87-34-A #427	W/S Park Ave., 75' S of the c/l of Prospect Ave. (1802 and 1804 Park Ave.)  13th Elec. Dist.
6/24/86	Variance - filing fee \$35.00 - William F. Eline, et ux
6/24/86	Hearing set for 8/4/86, at 10:00 a.m.
8/4/86	Advertising and Posting - \$74.00
8/5/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit lot widths of 50' in lieu of the required 55' for Lots 382 and 384 is GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/would/wo

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.

Zoning Commissioner of

Baltimore County

AJ/srl

cc: Mr. & Mrs. William F. Eline

People's Counsel

TO THE ZONING COMMISSIONER OF The undersigned, legal owner(s) described in the description and plat a	of the property situate in Baltimore County and which is attached hereto and made a part hereof, hereby petition for a	
Variance from Section 1802	3 Cil to allow lot width of 382 and 184 lieu of the required	
35 feet e C. D. K	8.5	
of the Zoning Regulations of Baltimore following reasons: (indicate hardship of Lequinament) to failed	County, to the Zoning Law of Baltimore County; for the or practical difficulty) To neet county Joning in an under dised for where the code easting for a Sofet Variance when the code	
182 and 384	MAPS VI 6	<u> </u>
Property is to be nected and ad-	2 A E. D. 13	
I, or we, agree to pay expenses of petition, and further agree to and are	above Variance advertising, posting, etc., upon filing of to be bound by the zoning regulations and restrictions the Zoning Law For Baltimore County.	
,	I/We do solemnly declare and aiff m, under the penalties of perjury, that I/we are the legal owner(s) of the property 5-22 which is the subject of this Petition.	
Contract Purchaser:	Legal Owner(s):	<sup>11</sup> ñ
(Type or Print Name)	(Type of Print Name)	
Signature	Signature C. C. Signature	
Address	Mype or Print Name)	
City and State	Signature Signature	
Attorney for Petitioner:		
(Type or Print Name)	Address Phone No.	
Signature	City and State	
Address	tract purchaser or representative to be contacted	
City and State	Name	
Attorney's Telephone No.:	Address Phone No.	4173
	issioner of Baltimore County, this24th day	
required by the Zoning Law of Baltimore County, that property be Commissioner of Baltimore County in	, that the subject matter of this petition be advertised, as ore County, in two newspapers of general circulation throughposted, and that the public hearing be had before the Zoning Room 106, County Office Building in Towson, Baltimore	
don't on the4ch	day ofAugust, 19_86_, at _10:00 o'clock	
National Property of the Parket of the Parke	Cecl See	
	Zoning Compassioner of Baltimore County.	
7-		

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Petitioner William F. Eline, at ux Received by:

Zoning Commissioner

James B. Dyer

Advisory Committee

Chairman, Zoning Plans

ZONING DESCRIPTION

Beginning for same on the West side of Park Avenue, 50 1t. Wide, at a distance of 75 feet South of the centerline of Prospect Avenue.

Being lot Nos 382'in the subdivision of Halethorpe as shown in Plat Book JWS No. 1 Folio 60. Also known as 1802 Park Avenue in the 13th Election District of Baltimore County, Maryland.

OFFICE COPY

PETITION FOR ZONING VARIANCE

13th Election District

Case No. 87-34-A

LOCATION:

West Side of Park Avenue, 75 feet South of the Centerline of Prospect Avenue (1802 and 1804 Park Avenue)

DATE AND TIME: Monday, August 4, 1986, at 10:00 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 lot width of 50 feet in lieu of the required 55 feet regarding Lots 382 and 384

Being the property of <u>William F. Eline, et ux</u>, 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 W/S of Park AVe., 75 S of the C/I, of Prospect Ave. (1802 & 1804 Park Ave.), 13th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

WILLIAM F. ELINE, et ux, Petitioners

: Case No. 87-34-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, 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. William F. Eline, 1804 Park Ave., Baltimore, MD 21227, Petitioners.

87-34-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District 137h Petitioner: William F. Eline, cl. wh Location of property: D'AS of Park are: 75 Sof the c/2 of Progratione. Location of Signs: 1 sign in front of 1802 Park and I sign in Jueset of 1804 Park and Number of Signs:

VARIANCE 13th Election District Case No. 87-34-A LOCATION: West Side of Park Ave-nue, 75 feet South of the Centerline of Prospect Avenue (1802 and 1804 Park Avenue) DATE AND TIME: Monday, August 4, 1986, at 10:00 s.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesspeake Avenue, Towson, Maryland The Zoning Commissioner of Balti-more County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Pesition for Zoning Variance to per-mit a lot width of 50 feet in lieu of the quired 55 feet regarding Lots 382 and Being the property of William F. Eline, 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 Companyioner will, however, entertain any request for 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

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed

> THE JEFFERSONIAN. Publisher

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

ARNOLD JABLON ZONING COMMISSIONER July 29, 1986

the read the size of the wife with the said

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. William F. Eline Mrs. Dawn E. Eline 1804 Fark Avenue Baltimore, Maryland 21227

> RE: PETITION FOR ZONING VARIANCE W/S of Park Ave., 75' S of the c/1 of Prospect Ave. (1802 and 1804 Park Ave.) 15th Election District William F. Eline, et ux - Petitioners Case No. 87-34-A

Dear Mr. and Mrs. Eline:

This is to advise you that \$74.00 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

e County, Maryland, and remit ding, Towson, Maryland

A Westfeld, & Wosting Rd Cabb No. 07-34-A

MISCELLANEOUS CASH RECEIPT

25 4 10703

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR
ZONING VARIANCE
13P Election District
Case No. 87-34-8
LOCATION: West Side of Park
Avenue, 75 test South of the
Centerine of Prospect Avenue;
(1802 and 1804 Park Avenue)
DATE AND TIME: Monday,
August 4, 1988, at 10:00 a m
PUBLIC HEARING Floom 106.
County Office Building, 111 West
Chesspeake Avenue, Towson, Marviand.

yland.
The Zoning Commissioner of Baltmore County, by authority of the Zoning Act and Regulations of Baltmore County, will hold a public homeoner.

