

**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.B (205.3) to permit a side yard setback of 6 inches in lieu of the required, 15 ft.

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

*Room needed for seven residents Same Family  
 Larger eating area  
 Larger storage area*

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 \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
 (Type or Print Name)  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Attorney for Petitioner: \_\_\_\_\_  
 (Type or Print Name)  
 Signature \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City and State \_\_\_\_\_

Attorney's Telephone No.: \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 28th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1986, at 10:00 o'clock

*Call John*  
 Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING

DATE: 9/16/86 BY: [Signature]

87-113-A #19  
 NWBC 3C 3 4387  
 Herman Glassband, et ux 87-113-A S/S of Shefflin Ct., 143' W of the c/l of Pheasant Cross Dr., 3rd Elec. Dist.  
 87-113-A #19  
 DATE: 9/16/86 BY: [Signature]

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
 S/S of Shefflin Ct., 143' W of \* DEPUTY ZONING COMMISSIONER  
 the c/l of Pheasant Cross Dr. \* OF BALTIMORE COUNTY  
 3rd Election District \*  
 Herman Glassband, et ux \* Case No. 87-113-A  
 Petitioners \*

The Petitioners herein request a zoning variance to permit a side yard setback of 6 inches in lieu of the required 15 feet in order to construct an addition.

At the onset of the hearing, the attorney for the Petitioners moved to amend the Petition to request a side yard setback of 3 feet in lieu of the required 15 feet. The motion was granted.

Testimony by the attorney indicates that the Petitioners need a 12-foot wide kitchen addition to accommodate the needs of the 7 residents in the home. The internal arrangement of the dwelling and the location of the pool in the rear yard prohibit the addition being constructed elsewhere.

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 16th day of September 1986, that the herein request for a zoning variance to permit a side yard setback of 3 feet, in accordance with the plan submitted and identified as Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

*[Signature]*  
 Deputy Zoning Commissioner  
 of Baltimore County

Harry L. Chase, Esquire  
 1001 N. Calvert Street  
 Baltimore, Maryland 21202

RE: Petition for Zoning Variance  
 S/S of Shefflin Ct., 143' W of  
 the c/l of Pheasant Cross Dr.  
 3rd Election District  
 Case No. 87-113-A

Dear Mr. Chase:

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

JEW:bjb

Attachments

cc: Mr. & Mrs. Herman Glassband  
 2203 Shefflin Court  
 Baltimore, Maryland 21205

People's Counsel

ZONING DESCRIPTION  
 BEGINNING on the South Side of Shefflin Court, 143 feet west of the centerline of Pheasant Cross Drive. Being Lot 55, Block C shown as Plat 2, Section 1, "Greengate" and recorded among the Land Records of Baltimore County in Plat Book OTG 33, folio 4, 3rd Election District, Zone D.R. 2 containing .30 acres more or less.

PETITION FOR ZONING VARIANCE  
 3rd Election District  
 Case No. 87-113-A

LOCATION: South Side of Shefflin Court, 143 feet West of the Centerline of Pheasant Cross Drive

DATE AND TIME: Tuesday, September 16, 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 6 inches in lieu of the required 15 feet

Being the property of Herman Glassband, 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  
 S/S of Shefflin Ct., 143' W of : OF BALTIMORE COUNTY  
 C/l of Pheasant Cross Dr. :  
 3rd District :

HERMAN GLASSBAND, et ux, : Case No. 87-113-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

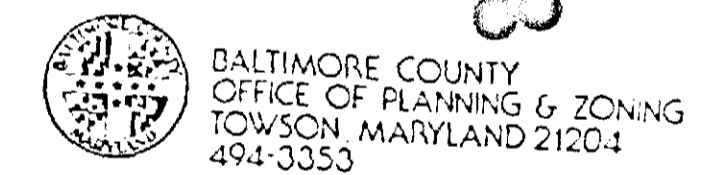
*Peter Max Zimmerman*  
 Peter Max Zimmerman  
 Deputy People's Counsel  
 Room 223, Court House  
 Towson, Maryland 21204  
 494-2188

I HEREBY CERTIFY that on this 12th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Herman Glassband, 2203 Shefflin Ct., Baltimore, MD 21209, Petitioners.

