

87-168-A

~~#~~ 69

9/12/86

9/12/86

10/27/86

10/28/86

NE/S of Winthrop Ct., 225' NE of the c/1 of Radcliffe
Rd. (10 Winthrop Ct.)

9th Elec. Dist.

Variance - filing fee \$35.00 - Herbert B. Shankroff, et ux

Hearing set for 10/27/86, at 9:30 a.m.

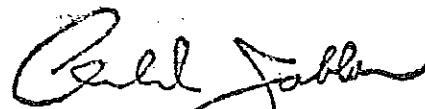
Advertising and Posting - \$73.75

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side yard setback of 11' in lieu of the required 15' and a rear yard setback of 18' in lieu of the required 40' is GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) 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) should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of October, 1986, that the Petition for Zoning Variances to permit a side yard setback of 11 feet in lieu of the required 15 feet and a rear yard setback of 18 feet in lieu of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Herbert B. Shankroff

People's Counsel

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 1B02.3-C-1-D-R-19.5 to permit a left side yard setback of 11 feet in lieu of the required 15 feet and a rear yard setback of 18 feet in lieu of the required 40 feet.

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

- 1-- Unable to build addition within existing zoning limits.
- 2-- No other site on property would accommodate building addition.

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) _____
 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.: _____

Legal Owner(s): (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 _____

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of October, 1986, at 9:30 o'clock M.

(over)

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 9th Date of Posting: 9/19/86
 Posted for: Variance
 Petitioner: Herbert B. Shankroff, et ux
 Location of property: NE/S of Winthrop Ct., 225' NE of the c/l of Radcliffe Rd., 10 Winthrop Ct., 9th Election District
 Location of Signs: Signs on NE/S of Winthrop Ct., 225' NE of the c/l of Radcliffe Rd., 10 Winthrop Ct., 9th Election District
 Remarks: _____
 Posted by: [Signature] Date of return: 9/24/86
 Number of Signs: _____

ZONING DESCRIPTION

Beginning on the northeast side of Winthrop Court 100 feet wide, the distance 225 feet northeast of the centerline of Radcliffe Road. Being Lot 9 of block 5, in the subdivision of Towson Park, Book no. 19, Folio no. 110. Also known as 10 Winthrop Court, in the 9th election district.

RE: PETITION FOR VARIANCES
 NE/S of Winthrop Ct., 225' NE of c/l of Radcliffe Rd., 10 Winthrop Ct., 9th District
 HERBERT B. SHANKROFF, et ux,
 Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
 People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Herbert B. Shankroff, 10 Winthrop Ct., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman

PETITION FOR ZONING VARIANCES
 9th Election District
 Case No. 87-168-A

LOCATION: Northeast Side of Winthrop Court, 225 feet Northeast of the Centerline of Radcliffe Road (10 Winthrop Court)

DATE AND TIME: Monday, October 27, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variances to permit a left side yard setback of 11 feet in lieu of the required 15 feet and a rear yard setback of 18 feet in lieu of the required 40 feet

Being the property of Herbert B. Shankroff, 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

Mr. Herbert B. Shankroff
 Mrs. Susan T. Shankroff
 10 Winthrop Court
 Towson, Maryland 21204

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
 NE/S of Winthrop Ct., 225' NE of the c/l of Radcliffe Rd., 10 Winthrop Ct., 9th Election District
 Herbert B. Shankroff, et ux - Petitioners
 Case No. 87-168-A

TIME: 9:30 a.m.

DATE: Monday, October 27, 1986

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE _____ ACCOUNT _____
 RECEIVED FROM _____ AMOUNT \$ _____
 FOR _____
 VALIDATION OR SIGNATURE OF CASHIER _____

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

ARNOLD JABLON
 ZONING COMMISSIONER

JAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

October 22, 1986

Mr. Herbert B. Shankroff
 Mrs. Susan T. Shankroff
 10 Winthrop Court
 Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
 NE/S of Winthrop Ct., 225' NE of the c/l of Radcliffe Rd., 10 Winthrop Ct., 9th Election District
 Herbert B. Shankroff, et ux - Petitioners
 Case No. 87-168-A

Dear Mr. and Mrs. Shankroff:

This is to advise you that \$73.75 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.

