

475
87-66-A

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 1802.3.3 (1801.2.C.4) to permit a Rear yard setback of 16 ft. in lieu of the required 30 ft.

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

At present we do not have family room which creates hardship on children. Considerable growth in size of our family requires family room sun room, so that children can play comfortably in winter as well as summer season and sun room would help in health problems of my wife.

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.: _____

11 Jolie Court (301)-521-2412
Address Phone No.
Randallstown, MD 21133
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Kishore S. Mahadevia
Name
11 Jolie Court (301)-521-2412
Address Phone No.
Randallstown, MD 21133
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day 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 Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1986, at 9:30 o'clock.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: August 1-5-86

Posted for: Variance

Petitioner: Kishore S. Mahadevia et ux

Location of property: SE/S of Jolie Ct. 346' SW of the c/l of Winands Rd. (11 Jolie Court)

Location of Sign: On front of 11 Jolie Court

Remarks: _____

Posted by: H. J. Smith Date of return: August 8-86

Number of Signs: 4

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S of Jolie Court, 346' SW * DEPUTY ZONING COMMISSIONER
of the c/l of Winands Road * OF BALTIMORE COUNTY
(11 Jolie Court)
2nd Election District *
Kishore S. Mahadevia, et ux * Case No. 87-66-A
Petitioners *

The Petitioners herein request a zoning variance to permit a rear yard setback of 16 feet in lieu of the required 30 feet to construct an addition.

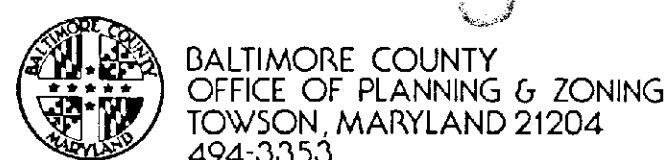
Testimony by one of the Petitioners indicates that the existing house provides no separate play area for the two children in the family. The Petitioners propose to construct a 14' x 14' addition with a 12' x 14' open deck onto the rear of the dwelling to provide a family and play area.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1986 that the herein request for a zoning variance to permit a rear yard setback of 16 feet to construct an addition, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

By: Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1986

Mr. & Mrs. Kishore S. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
SE/S of Jolie Court, 346' SW
of the c/l of Winands Road
2nd Election District
Case No. 87-66-A

Dear Mr. & Mrs. Mahadevia:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-66-A

LOCATION: Southeast Side of Jolie Court, 346 feet Southwest of the Centerline of Winands Road (11 Jolie Court)

DATE AND TIME: Tuesday, August 26, 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 a rear yard setback of 16 feet in lieu of the required 30 feet

Being the property of Kishore S. Mahadevia, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Jolie Ct., 346' : OF BALTIMORE COUNTY
SW of the c/l of Winands :
Rd. (11 Jolie Ct.) :
2nd District :
KISHORE S. MAHADEVIA, et ux, : Case No. 87-66-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, 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 Mr. and Mrs. Kishore S. Mahadevia, 11 Jolie Ct., Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

Mr. Kishore S. Mahadevia
Mrs. Jayshree K. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCE
SE/S of Jolie Ct., 346' SW of the c/l of
Winands Rd. (11 Jolie Ct.)
2nd Election District
Kishore S. Mahadevia, et ux - Petitioners
Case No. 87-66-A

Dear Mr. and Mrs. Mahadevia:

This is to advise you that \$61.75 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.

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

No. 021845

DATE: 8/26/86 ACCOUNT: 87-66-A

SIGN & POST RETURNED AMOUNT: \$ 61.75

Indian Engineers, Inc., 11 Jolie Court,
Randallstown, Md. 21133

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

June 24, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 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 August 7, 1986

THE JEFFERSONIAN,

Husan Shindler Direct

Publisher
Cost of Advertising

24.75

Mr. Kishore S. Mahadevia
Mrs. Jayshree K. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Jolie Ct., 346' SW of the
c/l of Winands Rd. (11 Jolie Ct.)
2nd Election District
Kishore S. Mahadevia, et ux - Petitioners
Case No. 87-66-A

TIME: 9:30 a.m.

