

409
87-7A
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.C.1 and Policy S-14 to permit a side street setback of 12.5 feet in lieu of the required 25 feet.

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

1. Family increased and planning to increase more.
2. Need additional living space of practical size.
3. Economics - this is the cheapest way to get additional room ... selling the house, or adding 2 stories on the back would cost a lot more.

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: _____ Legal Owner(s): _____
(Type or Print Name) John George Schlaffer
Signature _____ (Type or Print Name)
Address _____ Signature _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name) 2922 Willoughby Rd. 668-6085 Unl.
Signature _____ Baltimore Maryland 21234
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
John G. Schlaffer
Name _____
Address 2922 Willoughby Rd. 668-6085
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 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 property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 8th day of July, 1986, at 9:30 o'clock.

Arnold Jablon
Zoning Commissioner of Baltimore County.
(c:er)

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 2nd day of June, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner John George Schlaffer, et ux
Petitioner's Attorney _____
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1986

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

Chairman

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. John George Schlaffer
2922 Willoughby Road
Baltimore, Maryland 21234

RE: Item No. 409 - Case No. 87-7-A
Petitioner: John George Schlaffer, et ux
Petition for Zoning Variance

Dear Mr. Schlaffer:

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:kbb

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
JUNE 17, 1986

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

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.

- RE: Zoning Advisory Meeting of May 20, 1986
Item # 409
Property Owner: John George Schlaffer
Location: COR. OF NE/S WILLoughby Rd. & SE/S of School Rd. (2922 Willoughby Rd.)
- ☒ There are no site planning factors requiring comment.
 - ☒ A County Review Group Meeting is required.
 - ☒ A 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 record plat will be required 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.
 - ☒ Parking calculations must be shown on the plan.
 - ☒ This 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 22-59 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.
 - ☒ The proposed project is in compliance with the Baltimore County Land Use Manual, Bill 178-79. 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 controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change the intersection may become a "T" level intersection. The Traffic Services Area is _____.
 - ☒ Additional comments: _____

cc: James Howell

Eugene A. Dyer
Chair, Current Planning and Development

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
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 George Schlaffer, et ux

Location: Corner of the NE side of Willoughby Rd. and the SE side of School Rd.

Item No.: 409

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.
- ☒ 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: _____
Planning Group
Special Inspection Division

Noted and

Approved: _____
Fire Prevention Bureau

/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 # 409 Zoning Advisory Committee Meeting are as follows:

Property Owner: John George Schlaffer, et ux
Location: Corner NE side of Willoughby Road and the SE side of School Road
District: 9th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ 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. #17-71 - 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/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. Registered seal is not acceptable.
- ☒ All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-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 401, Section 1407, Section 1408.1 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☒ 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 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ 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.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Aluvium. 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 elevations above sea level for the lot and the finish floor levels including basement.
- ☒ Comments: _____

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.

Mark E. Dyer, Jr.
Bldg. Plans Chief
Building Plans Service

L/22/86

IN RE: PETITION FOR ZONING VARIANCE
Corner of the NE/S of
Willoughby Road and the SE/S
of School Road
(2922 Willoughby Road)
9th Election District
John George Schlaffer, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-7-A

The Petitioners herein request a variance to permit a side street setback of 12.5 feet in lieu of the required 25 feet to construct a second floor addition.

Testimony by the Petitioners indicates that the dwelling originally had an open side porch. The previous owner enlarged and enclosed that porch prior to the Petitioner purchasing the property in 1980. The Petitioners now propose to construct a second floor addition with an 18" overhang to provide more habitable space for a growing family. 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 hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July 1986, that the herein request for a variance to a side street setback of 12.5 feet in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, identified as Petitioner's 1, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

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

Arnold Jablon
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 10, 1986

Mr. & Mrs. John G. Schlaffer
2922 Willoughby Road
Baltimore, Maryland 21234

RE: Petition for Variance
Corner of the NE/S of
Willoughby Road and the SE/S
of School Road
9th Election District
Case No. 87-7-A

Dear Mr. & Mrs. Schlaffer:

I have this date passed my Order in the above referenced Petition for Variance in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

ZONING DESCRIPTION

Beginning on the corner of the northeast side of Willoughby Road and the southeast side of School Road. Being Lot #35 on the Revised Plat of Parkville Summit Book 12, Folio 48. Containing 7500 square feet, in the 9th Election District. Also known as 2922 Willoughby Road.

