87-62-A	N/S of Riverside Dr., 151' E of Margaret Ave. 15th Elec. Dist.
#467 7/9/86	Variance - filing fee \$35.00 - Vernelle Bellon
7/9/86	Hearing set for $8/25/86$ , at $10:00$ a.m.
8/25/86	Advertising and Posting - \$66.55
8/26/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of O' in lieu of the required 8' and a sum of the side yard setbacks of 17' in lieu of the required 20' and to amend the First Amended Final Development Plan of Riverside to permit construction outside of the building envelope are GRANTED with conditions.

1987-0062-A

result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) and amendment should 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.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Vernelle Bellon

People's Counsel

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Contract Purchaser:

RECEIVED FOR

37

nelle of Ri garet

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 1801-2-6-4 to normit a side yard certack of C' in lien of the regiure. 3' and a sun of the setbacks of 12: in lain of the required 201 and to pormit an amendment to the 1st swended Final Development

Plan-of-Riveride to allow corntruction outside of the building envelope of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To PROTECT CAR This is the only place I can put a carpart which will keep in with the rest of the home. My driveway is on one side of the house, there is another driveray on the other side of the house.

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. Legal Owner(s):

(Type or Print Name) (Type or Print Name) City are: State N 1020 E 40,260 Attorney for Fetitioner

(Type or Print Name) Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted City and State

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_9th of July 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 saltimore County, that property be posted, and that the public hearing be had before the Zoning Compressioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

Zoning Commissioner of Baltimore County

MICROFILMED

ZONING DEPARTMENT OF BALTIMORE COUNTY Location of propercy: Margaret Are Location of Signs: Tacing Dyide Dyide Dyide Dyide Dyide On proporty-eff-letitoner------Date of return: 8/1/86

Number of Signs: \_

HICHOFILMED

Description (3 copies).
It a point on the north side of Riverside م فللسلطة علود الهيسانة المادات المادات

> RE: PETITION FOR VARIANCES N/S of Riverside Dr., 151'

: BEFORE THE ZONING COMMISSIONER

MICHOFILMED

E of Margaret Ave., 15th Dist. : OF BALTIMORE COUNTY : Case No. 87-62-A

VERNEILE BELLON, Petitioner

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

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

I HEREBY CERTIFY that on this 31st day of July, 1986, a copy of the foregoing Entry of Appearance was mailed to Vernelle Bellon, 533 Riverside Dr., Baltimore, MD 21221, Petitioner.

PETITION FOR ZONING VARIANCE

15th Election district

Case No. 87-62-A

LOCATION:

North Side of Riverside Drive, 151 feet East of Margaret Avenue

DATE AND TIME: Monday, August 25, 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 side yard setback of 0 feet in lieu of the required 8 feet, a sum of the setbacks of 17 feet in lieu of the required 20 feet, and to amend the First Amended Final Development Plan of Riverside to permit construction outside of the building envelope

Being the property of Vernell plan filed with the Zoning Office. Vernelle Bellon

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

OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

August 20, 1986

Ms. Vernelle Bellon 533 Riverside Drive Baltimore, Maryland 21221

> RE: PETITION FOR ZONING VARIANCE N/S of Riverside Dr., 151° E of Margaret Ave. 15th Election District Vernelle Bellon - Petitioner Case No. 87-62-A

Dear Ms. Bellon:

This is to advise you that \$66.55 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 of . Vernella bellos, 503 Niverside . c.,

VALIDATION OR SIGNATURE OF CASHIER 

County, Maryland, and remit

ing, Towson, Maryland

Ms. Vernelle Bellon 533 Riverside Drive Baltimore, Maryland 21221 July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE M/S of Riverside Dr., 151' E of Margaret Ave.

15th Election District

Vernelle Bellon - Petitioner Case No. 87-62-A Monday, August 25, 1986 PLACE: Room 106, County Office Building, !11 West Chesapeake

Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

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

AJ:med

INTER-OFFICE CORRESPONDENCE

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

MR. ARNOLD JABLON

Zoning Commissioner

Chesapeake Bay Critical Area Findings — Marie J. Snyder, et al SUBJECT (87-41-A, Item 443), Vernalle 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 Chesapcake 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.

> Norman E. Gerber, AICP Director of Planning and Zoning

NEG:PJS:vh

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

CPS-008

Petition for Zoning Varizace 15th Election I' strict
Case No. 67-72-A
LOCATION: North Side of Riverside Drive, 161 feet East of Margaret Avenue.
DATE & TIME: Monday, August 25, 1986 at 10:00 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 West
Chesapsake Avenue, Towash, The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Variance to permit a side yard setback of 0 feet in lieu of the of the setback of the return new of the required 3 feet, a sum of the setbacks of 17 feet in lieu of the required 20 feet, and to amond the First Amended Final development Plan of Riverside to permit construction octaids of the building systems. ing envelope.

Being the property of Vernelle Bellon, as shown on the plat filed with the Zoring 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 permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the issuance of said permits and the stay of the said permits and the stay of the said permits and t mit 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.

PETITION FOR ZONING VARIANCE 22th Election District Case No. 87-62-A

LOCATION: North Side of Riverside Drive, 151 feet East of Margaret Avenue DATE AND TIME: Monday, August

25, 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 act moving of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a side yard extends of 0 feet in lieu of the required 8 feet, a sum of the setbacks of 17 feet in lieu of the required 20 feet, and to amend the First Amended Final Development Plan of Riverside to permit construction outside of the building envelope

Riverside to permit construction outside of the building envelope deing the property of Vernelle Bellon, 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 neriod for good cause

during this period for good cause shown. Such request must be received

above or made at the hearing.