DATE: Tuesday, August 26, 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. 019952

DATE: 8/20/86 ACCOUNT: 01-415-000
AMOUNT: \$ 35.00
RECEIVED FROM: *T. Mahadevia*
FOR: *Variance # 475*
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

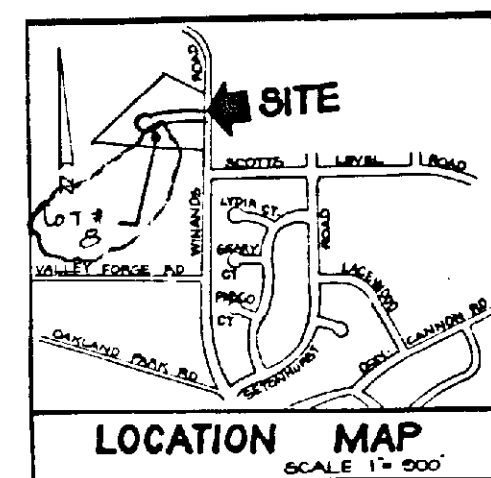
Pikesville, Md., Aug. 6, 1986

TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 26th day of August, 1986

1st publication appearing on the 16th day of Aug., 1986
the second publication appearing on the day of , 19
the third publication appearing on the day of , 19

THE NORTHWEST STAR

Cost of Advertisement \$22.00

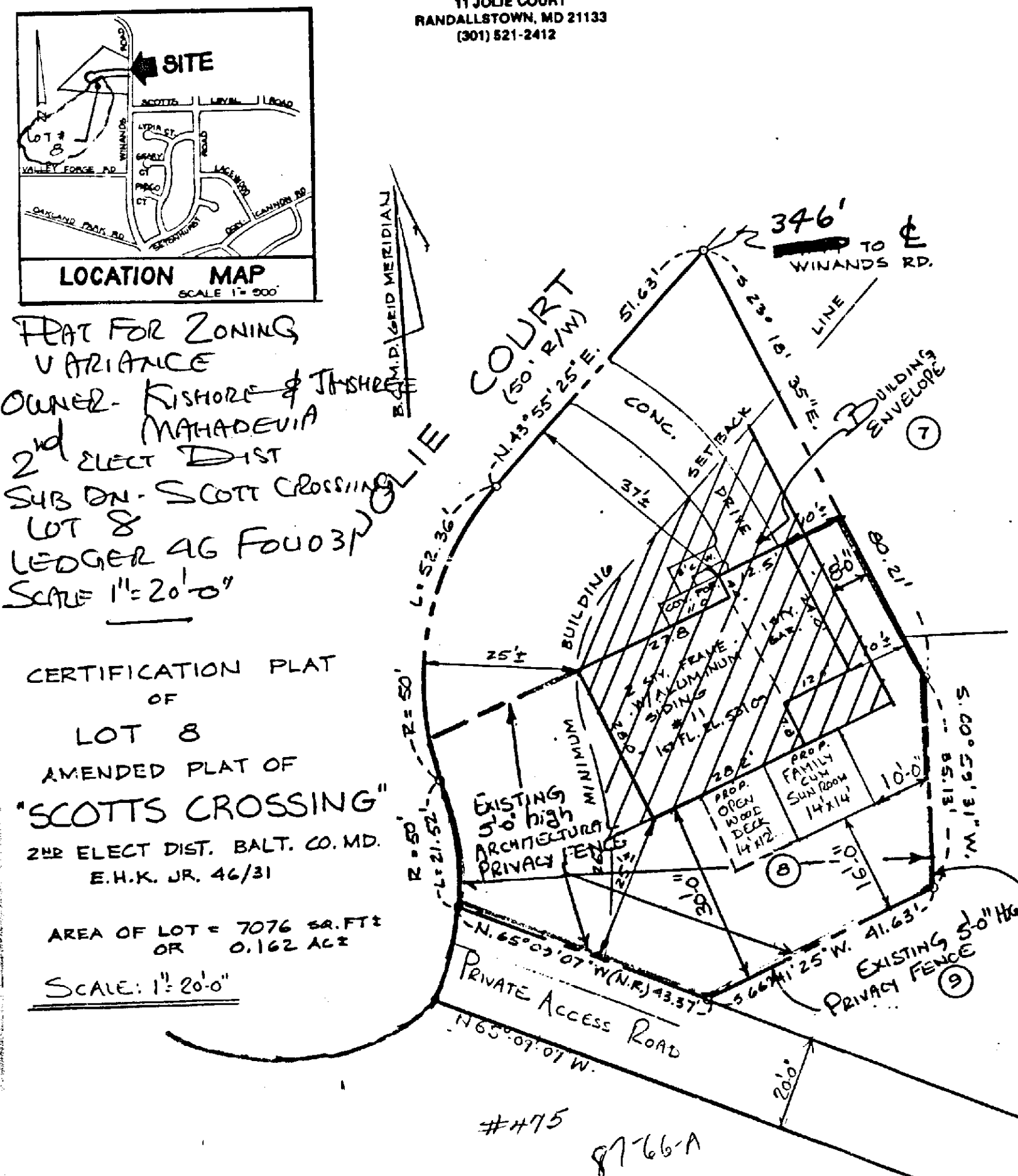


PLAN FOR ZONING VARIANCE
OWNER - KISHORE & JAYSHREE MAHADEVIA
2nd ELECT DIST
SUB DIV - SCOTT CROSSING
LOT 8
LEGGER 46 FOU031
SCALE 1"=20'-0"

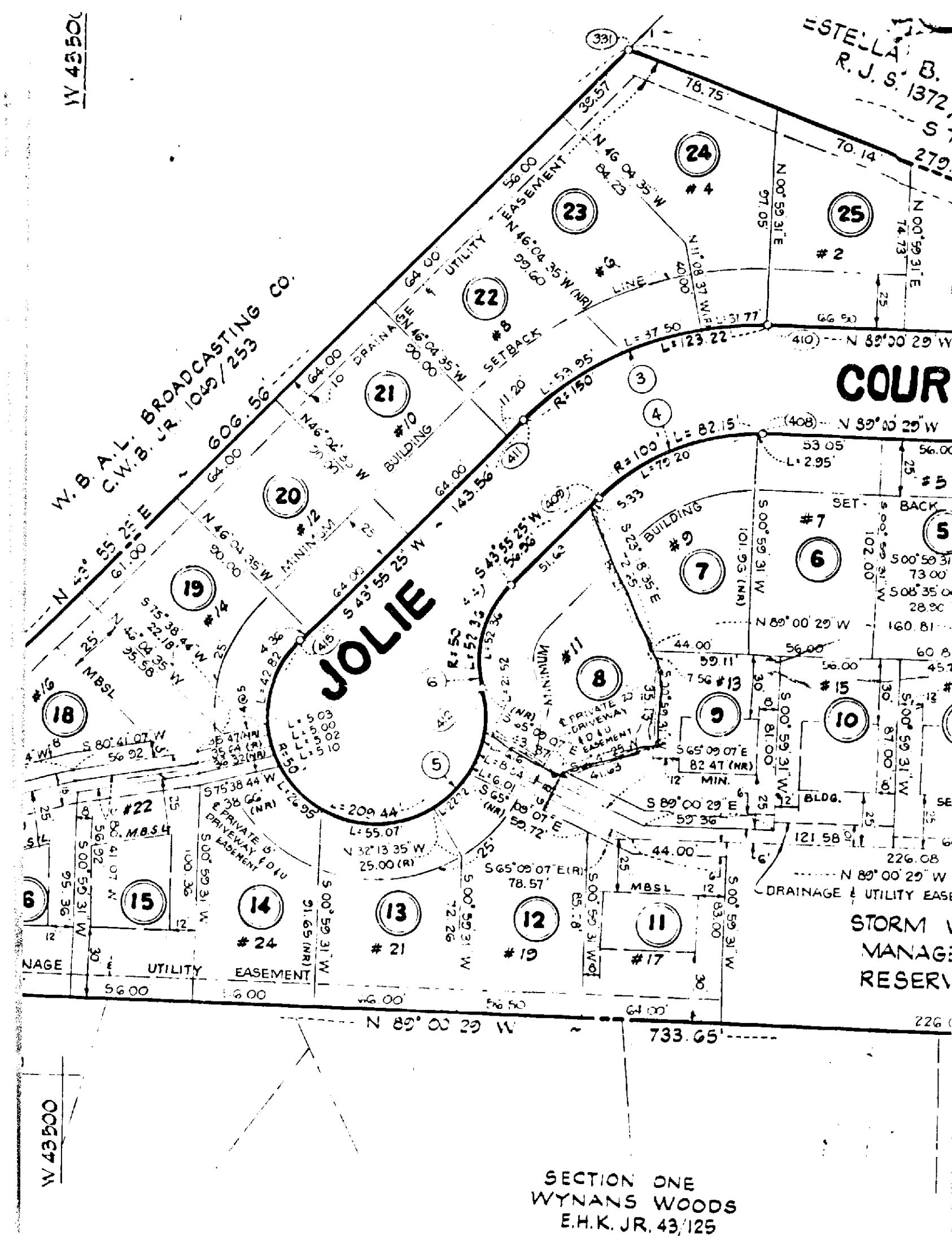
CERTIFICATION PLAT OF
LOT 8
AMENDED PLAT OF
"SCOTT'S CROSSING"
2nd ELECT DIST. BALT. CO. MD.
E.H.K. JR. 46/31