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-7-A

LOCATION: Corner of the Northeast Side of Willoughby Road and the Southeast Side of School Road (2922 Willoughby Road)
DATE AND TIME: Tuesday, July 8, 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 street setback of 12.5 feet in lieu of the required 25 feet

Being the property of John George Schlaffer, 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

RE: PETITION FOR VARIANCE
Corner of the NE/S of
Willoughby Rd. & the
SE/S of School Rd.
(2922 Willoughby Rd.)
9th District
JOHN GEORGE SCHLAFER,
et ux, Petitioners

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 17th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John G. Schlaffer, 2922 Willoughby Rd., Baltimore, MD 21234, Petitioners.

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

July 1, 1986

Mr. John G. Schlaffer
Mrs. Nancy K. Schlaffer
2922 Willoughby Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
Cor. of the NE/S of Willoughby Rd. and the
SE/S of School Rd. (2922 Willoughby Rd.)
9th Election District
John George Schlaffer, et ux - Petitioners
Case No. 87-7-A

Dear Mr. and Mrs. Schlaffer:

This is to advise you that \$51.40 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 if it is placed by

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

No. 021776

DATE: 7/1/86 ACCOUNT: 021-615-000

AMOUNT: \$ 51.40

RECEIVED FROM: John G. Schlaffer, 2922 Willoughby Rd., Baltimore, MD 21234

FOR: Advertisement and Posting re Case #87-7-A

0 0007*****14514 10000

VALIDATION OR SIGNATURE OF CASHIER

Mr. John G. Schlaffer
Mrs. Nancy K. Schlaffer
2922 Willoughby Road
Baltimore, Maryland 21234

June 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
Cor. of the NE/S of Willoughby Rd. and the
SE/S of School Rd. (2922 Willoughby Rd.)
9th Election District
John George Schlaffer, et ux - Petitioners
Case No. 87-7-A

TIME: 9:30 a.m.

DATE: Tuesday, July 8, 1986

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

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 19, 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 June 19, 1986.

THE JEFFERSONIAN,

Susan Seidenfeldt

Publisher
Cost of Advertising

24.75

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 976 Date of Posting: 6/16/86

Posted for: Variance

Petitioner: John George Schlaffer, et ux

Location of property: Cor. of NE/S of Willoughby Rd. & SE/S of School Rd.

Location of Sign: 2922 Willoughby Rd. across S. Chesapeake Ave.

Remarks: as property of Petitioner

Posted by: M. Thachy Signature Date of return: 6/13/86

Number of Signs: 1

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-7-A
LOCATION: Corner of the Northeast Side of Willoughby Road and the Southeast Side of School Road (2922 Willoughby Road)
DATE AND TIME: Tuesday, July 8, 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 street setback of 12.5 feet in lieu of the required 25 feet.
Being the property of John George Schlaffer, 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
6135 June 19