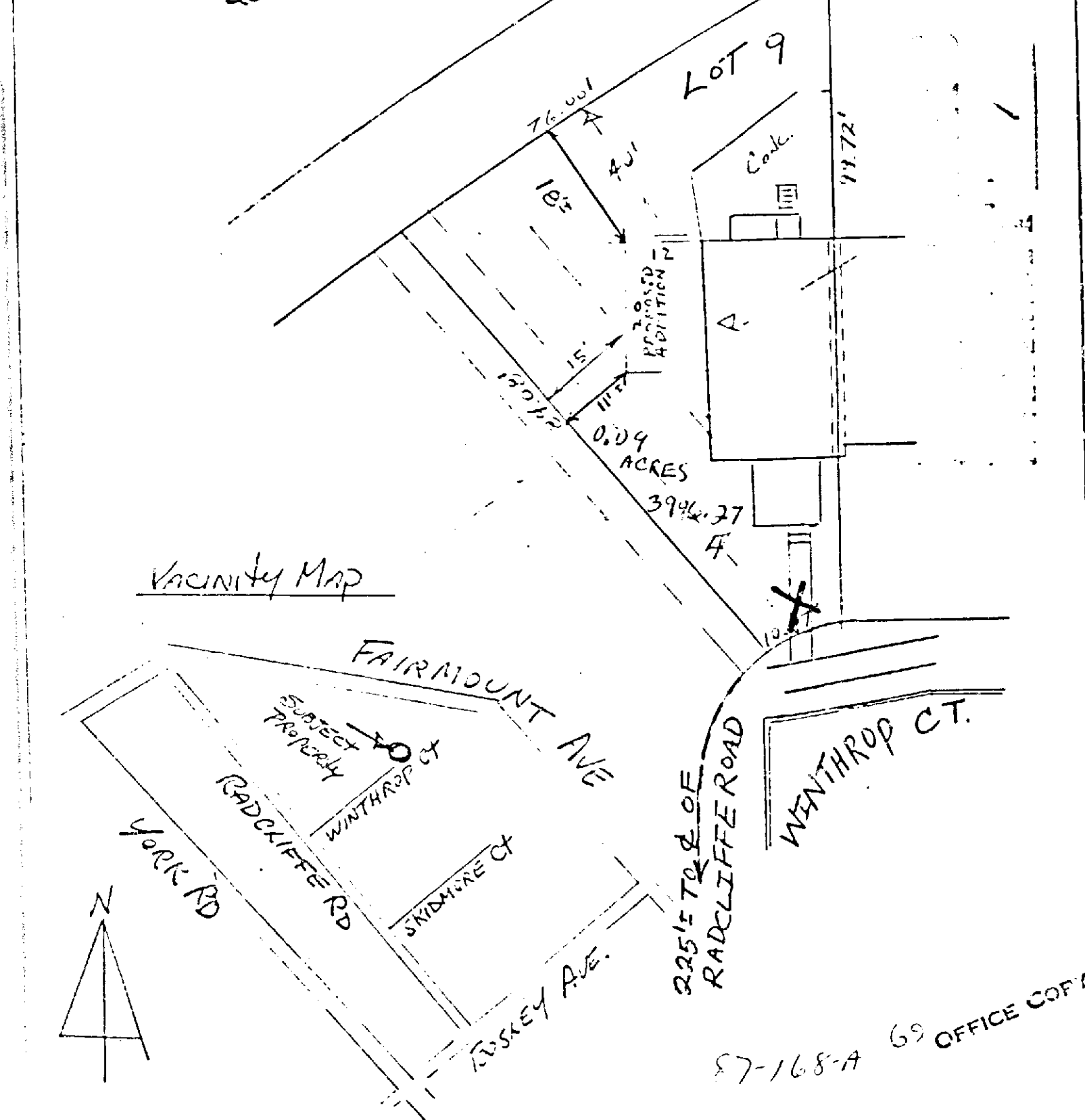
Please make check payable to Baltimore County, Maryland, and remit to the Office of Finance, Revenue Division, 111 West Chesapeake Avenue, Towson, Maryland.

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

DATE _____ ACCOUNT _____
 RECEIVED FROM _____ AMOUNT \$ _____
 FOR _____
 VALIDATION OR SIGNATURE OF CASHIER _____

PLAT FOR ZONING VARIANCE

OWNER - HERBERT B. SHANKROFF
 LT 106 9 BLOCK 105 Part of Towson Park
 EXD 1019 FOLIO 112
 DISTRICT 9, EOWES DR. 16
 SCALE 1" = 20'



87-168-A 69 OFFICE COPY

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
No. 87-168-A
Case No. 87-168-A

LOCATION: Northeast Side of
Winthrop Court, 225 feet North
of the Centerline of Radcliffe
Road (10 Winthrop Court)
DATE AND TIME: Monday, Oc-
tober 27, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 301,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Bal-
timore County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing
on the Petition for Zoning Variance to pre-
sent a left side yard setback of 11 feet in
lieu of the required 15 feet and a rear
yard setback of 18 feet in lieu of the
required 40 feet.