AREA OF LOT = 7076 SQ. FT.
OR 0.162 AC±
SCALE: 1"=20'-0"

Indam Engineers, Inc.
CONSULTING ENGINEERS
11 JOLIE COURT
RANDALLSTOWN, MD 21133
(301) 821-2412



NING SLOPE
ENTS SHOWN



SECTION ONE
WYNANS WOODS
E.H.K. JR. 43/125

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
SUBJECT: Zoning Petitions No. 87-60-A, 87-61-A, 87-66-A and 87-69-A

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

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

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

Mr. Kishore S. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: Item No. 475 - Case No. 87-66-A
Petitioner: Kishore S. Mahadevia,
et ux
Petition for Zoning Variance

Dear Mr. Mahadevia:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Indam Engineers, Inc.
11 Jolie Court
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

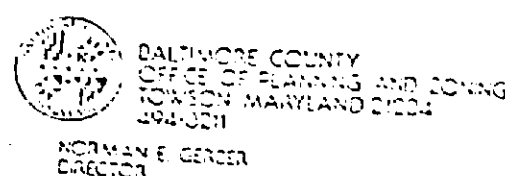
Your petition has been received and accepted for filing this 9th day of July, 1986

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Received by: *James E. Dyer*

Petitioner: Kishore S. Mahadevia
Petitioner's Attorney: *James E. Dyer*
Chairman, Zoning Plans Advisory Committee

June 24, 1987



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

JULY 22, 1986

Re: Zoning Advisory Meeting of JULY 1, 1986
Item # 475
Property Owner: KISHORE S. MAHADEVIA,
Location: SE/S JOLIE CT. 346' SW of E of
WINANDS RD.

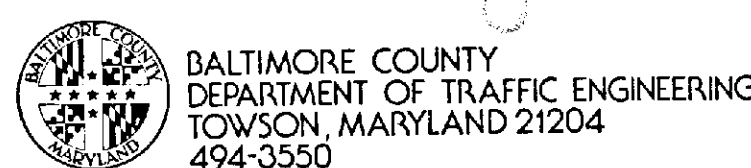
Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ Forward 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 _____.
- ☐ 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 permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change and re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Guber
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 468, 470, 471, 473, 474, and 475.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

July 17, 1986

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

RE: Property Owner: Kishore S. Mahadevia, et ux
Location: SE/S Jolie Ct., 346 ft. SW of centerline of Winands Rd.
Item No.: 475 Zoning Agenda: Meeting of July 1, 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 of _____ 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 Bureau has no comments at this time.

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

/mb



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

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 475 Zoning Advisory Committee Meeting are as follows:

Property Owner: Kishore S. Mahadevia, et ux
Location: SE/S Jolie Court, 346 feet SW of c/l of Winands Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-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. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 54.6 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 finished floor levels including basement.
- ☒ J. Comments: Wood decks are required to be designed for a 60# live load.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Sullivan
By: C. E. Sullivan, Chief
Building Plans Review

4/22/85

June 04, 1987

475
87-66-A

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 1802.3.3 (1801.2.C.4) to permit a Rear yard setback of 16 ft. in lieu of the required 30 ft.

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

At present we do not have family room which creates hardship on children. Considerable growth in size of our family requires family room sun room, so that children can play comfortably in winter as well as summer season and sun room would help in health problems of my wife.