Petition for Zoning Variance 9th Election District Case No. 87-7-A

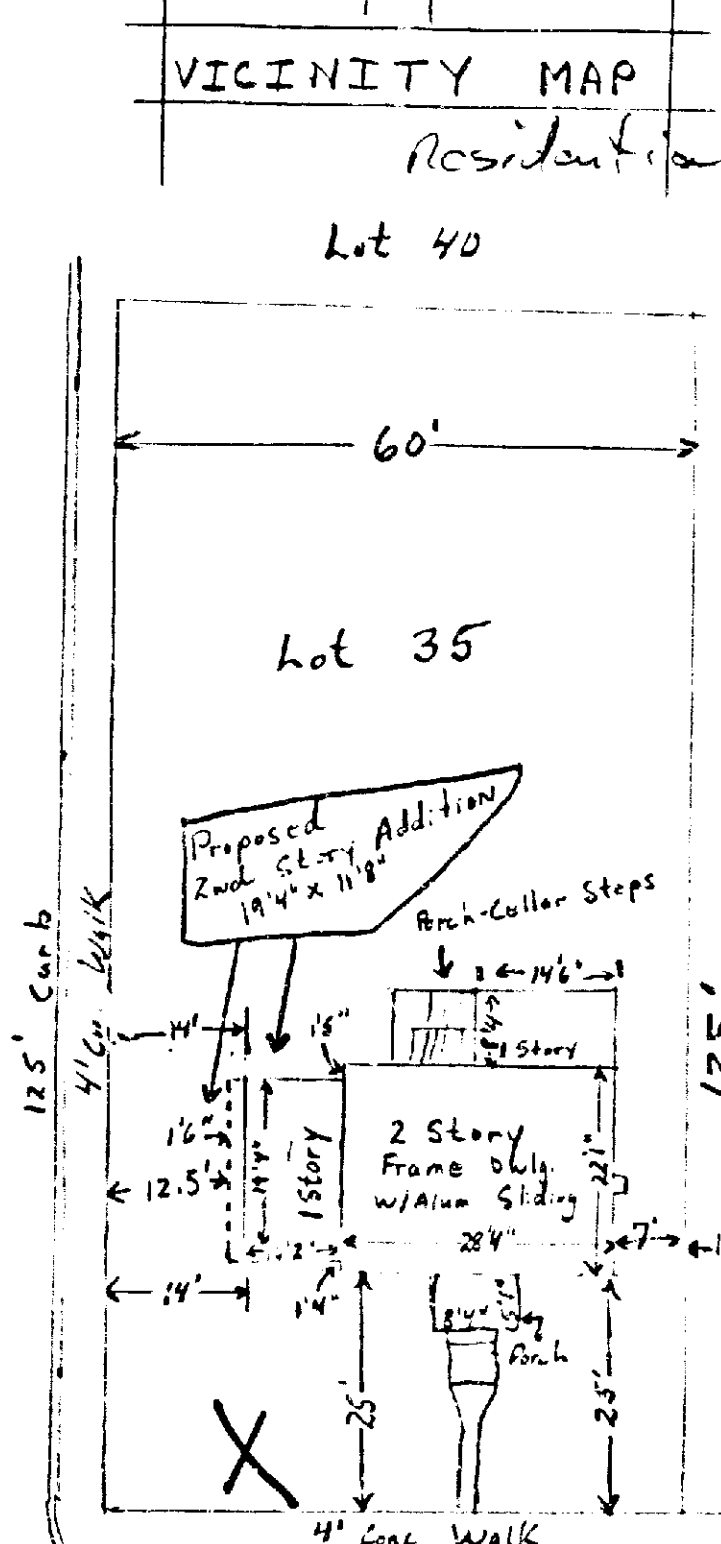
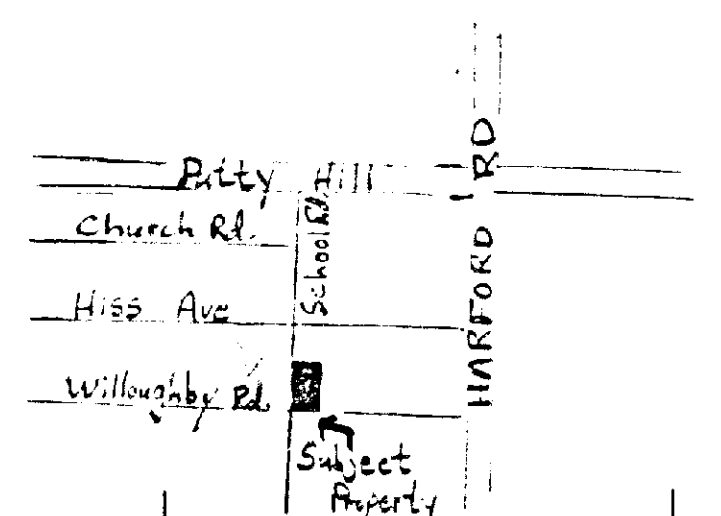
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Being the property of John George Schlaffer, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, 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

The Times

Middle River, Md., June 19, 1986

This is to Certify, that the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 1 successive weeks before the 19th day of June, 1986.

