

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,

Sharon Stender Obrecht

Publisher
Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE 10th Election District Case No. 87-11-A

LOCATION: North Side of Sawmill Court, 987 feet Northeast of the Centerline of Sweet Air Road (14218 Sawmill Court)

DATE AND TIME: Tuesday, July 8, 1986, at 11:00 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 42.3 feet in lieu of the required 50 feet and to amend the Final Development Plan of "Mill Gate" to allow construction outside of the building envelope.

Being the property of Michael A. Riley, 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

6/132 June 19.

44
87-11-A
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 1-1-A.9.1-3-B.3 to permit a side yard setback of 42.3' in lieu of the required 50' and to amend the Final Development Plan of "Mill Gate" to allow construction outside of the building envelope.

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

- 1) To Improve The Overall Appearance Of The Williamsburg Style Home
 - 2) To Prevent Drainage Problems From Direct Water Run-Off To Street
 - 3) A More Secure & Leak Free Enclosure (Walls & Roof)
 - 4) To maintain The Value Of This Home & Others In The Subdivision
- 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) Michael A. Riley
Signature: Michael A. Riley
Address: 5325 Sweet Air Rd.
City and State: Baltimore, Md. 21204
Attorney for Petitioner: 5325 Sweet Air Rd.
(Type or Print Name) Address: Baltimore, Md. 21204
Signature: Michael A. Riley
City and State: Baltimore, Md. 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Baltimore, Md. 21204
Name: Michael A. Riley
Address: 5325 Sweet Air Rd.
City and State: Baltimore, Md. 21204
Phone No. N 79, 6 80
E 17, 6 00
Attorney's Telephone No.: 532-7350
Address: Baltimore, Md. 21204
Phone No. 532-7350

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 had 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 11:00 o'clock.

Cal J. J. J.
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

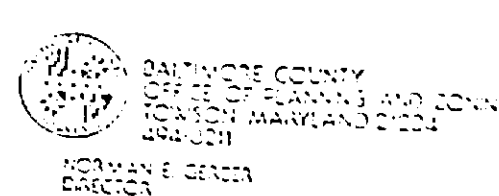
Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP
Director, Office of Planning & Zoning
SUBJECT: Zoning Variance Petitions:
No. 87-7-A
No. 87-10-A
No. 87-11-A

Date: June 23, 1986

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

NEG:JGH-bjs

CPS-008



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

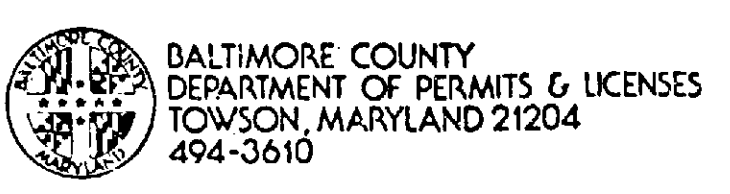
JUNE 17, 1986

Dear Mr. Jablon:

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

- There are no site planning factors requiring comment.
- The County Review Group meeting was required.
- The 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.
- In 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 22-58 of the Development Regulations.
- Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- The amended Development Plan was approved by the Planning Board on 5/20/86.
- Landscaping: Must comply with Baltimore County Landscape Manual, 1981 12-19. 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 2111.12-22, and its conditions change are not evaluated annually by the County Council.
- Additional comments:

CC: James H. Rencke
Chair, Current Planning and Development



June 5, 1986

TED ZALESKI, JR.
DIRECTOR

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

Comments on Item # 1111, Zoning Advisory Committee Meeting are as follows:

Property Owner: Michael A. Riley, et ux
Location: N/S Sawmill Court, 987' NE of Sweet Air Road
District: 10th.

APPLICABLE ITEMS ARE CIRCLED:

- 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.9.3.1. #17-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: The 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.
- 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 seals are not acceptable.
- All Use Groups except the Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. All 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 1007, Section 1006.2 and Table 1002. 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 request for 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.
- The requested variance appears to conflict with Section(s) of the Baltimore County Building Code.
- When filing for a requested change of the Zoning/Permit, an alternate 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 the _____ to the _____, or to mixed Use. See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 2110 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 finished 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 106 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles J. J.
Baltimore County Building Review

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. Michael A. Riley
5325 Sweet Air Road
Baltimore, Maryland 21013

RE: Item No. 414 - Case No. 87-11-A
Petitioner: Michael A. Riley, et ux
Petition for Zoning Variance

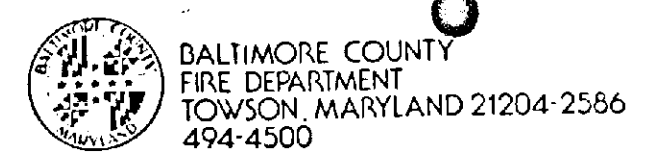
Dear Mr. Riley:

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



PAUL H. RENCKE
CHIEF

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: Michael A. Riley, et ux

Location: N/S Sawmill Ct., 987' NE of Sweet Air Road

Item No.: 414

Zoning Agenda: Meeting of 5/20/86

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 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 comment at this time.

