

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 400.1 (III A 13) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

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

BY ATTACHING THE GARAGE TO THE HOUSE IT WOULD DESTROY THE ESTHETIC VALUE BY CUTTING TWO LIVING ROOM WINDOWS AND ONE KITCHEN WINDOW IN HALF. THE ADDITIONAL SPACE BETWEEN HOUSE AND GARAGE IS NEEDED FOR ADDITIONAL PARKING. GARAGE CANNOT BE BUILT IN THE REAR OF LOT BECAUSE OF LIMITED SPACE AND OVERHEAD UTILITIES. (ELECTRIC AND TELEPHONE WIRES)

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of September, 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 on the 16th day of September, 1986, at 10:15 o'clock.

(over)
Zoning Commissioner of Baltimore County.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 8/18/86
Posted for: Variance
Petitioner: Donald W. Mattes, et ux
Location of property: N/S Pinedale Drive, 250' W of Belair Rd.
Location of Signs: Pinedale Drive, across 15' ft road way, on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 8/18/86
Number of Signs: 1

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S of Pinedale Drive, 250' W of * DEPUTY ZONING COMMISSIONER
of the c/l of Belair Road * OF BALTIMORE COUNTY
(4112 Pinedale Drive) *
11th Election District *
Donald W. Mattes, et ux * Case No. 87-114-A
Petitioners *

The Petitioners herein request a zoning variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

Testimony by the Petitioners indicates that the rear yard is terraced, obstructed by overhead utility wires, and has existing drainage problems. An attached garage would block out the view from the living room and kitchen windows and be aesthetically unattractive.

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 on this 17th day of September 1986, that the herein request for a zoning variance to permit an accessory structure to be located in the side yard, in accordance with the plan submitted, is hereby GRANTED from and after the date of this order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

September 17, 1986

Mr. & Mrs. Donald W. Mattes
4112 Pinedale Drive
Baltimore, Maryland 21236

RE: Petition for Zoning Variance
N/S of Pinedale Drive, 250' W of the c/l of Belair Road
11th Election District
Case No. 87-114-A

Dear Mr. & Mrs. Mattes:

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,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Attachments

cc: People's Counsel

BEGINNING AT A POINT ON THE NORTH SIDE OF PINEDALE DRIVE (50' WIDE) AT A DISTANCE OF 250' WEST OF THE CENTERLINE OF BELAIR ROAD AND BEING LOT 3 BLOCK A AS SHOWN ON THE PLAT OF "PINEDALE" WHICH IS RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK GLB NO. 18, FOLIO 82. KNOWN AS 4112 PINEDALE DRIVE IN THE 11th ELECTION DISTRICT.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Pinedale Dr., 250' W of : OF BALTIMORE COUNTY
C/L of Belair Rd. (4112 :
Pinedale Dr.), 11th District :
DONALD W. MATTES, et ux, : Case No. 87-114-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
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. Donald W. Mattes, 4112 Pinedale Dr., Baltimore, MD 21236, Petitioners.

[Signature]
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-114-A

LOCATION: North Side of Pinedale Drive, 250 feet West of the Centerline of Belair Road (4112 Pinedale Drive)

DATE AND TIME: Tuesday, September 16, 1986, at 10:15 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 an accessory structure (garage) to be in the side yard in lieu of the required rear yard

Being the property of Donald W. Mattes, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 10, 1986

Mr. Donald W. Mattes
Mrs. Kathryn G. Mattes
4112 Pinedale Drive
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
N/S of Pinedale Dr., 250' W of the c/l of Belair Rd.
(4112 Pinedale Dr.)
11th Election District
Donald W. Mattes, et ux - Petitioners
Case No. 87-114-A

Dear Mr. and Mrs. Mattes:

This is to advise you that \$62.60 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 the Office Building, Towson, Maryland

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

No. 025521

DATE: 9/10/86 ACCOUNT: 87-114-A

SIGN & POST: [Signature]

RECEIVED FROM: Mr. Don W. Mattes, Sr., 4112 Pinedale Dr., Baltimore, Md. 21236

FOR: ADVERTISING & POSTING COSTS RE CASE #87-114-A

VALIDATION OR 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 28, 1986.