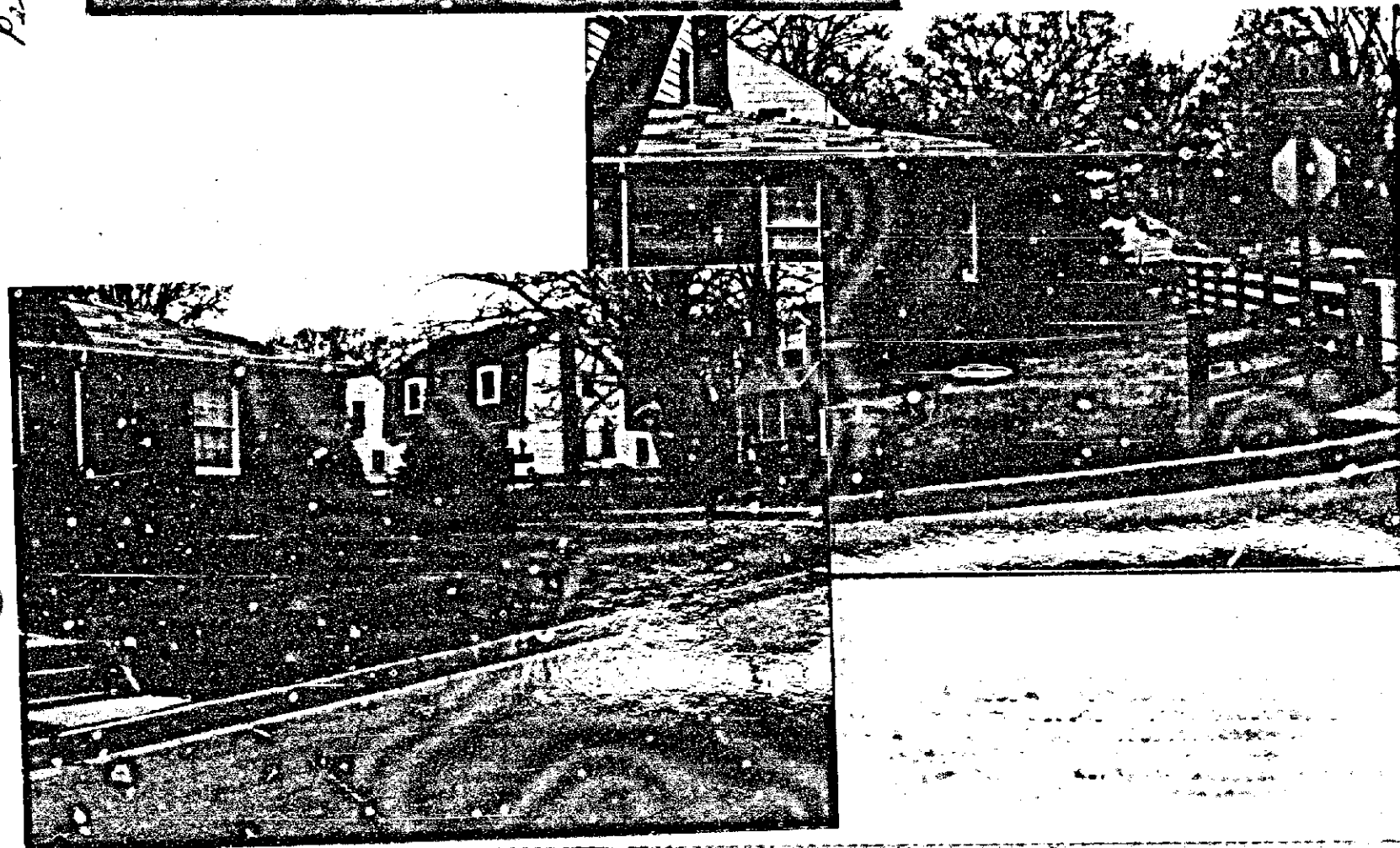
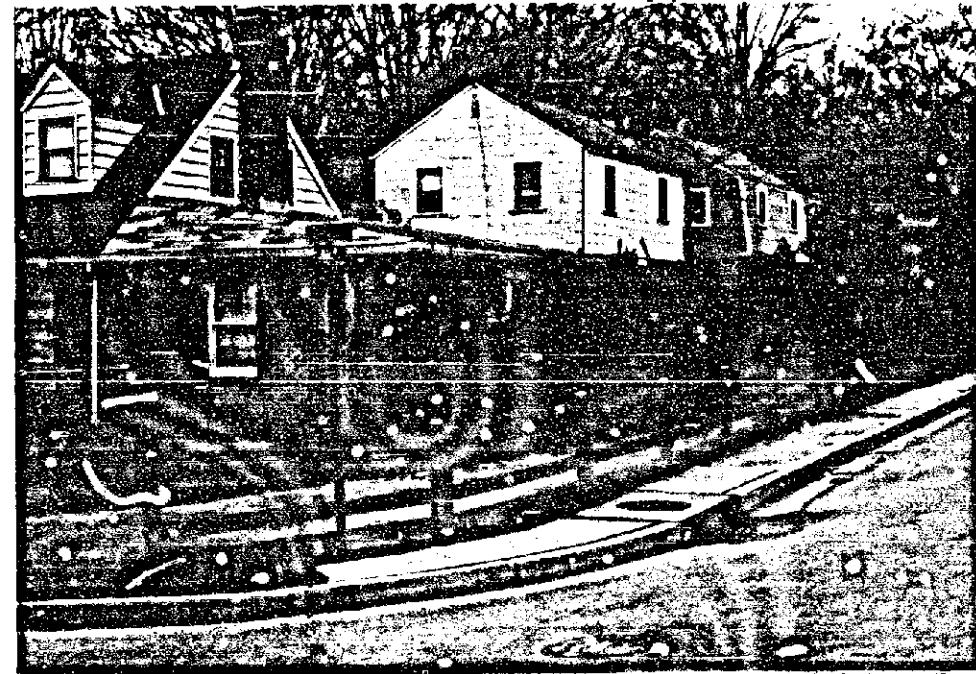
By Order of
Arnold Jablon
Zoning Commissioner
of Baltimore County