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.: _____

11 Jolie Court (301)-521-2412
Address Phone No.
Randallstown, MD 21133
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Kishore S. Mahadevia
Name
11 Jolie Court (301)-521-2412
Address Phone No.
Randallstown, MD 21133
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day 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 Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of August, 1986, at 9:30 o'clock.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: August 1-5-86

Posted for: Variance

Petitioner: Kishore S. Mahadevia et ux

Location of property: SE/S of Jolie Ct. 346' SW of the c/l of Winands Rd. (11 Jolie Court)

Location of Sign: On front of 11 Jolie Court

Remarks: _____

Posted by: H. J. Smith Date of return: August 8-86

Number of Signs: 4

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE/S of Jolie Court, 346' SW * DEPUTY ZONING COMMISSIONER
of the c/l of Winands Road * OF BALTIMORE COUNTY
(11 Jolie Court)
2nd Election District *
Kishore S. Mahadevia, et ux * Case No. 87-66-A
Petitioners *

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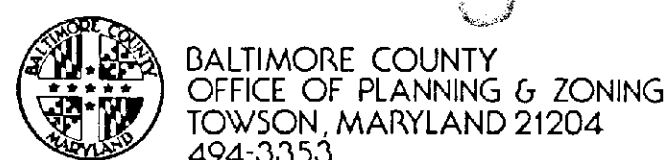
Testimony by one of the Petitioners indicates that the existing house provides no separate play area for the two children in the family. The Petitioners propose to construct a 14' x 14' addition with a 12' x 14' open deck onto the rear of the dwelling to provide a family and play area.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, it is determined that the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of August, 1986 that the herein request for a zoning variance to permit a rear yard setback of 16 feet to construct an addition, in accordance with the plan submitted, is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 27, 1986

Mr. & Mrs. Kishore S. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
SE/S of Jolie Court, 346' SW
of the c/l of Winands Road
2nd Election District
Case No. 87-66-A

Dear Mr. & Mrs. Mahadevia:

Please be advised that your request for a zoning variance in the above referenced Petition has been granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,
Jean M. H. Jung
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

DESCRIPTION

Beginning on the SE/S of Jolie Ct. 346' SW of the centerline of Winands Rd. BEING KNOWN AND DESIGNATED as Lot No. 8, as shown on a plat entitled "Amended Plat of Scotts Crossing" which plat is recorded among the Land Records of Baltimore County in Liber EMK, Jr. No. 46, folio 31. The improvements thereon being known as No. 11 Jolie Court in the 2nd ELECTION DISTRICT. Containing 7076 Sq. Ft.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE/S of Jolie Ct., 346' : OF BALTIMORE COUNTY
SW of the c/l of Winands :
Rd. (11 Jolie Ct.) :
2nd District :
KISHORE S. MAHADEVIA, et ux, : Case No. 87-66-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, 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 Mr. and Mrs. Kishore S. Mahadevia, 11 Jolie Ct., Randallstown, MD 21133, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

August 20, 1986

Mr. Kishore S. Mahadevia
Mrs. Jayshree K. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: PETITION FOR ZONING VARIANCE
SE/S of Jolie Ct., 346' SW of the c/l of
Winands Rd. (11 Jolie Ct.)
2nd Election District
Kishore S. Mahadevia, et ux - Petitioners
Case No. 87-66-A

Dear Mr. and Mrs. Mahadevia:

This is to advise you that \$61.75 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.

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

No. 021845

DATE: 8/26/86 ACCOUNT: 8-01-115-000

SIGN & POST RETURNED AMOUNT: \$ 61.75

Indian Engineers, Inc., 11 Jolie Court,
Randallstown, Md. 21133

RECEIVED FROM: 1

ADVERTISING & POSTING COSTS RECEIVED 87-66-A

FOR: 3 BCP*****1/1/86 07:18

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
2nd Election District
Case No. 87-66-A

LOCATION: Southeast Side of Jolie Court, 346 feet Southwest of the Centerline of Winands Road (11 Jolie Court)

DATE AND TIME: Tuesday, August 26, 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 a rear yard setback of 16 feet in lieu of the required 30 feet

Being the property of Kishore S. Mahadevia, 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

June 24, 1987

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 7, 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 August 7, 1986

THE JEFFERSONIAN,

Husan Shindler Direct

Publisher
Cost of Advertising

24.75

Mr. Kishore S. Mahadevia
Mrs. Jayshree K. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

July 18, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S of Jolie Ct., 346' SW of the
c/l of Winands Rd. (11 Jolie Ct.)
2nd Election District
Kishore S. Mahadevia, et ux - Petitioners
Case No. 87-66-A

TIME: 9:30 a.m.