Being the property of Herbert B.
Shankroff, et ux, as shown on plat sub-
mitted with the Zoning Office.

In the event that said 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 as
shown or made at the hearing.

BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
10956 (Oct. 8)

TOWSON, MD., October 9, 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
October 9, 1986.

THE JEFFERSONIAN,

L Susan Shuster Shuster
Publisher
Cost of Advertising
24.75

CERTIFICATE OF PUBLICATION

TOWSON, MD., October 8, 1986.

THIS IS TO CERTIFY, that the annexed advertisement was
published in the TOWSON TIMES, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
October 8, 1986.

TOWSON TIMES,

L Susan Shuster Shuster
Publisher
34.00

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

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

October 13, 1986

Mr. Herbert B. Shankroff
10 Winthrop Court
Towson, Maryland 21204

RE: Item No. 69 - Case No. 87-168-A
Petitioner: Herbert B. Shankroff, et ux
Petition for Zoning Variance

Dear Mr. Shankroff:

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 suit-
ability 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:kkb
Enclosures

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

PAUL H. REBER
CHIEF

September 3, 1986

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

RE: Property Owner: Herbert B. Shankroff, et ux

Location: NE/S Winthrop Court, 225' NE centerline of Radcliffe Road

Item No.: 69 Zoning Agenda: Meeting of 9/2/86

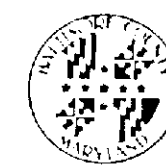
Comments:

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 project.

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", 1986 edition prior
to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

JMR



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

STEPHEN E. COLLINS
DIRECTOR

October 3, 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 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 81, 82, 83,
84, and 85.

Very truly yours,

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

MSF:lt

BA. TIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: October 14, 1986

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

SUBJECT: Zoning Petitions Nos. 87-168-A, 87-169-A, 87-170-A, 87-171-SpHA,
87-172-A, 87-173-A, 87-174-A and 87-178-A

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

Norman E. Gertner
Norman E. Gertner, AICP
Director

NEG:JGH:sib



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERTNER
DIRECTOR

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 22, 1986
Item # 69
Property Owner: HERBERT B. SHANKROFF
Location:
NE/SIDE WINTHROP COURT, 225' NE
& OF RADCLIFFE 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.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be
forward by the Bureau of Public Services.
- () This site is part of a larger tract; 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 22-98 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 178-79. 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 178-79, and as conditions change
traffic capacity may become more limited. The Basic Services Areas
are re-evaluated annually by the County Council.
- () Additional comments:

CC: James Hoswell

David Fields, Acting Chief
Current Planning and Development



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

September 9, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 69 Zoning Advisory Committee Meeting are as follows:
Property Owner: Herbert B. Shankroff, et ux
Location: NE/S Winthrop Court, 225 feet NE centerline of Radcliffe Road
District: 9th.

APPLICABLE CODES AND COMMENTS:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-84,
the Maryland Code for the Building and Land (A.M.C. 29-1) - 1980 and other applicable codes and standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a
registered in Maryland Architect or Engineer is as not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and stamped by a registered in Maryland Architect
or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All One Group except Bal Single Family Detached Dwellings require a minimum of 1 hour fire rating for
exterior walls closer than 6'-0" to an interior lot line. Bal One Group require a one hour wall if fire
time 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire of party
exterior wall within 3'-0" of an interior lot line.
6. 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.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore
County Building Code.
8. When filing for a requested change of the 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 Group and from the _____ to the _____ or
to Mixed Use _____ See Section 512 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached
copy of Section 510 of the Building Code as adopted by Bill #17-84. Site plans shall show the correct
elevations above sea level for the lot and the future floor levels including basement.
10. Comments:

JZZ/RE

Charles E. Plumb
Charles E. Plumb, P.E.
Building Plans Review

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 _____, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner _____, et ux Received by: _____
Petitioner's Attorney _____ Chairman, Zoning Plans
Advisory Committee