THE JEFFERSONIAN,

Susan Sludus Obrecht
Publisher

Cost of Advertising
24.75

PETITION FOR ZONING VARIANCE

11th Election District
Case No. 87-114-A
LOCATION: North Side of Pinedale Drive, 250' W of the Centerline of Belair Road (4112 Pinedale Drive).
DATE AND TIME: Tuesday, September 16, 1986, at 10:15 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 Board of Commissioners of Baltimore County, will hold a public hearing on the Petition for Zoning Variance to permit an accessory structure (garage) to be located on the lot in lieu of the required rear yard.
Being the property of Donald W. Mattes, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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
Baltimore County

Petition for Zoning Variance

11th Election District
Case No. 87-114-A
LOCATION: North Side of Pinedale Drive, 250' W of the Centerline of Belair Road (4112 Pinedale Drive).
DATE AND TIME: Tuesday, September 16, 1986, at 10:15 a.m.
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In the event that this Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission 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.

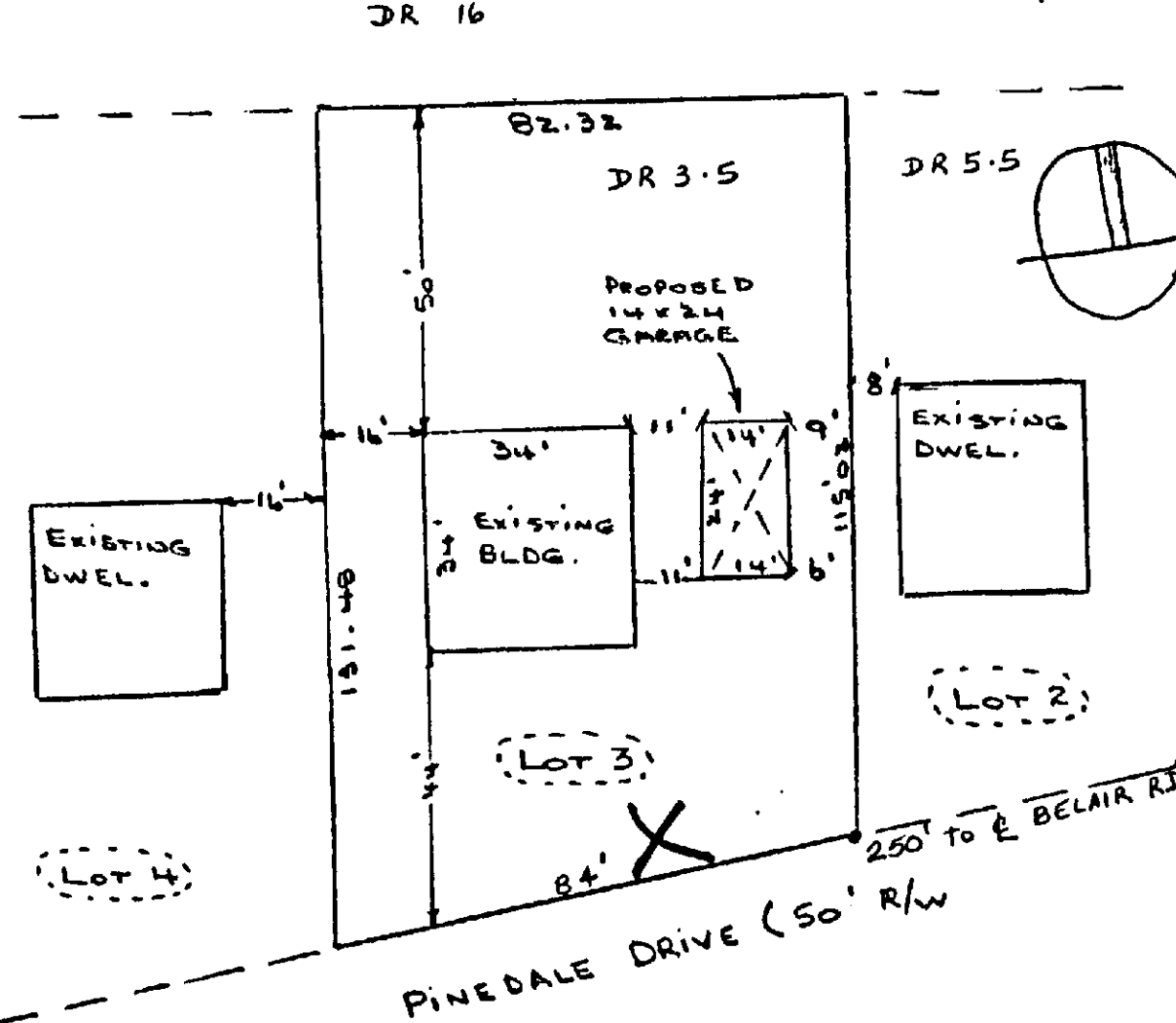
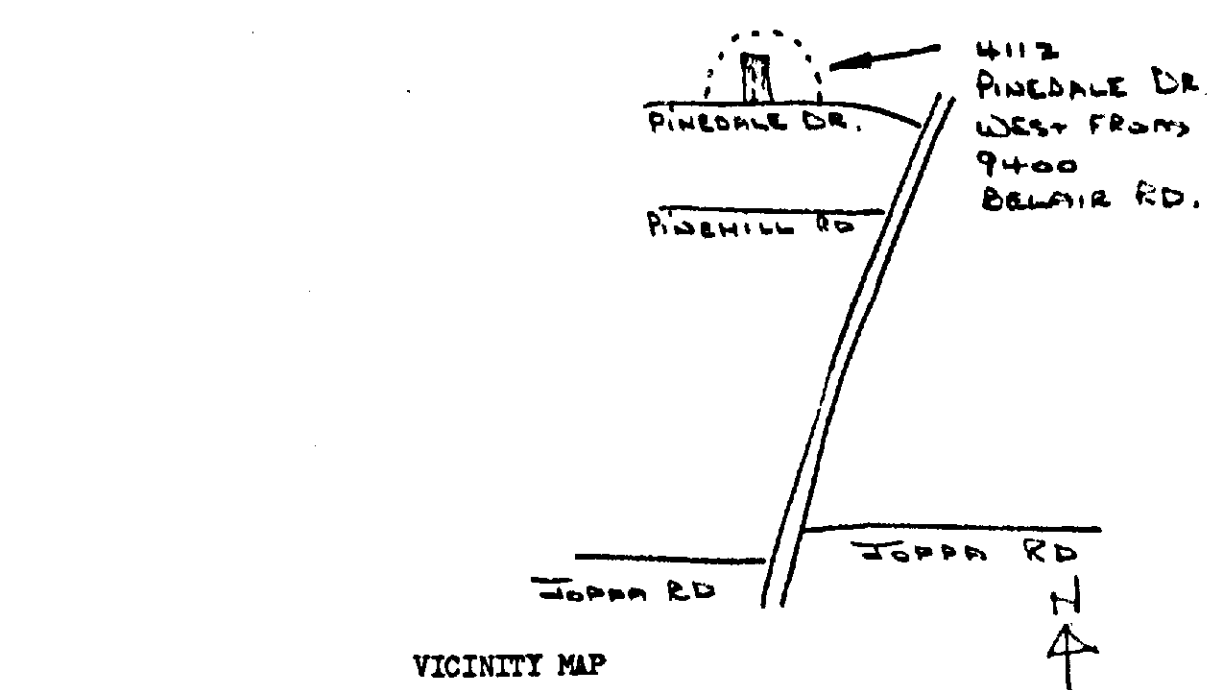
By Order Of
Zoning Commissioner
Baltimore County

The Times

Middle River, Md., Aug 18, 1986

This is to Certify, That the annexed
Belair - Mattes
Reg - L 94911

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of *one* successive weeks before the *28th* day of *Aug*, 1986.
James Dyer Publisher.