Plat For Zoning Variance
Owner - John and Nancy Schlaffer
District 9 zoned D.R. 55
Lot 35 on Revised Plat of Parkville Summit
1st Plat Book C.W.B. 12 Folio 48

Scale - 1" = 20'

School Rd.
2 Blocks away (see map)
Variance granted last year.
Addition extends 14' out with
18" overhang on floor (15'6").
Distance between addition
and walk app. 12'... max.

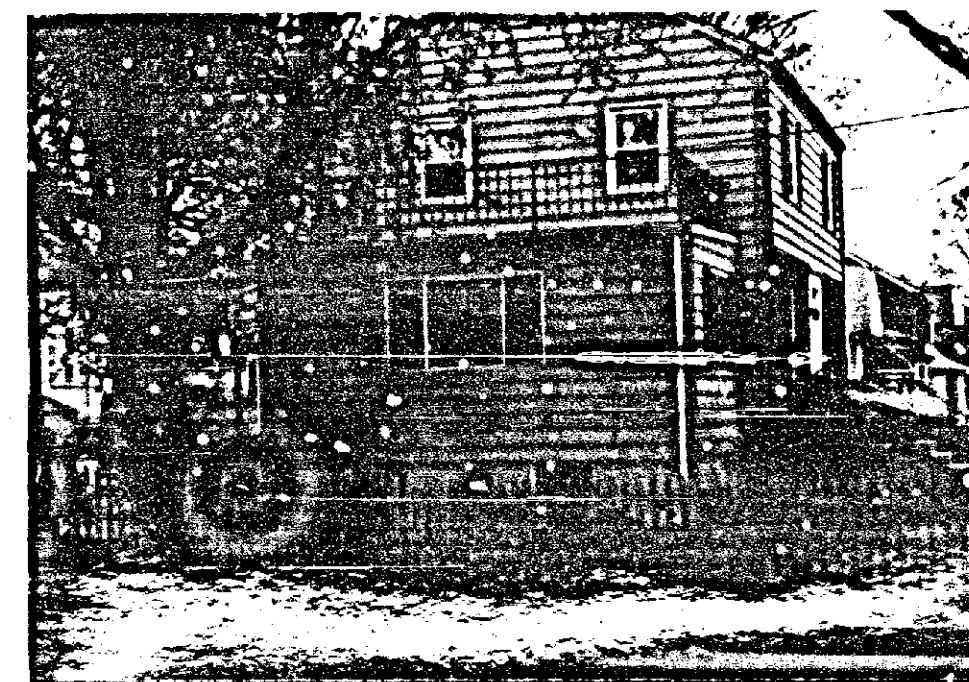


2922 Willoughby Rd.



Front view of home.
Proposed second story
addition to be put on
existing single story
addition with 18" overhang.

