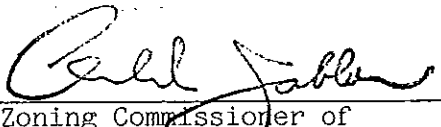


87-32-A #425	W/S of Manor Ave., 46.5' S of Snyder Ave. <u>(2600 Manor Ave.)</u>	15th Elec. Dist.
6/24/86	Variance - filing fee \$35.00 - John W. Morris, et ux	
6/24/86	Hearing set for 8/4/86, at 9:30 a.m.	
8/4/86	Advertising and Posting - \$66.95	
8/5/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory structure (garage) height of 20' in lieu of the permitted maximum of 15' is GRANTED with restrictions.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of August, 1986, that the Petition for Zoning Variance to permit an accessory structure (garage) height of 20 feet in lieu of the permitted maximum of 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The second story of the garage may not be utilized for living quarters.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. John W. Morris, Jr.

People's Counsel

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 400.2 to permit an accessory structure (garage) height of 20 feet in lieu of the required 15 feet.

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

Additional height will be used for storage above garage, for antique car parts that we cannot store in home

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:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th 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 4th day of August, 1986, at 9:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION FOR VARIANCE

2600 MANOR ROAD

15TH ELECTION DISTRICT

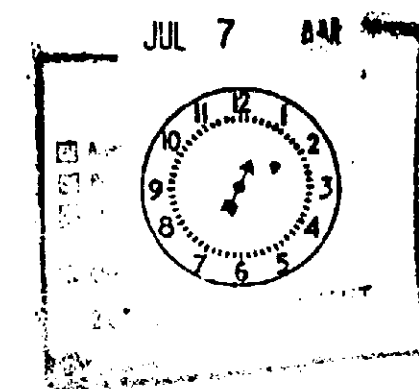
Beginning at a point on the west side of Manor Avenue (40 feet wide) at a distance of 46.5 feet south of Snyder Avenue (40 feet wide) and being Lot Nos. 274 to 277 as shown on the plat of "Sparrows Point Manor", which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 5, Folio 82.

Containing 10,000 square feet of land, more or less.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Manor Ave., 46.5' : OF BALTIMORE COUNTY
S of Snyder Ave. (2600 :
Manor Ave.), 15th District :
JOHN W. MORRIS, JR., et ux, : Case No. 87-32-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, MD 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. John W. Morris, 2600 Manor Ave., Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. John W. Morris, Jr.
Mrs. Margaret R. Morris
2600 Manor Avenue
Baltimore, Maryland 21219

June 27, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S of Manor Ave., 46.5' S of Snyder Ave.
(2600 Manor Ave.)
15th Election District
John W. Morris, Jr., et ux - Petitioners
Case No. 87-32-A

TIME: 9:30 a.m.

DATE: Monday, August 4, 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. 021631

DATE: 8/1/86 ACCOUNT: 31 615

AMOUNT: \$ 35.00

RECEIVED FROM: John W. Morris, Jr.

FOR: FILING FEE FOR VARIANCE ITEM 425

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE

15th Election District

Case No. 87-32-A

LOCATION: West Side of Manor Avenue, 46.5 feet South of Snyder Avenue (2600 Manor Avenue)

DATE AND TIME: Monday, August 4, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

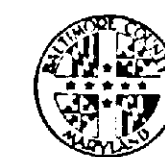
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (garage) to be 20 feet in height in lieu of the required 15 feet

Being the property of John W. Morris, Jr., 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 29, 1986

Mr. John W. Morris, Jr.
Mrs. Margaret R. Morris
2600 Manor Avenue
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
W/S of Manor Ave., 46.5' S of Snyder Ave.
(2600 Manor Ave.)
15th Election District
John W. Morris, Jr., et ux - Petitioners
Case No. 87-32-A

Dear Mr. and Mrs. Morris:

This is to advise you that \$66.95 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. 021806

DATE: 8/1/86

SIGN & POST RETURNED

RECEIVED FROM:

FOR:

Mr. John W. Morris, Jr., 2600 Manor Avenue
Baltimore, Md. 21219

ADVERTISING & POSTING BY CASE 87-32-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 6/29/86

Posted for: Variance

Petitioner: John W. Morris, Jr., et ux

Location of property: W/S of Manor Ave. 46.5' S of Snyder Ave.
2600 Manor Ave.

Location of Sign: Facing Manor Ave. across 13' E. on road, at property of Petitioner.

