PETITION FOR ZONING VARIANCE

4-21

87-20-A

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 1B02.3.C.1 to permit a side yard setback of 0 ft. in lieu of the required 10 ft.

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

To permit the proper and safe housing of personal vehicle

To provide suitable storage space needed for lawn, garden and other tools thus providing more useable space in the dwelling

Right- of Way on the right side of house prohibits the building of any additional structures due to severe erosion.

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)	Stanley L. Wurzburger Jr. (Type or Print Name)
Signature	Signature
Address	Deborah L. Wurzburger (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	WOR 653 1113
(Type or Print Name)	1315 Saddleback Rd 653 2033 Address Phone No.
Signature	Balto Md. 21208 City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 12th 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 15th day of July, 1986, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RECEIVED FOR FILING
DATE 7/17/86
BY Betty O. Williams
ASSISTANT

Stanley L. Wurzburger, et ux 87-20-A
NE/S of Saddleback Rd., 298' NW of the c/l of Oak Ave. (1315 Saddleback Rd.)
3rd Elect. District

MISC	NW-7F
	2C
E. D.	3
DATE	3/25/87
200	
1000	

R-27215
W 33,660

87-20-A
#181

RECEIVED FOR FILING
DATE 7/17/86
BY Betty O. Williams
ASSISTANT

IN RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Road,
298' NW of the c/l of Oak Ave.
(1315 Saddleback Road)
3rd Election District

Stanley L. Wurzburger, et ux,

Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 87-20-A

* * * * * * * * * * * * *

The Petitioners herein request a zoning variance to permit a side yard setback of 0 feet in lieu of the required 10 feet to construct an addition to the existing dwelling.

Testimony by the Petitioners indicated that the existing dwelling is built on a concrete slab. With two children currently in the family, additional space is needed. The proposed 13' x 24' addition would provide garage space on the ground level and storage space above. That storage area could be converted into habitable in the future. A stream, slope and erosion problems dictate the proposed location. The 0 feet setback would exist only at the rear corner of the addition. The side yard setback would range from 0 feet to 5 feet.

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, the variance should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 17th day of July 1986, the herein request for a zoning variance to permit a side yard setback of 0 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ZONING DESCRIPTION

BEGINNING on the NE/S of Saddleback Road, 298' NW of the centerline of Oak Ave. Thence, the four following courses and distances:

1. N 85° 14' E 155' 7"
2. N 14° 00' W 94' 6½"
3. S 85° 14' W 150' 7"
4. S 14° 00' E 95' 6½" to the

place of beginning. Containing one-third of an acre in the Third Election District. Also known as 1315 Saddleback Road.

PETITION FOR ZONING VARIANCE

3rd Election District

Case No. 87-20-A

LOCATION: Northeast Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)

DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'

Being the property of Stanley L. Wurzburger, 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

87-20
87-21-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting June 24, 1986
Posted for: Variance
Petitioner: Stanley L. Wurzburger, et ux
Location of property: NE/S of Saddleback Rd. 298' NW of the c/l of Oak Ave. (1315 Saddleback Rd.)
Location of Signs: In front of subject property at 1315 Saddleback Rd.
Remarks:
Posted by S. J. Grote Signature Date of return: June 27, 1986
Number of Signs: 1

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 17, 1986

Mr. & Mrs. Stanley L. Wurzburger, Jr.
1315 Saddleback Road
Baltimore, Maryland 21208

RE: Petition for Zoning Variance
NE/S of Saddleback Road,
298' NW of the c/l of
Oak Avenue
(1315 Saddleback Road)
3rd Election District
Case No. 87-20-A

Dear Mr. & Mrs. Wurzburger:

I have this date passed my Order in the above referenced Petition for Zoning 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

RE: PETITION FOR VARIANCE
NE/S of Saddleback Rd.
298' NW of C/L of Oak
Ave. (1315 Saddleback
Rd.), 3rd District

STANLEY L. WURZBURGER,
JR., et ux, Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 87-20-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.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stanley L. Wurzberger, Jr., 1315 Saddleback Rd., Baltimore, MD 21208, Petitioners.

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 9, 1986

Mr. Stanley L. Wurzburger, Jr.
Mrs. Deborah L. Wurzburger
1315 Saddleback Road
Baltimore, Maryland 21208

RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Rd., 298' NW of the c/l
of Oak Ave. (1315 Saddleback Rd.)
3rd Election District
Stanley L. Wurzburger, Jr., et ux - Petitioners
Case No. 87-20-A

Dear Mr. and Mrs. Wurzburger:

This is to advise you that $57.00 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.