← 14' exist between →
base of addition & walk. →



Side view of area
to have 2nd story
added with 18" side
overhang.
Width of room currently
9'9" would 11'3"
interior

409 87-7A **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.C.1 and Policy S-14 to permit a side street setback of 12.5 feet in lieu of the required 25 feet.

(I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.)

1. Family increased and planning to increase more.
2. Need additional living space of practical size.
3. Economics - this is the cheapest way to get additional room ... selling the house, or adding 2 stories on the back would cost alot more.

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 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: _____ Legal Owner(s): _____
 (Type or Print Name) John George Schlaffer
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) 2922 Willoughby Rd. 668-6085 Unl.
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of June, 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 property be posted, and that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 8th day of July, 1986, at 9:30 o'clock.

Arnold Jablon
 Zoning Commissioner of Baltimore County.
 (c:er)

87-7-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 2nd day of June, 1986.

Arnold Jablon
 Zoning Commissioner

Petitioner John George Schlaffer, et ux
 Petitioner's Attorney _____
 Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 26, 1986

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

Chairman

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. John George Schlaffer
 2922 Willoughby Road
 Baltimore, Maryland 21234

RE: Item No. 409 - Case No. 87-7-A
 Petitioner: John George Schlaffer, et ux
 Petition for Zoning Variance

Dear Mr. Schlaffer:

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



BALTIMORE COUNTY
 FIRE DEPARTMENT
 TOWSON, MARYLAND 21204 2566
 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 George Schlaffer, et ux

Location: Corner of the NE side of Willoughby Rd. and the SE side of School Rd.

Item No.: 409

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.
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*
 Planning Group
 Special Inspection Division

Noted and

Approved: *John F. O'Neill*
 Fire Prevention Bureau

/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 # 409 Zoning Advisory Committee Meeting are as follows:

Property Owner: John George Schlaffer, et ux
 Location: Corner NE side of Willoughby Road and the SE side of School Road
 District: 9th.

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 (A.M.S.I. #117-1 - 1980) and other applicable Codes 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/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. Registered seal are not acceptable.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-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 401, Section 1407, Section 1408.1 and Table 1402. 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 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. 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.
9. The proposed project appears to be located in a Flood Plain, Flood/Aluvium. 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 elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:

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.

Arnold Jablon
 Mr. A. E. Dyer, Chief
 Building Plans Review

L/22/86

IN RE: PETITION FOR ZONING VARIANCE
 Corner of the NE/S of
 Willoughby Road and the SE/S
 of School Road
 (2922 Willoughby Road)
 9th Election District
 John George Schlaffer, et ux
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-7-A

The Petitioners herein request a variance to permit a side street setback of 12.5 feet in lieu of the required 25 feet to construct a second floor addition.

Testimony by the Petitioners indicates that the dwelling originally had an open side porch. The previous owner enlarged and enclosed that porch prior to the Petitioner purchasing the property in 1980. The Petitioners now propose to construct a second floor addition with an 18" overhang to provide more habitable space for a growing family. 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 hardship upon the Petitioners, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of July 1986, that the herein request for a variance to a side street setback of 12.5 feet in lieu of the required 25 feet, in accordance with the plan submitted and filed herein, identified as Petitioner's 1, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
 Deputy Zoning Commissioner
 of Baltimore County



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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

July 10, 1986

Mr. & Mrs. John G. Schlaffer
 2922 Willoughby Road
 Baltimore, Maryland 21234

RE: Petition for Variance
 Corner of the NE/S of
 Willoughby Road and the SE/S
 of School Road
 9th Election District
 Case No. 87-7-A

Dear Mr. & Mrs. Schlaffer:

I have this date passed my Order in the above referenced Petition for Variance in accordance with the attached.

If you have any questions concerning this matter, please do not hesitate to contact this office.