REVIEWER: Noted and Approved: John E. O'Neill
Fire Prevention Bureau
Special Inspection Division

/mb

IN RE: PETITION FOR ZONING VARIANCE
N/S of Sawmill Court, 987' NE
of the c/v of Sweet Air Road
14218 Sawmill Court
10th Election District
Michael A. Riley, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-11-A

The Petitioners herein request a variance to permit a side yard setback of 42.3 feet in lieu of the required 50 feet and to amend the Final Development Plan of "Mill Gate" to allow construction outside of the building envelope.

Testimony by the Petitioners indicates that they propose to construct a 4'6" by 8'4" enclosure for the outside basement stairway. The enclosure will match the Williamsburg style of the house in siding and style of door and lamps.

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 permit a side yard setback of 42.3 feet in lieu of the required 50 feet, in accordance with the plan submitted and filed herein and identified as Petitioner's Exhibit 2, and, the amendment of the Final Development Plan of "Mill Gate" to allow construction outside of the building envelope, are hereby granted from and after the date of this Order.

James M. J.
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 7/1/86
BY [Signature]

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: Michael A. Riley, et ux
Received by: James P. Dyer
Chairman, Zoning Plans Advisory Committee

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. Michael A. Riley
5325 Sweet Air Road
Baldwin, Maryland 21013

RE: Petition for Variance
N/S of Sawmill Court, 987' NE
of the c/l of Sweet Air Road
(14218 Sawmill Ct.)
10th Election District
Case No. 87-11-A

Dear Mr. & Mrs. Riley:

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

JHJ:bjjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE

10th Election District

Case No. 87-11-A

LOCATION: North Side of Sawmill Court, 987 feet Northeast of the
Centerline of Sweet Air Road (14218 Sawmill Court)

DATE AND TIME: Tuesday, July 8, 1986, at 11:00 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 42.3 feet in lieu of the required
50 feet and to amend the Final Development Plan of
"Mill Gate" to allow construction outside of the
building envelope

Being the property of Michael A. Riley, 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

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. Michael A. Riley
Mrs. Diane S. Riley
5325 Sweet Air Road
Baldwin, Maryland 21013

RE: PETITION FOR ZONING VARIANCE
N/S of Sawmill Ct., 987' NE of the c/l of
Sweet Air Rd. (14218 Sawmill Ct.)
10th Election District
Michael A. Riley, et ux - Petitioners
Case No. 87-11-A

Dear Mr. and Mrs. Riley:

This is to advise you that \$78.00 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 from the time it is placed by
this office until the day of the hearing itself.