By Order Of ARNOLD JABLON

of Baltimore County

**Arnold Jablon** 

**Que Times** This is to Certify, That the annexed was inserted in Oge Times, a newspaper printed and published in Baltimore County, once in each

MICROFILMED

CERTIFICATE OF PUBLICATION TOWSON, MD., August 7, 19 86 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

Augusy 7 , 19 86.

THE JEFFERSONIAN, Publisher Cost of Advertising 27.50

Chairman, Zoning Plans

Advisory Committee

87-62-4

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 day of July , 1986.

Zoning Commissioner Petitioner Vernelle Relion Received by: James E. Dyer Petitioner's Attorney

PITTIE CHER'S EXHIBIT His world 0330 · <u>१२०१</u>८ 10778 1,129 1/2 1,54 , 12 10 151 TO E/S MARCARCE AUE PLAT FOR Zoney VARIANCE 15TH DISTRICT OWNER VERIFICHE BELLEY DENTER VERNICLE BELLEN

JOHNES DR. 5.5

LOT 4 FOR DR. 5.6E AVE

EXISTING CITALITAL

SCALE 1"-20"

Amended Plat of Riverside 37/122

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

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

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

Mr. Arnold Japion

Dear Hr. Jablon:

CC: Jumas Hoswell

County Office Building Tokson, Maryland 21204

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.

Date\_July 30, 1986

JULY 22, 1986

The Division of Current Planning and Cavelopment has reviewed the subject policing.

The Division of Current Planning and Cavelopment has reviewed the subject policing.

( )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 Roblic Services.
( )Inits site is part or a larger tract; therfore it is defined as a condition. The plan must show the entire tract.
( )A record plat will be required and must be recorded prior its issuance of a building pennit.
( )The access is not satisfactory.
( )The parking arrighment is not satisfactory.
( )Parking calculations must be shown on the plan, development on these souls which are defined as wellang.

( )Parking calculations must be shown on the plan.
( )Inis property contains soils which are defined as wetlands, and development on these soils is promitisted.
( )Construction in or alteration of the floopplain is prohibited under the provisions of Section 22-93 of the Development

under the provisions of Section 22-98 of the Development Regulations.

( )Sevelopment of this site may constitute a potential conflict with the Baltimore County Master Plan.

( )The amended Sevelopment Plan was approved by the Planning Sound

Is

( )The property is recated in a traffic area controlled by a "D" level intersection as defined by 2:11 172-77, and is conditions change traffic capacity may become more limited. The lastic Services areas are re-evaluated incoulty by the County formal.

CRITICAL AREA, ADDITIONAL COMMENTS WITH BE
PROVIDED BY THE COMPRCHEDSIVE REPROVIDED ON.

ED GOT OF THE FINDL DEVELOPMENT PLAN WITH THE

Eurana A. Jasar

Chair, Current Planning and Cavelopment

AMENDMENT ADDED SHOULD BE SUBMITTED

(CRITICAL AREA)

Re: Coning Advisory "eeting of JONE 24, 1986

Property Owner: VENELLE BELLON
Location:

NEG/JGH/sf

CPS-nna

DALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON MARYLAND 21204
494-3550 494-3550

STEPHEN E. COLLINS DIRECTOR

July 2, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 456, 457, 458, 459, 460, 461, 464, 465, and 467.

Very truly yours,

maked Mangin Michael S. Flanigan Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 29, 1986

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

Chairman

MEMBERS

Bureau of Engineering Department of Traff'c Engineering State Roads Commission Bureau of Fire Prevention

Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

Baltimore, Maryland 21221 RE: Item No. 467 - Case No. 87-62-A Petitioner: Vernelle Bellon Petition for Zoning Variance

Dear Mr. Bellon:

Mr. Vernelle Bellon

533 Riverside Drive

And the second of the second o

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  $r_{
m enc}$ bers 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, lames & Dyer/Kill JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

June 24, 1987



PAL REINCKE

A CONTRACTOR OF THE PROPERTY O

June 25, 1986

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

RE: Property Owner: Vernelle Bellon (CRITICAL AREA)

Location: N/S Riverside Dr., 151' E. of Margaret Avenue

Item No.: 467

Zoning Agenda: Meeting of 6/24/86

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.
- ( \*) 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 Cureau has no comments, at this time.

Planning Group Special Inspection Division

Fire Prevention Bureau

/mb

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

July 24, 1986

TED ZALESKI, JR.

Districts

- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a

F. The structure does not appear to comply with Table 505 for parmissable 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

1. 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 drawings submitted to the Office of Planning and Zoning and are not intended to be construct us this full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 Marles & Sumbon W. Chesapeake Avenue, Towson, Maryland 21204.

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

4/22/85

Zoning Advisory Committee Meeting are as follows: Vernelle Bellon (Critical Area) N/S Riverside Drive, 151 feet E of Margaret Avenue 15th. 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. 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. NOTE:

All Use Groups except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior wells 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. 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.

SPECIAL NO FOR CONSTRUCTION IN TIDAL OR R RINE 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) shall 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

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

- 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 preperty.
- 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 INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.
- 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

April 1985