PLAT FOR ZONING VARIANCE
OWNER: DONALD W. AND KATHRYN G. MATTES
DISTRICT- 11 Zoned D.R. 3.5
SUBDIVISION - PINEDALE
LOT 3 BLOCK A BOOK NO. 18 FOLIO 82
EXISTING UTILITIES IN PINEDALE DRIVE

SCALE: 1" = 30'

OFFICE COPY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

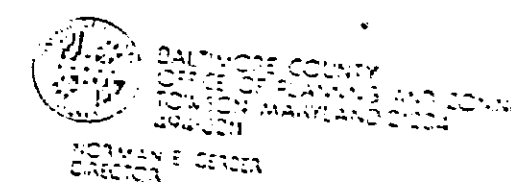
Arnold Jablon
TO: Zoning Commissioner
Date: August 21, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:slm

CPS-008



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

AUGUST 20, 1986

Re: Zoning Advisory Meeting of JULY 22, 1986
Item #20
Petitioner: DONALD W. MATTES, et ux
Location: N/S PINEDALE DR. 250'

- 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.
 - ☒ A County Review Group meeting was held and the minutes will be submitted by the Bureau of Public Services.
 - ☒ This site is not 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.
 - ☒ 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 22-53 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 11/20/85.
 - ☒ The property is located in a deficient service area as defined by the Baltimore County Capacity Use Certificate Manual, 8/11/79-79. 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 "T" level intersection as defined by Item 17-17, and as conditions change the volume of traffic may increase. The Traffic Services Branch will be notified by the County Council.

CC: James Dyer

James A. Dyer
Chief, Current Planning and Development

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 26, 1986

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

Mr. Donald W. Mattes
4112 Pinedale Drive
Baltimore, Maryland 21236

RE: Item No. 20 - Case No. 87-114-A
Petitioners: Donald W. Mattes, et ux
Petition for Zoning Variance

Dear Mr. Mattes:

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



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

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 14, 15, 17, 18, 19, and 20.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

NSF:lt

Mr. Donald W. Mattes
Mrs. Kathryn G. Mattes
4112 Pinedale Drive
Baltimore, Maryland 21236

August 4, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Pinedale Dr., 250' W of the c/l of
Belair Rd. (4112 Pinedale Dr.)
11th Election District
Donald W. Mattes, et ux - Petitioners
Case No. 87-114-A

TIME: 10:15 a.m.

Tuesday, September 16, 1986

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

Arnold Jablon
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 019992
DATE: 7/14/86
AMOUNT: \$ 35.00
RECEIVED BY: DON MATTES
FOR: VARIANCE PETITION ITEM #20
B013*****35001: 2142F
VALIDATION OR SIGNATURE OF CASHIER

87-114-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

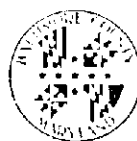
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
26th day of July, 1986

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner:
Petitioner: Donald W. Mattes, et ux
Attorney:

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



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

PAUL H. REINCKE
CHIEF

July 30, 1986

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

RE: Property Owner: Donald W. Mattes, et ux

Location: N/S Pinedale Dr., 250' W. of centerline of Belair Road

Item No.: 20

Zoning Agenda: Meeting 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 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.
- (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", 1986 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'Neill Noted and Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



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

July 31, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 20 - Zoning Advisory Committee Meeting are as follows:

Property Owner: Donald W. Mattes, et ux
Location: N/S Pinedale Drive, 250 feet W of c/l Belair Road
11th.

APPLICABLE CODE AND ORDINANCES:

A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Aged, A.N.C.M. #10-1 - 1985, and other applicable codes and standards.

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

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

D. Essentials: 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 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6' to an interior lot line. R-1 Use Groups require a one hour wall of lesser than 6' to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 4.1, Section 4.2, Section 4.3 and Table 4.2. No openings are permitted in an exterior wall within 6' of an interior lot line.

F. The site does not appear to comply with Table 5.5 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 4.1 and 5.5 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/Grouping 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 Use _____ See Section 4.2 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 10.1 of the Building Code as amended by Bill #17-85. Site plans shall show the current elevations and the elevations for the 100 and 500 year flood levels including basement.

J. _____

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. It is the responsibility of the applicant to obtain all required information from the Office of Planning and Zoning at 1100 Belair Road, Towson, Maryland 21204.

By: John F. O'Neill
Building Plans Review