87-41-A #443	Cor. of NW/S of White Way Rd. and SW/S of Martha Ave. (3118 White Way Rd.) 15th Elec. Dist.
6/30/86	Variance - filing fee \$35.00 - Namey Papera
6/30/86	Hearing set for 8/18/86, at 9:45 a.m.
8/18/86	Advertising and Posting - \$66.95
8/26/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a lot width of 50' in lieu of the required 55' and a side street setback of 12' in lieu of the required 25' is GRANTED with conditions.

appearing that strict compliance with the Baltimore County Zoning Regulations would/would xnot result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should knot be granted.

- 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated July 29, 1986.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Marie J. Snyder

والغازية المسويتين فالم

People's Counsel

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 J Variance from Section ____1802.3.C.1 and policy_S-14______ To permit lot width of 50feet in lieu of required 55feet and a side street set back of 12 feet in lieu of the required 25 feet
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. We are retired and senior citizens and unable to continue to maintain the property. difficult time keeping up the 2. We are on fixed income and having a property taxes each year.

3. Because we are on fixed income and our cost of living and health cost keep. esculating, we are in dire need of selling this property, and obtaining MAP SE-5H the equity from the sale. منعنة بالخسف يعتمنوا للمحوصونيان 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 1/we are the legal owner(s) of the property which is the subject of this Petition. City and State Attorney for Petitioner: (Type or Print Name) Name, address and phone number of legal owner, contract purchaser or representative to be contacted Address City and State Attorney's Telephone No.: _____ ORDERED By The Zoning Commissioner of Baltimore County, this ___30th_____ day 19_86_, 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 Rattimore County, that property be posted, and that the public hearing be had before the Zoning County in Room 106, County Office Building in Towson, Baltimore apera NW/S Marti _ day of ___August_____, 19_86_, at _9 ha o 87-/ te Way (3118 Elec. Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date July 30, 1986 Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

Please consider the Chesapeake Bay Critical Area Findings (see memo from Gerber to Jablon dated July 29, 1986) to represent the position of this office.

JULY 14, 1986

+ SW/S MARTHA AVE

The Division of Current Planning and Development has reviewed the subject 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.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded crior to issuance of a building permit.

The access is not satisfactory.

The circulation on this site is not satisfactory.

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

[The amended Development Plan was approved by the Planning Soard.

is

()The property is located in a traffic drea controlled by a "B" level intersection as defined by Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas in additional comments.

Regulations.
)Development of this site may constitute a potential conflict with

It and scaping: Gust comply with dailingre County Landscape Manual.

The property is located in a deficient service area as defined by Sill 173-79. To building permit may be issued until a Reserve is considered by it.

Eugene A. Sober

Chief, Current Planning and Development

:)There are no site planning factors requiring comment.

The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

(CRITICAL AREA)

NEG/JGH/sf

CPS non

SUBJECT 87-40-A, 87-41-A and 87-62-A

NORMAN E GENCER

Mr. Arnold Jiblon Zoning Commissioner

County Office Building Towson, Maryland 21204

INTER-OFFICE CORRESPONDENCE MR. ARNOLD JABLON TO Zoning Commissioner July 29, 1986

NORMAN E. GERBER, AICP FROM Director of Planning & Zoning

Chesapeake Bay Critical Area Findings - Marie J. Snyder, et al. SUBJECT (87-41-A, Item 443), Vernelle Bellon (87-62-A, Item 467) and F. L. Wayland (87-40-A, Item 442)

The Baltimore County Office of Planning & Zoning has found that the petition of Marie J. Snyder, et al will satisfy the requirements of the Chesapeake Bay Critical Area statute if a minimum of one major deciduous or two conifers or two minor deciduous trees are planted and maintained on the lot.

It is found that the petition of Vernelle Bellon will satisfy the statute if a minimum of one major deciduous or two conifers or two minor deciduous trees are maintained on the lot. The two existing fruit trees growing in the rear yard will qualify as minor deciduous trees, thereby meeting this requirement.

The petition of F. L. Wayland will meet the requirements of the statute if, as a minimum, the several large oak trees presently existing on the lot are maintained. This would include adequately protecting them from physical injury during construction. Ideally, it is urged that the existing wooded strips on the lot border be maintained as a forested area, albeit some removal of less desirable trees would be a sound management practice since these areas are overstocked with trees.

In regard to stormwater management, all runoff from impervious surfaces on these lots should be managed by infiltration. That is, runoff should be directed to lawn and wooded areas to encourage absorption into the ground to the degree practical.