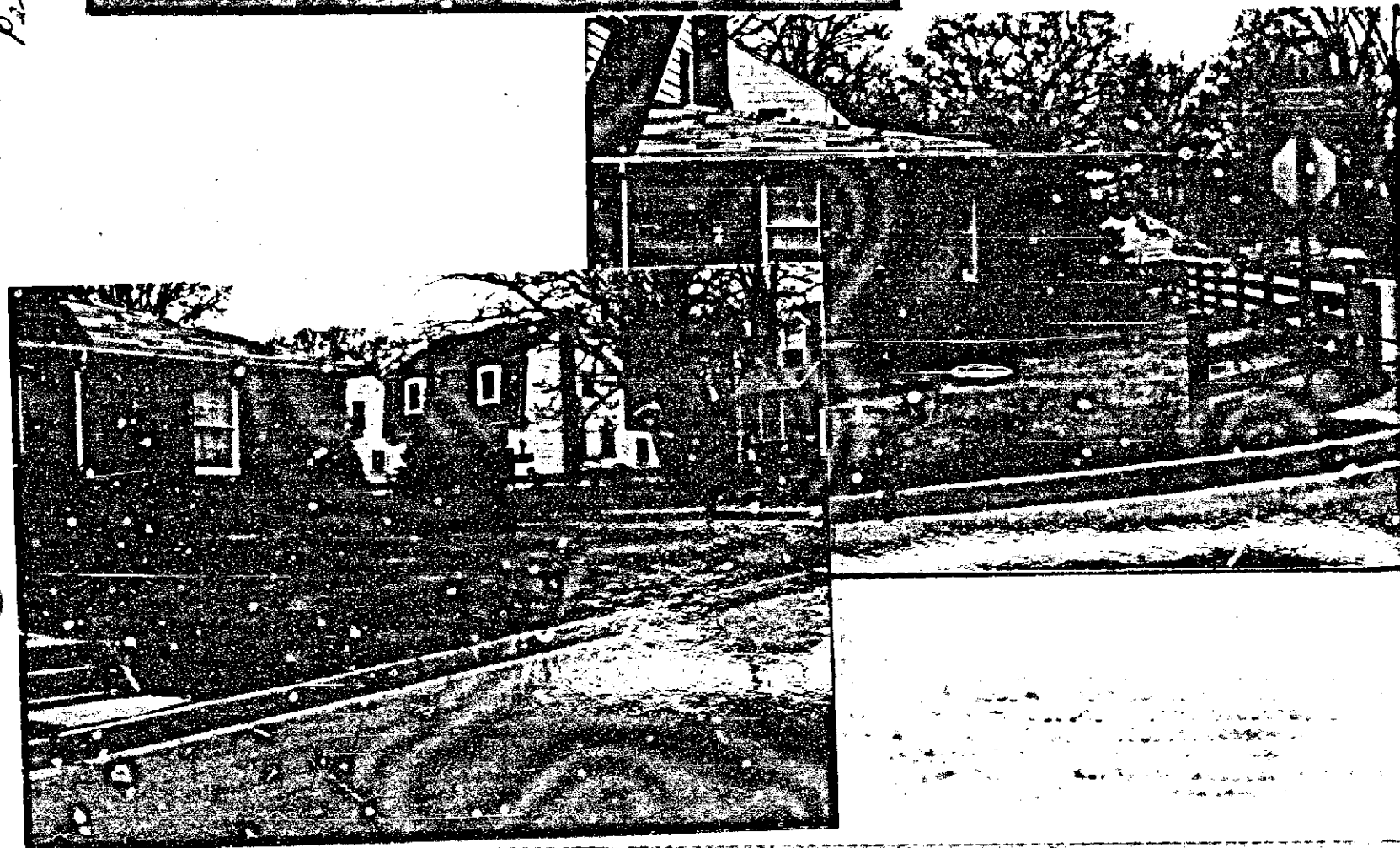
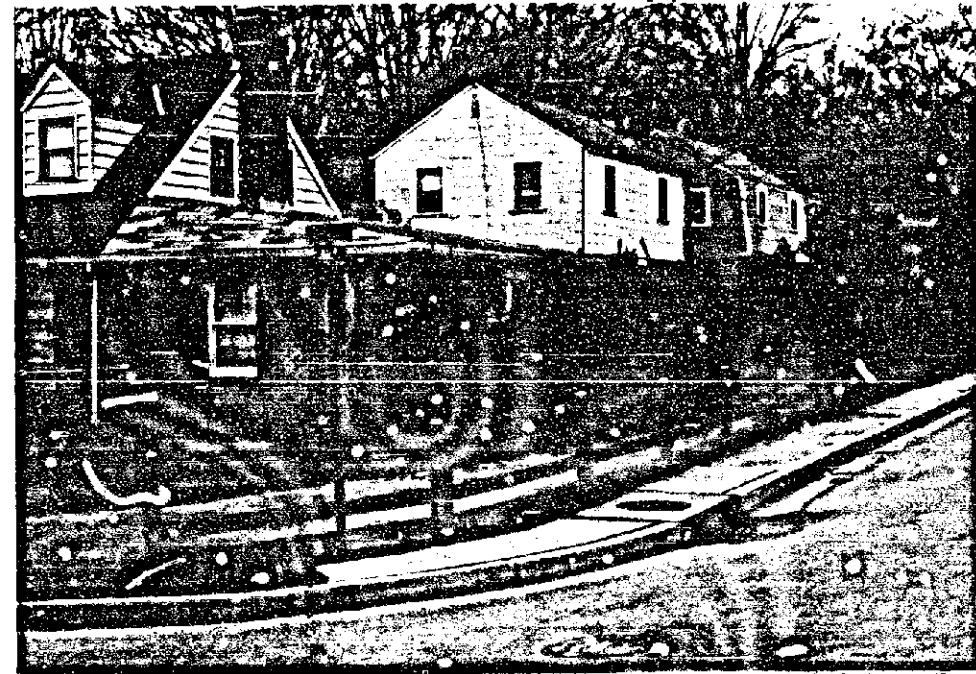
Very truly yours,
Jean M. H. Jung
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ:bjs

