part of said fourth line, as now surveyed, South 66 degrees 35 minutes 55 seconds West passing over a steel pipe now set at the distance of 129.98 feet for a total distance of 218.95 feet to a brass disc marked "Garner 4 L.W.R." on top of a concrete monument now set at the end of said fourth line; thence running with and binding on the fifth and sixth lines of said last mentioned parcel of land, as now surveyed, the two following courses and distances respectively, viz: South 50 degrees 15 minutes 55 seconds West 30.48 feet and South 30 degrees 00 minutes 05 seconds East 723.23 feet to the end of said sixth line in the macadam paving of the Dulaney Valley Road; thence running with and binding on the seventh and on the eighth or last line of the last mentioned parcel of land, as now surveyed, and in the macadam paving of the Dulaney Valley Road, the two following courses and distances respectively, viz: North 39 degrees 56 minutes 55 seconds East 5.05 feet and North 56 degrees 56 minutes 55 seconds East 143.00 feet to the place of beginning as surveyed in May, 1969, by Leo W. Rader, Registered Land Surveyor. Containing 4.029 acres of land more or less.

BEING the same lot of ground which by Deed dated May 28, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5005, folio 391, was granted and conveyed by Laura E. Reichert, widow, to Ernest T. Garner, Jr. and Jacqueline C. Garner, his wife, the within grantors.

LIBER5415 Page 005

PETITION FOR ZONING VARIANCE 10th Election District

Case No. 86-518-A

Northwest Side of Dulaney Valley Road, 270 feet Southwest of Antique Avenue (12916 Dulaney Valley Road)

DATE AND TIME: Monday, June 23, 1986, at 9:45 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 rear yard setback of 28 feet in lieu of the required 50 feet

Being the property of <u>John M. Williams</u>, 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

Petitioners

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NW/S of Dulaney Valley Rd.

OF BALTIMORE COUNTY

270' SW of Antique Ave. (12916 Dulaney Valley Rd.) 10th District

JOHN M. WILLIAMS, et ux, : Case No. 86-518-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.

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 9th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John M.

Williams, 6122 Alta Ave., Baltimore, MD 21206, Petitioners.

Letu Max Zumerman
Peter Max Zimmerman

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

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 17,1986

ARNOLD JABLON ZONING COMMISSIONER

Mr. John M. Williams Mrs. Bonita K. Williams 6122 Alta Avenue Baltimore, Maryland 21206

RE: PETITION FOR ZONING VARIANCE

NW/S of Dulaney Valley Rd., 270° SW of
Antique Ave. (12916 Dulaney Valley Rd.)

John M. Williams, et ux - Petitioners

Case No. 86-518-A - 10th Election District

Dear Mr. and Mrs. Williams:

This is to advise you that ________ 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 property from the time it is placed by this office until the day of the hearing itself.

place make the check payable to Baltimore County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

No. 021750 MISCELLANEOUS CASH RECEIPT 6-53-86 Sign & fact returned Red & Facting

86-518-A Volubelliano 11/1+++++73751 & 6244F + Mail receipt

Mr. John M. Williams Mrs. Bonita K. Williams 6122 Alta Avenue Baltimore, Maryland 21206

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NW/S of Dulaney Valley Rd.. 270' SW of Antique Ave. (12916 Dulaney Valley Rd.) John M. Williams, et ux - Petitioners 10th Election District Case No. 86-518-A

9:45 a.m. TIME: Monday, June 23, 1986 DATE:

Avenue, Towson, Maryland

PLACE: Room 106, County Office Building, 111 West Chesapeake

Zoning Commissioner Fre County

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

No. U20078 -615-

R-01-6#4-000 John M Stilliam Various Calino 8 8011 *** 10 6:0

VALIDATION OR SIGNATURE OF CASHIER

86-578-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 ______, 1986.

Zoning Commissioner

John M. Williams, et ux Received by: Petitioner's Chairman, Zoning Plans Advisory Committee

ZONING WARMICE 19th Election Durings Case No. 85-518-A LOCATION: Northwest Side of Dute-my Willey Road, 270 feet Southwest of Antique Avenue (12916 Dutermy Valley Road) DATE AND TIME: Mondey, June 23, 1996 at 9:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building 111 W Chesapeatre Avenue, Towork, Maryland The Zorang Commissioner of Batti-more County, by euthority of the

Polition for Zoning Vanance t Being the property of John M. WE-In the event that this Politions(s) is In the owest that this Politione(s) is granted, a building permit may be issued within the thirty (30) day appear period. The Zoning Commensioner will, however, entertain any requiset for a stay of the resumma of said permit during this period for good cause shows. Such requisit that the secence in writing by the date of the hearing set above ar made at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4 , 1986 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing or June 4

TOWSON JIMES.