NEG:PJS:vh

cy: Wean Jung Uri Avin Tim Dugan Andrea Van Arsdale People's Counsel Jim Hoswell Tom Vidmar

Norman E. Gerber, AICP Director of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 23, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland ?1204

Chairman

MEMBERS

Department of

Traffic Engineering

State Roads Commission

Health Department

Building Department

Board of Education

Zoning Administration

Project Planning

Bureau of Engineering

Bureau of

Industrial

Development

Ms. Marie J. Snyder 3113 Whiteway Road Baltimore, Maryland 21219

> RE: Item No. 443 - Case No. 87-41-A Petitioner: Marie J. Snyder, et al Petition for Zoning Variance

Dear Ms. Snyder:

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, Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF PERMITS & I 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 # 1413 Zoning Advisory Counittee Meeting are as follows: Marie J. Snyder, et al (CRITICAL AREA) Corner NW/S White Way Road and SW/S Martha Avenue

Districts APPLICABLE ITEMS ARE CIRCLED:

A.) All structures shall comform 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 committeetien.

C. Residential: Two sets of construction drawings are required to file a paralt application. The seal of a registered in Maryland Architect or Engineer (EVERAGE 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.

B. 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. E-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 1601, Section 1607, Section 1606.2 and Table 1602. He openings are permitted in an

F. The structure does not appear to comply with Table 505 for penuismable 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 501 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _______ of the Baltimore

H. When filing for a required Change of Use/Cocupancy 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 was. Maryland architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or 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. of Public Works to be a tidal inundation area Item "I" above would be applicable.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office These abbreviated comments reflect only on the information provided by the drivings submitted to the Diffice of Planning and Zoning and are not intended to be construed as the full errent of any permit. If furired the applicant may obtain additional information by visiting Room 122 of the County Office building at 111 U. Chesapealis Avenue, Touson, Maryland Zl2OL. By: C. E. Burnham, Thief
Building Plans Review

The state of the s

PAUL H. REINCKE CHIEF Re: Zoning Advisory Heating of June 10, 1986
Property Owner: Marie J. Suyder, etc. LOCALION: CORNER DW/S WHITEWAY RO Gentlemen: Additional comments:

WHAS SITE IS LOCATED IN THE CHESOMERKE BOY

EXITION ARCA COMMENTS WITH RE
PROMOTOR BY THE COMPREHENSIVE PROMOTOR DIVISION

CPS-008

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

June 24, 1986

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

FE: Property Owner: Marie J. Snyder, et al (CRITICAL AREA)

Location: Corner NW/S White Way Road and SW/S Martha Avenue

Item No.: 443

Zoning Agenda: Meeting 6/10/86

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.

($^{ extbf{x}}$) 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 compens

Planning group Approved: Special Inspection Division

Fire Prevention Bureau

Ms. Marie J. Enyder Ms. Nancy Papera 3113 White Way Road Baltimore, Maryland 21219 July 7, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES Cor. of NW/S of White Way Rd. and SW/S of Martha Ave. (3118 White Way Rd.) 15th Election District Marie J. Snyder, et al - Petitioners Case No. 87-41-A

TIME:	9:45 e.m.
DATE:	Monday, August 18, 1986
PLACE: Roo	om 106. County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT VALIDATION OR SIGNATURE OF CASHIER

> PETITION FOR ZONING VARIANCES 15th Election District

Case No. 87-41-A

Corner of Northwest Side of White Way Road and Southwest Side LOCATION: of Martha Avenue (3118 White Way Road)

DATE AND TIME: Monday, August 1 d, 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 Variances to permit a lot width of 50 feet in lieu of the required 55 feet and a side street setback of 12 feet in lieu of the required 25 feet

Being the property of Marie J. Snyder, et al , 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

August 14, 1986

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Ms. Marie J. Snyder Ms. Nancy Papera 3113 White Way Road Baltimore, Maryland 21219

> RE: PETITION FOR ZONING VARIANCES Cor. of NW/S of White Way Rd. and SW/S of Martha Ave. (3118 White Way Rd.) 15th Election District Marie J. Snyder, et al - Petitioners Case No. 87-41-A

Dear Ms. Snyder and Ms. Papera:

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.