Please make the check payable to Baltimore County, Maryland, and remit [illegible] Building, Towson, Maryland

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

No. 021795

DATE 7/15/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED
AMOUNT $ 57.00
RECEIVED FROM Stanley L. Wurzburger, Jr., 1315 Saddleback Rd. Baltimore, Md. 21208
FOR Advertising & Posting re Case #87-20-A
B 010 [illegible]

VALIDATION OR SIGNATURE OF CASHIER

JUN 19 987

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-20-A

LOCATION: Northwest Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'.

Being the property of Stanley L. Wurzburger, 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

CERTIFICATE OF PUBLICATION

77872

Pikesville, Md., June 28, 19 86

THIS CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 15th day of 19 86, the publication appearing on the 25th day of June, 19 86

the second publication appearing on the _____ day of _____, 19____

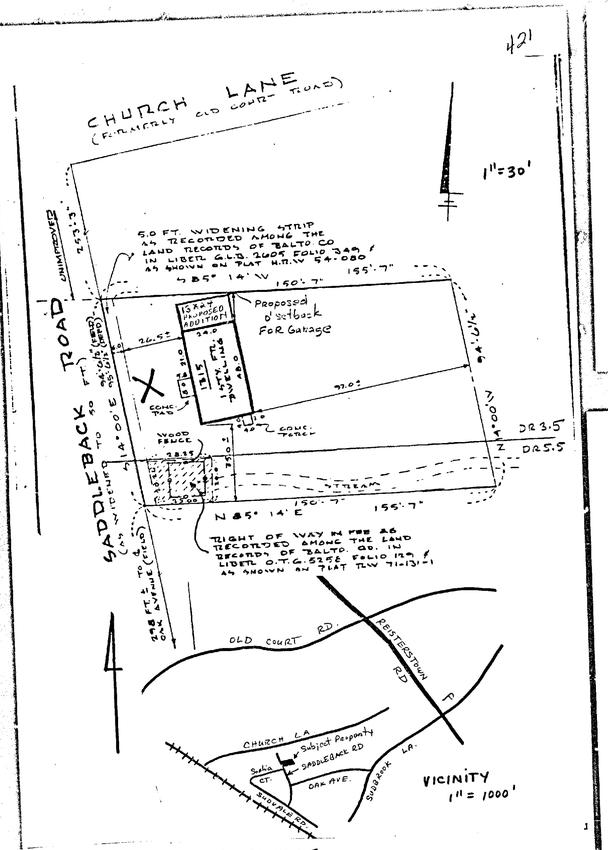
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Manager

Cost of Advertisement $20.00

421



PLAT FOR ZONING VARIANCE
OWNER - STANLEY & DEBORAH WURZBURGER
LIBER NBM 259 FOLIO 23
3rd Election District
Zoning DR 3.5/DR5.5

W'S Existing in RD.
20
87-~~21~~-A

87-20-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 12th day of June, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Stanley L. Wurzburger, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1986

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

odo

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. Stanley L. Wurzburger, Jr.
1315 Saddleback Road
Baltimore, Maryland 21208

RE: Item No. 421 - Case No. 87-20-A
Petitioner: Stanley L. Wurzburger, et ux
Petition for Zoning Variance

Dear Mr. Wurzburger:

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/KKB

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner

Date July 8, 1986

FROM Norman E. Gerber, AICP
Director, Office of Planning & Zoning

SUBJECT Petitions for Zoning Variances:

No. 87-13-A
No. 87-14-A
No. 87-18-A
No. 87-19-A
No. 87-20-A
No. 87-21-A
No. 87-22-A

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

Norman E. Gerber, AICP

NEG:JGH:bjs

Mr. Stanley L. Wurzburger, Jr.
Mrs. Deborah L. Wurzburger
1315 Saddleback Road
Baltimore, Maryland 21208

June 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
3rd Election District
Stanley L. Wurzburger, Jr., et ux - Petitioners
Case No. 87-20-A

TIME: 9:45 a.m.