34.00

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 86-518-1.

Date of Posting 5/31/86 District 10 Th Posted for: Varianco Petitioner: John M. Wilhows, et ut Location of property: NW/S Dulancy Valley Rb., A70' 5W/Antique Proc. Location of Signs: Facing Oulong Valley Me, reprox. 15 Fr. 100 dway,

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

June 16, 1986 Arnold Jablon TO Zoning Commissioner Norman E. Gerber, AICP

FROM Director, Office of Planning & Zoning SUBJECT Zoning Variance Petition Nos. 86-517-A Robert D. Howard, etux 86-518-A John M. Williams, etux 86-522-A Herman G. Ainschuetz, etux

86-523-A Lupton Construction & Building Co., Inc.

86-525-SpH B. J. Kirkwood & Co., Inc.

86-527-A Jeffrey Zuckerberg, etux

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

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1986

0

Petitioner: John and Bonita Williams

Zoning Variance Petition

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

Mr. and Mrs. John Williams 6122 Alta Avenue Baltimore, Maryland 21206 RE: Item No. 411 - Case No. 86-518-A

Chairman Bureau of

Engineering

nepartment of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Zoning Administration

Board of Education

Industrial

Traffic Engineering

State Roads Commissio

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 recom-

mendations 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, lames E. Dyce/KKB

JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb Enclosures

cc: Gilbert D. Cooke Associates

NORMAN E CERTEN

Dear Mr. Jablon:

Mr. Armold Japlon Zoning Commissioner County Office Building Towson, Maryland 21204

JUNE 2, 1986

Re: Zoning Advisory "eeting of May 20, 1986

Item = 411
Property Owner: JOHN M. WILLIAMS, Qtal LOCATION: HW/S OF DULDNEY VALLEY RO . 270'SWOF ANTIQUE LANE The Division of Current Planning and Cavelorment 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 is required.

A County Review Group meeting was neld and the minutes will be A County beyond Group meeting is required.

forward by the Bureau of Public Services.

Subdivision. The plan must show the entire tract.

to issuance of a building penalt.

The access is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be snown on the plan.

development on these soils is not are defined as wetlands, and

Construction in or alteration of the floadelake. Ithis property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development 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 Spard On

)Langscaping: Must comply with dailinore County Langscape Manual.

)The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service ()The property is located in a trurric area controlled by a "O" level intersection as defined by 3:11 173-79, and as conditions change traific capacity may become more limited. The Basic Services Areas increased companies.

CC: James doswell

Europe A. Gober Chart, Current Planning and Development

Maryland Department of Transportation /

Hal Kassoff May 22,5 1986

Property Owner: John

Re: Baltimore County

Acres: 4.029

District 10th

William K. Hellmann

77 O:

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

ATTENTION: JAMES DYER

Number of Signs: ____/

M. Williams, et ux Location: NW/S of Dulaney Valley Road (Route 146) 270 feet SW of Antique Existing Zoning: R.C. 4 Proposed Zoning: Variance to permit a rear yard setback of 28' in lieu of the required 50'

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 Dulaney 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,

Pharl Le Charles Lee, Chief Bureau of Engr. Access Permits by: George Wittman

CL-GW:es

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

> 301-659-1350 My telephone number is__ Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 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 Chairman

Attention: Zoning Plans Advisory Committee RE: Property Owner: John M. Williams, et ux

Location: NW/S of Dulaney Valley Rd., 270' SW of Antique Lane 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 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.

(\mathbf{x}) 5. The buildings and structures existing or proposed on the sice 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,

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

June 5, 1986

TED ZALESKI, JR.

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

Comments on Item # 411 Zoning Advisory Committee Meeting are as follows: Property Owner: John M. Williams, et ux

NW/S Dulaney Valley Road, 270 feet SW of Antique Lane District:

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.

Residential: Two sets of construction drawings are required to file a parait 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 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. R-4 Des 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

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 uss. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or to Mixed Uses.

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. Sits 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 koom 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. Marlin E. Surnham, Onie:

0

Thene John M. Williams 6122 Alta Avenue Baltimore, MD 21206

when mobile every

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