Pestion for Zoning Variance to permit a lot width of 50 frest in lieu of the required 55 lest repairding Lots 592 and that

the higured 55 lest reparding Lots 382 and 384. Being the property of William F. Elme, et us, as shown on plat Med with the Zoning Office.

In the event that this Politica(s) is granted, a building permit muy be sessed within the trinty (30) day appeal period. The Zoning Commissionar still, however, entertain any request for a stay of the sessections of seel sections.

every request of a say or are a every of said permit during the period for good cause shown. Such request must be received in writing by the case of the hearing set above the facility of the hearing.

er hade at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY 304-C-July 17.

10750 Little Patuxent Pkwy

Columbia, MD 21044

July 17

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING

was inserted in the following: kxCatonsville Times □ Arbutus Times

> weekly newspapers published in Baltimore County, Maryland once a week for \_\_\_\_\_ successive weeks before the 19 day of July 19 86, that is to say, the same was inserted in the issues of

> > July 17, 1986

419.25

PĄTUXENTÆUBLISHING CORP.

Petitioner's

į	S)
ŧ	

Mr. William F. Eline Mrs. Dawn E. Eline 1804 Park Avenue Baltimore, Maryland 21227 June 27, 1986

## NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE W/S Park Ave., 75' S of the c/l of Prospect Ave. (1802 and 1804 Park Ave.) 13th Election Listrict William F. Eline, et ux - Petitioners Case No. 87-34-A

TIME: _	10:00 a.m
DATE:	Monday, August 4, 1986
PLACE	Room 106, County Office Building, 111 West Chesapeake
	Avenue, Towson, Maryland

		Zoning C	01 حدا
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No.	021632	0
DATE 5/15/66 ACCOUNT 01	-615		
Ŋ	5.00		-
RECEIVED WILLIAM F ELINE			-
FOR FILING FEE FOR VARIANCE	lter	No \$27	The second secon
B 6765***********************************			-
VALIDATION OR SIGNATURE OF	CASHIER	بالمعتبلة والمستعدد المدلة بمشهد المداد المائية والمعادد المائية والمعادد المائية والمعادد المائية والمائية وال	ا احماد دست
the state of the s			

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO_Zoning_Commissioner	DateJuly 18. 1986
T Combon AICE Director	

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

SUBJECT Zaning Petitions No. 87-24-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.

NEG:JGH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY JOMMITTEE

July 15, 1986

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

Chairman

MEMBERS

Department of Traffic Engineering

State Roads Commission

Health Department

Project Planning

Building Department

Board of Education

Zoning Administration

Bureau of Engineering

Bureau of Fire Prevention

Industrial Development

Mr. William F. Eline 1804 Park Avenue Baltimore, Maryland 21227

RE: Item No. 427 - Case No. 87-34-A

Dear Mr. Eline:

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.

> Firmer & Degre, bac Chairman

Petitioner: William F. Eline, et ux

Petition for Zoning Variance

Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Lewis & Selby Land Surveyors 1205 Hillshire Road Baltimore, Maryland 21222

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

Dear Mr. Jablon:

JULY 11, 1986

Re: Zoning Advisory Meeting of MAY 27, 1986 Property Owner: WILLIAM F. ELINE etal
Location: W/S OF PARKANE, 75'S

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

There are no site planning factors requiring comment.

A County Review Group Meeting is required.

Forward by the Eureau of Public Services.

Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded orion. to issuance of a building mennit.

The access is not satisfactory. 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 propagaty contains solls into 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 under the provisions or Section 22-95 or the Development.

Development of this site may constitute a potential conflict with the Baltimore County Haster Plan.

The amended Development Plan was approved by the Planning Board.

on
)Landscaping: Must comply with Baltimore County Landscape Manual.
)The property is located in a deficient service area as defined by Bill 173-79. No building parmit may be issued until a Reserve fe The property is located in a traffic area controlled by a "O" level intersection as defined by 3:11 173-73, and as conditions change traffic capacity may become more limited. The Basic Services Areas are en-evaluated annually by the County Council. JAdditional comments:

cc: James Hoswell

Eugane A. Gober Chijf, Current Planning and Development 学**们。**参为 BALTIMORE COUNTY" FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500

PAUL H. REINCKE

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:

William F. Eline, et ux

Location: Item No.: W/S Park Ave., 75 ft. S of centerline of Prospect Ave.

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 partitions time.

AL Kelly 6.4.86 Approved: Planning Group
Special Inspection Division

Afire Prevention Bureau

/mb

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

Comments on Item # 427 20ming Advisory Committee Meeting are as follows: William F. Eline, et ux

W/S Park Avenue, 75 feet S of c/l of Prospect Avenue District: 13th.

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.N.S.I. #117-1 + 1980) and other applicable Codes and Standard

(B.) A building and other miscellaneous permits shall be required before the start of any construction. Residential: Two mets 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 scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.

E. All Use Groups except R-4 Single Family Detached Dwellings require a minisum of I 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 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 LCl and 505 and have your Architect/Engineer contact this department.

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 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.

K. These abbreviated comments reflect only on the information provided by the trawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. It desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111

CPS-008