DATE: Tuesday, July 15, 1986

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

Zoning Commissioner
Baltimore County

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

No. 020097

DATE 5/9/86 ACCOUNT 01-615-000

AMOUNT $ 55.00

RECEIVED FROM: Stanley Wurzburger

FOR: Variance #421

B 084****55000:a 0135F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 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., once in each of 3 successive weeks, the first publication appearing on June 12, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

22.00

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-20-A

LOCATION: Northeast Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'.

Being the property of Stanley L. Wurzburger, 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

6/238 June 26.

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

JULY 1, 1986

RE: Zoning Advisory Meeting of MAY 27, 1986
Item # 421
Property Owner: STANLEY L. WURZBURGER
Location: NE/S SADDLEBACK ROAD, 298' FROM NW c/L OF OAK AVENUE

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.

(X) 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 22-98 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 _____
( ) Additional comments:
( ) This property is located in a deficient service area as defined by Bill 178-79. No building permits 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 "D" level intersection as defined by Bill 178-79, and is subject to change. The traffic capacity may become more limiting. The Basic Services Areas are evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

JUN 19 1987

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

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 421 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stanley L. Wurzberger, Jr., et ux
Location: NE/S Saddleback Road, 298 feet NW of c/l Oak Avenue
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

(A.) 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.

(C.) 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.

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 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

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 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 Uses _____ _____ _____. See Section 312 of the Building Code.

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. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J.) Comments: No part of the structure shall overhang the property. Room for maintenance should be provided.

87-20-A
7/15/86

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.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

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

PAUL H. REINCKE
CHIEF

June 3, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stanley L. Wurzberger, Jr., et ux
Location: NE/S Saddleback Rd., 298 ft. NW centerline Oak Ave.
Item No.: 421 Zoning Agenda: Meeting of May 27, 1986

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.

(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: Capt. Joseph Kelly 6-4-86 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

PETITION FOR ZONING VARIANCE

4-21

87-20-A

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 1B02.3.C.1 to permit a side yard setback of 0 ft. in lieu of the required 10 ft.

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

To permit the proper and safe housing of personal vehicle

To provide suitable storage space needed for lawn, garden and other tools thus providing more useable space in the dwelling

Right- of Way on the right side of house prohibits the building of any additional structures due to severe erosion.

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)	Stanley L. Wurzburger Jr. (Type or Print Name)
Signature	Signature
Address	Deborah L. Wurzburger (Type or Print Name)
City and State	Signature
Attorney for Petitioner:	WOR 653 1113
(Type or Print Name)	1315 Saddleback Rd 653 2033 Address Phone No.
Signature	Balto Md. 21208 City and State
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Name
Attorney's Telephone No.:	Address Phone No.

ORDERED By the Zoning Commissioner of Baltimore County, this 12th 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 15th day of July, 1986, at 9:45 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RECEIVED FOR FILING
DATE 7/17/86
BY Betty O. Williams
ASSISTANT

Stanley L. Wurzburger, et ux 87-20-A
NE/S of Saddleback Rd., 298' NW of the c/l of Oak Ave. (1315 Saddleback Rd.)
3rd Elect. District

MISC	NW-7F
	2C
E. D.	3
DATE	3/25/87
200	
1000	

R-27215
W 33,660

87-20-A
#181

RECEIVED FOR FILING
DATE 7/17/86
BY Betty O. Williams
ASSISTANT

IN RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Road,
298' NW of the c/l of Oak Ave.
(1315 Saddleback Road)
3rd Election District

Stanley L. Wurzburger, et ux,

Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 87-20-A

* * * * * * * * * * * * *

The Petitioners herein request a zoning variance to permit a side yard setback of 0 feet in lieu of the required 10 feet to construct an addition to the existing dwelling.

Testimony by the Petitioners indicated that the existing dwelling is built on a concrete slab. With two children currently in the family, additional space is needed. The proposed 13' x 24' addition would provide garage space on the ground level and storage space above. That storage area could be converted into habitable in the future. A stream, slope and erosion problems dictate the proposed location. The 0 feet setback would exist only at the rear corner of the addition. The side yard setback would range from 0 feet to 5 feet.

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, the variance should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 17th day of July 1986, the herein request for a zoning variance to permit a side yard setback of 0 feet, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

Deputy Zoning Commissioner
of Baltimore County

ZONING DESCRIPTION

BEGINNING on the NE/S of Saddleback Road, 298' NW of the centerline of Oak Ave. Thence, the four following courses and distances:

1. N 85° 14' E 155' 7"
2. N 14° 00' W 94' 6½"
3. S 85° 14' W 150' 7"
4. S 14° 00' E 95' 6½" to the

place of beginning. Containing one-third of an acre in the Third Election District. Also known as 1315 Saddleback Road.