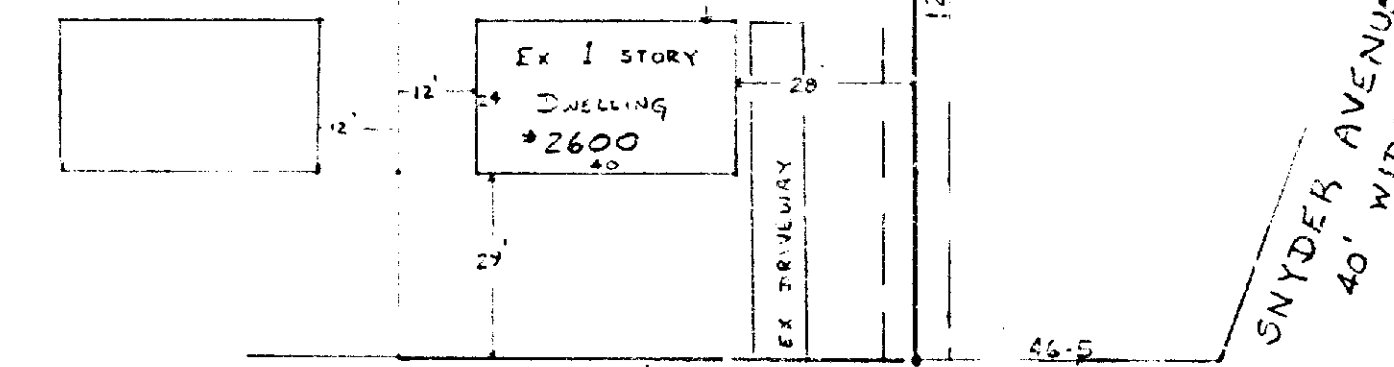
Remarks:

Posted by: [Signature]

Date of return: 7/3/86

Number of Signs: 1

PETITIONER'S EXHIBIT



MANOR AVENUE 40' WIDE

BEING LOTS 274 to 277
"SPARROWS POINT MANOR"
RECORDED IN W.P.C. 5/82

ITEM No 425

PLAT FOR ZONING VARIANCE
DR 5-5-2002
15th DISTRICT
1:30'

PUBLIC WATER & SEWER EXIST

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 18, 1986

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

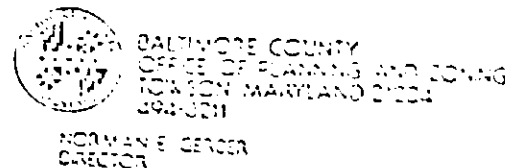
SUBJECT: Zoning Petitions No. 87-28-A, 87-25-A, 87-26-A, 87-29-A, 87-32-A,
87-34-A and 87-36-A

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

Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director

N80:JGH:slm

CPS-00A



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

JULY 11, 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.

- Re: Zoning Advisory Meeting of May 27, 1986
Item # 425: John W. Morris, Jr.
Property Owner:
Location: W/S Manor Avenue, 46.5 feet S. Snyder Avenue
W/S Manor Avenue, 46.5 feet S. Snyder Avenue
W/S Manor Avenue, 46.5 feet S. Snyder Avenue
- ☒ 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 22-93 of the Development Regulations.
☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
☒ The amended Development Plan was approved by the Planning Board on [blank].
☒ Landscaping: Must comply with Baltimore County Landscape Manual.
☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and its conditions change are re-evaluated annually by the County Council.
☒ Additional comments: [blank]

CC: John Howell

Esther A. Dyer
Chief, Current Planning and Development



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 # 425 Zoning Advisory Committee Meeting are as follows:
Property Owner: John W. Morris, et ux
Location: W/S Manor Avenue, 46.5 feet S Snyder Avenue
District: 15th.

APPLICABLE ITEMS AND COMMENTS

- ☒ 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.D.S.I., #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are 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. Reproduced seals are not acceptable.
- ☒ All Two 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 Two 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 101.7, Section 102.2 and Table 102.2. 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 101 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) [blank] 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 number of the Groups are from the [blank] to [blank] of Mixed Use [blank]. See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain, Flood/Everline. Please see the attached copy of Section 216.0 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: What is the proposed use of the second floor? See Section 313.0, 608.2 for fire separation. Also, check Section 1702.11 (3) for applicability.
- ☒ 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 review 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.

4/23/86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1986

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

cbo

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 W. Morris
2600 Manor Avenue
Baltimore, Maryland 21219

RE: Item No. 425 - Case No. 87-32-A
Petitioner: John W. Morris, Jr., et ux
Petition for Zoning Variance

Dear Mr. Morris:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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: John W. Morris, et ux
Location: W/S Manor Avenue, 46.5 feet S. Snyder Avenue
Item No.: 425 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 [blank] 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 [blank]

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division

/mb

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 17, 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 July 17, 1986.

THE JEFFERSONIAN,

Susan Shuck
Publisher

Cost of Advertising

24.75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 July 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrg. - Case # 87-32-A - P.O. #77934 - Req. #185771 - 68 lines & 527 words was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the same was inserted in the issues of July 17, 1986

Kimbel Publication, Inc.
per Publisher.

By K.E. Dyer

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-32-A
LOCATION: West Side of Manor Avenue, 46.5 feet South of Snyder Avenue
DATE AND TIME: Monday, August 4, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 101, 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 on the Petition for Zoning Variance to permit an accessory structure (garage) to be 20 feet in height in lieu of the required 15 feet.
Being the property of John W. Morris, Jr., et ux, as shown on plat plan filed with the Zoning Office.
In the event that the Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, determine any request for a stay of the issuance of said permit during the appeal 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
July 15, 1986