*Peter Max Zimmerman*  
 Peter Max Zimmerman

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY  
 Towson, Maryland

District: 3rd Date of Posting: Aug. 16, 86  
 Posted for: Herman Glassband et ux  
 Petitioner: Herman Glassband et ux  
 Location of property: S/S of Shefflin Ct. 143' W of the c/l of Pheasant Cross Dr.  
 Location of Signs: Corners of subject property 2203 Shefflin Ct.  
 Remarks:  
 Posted by: [Signature] Date of return: Aug. 16, 86  
 Number of Signs: 4



ARNOLD JABLON  
 ZONING COMMISSIONER  
 September 10, 1986

JEAN M. H. JUNG  
 DEPUTY ZONING COMMISSIONER

Mr. Herman Glassband  
 Mrs. Marsha Glassband  
 2203 Shefflin Court  
 Baltimore, Maryland 21209

RE: PETITION FOR ZONING VARIANCE  
 S/S of Shefflin Ct., 143' W of the c/l of  
 Pheasant Cross Dr.  
 3rd Election District  
 Herman Glassband, et ux - Petitioners  
 Case No. 87-113-A

Dear Mr. and Mrs. Glassband:

This is to advise you that \$50.75 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 itself.

Please make the check payable to Baltimore County, Maryland, and remit to Room 113 County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
 FINANCE-REVENUE DIVISION  
 CHECKS CASH RECEIPT  
 No. 025503

RECEIVED FROM: \_\_\_\_\_  
 AMOUNT: \$ 50.75  
 DATE: 9/10/86  
 VALIDATION OF SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 28, 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 29, 1986.

THE JEFFERSONIAN,

*LSusan Seuder O'Connell*

Publisher  
Cost of Advertising

24.75

**PETITION FOR ZONING VARIANCE**  
of Electric District  
Case No. 87-113-A

LOCATION: South side of Shefflin Court, 143 feet West of the Centerline of Pleasant Cross Drive

DATE AND TIME: Tuesday, September 16, 1986, at 10:00 a.m.

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

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 6 inches in lieu of the required 15 feet.

Being the property of Herman Glassband, et ux, as shown on plat filed with the Zoning Office.

In the event that the Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will however determine 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  
8258 Aug. 28.

Mr. Herman Glassband  
Mrs. Marsha Glassband  
2203 Shefflin Court  
Baltimore, Maryland 21209

August 4, 1986

**NOTICE OF HEARING**

RE: PETITION FOR ZONING VARIANCE  
S/S of Shefflin Ct., 143' W of the c/l of  
Pheasant Cross Dr.  
3rd Election District  
Herman Glassband, et ux - Petitioners  
Case No. 87-113-A

TIME: 10:00 a.m.  
DATE: Tuesday, September 16, 1986  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

*[Signature]*  
Zoning Commissioner  
of Baltimore County

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

No. 615930

DATE: 7/16/86 ACCOUNT: 01-643-000

AMOUNT: \$ 34.00

RECEIVED FROM: Herman Glassband

FOR: Variance # 19

VALIDATION OR SIGNATURE OF CASHIER

**CERTIFICATE OF PUBLICATION**

Pikesville, Md., Aug. 27, 1986

TO CERTIFY, that the annexed advertisement published in the NORTHWEST STAR, a weekly per published in Pikesville, Baltimore Maryland before the 16th day of Sept. 19 86

first publication appearing on the 27th day of Aug., 19 86

the second publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

the third publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_

THE NORTHWEST STAR

*[Signature]*  
Manager

Cost of Advertisement \$20.00

**LEGAL NOTICE**

**PETITION FOR ZONING VARIANCE**  
of Electric District  
Case No. 87-113-A

LOCATION: South side of Shefflin Court, 143 feet West of the Centerline of Pleasant Cross Drive

DATE AND TIME: Tuesday, September 16, 1986, at 10:00 a.m.