Please make the check payable to Baltimore County, Maryland, and remit

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

RECEIVED The transfer of the second

VALIDATION OR SIGNATURE OF CASHIER

PLAT FOR ZONING VARIANCE
MARIE & SNYDER
NANCY PAPERA HER GISTER

DISTRICT #15 ZONED D.R. S.5

LYNCH POINT 8/38

LYNCH POINT 8/38

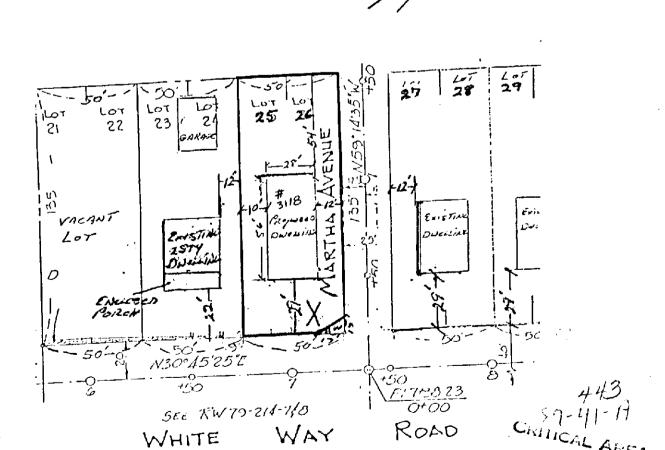
LOT 25-26, 3100 BLK

ACCOUNT # 15INGK1132

LIBER # 6431, FOLIO #0434

EXISTING UTILITIES IN WHITEWAY RD.

PROPERTY SITE IS LOCATED WITHIN THE CHEASEPEAKE BAY
CRITICAL AREA.



SPECIAL . TE FOR CONSTRUCTION IN TIDAL OR LIVERINE AREAS BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984 EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tidewaters, the building's lowest floor (including basement) chall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUMDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAII.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

RE: PETITION FOR VARIANCES Corner of NW/S of White Way Rd. & SW/S of Martha Ave. (3118 White Way Rd.) 15th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

MARIE J. SNYDER, et al., : Case No. 87-41-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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 18th day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Marie J. Snyder, et al., 3113 Whiteway Rd., Baltimore, MD 21219, Petitioners; and Mr. and Mrs. Donna Foulke, 3119 River Drive Road, Baltimore, MD 21219, Contract Purchasers.

Peter Max Zimmerman

ZONING DESCRIPTION

Beginning at the corner formed by the NW/S of White Way Rd. and the SW/S of Martha Ave. Being lots 25 and 26, Block C, as shown on the plat of Lynch point, which is recorded in the land records of Baltimore County in WPC No. 8, Folio 38 known as 3118 White Way Road in the 15 Election district, Containing Approximately 6750 Sq. Ft.

87-41-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 the day of June, 1966.

Petitioner Manie J. Styder, et al Received by: James E. Duer

Chairman, Zoning Plans Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

	Towns, Maryland
District 1579	
Posted for: 19 19 19 19	Date of Posting 7/11 56
Petitioner:	
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Remarks:	with the Color of
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umber of Signs:	Date of return: 7/18/06

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCES 15th Election District Case No. 87-41-A

LOCATION: Corner of Northwest Side of White Way Road and Southwest Side of Martha Avenue (3118 White Way Road)

DATE AND TIME: Monday, August 18, 1986, at 9:45 a.m. PUBLIC HEARING: Room 106

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

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 Variances to permit a lot width of 50 feet in lieu of the required 55 feet and a side street set-back of 12 feet in lieu of the required 25

Being the property of Marie J. Snyder, et al, 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

7/302 July 31.

	-			
TOWSON,	MD.,	July	31	 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 31 86

______ Publisher Cost of Advertising

24.75

PETITION FOR ZONING VARIANCES 15th Election District

Case No. 87-41-A
LOCATION: Corner of Northwest Side of White Way Road and Southwest Side of Martha Avenue (3118 White Way

DATE AND TIME: Monday, August 18, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland The Zoning Commissioner of Bahi-

more County, by authority of the Zoning Act and Regulations of Be'timore Coun-

ty, will hold a public hearing:
Petition for Zoning Variances to permit a lot width of 50 feet in lieu of the required 55 feet and a side street setback of 12 feet in lieu of the required 25

Being the property of Marie J. Snyder, et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is

pranted, a building permit may be issu-ed within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of issuance of sold 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 ORLEA OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE CE PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

July 31,

1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Pet. for Zoning Var. -Case #87-41-A - P.O. #77996 - Req. #L85789 - 68 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for ********* weeks before the one day of lst 1986; that is to say, August the same was inserted in the issues of July 31, 1986

Kimbel Publication, Inc.

per Publisher.

By 1 2 Order