PETITION FOR ZONING VARIANCE

3rd Election District

Case No. 87-20-A

LOCATION: Northeast Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)

DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'

Being the property of Stanley L. Wurzburger, 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

87-20
87-21-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting June 24, 1986
Posted for: Variance
Petitioner: Stanley L. Wurzburger, et ux
Location of property: NE/S of Saddleback Rd. 298' NW of the c/l of Oak Ave. (1315 Saddleback Rd.)
Location of Signs: In front of subject property at 1315 Saddleback Rd.
Remarks:
Posted by S. J. Grote Signature Date of return: June 27, 1986
Number of Signs: 1

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 17, 1986

Mr. & Mrs. Stanley L. Wurzburger, Jr.
1315 Saddleback Road
Baltimore, Maryland 21208

RE: Petition for Zoning Variance
NE/S of Saddleback Road,
298' NW of the c/l of
Oak Avenue
(1315 Saddleback Road)
3rd Election District
Case No. 87-20-A

Dear Mr. & Mrs. Wurzburger:

I have this date passed my Order in the above referenced Petition for Zoning 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

RE: PETITION FOR VARIANCE
NE/S of Saddleback Rd.
298' NW of C/L of Oak
Ave. (1315 Saddleback
Rd.), 3rd District

STANLEY L. WURZBURGER,
JR., et ux, Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 87-20-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.

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of June, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stanley L. Wurzberger, Jr., 1315 Saddleback Rd., Baltimore, MD 21208, Petitioners.

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 9, 1986

Mr. Stanley L. Wurzburger, Jr.
Mrs. Deborah L. Wurzburger
1315 Saddleback Road
Baltimore, Maryland 21208

RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Rd., 298' NW of the c/l
of Oak Ave. (1315 Saddleback Rd.)
3rd Election District
Stanley L. Wurzburger, Jr., et ux - Petitioners
Case No. 87-20-A

Dear Mr. and Mrs. Wurzburger:

This is to advise you that $57.00 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.

Please make the check payable to Baltimore County, Maryland, and remit [illegible] Building, Towson, Maryland

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

No. 021795

DATE 7/15/86 ACCOUNT R-01-615-000
SIGN & POST RETURNED
AMOUNT $ 57.00
RECEIVED FROM Stanley L. Wurzburger, Jr., 1315 Saddleback Rd. Baltimore, Md. 21208
FOR Advertising & Posting re Case #87-20-A
B 010 [illegible]

VALIDATION OR SIGNATURE OF CASHIER

JUN 19 987

LEGAL NOTICE

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-20-A

LOCATION: Northwest Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'.

Being the property of Stanley L. Wurzburger, 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

CERTIFICATE OF PUBLICATION

77872

Pikesville, Md., June 28, 19 86

THIS CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 15th day of 19 86, the publication appearing on the 25th day of June, 19 86

the second publication appearing on the _____ day of _____, 19____

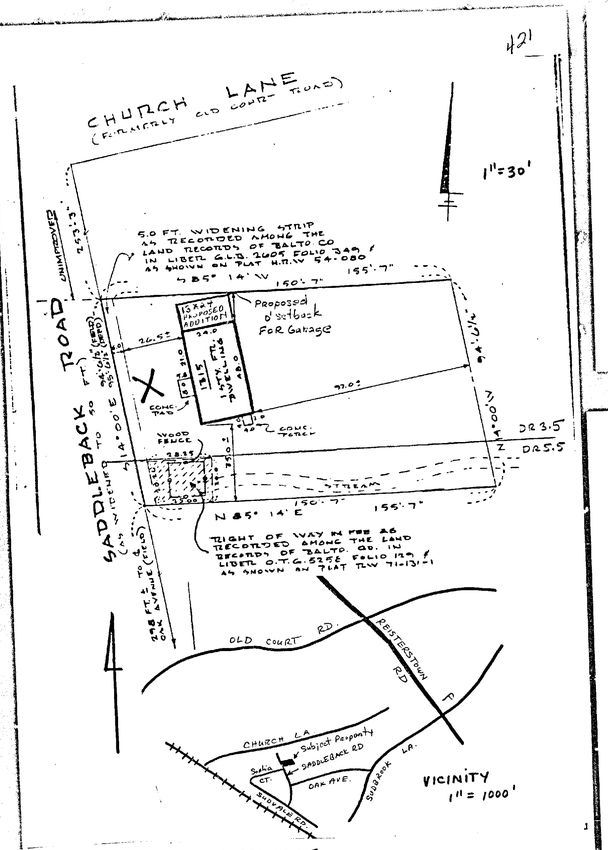
the third publication appearing on the _____ day of _____, 19____