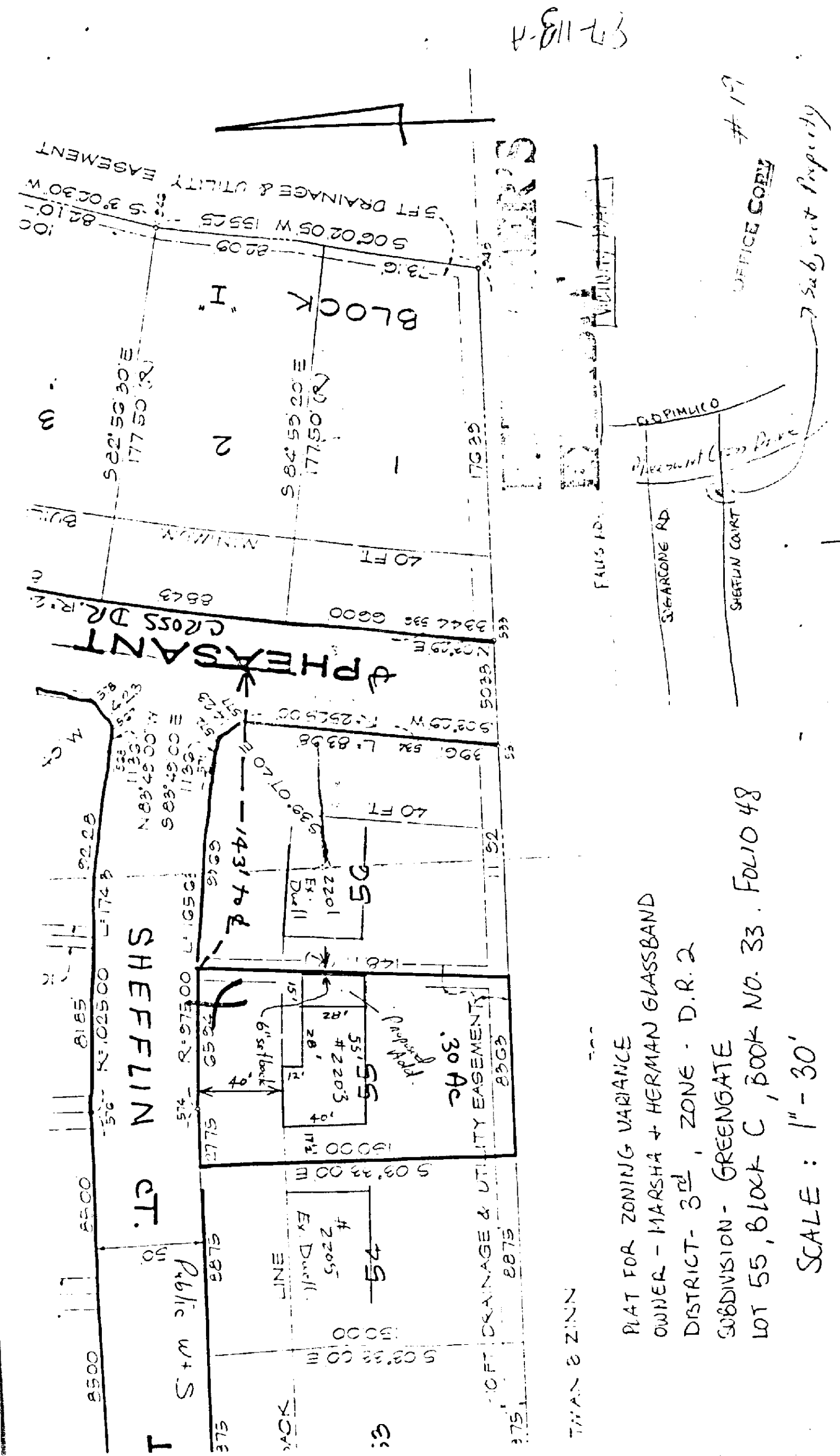
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit a side yard setback of 6 inches in lieu of the required 15 feet.

Being the property of Herman Glassband, et ux, as shown on plat filed with the Zoning Office.

In the event that the Petitioner is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will however determine 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



*[Signature]*  
September 15, 1986

To whom it may concern,  
I am aware of the proposed plan for structural expansion of the Glassband residence. Please accept this letter as my approval for their plans and zoning request.

Thank you  
*[Signature]*

OWNER'S  
EXHIBIT 26

87-113-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 28th day of July, 19 86

ARNOLD JABLON  
Zoning Commissioner

Petitioner: Herman Glassband, et ux  
Attorney: \_\_\_\_\_

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

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioners Date: August 21, 1986

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

SUBJECT: Zoning Petitions Nos. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

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

*[Signature]*  
Norman E. Gerber, AICP  
Director

NEG:JGH:slm

9/15/86

Dear Sir,

We the Schultzes residing at 2007 Shefflin Ct have no objection to the extension the Glassbands are considering to their residence.

Sincerely,  
Murray & Henriette Schulte

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
August 26, 1986

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

Mr. Herman Glassband  
2203 Shefflin Court  
Baltimore, Maryland

Chairman

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

RE: Item No. 19 - Case No. 87-113-A  
Petitioners: Herman Glassband, et ux  
Petition for Zoning Variance

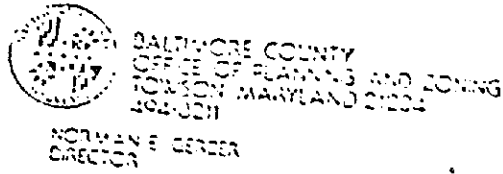
Dear Mr. Glassband:

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  
Chairman  
Zoning Plans Advisory Committee

JED:kbb  
Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF PLANNING AND ZONING  
TOWSON, MARYLAND 21284

AUGUST 20, 1986

Re: Zoning Advisory Meeting of July 22, 1986  
Item # 19  
Property Owner: HERMAN GLASSBAND, et ux  
Location: S/S SHEFFLIN CT. 143' W. OF E  
OF PHEASANT CROSS DRIVE

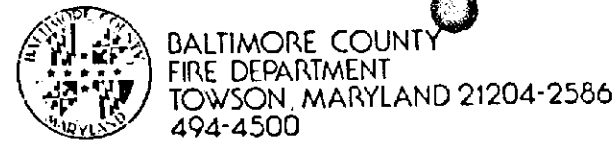
Dear Mr. Jablon:

The Division of Current Planning and Zoning 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.
- A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- A record plat will be required and must be recorded prior to issuance of a building permit.
- The access is not satisfactory.
- The circulation on this site is not satisfactory.
- The parking arrangements is not satisfactory.
- 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 22-28 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.
- The property is located in a deficient service area as defined by Capacity Use Certificate has been issued.
- The deficient service is
- The property is located in a traffic area controlled by a stop level intersection as defined by Bill 127-79. The conditions change are reevaluated annually by the County Council.

Eugene A. Baber  
Chief, Current Planning and Zoning

cc: James Howell



PAUL H. RENCKE  
CHIEF

July 30, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21284

RE: Property Owner: Herman Glassband, et ux  
Location: S/S Shefflin Court, 143' W. of centerline of Pheasant Cross Drive  
Item No.: 19 Zoning Agenda: Meeting of 7/22/86

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.

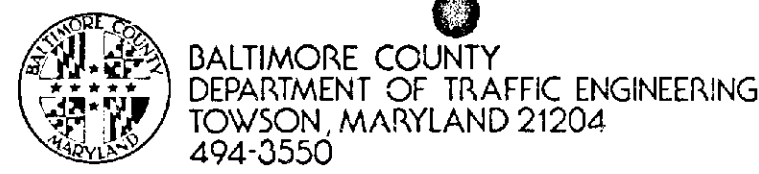
- 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- 2. A second means of vehicle access is required for the site.
- 3. The 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 Bureau has no comment at this time.

REVIEWER: *[Signature]* 7/31/86  
Special Inspection Division

Noted and Approved:

*[Signature]*  
Fire Prevention Bureau

/mb



STEPHEN E. COLLINS  
DIRECTOR

July 22, 1986

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21284

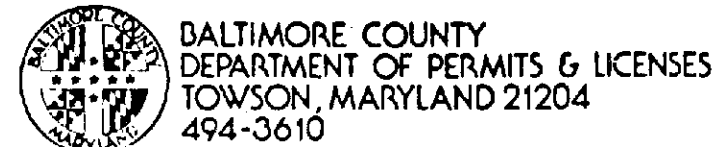
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 14, 15, 17, 18, 19, and 20.

Very truly yours,

*[Signature]*  
Michael S. Flanagan  
Traffic Engineer Associate II

MSF:lt



TED ZALESKI, JR.  
DIRECTOR

July 31, 1986

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
Towson, Maryland 21284

Dear Mr. Jablon:

Comments on Item # 19 Zoning Advisory Committee Meeting are as follows:

Property Owner: Herman Glassband, et ux  
Location: S/S Shefflin Court, 143 feet W of c/l of Pheasant Cross Drive  
District: 3rd.

APPLICABLE CODES AND ORDINANCES:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, The Maryland Code for the Handicapped and Age (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

NOTE:

All Use Groups except B-1, Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. But Use Group requires a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No windows are permitted in an exterior wall within 3'-0" of an interior lot line. (Eave Wall)

The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

When filing for a required change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Uses. See Section 312 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Overtime. Please see the attached copy of Section 316.0 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.

J. Comments:

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 203 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21284.

*[Signature]*  
C. E. Burman, Chief  
Building Plans Review

1/22/86

F. MORTON ISAAC  
2203 SHEFFLIN COURT  
BALTIMORE, MARYLAND 21209

June 11, 1986

Mr. Herman Glassband  
2203 Shefflin Court  
Baltimore, Maryland 21209

Dear Herman:

I have no objection to your removing the fence between your driveway and my lower side patio. I also have no objection to your extending your kitchen approximately 15 feet on your property.

Sincerely,

*[Signature]*  
F. Morton Isaac

FMI:mv

PROPERTY OWNER'S  
EXHIBIT 2c