DATE: Tuesday, August 26, 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. 019952

DATE: 8/20/86 ACCOUNT: 01-415-000
AMOUNT: \$ 35.00
RECEIVED FROM: *T. Mahadevia*
FOR: *Variance # 475*
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

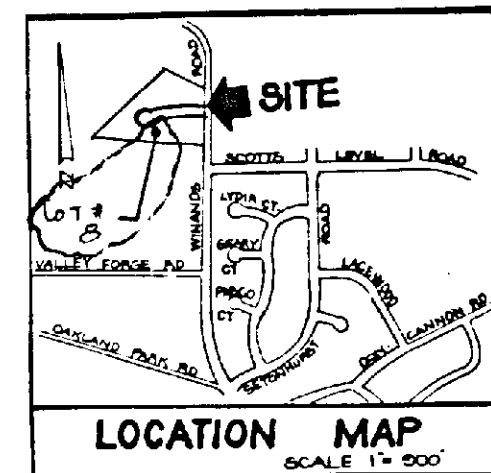
Pikesville, Md., Aug. 6, 1986

TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 26th day of August, 1986

1st publication appearing on the 16th day of Aug., 1986
the second publication appearing on the day of , 19
the third publication appearing on the day of , 19

THE NORTHWEST STAR

Cost of Advertisement \$22.00

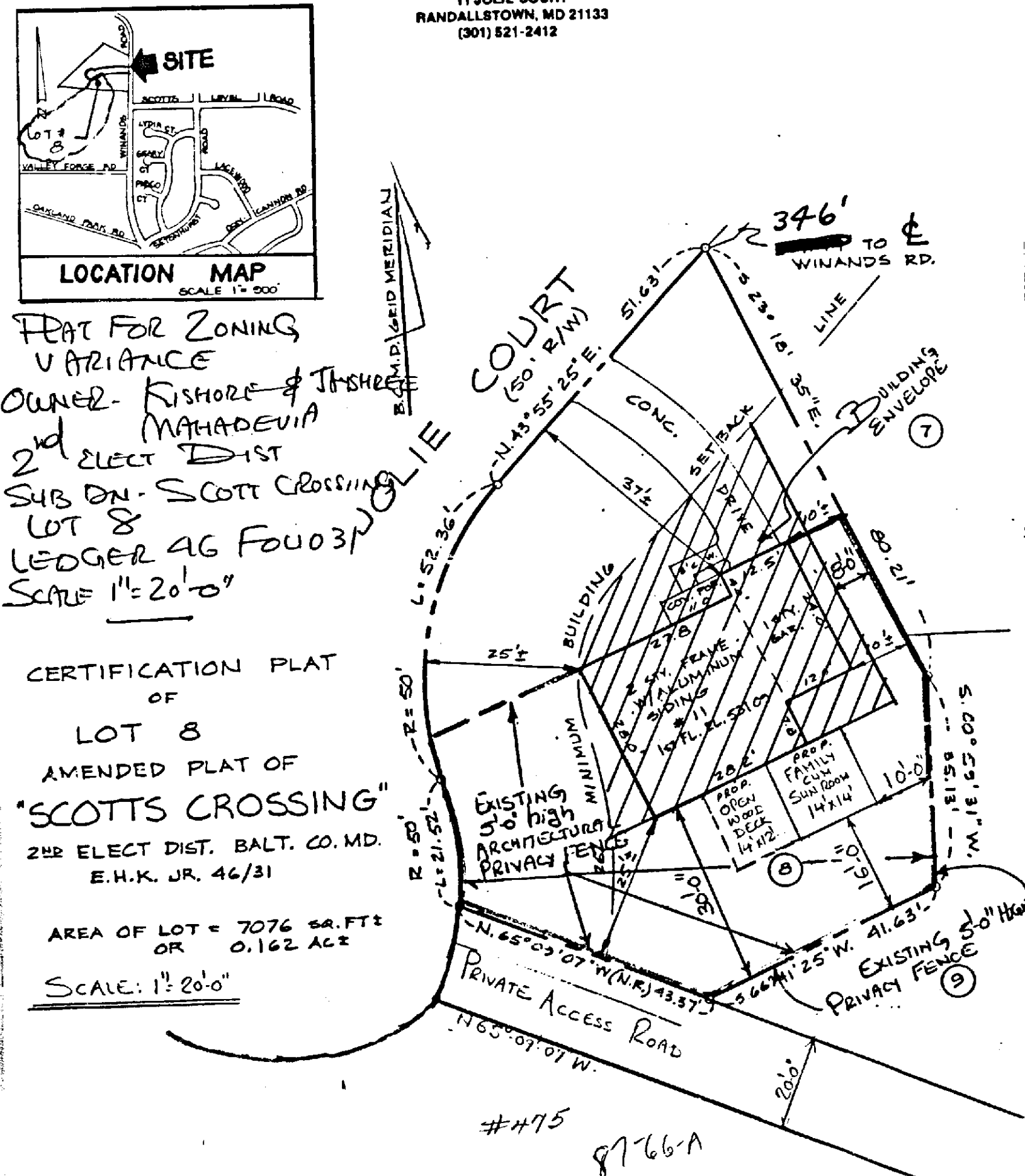


PLAN FOR ZONING VARIANCE
OWNER - KISHORE & JAYSHREE MAHADEVIA
2nd ELECT DIST
SUB DIV - SCOTT CROSSING
LOT 8
LEDGER 46 FOU031
SCALE 1"=20'-0"

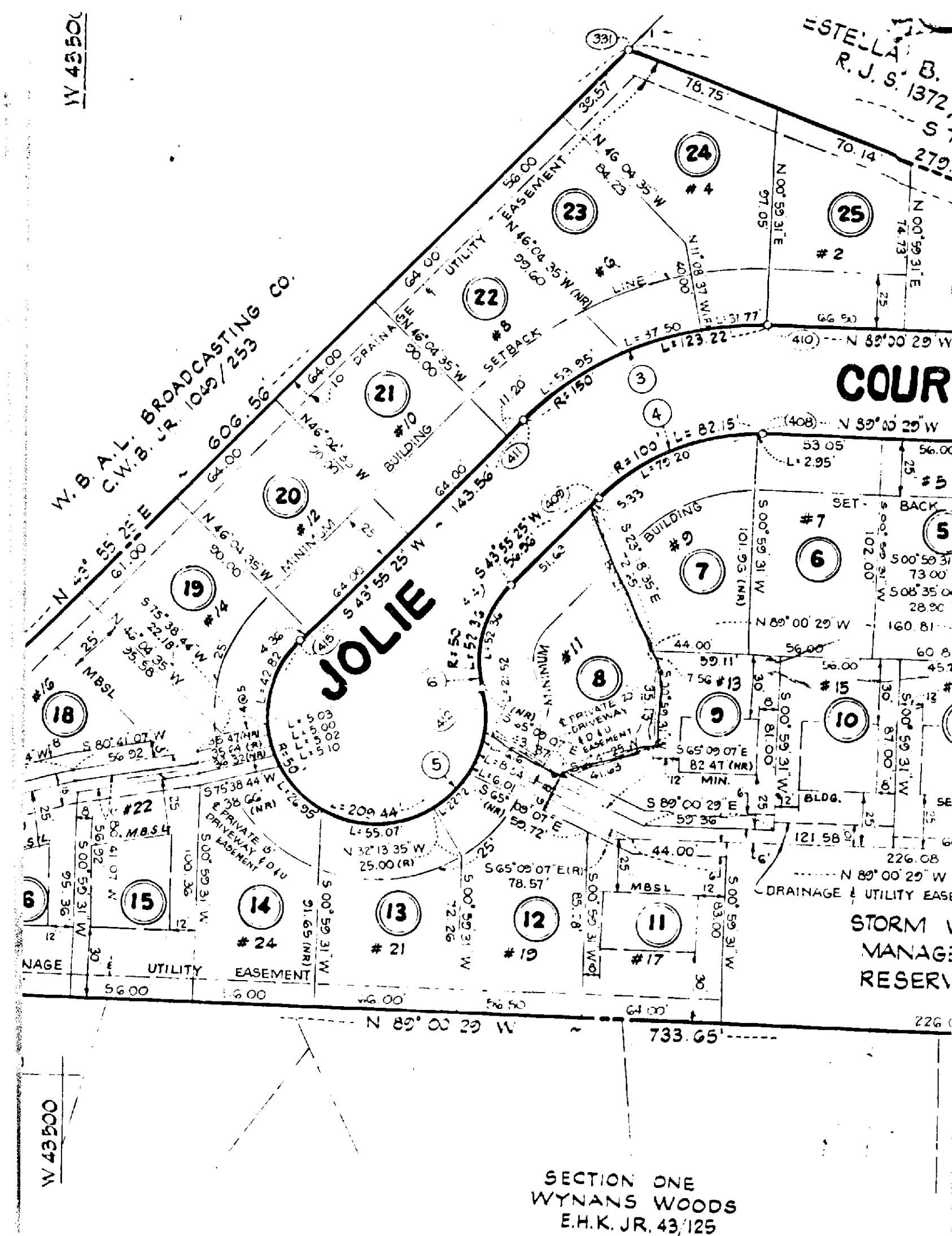
CERTIFICATION PLAT OF
LOT 8
AMENDED PLAT OF
"SCOTT'S CROSSING"
2nd ELECT DIST. BALT. CO. MD.
E.H.K. JR. 46/31