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

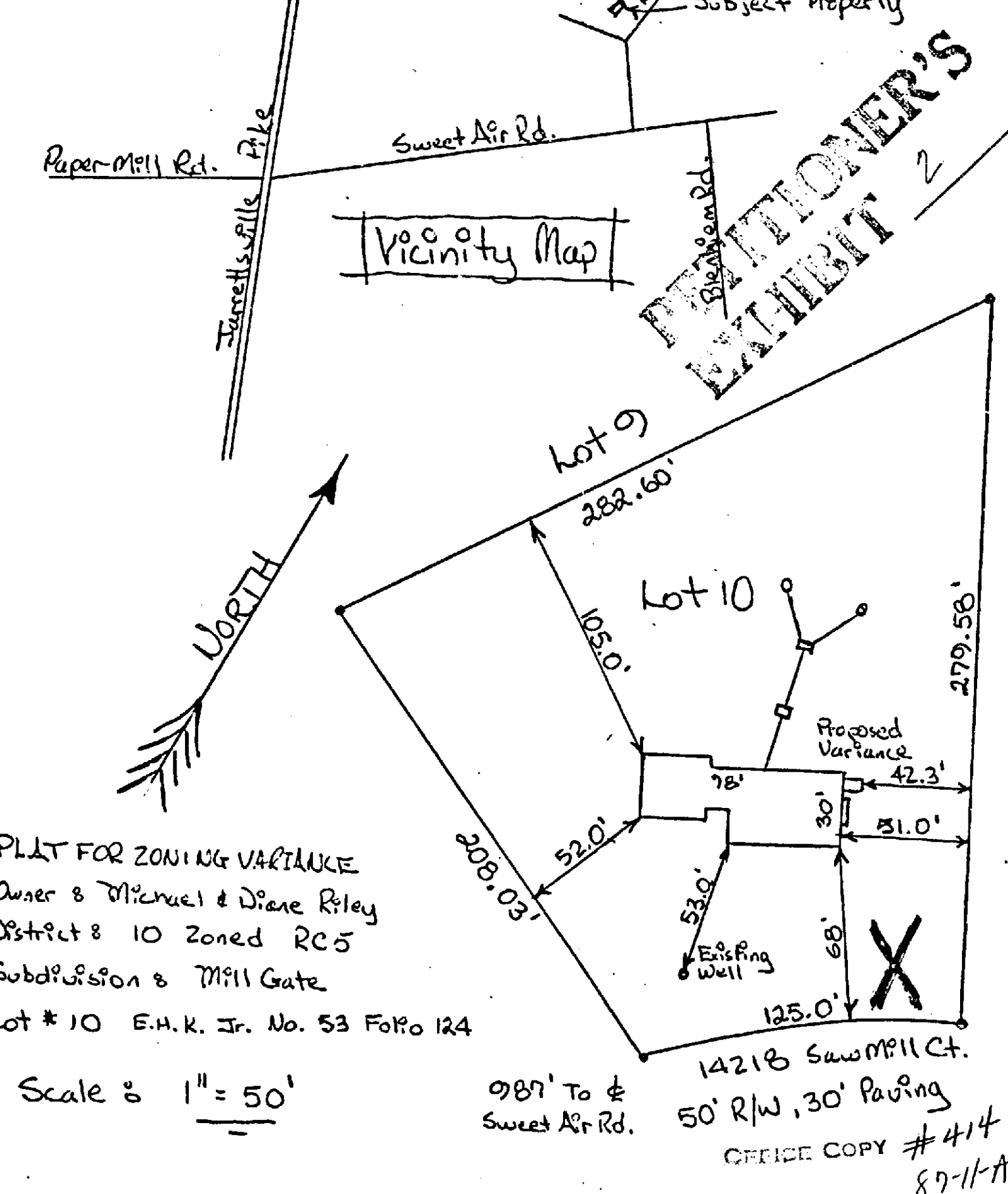
No. 021781

County, Maryland, and remit
to: Towson, Maryland

DATE 7/1/86 ACCOUNT 001-015-000
AMOUNT \$ 78.00
Michael A. Riley, et ux, 5325 Sweet Air Rd.,
Baldwin, MD, 21013
RECEIVED FROM: Advertising & Posting re Case No. 87-11-A
FOR: \$ 78.00 *****780000 80111
VALIDATION OR SIGNATURE OF CASHIER

MHIL 10791

Michael A. Riley
Builder
5325 Sweet Air Road
Baldwin, Maryland 21013
(301) 592-7390



MHIL 10791

Michael A. Riley
Builder
5325 Sweet Air Road
Baldwin, Maryland 21013
(301) 592-7390

DESCRIPTION OF PROPERTY

Beginning at a point on the north side of Sawmill Court (50' wide) at
a distance of 927' northeast of the center line of Sweet Air Road and
known as Lot # 10 as shown on the Plat or "Mill Gate", which is re-
corded in the Land Records of Baltimore County in Plat Book 111, Tr.
53, Folio 124.
Known as 14218 Sawmill Court in the 10th Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Sawmill Ct., 987' : OF BALTIMORE COUNTY
NE of C/L of Sweet Air :
Rd. (14218 Sawmill Ct.) :
10th District :
MICHAEL A. RILEY, et ux, : Case No. 87-11-A
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. Michael
A. Riley, 5325 Sweet Air Rd., Baldwin, MD 21211, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. Michael A. Riley
Mrs. Diane S. Riley
5325 Sweet Air Road
Baldwin, Maryland 21013

June 6, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Sawmill Ct., 987' NE of the c/l
of Sweet Air Rd. (14218 Sawmill Ct.)
10th Election District
Michael A. Riley, et ux - Petitioners
Case No. 87-11-A

TIME: 11:00 a.m.
DATE: Tuesday, July 8, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 023036

DATE 6/17/86 ACCOUNT 001-015-000
AMOUNT \$ 35.00
Michael A. Riley, et ux, 5325 Sweet Air Rd.,
Baldwin, MD, 21013
RECEIVED FROM: ZONING VARIANCE ON
FOR: \$ 35.00 *****350000 80111
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-11-A

District 10th
Posted for: Variance
Petitioner: Michael A. Riley, et ux
Location of property: N/S of Sawmill Ct., 987' NE of Sweet Air Rd.
14218 Sawmill Ct.
Location of Signs: Along Sawmill Ct. across Rd. to roadwy.
Remarks: See property etc. Petitioners
Posted by: Michael A. Riley, et ux
Number of Signs: 1
Date of return: 6/15/86

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 18, 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 on
June 18, 1986.

TOWSON TIMES,

Susan Lindsey O'Brien
Publisher

36.25

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THE JEFFERSONIAN,

Sharon Stender Obrecht

Publisher
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By Order Of

ARNOLD JABLON,
Zoning Commissioner
of Baltimore County

6/132 June 19.