Attachments

cc: People's Counsel

School Rd.
2 Blocks away (see map)
Variance granted last year.
Addition extends 14' out with
18" overhang on floor (15'6").
Distance between addition
and walk app. 12'... max.

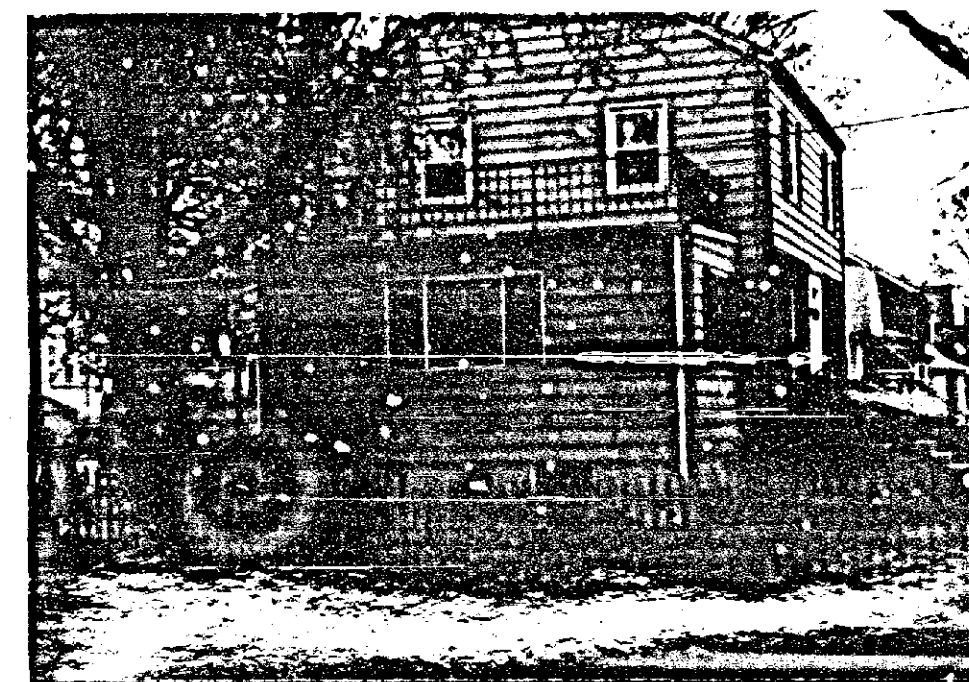


2922 Willoughby Rd.



Front view of home.
Proposed second story
addition to be put on
existing single story
addition with 18" overhang.

← 14' exist between →
base of addition & walk. →



Side view of area
to have 2nd story
added with 18" side
overhang.
Width of room currently
9'9" would 11'3"
interior