AREA OF LOT = 7076 SQ. FT.
OR 0.162 AC±
SCALE: 1"=20'-0"

Indam Engineers, Inc.
CONSULTING ENGINEERS
11 JOLIE COURT
RANDALLSTOWN, MD 21133
(301) 821-2412



NING SLOPE
ENTS SHOWN



SECTION ONE
WYNANS WOODS
E.H.K. JR. 43/125

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AIC, Director
SUBJECT: Zoning Petitions No. 87-60-A, 87-61-A, 87-66-A and 87-69-A

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

Norman E. Gerber
Norman E. Gerber, AIC
Director

NEG:JCH:slm

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 1, 1986

Mr. Kishore S. Mahadevia
11 Jolie Court
Randallstown, Maryland 21133

RE: Item No. 475 - Case No. 87-66-A
Petitioner: Kishore S. Mahadevia,
et ux
Petition for Zoning Variance

Dear Mr. Mahadevia:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Indam Engineers, Inc.
11 Jolie Court
Randallstown, Maryland 21133

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

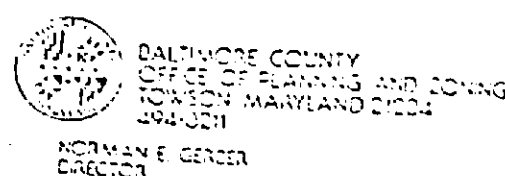
Your petition has been received and accepted for filing this 9th day of July, 1986

Arnold Jablon
Arnold Jablon
Zoning Commissioner

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

Petitioner
Kishore S. Mahadevia
Petitioner's
Attorney

June 24, 1987



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

JULY 22, 1986

Re: Zoning Advisory Meeting of JULY 1, 1986
Item # 475
Property Owner: KISHORE S. MAHADEVIA,
Location: SE/S JOLIE CT. 346' SW of E of
WINANDS RD.

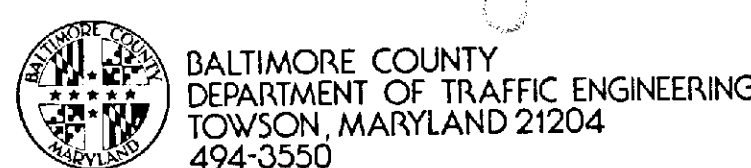
Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☐ A County Review Group Meeting is required.
- ☐ Forward 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 _____.
- ☐ 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 permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- ☐ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 173-79, and its conditions change and re-evaluated annually by the County Council.
- ☐ Additional comments: _____

cc: James Howell

Eugene A. Guber
Chief, Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

July 22, 1986

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 468, 470, 471, 473, 474, and 475.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. REINCKE
CHIEF

July 17, 1986

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

RE: Property Owner: Kishore S. Mahadevia, et ux
Location: SE/S Jolie Ct., 346 ft. SW of centerline of Winands Rd.
Item No.: 475 Zoning Agenda: Meeting of July 1, 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 of _____ 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 Bureau has no comments at this time.

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

/mb



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

July 30, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 475 Zoning Advisory Committee Meeting are as follows:

Property Owner: Kishore S. Mahadevia, et ux
Location: SE/S Jolie Court, 346 feet SW of c/l of Winands Road
District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.S.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ B. A building and other miscellaneous permits shall be required before the start of any construction.
- C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-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. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for 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 401 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Uses _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 54.6 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 finished floor levels including basement.
- ☒ J. Comments: Wood decks are required to be designed for a 60# live load.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 N. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Sullivan
By: C. E. Sullivan, Chief
Building Plans Review

4/22/85

June 04, 1987