THE NORTHWEST STAR

Manager

Cost of Advertisement $20.00

421



PLAT FOR ZONING VARIANCE
OWNER - STANLEY & DEBORAH WURZBURGER
LIBER NBM 259 FOLIO 23
3rd Election District
Zoning DR 3.5/DR5.5

W'S Existing in RD.
20
87-~~21~~-A

87-20-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 12th day of June, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner Stanley L. Wurzburger, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 8, 1986

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

odo

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. Stanley L. Wurzburger, Jr.
1315 Saddleback Road
Baltimore, Maryland 21208

RE: Item No. 421 - Case No. 87-20-A
Petitioner: Stanley L. Wurzburger, et ux
Petition for Zoning Variance

Dear Mr. Wurzburger:

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/KKB

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon
Zoning Commissioner

Date July 8, 1986

FROM Norman E. Gerber, AICP
Director, Office of Planning & Zoning

SUBJECT Petitions for Zoning Variances:

No. 87-13-A
No. 87-14-A
No. 87-18-A
No. 87-19-A
No. 87-20-A
No. 87-21-A
No. 87-22-A

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

Norman E. Gerber, AICP

NEG:JGH:bjs

Mr. Stanley L. Wurzburger, Jr.
Mrs. Deborah L. Wurzburger
1315 Saddleback Road
Baltimore, Maryland 21208

June 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
3rd Election District
Stanley L. Wurzburger, Jr., et ux - Petitioners
Case No. 87-20-A

TIME: 9:45 a.m.

DATE: Tuesday, July 15, 1986

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

Zoning Commissioner
Baltimore County

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

No. 020097

DATE 5/9/86 ACCOUNT 01-615-000

AMOUNT $ 55.00

RECEIVED FROM: Stanley Wurzburger

FOR: Variance #421

B 084****55000:a 0135F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 26, 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., once in each of 3 successive weeks, the first publication appearing on June 12, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising

22.00

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-20-A

LOCATION: Northeast Side of Saddleback Road, 298 feet Northwest of the Centerline of Oak Avenue (1315 Saddleback Road)
DATE AND TIME: Tuesday, July 15, 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 side yard setback of 0' in lieu of the required 10'.

Being the property of Stanley L. Wurzburger, 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

6/238 June 26.

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

JULY 1, 1986

RE: Zoning Advisory Meeting of MAY 27, 1986
Item # 421
Property Owner: STANLEY L. WURZBURGER
Location: NE/S SADDLEBACK ROAD, 298' FROM NW c/L OF OAK AVENUE

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.

(X) 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 22-98 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 _____
( ) Additional comments:
( ) This property is located in a deficient service area as defined by Bill 178-79. No building permits 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 "D" level intersection as defined by Bill 178-79, and is subject to change. The traffic capacity may become more limiting. The Basic Services Areas are evaluated annually by the County Council.
( ) Additional comments:

Eugene A. Bober
Chief, Current Planning and Development

cc: James Hoswell

JUN 19 1987

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

July 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 421 Zoning Advisory Committee Meeting are as follows:

Property Owner: Stanley L. Wurzberger, Jr., et ux
Location: NE/S Saddleback Road, 298 feet NW of c/l Oak Avenue
District: 3rd.

APPLICABLE ITEMS ARE CIRCLED:

(A.) 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.

(C.) 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.

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 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

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 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 Uses _____ _____ _____. See Section 312 of the Building Code.

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. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J.) Comments: No part of the structure shall overhang the property. Room for maintenance should be provided.

87-20-A
7/15/86

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.

BY: C. E. Burnham, Chief
Building Plans Review

4/22/85

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

PAUL H. REINCKE
CHIEF

June 3, 1986

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Stanley L. Wurzberger, Jr., et ux
Location: NE/S Saddleback Rd., 298 ft. NW centerline Oak Ave.
Item No.: 421 Zoning Agenda: Meeting of May 27, 1986

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.

(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: Capt. Joseph Kelly 6-4-86 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb