87-170-A # <b>76</b>	SW/S of Davis Ave., 4100' SE of Acme Ave.	2nd Elec. Dist.
9/12/86	Variance - filing fee \$35.00 - Steven A. Meekins	
9/12/86	Hearing set for $10/27/86$ , at $10:00 \text{ a.m.}$	
10/27/86	Advertising and Posting - \$57.95	
10/28/86	Ordered by he Zoning Commissioner that the Petition for Zonin permit a side yard setback of 25' in lieu of the required 50' conditions.	

appearing that strict compliance with the Baltimore County Zoning Regulations would/workexmox result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should /shouldxmot be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 38 day of October, 1986, that the Petition for Zoning Variance to permit a side yard setback of 25 feet in lieu of the required 50 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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

Zoning Commissioner of Baltimore County

AJ/srl

Louis J. Weinkam, Sr., Esquire

People's Counsel

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industrial SOCI

SELECT OF PERSONS

The world from the common narrow world

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 1A04.3. R. 3 to permit side yard set back of 25 feet in lieu of required 50 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the No.34K following reasons: (indicate hardship or practical difficulty) configuration of lot precludes ability to build a house on the lot with a 50 foot side yard set back. 25 foot set back is needed in order to allow house to be built. Zoning was changed from RC-3 to RC-5 while subdivision was being prepared. 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 W65,510 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: Legal Owner(s): STEVEN A. MEEKINS (Type or Friat Name) Steven a. meipens (Type or Print Name) City and State Attorney for Petitioner: LOUIS J. WEINKAM, SR. 10600 Davis Avenue Lot C-17 Woodstock, Maryland 21163 City and State 1002 Frederick Road Name, address and phone number of legal owner, contract purchaser or representative to be contacted Gatonsville, MD 21228 STEVEN A. MEEKINS 10600 Davis Avenue Lot C-17 461-5567 744<del>-</del> 3256 ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_12th\_\_\_\_\_ day of \_\_\_\_\_September\_\_\_\_, 19\_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through County, that property be posted, and that the public hearing be had before the Zoning r of Baltimore County in Room 106, County Office Building in Towson, Baltimore

S. Land

CERTIFICATE OF POSTING Location of Signs: South side of Davis are, appear 4110 St.

Location of Signs: South side of Davis are, appear 4110 St.

LEO W. RADER REGISTERED SURVEYOR

SUBDIVISION ENGINEERING TITLE SURVEYS LAND PLANNING

38 Belfast Road - Timonium, Maryland 21093

HYDROGRAPHY

TOPOGRAPHY

GEODESY

CL 2-2920 CR

252-2920

June 26, 1986

DESCRIPTION FOR VARIANCE PETITION MEEKINS

PETITION FOR ZONING VARIANCE

Southwest Side of Davis Avenue, 4100 feet Southeast of Acme

PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue.

Petition for Zoning Variance to permit a side yard setback of 25 feet in

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

> BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER OF BALTIMORE COUNTY

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

2nd Election District

DATE AND TIME: Monday, October 27, 1986, at 10:00 a.m.

Regulations of Baltimore County, will hold a public hearing:

Towson, Maryland

lieu of the required 50 feet

Being the property of Steven A. Meekins

hearing set above or made at the hearing.

plan filed with the Zoning Office.

Case No. 87-170-A

BEGINNING for the same on the southwest side of Davis Avenue as proposed to be widened to 60 feet, said place of beginning being distant 4100 feet more or less, measured southeasterly along Davis Avenue from the centerline of Acme Avenue, thence South 34 degrees 07 minutes 40 seconds West 2006.94 feet, North 42 degrees 52 minutes 27 seconds East 42.90 feet, North 42 degrees 30 minutes 50 seconds East 129.73 feet, North 43 degrees 00 minutes 34 seconds East 224.66 feet, North 43 degrees 06 minutes 15 seconds East 248.92 feet, North 42 degrees 31 minutes 39 seconds East 227.50 feet, North 42 degrees 44 minutes 51 seconds East 139.63 feet, North 42 degrees 40 minutes 06 seconds East 120.38 feet, North 42 degrees 53 minutes 56 seconds East 129.77 feet, North 42 degrees 32 minutes 35 seconds East 152.50 feet, North 43 degrees 59 minutes 28 seconds East 104.44 feet, North 56 degrees 15 minutes 41 seconds West 211.01 feet, North 34 degrees 07 minutes 40 seconds East 505.77 feet and North 56 degrees 15 minutes 41 seconds West 20.00 feet binding on the said southwest side of Davis Avenue to the place of beginning.

MICROFILMED

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER.

October 22, 1986

Mr. Steven A. Meekins 10600 Davis Avenue Woodstock, Maryland 21163

> RE: PETITION FOR ZONING VARIANCE SW/S of Davis Ave., 4100' SE of Acme Ave. 2nd Election District Steven A. Meekins - Petitioner Case No. 87-170-A

Deer Mr. Meekins:

This is to advise you that \_\_\_\_\_\_\_ 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 And Office Poor 113 County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND No. 025591 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT 10/27/86 SIGN & POST Mr. Steven A. Meekins, 10000 Davis Avenue, Woodstock, Md. 21163 ADVERTISING & POSTENG COSTS RE CASE #87-170-A B 8828\*\*\*\*\*\$7:5:a 8272F VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

SW/S of Davis Ave., 4100' SE of

RE: PETITION FOR VARIANCE

Acme Ave., 2nd District

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

STEVEN A. MEEKINS, Petitioner : Case No. 87-170-A

ENTRY OF APPEARANCE

:::::::

Please enter the appearance of the People's Counsel in the abovecaptioned 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 Louis J. Weinkam, Sr., Esquire, 1002 Frederick Rd., Catonsville, MD 21228, Attorney for Petitioner.

10750 Little Patuxent Pkwy Columbia, MD 21044 October 9 19 86 THIS IS TO CERTIFY, that the annexed advertisement of Bullimore Cassely, will lead a public feating:

Publish for Ziming Varierron to parent a side yard audurat of 36 feat in fine of the required 50 feat.

But in fine of the required 50 feat.

Being the property of Statum A felolotop as alterns on the plot fine out to the Position of the Position of the Position of the Position of the property of the parent of the position of the po PETITION FOR ZONING 31369 was inserted in the following: □Arbutus Times weekly newspapers published in Baltimore County, Maryland once a week for \_\_\_\_\_successive weeks before the 11 day of October 19 86, that is to say, the same was inserted in the issues of October 9, 1986

MICROFILMED

Louis J. Weinkam, Sr., Esquire 1002 Frederick Road

Catonsville, Maryland 21228

The state of the s

September 19, 1986

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SW/S of Davis Ave., 4100' SE of Acme Ave. 2nd Election District Steven A. Meekins - Petitioner Case No. 87-170-A

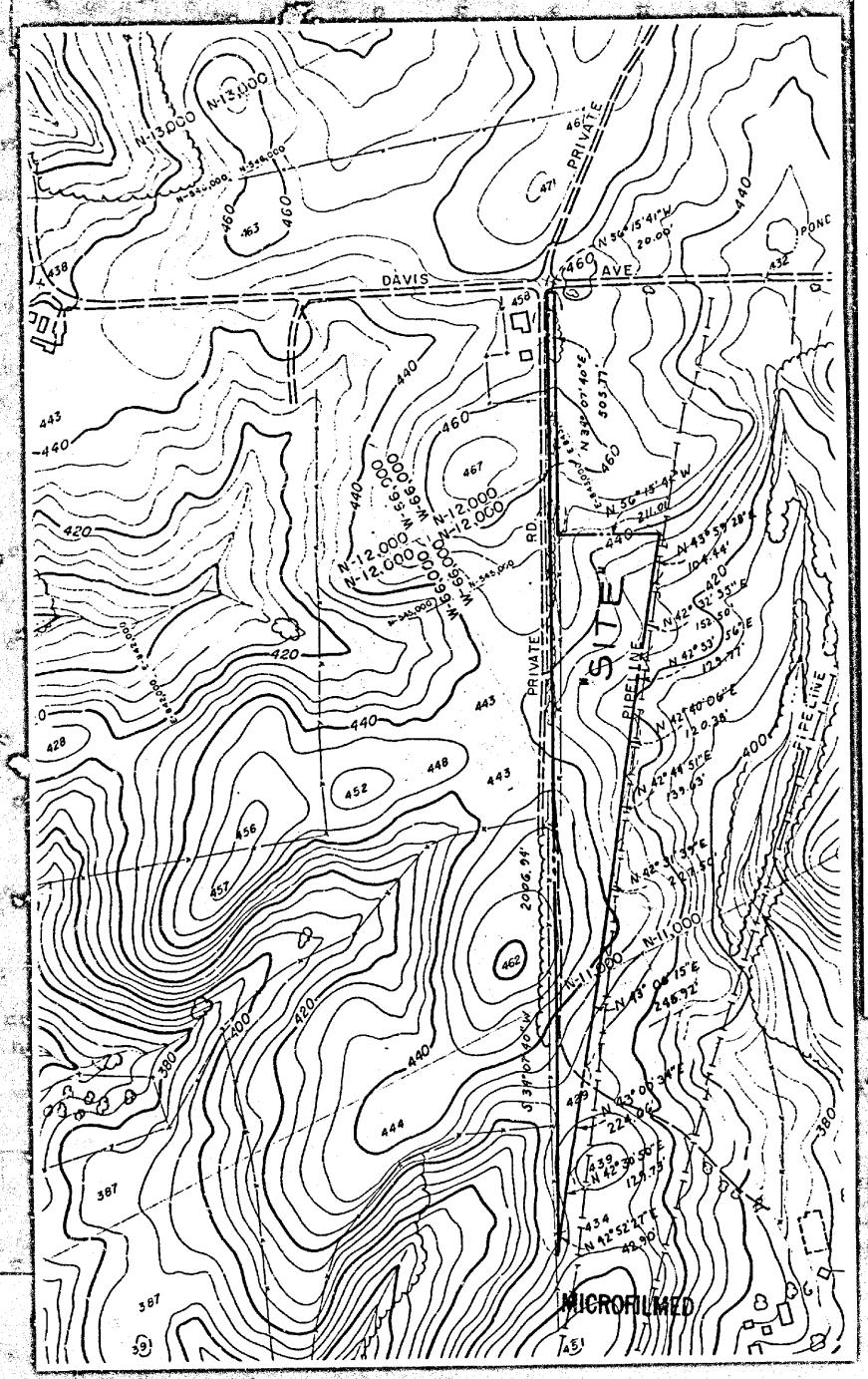
TIME:	10:00 a.m.
DATE:	Monday, October 27, 1986
PLACE: Ro	om 301, County Office Building, 111 West Chesapeak
Av	enue, Towson, Maryland

I Mark the Altered	or Daithmore
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 025883
Colorlas	01-615
AMOUNT \$	35 00
FROM: LOUIS Q DEWEAM	
FOR FILING FEE TOO VASIANCE	- hen 7
B B135*****3500:a	7525

validation or signature of Cashif

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CPS-008

October 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 19 86. THE JEFFERSONIAN, Gusan Sender Obrect

CERTIFICATE OF PUBLICATION

PETITION POR
ZONING WARIANCE
2nd Election District
Case No. 87-179-A

LOCATION: Sonthwest Side of Davis Assense, 4100 feet Southeast

of Acme Arenae
DATE AND TIME: Monday, October 27, 1986, at 10:00 a.m.
PUBLIC HEARING: Room 301

Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will had a public herning. Petition for Zoning Variance to permit a ride yard acttack of 25 feet in ling of the required 10 feet.

Being the property of Sceven A. Meckino, as shown on plot plan filed with the Zoning Office.

In the event that this Petition(.) is presented, a building permit may be

granted, a building permit rany be based within the thirty (30) day appeal speriod. The Zoning Commissioner spill, however, entertain any sequent for a stay of the issuance of said permit

in writing by the date of the net ing a shore or made at the hearing. By Order Of ARNOLD JABLON

MICROFILMED

## BALTIMORE COUNTY, MARY JIND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner Date October 14, 1986 Norman E. Gerber, AICP, Director

SUBJECT\_ Zoning Petitions No. 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

FROM Office of Planning and Zoning

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

NEG: JGH: slb

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Office of Planning and Zoning

Water Supply <u>private</u>

into the atmosphere.

Services.

(5) square feet or more.

COMMENTS ARE AS FOLLOWS:

Property Owner: Stealn A. Mekins

MICROFILMED

Sewage Disposal printe

MICROFILMED

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Item # 76, Zoning advisory Committee Meeting of 9-2-86

( ) Prior to approval of a Building Permit for construction, renovation and/or

complete plane and specifications must be submitted to the Plans Review

Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

( ) A permit to construct from the Division of Air Pollution Control is required

( ) A permit to construct from the Division of Air Pollution Control is required

) Prior to approval of a Building Permit Application for renovations to exist-

specifications of the building, food service area and type of equipment to

be used for the food service operation must be submitted to the Plans Review

and Approval Section, Division of Engineering and Maintenance, State Department

pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage

facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County

Department of Health for review and approval. For more complete information.

contact the Recreational Hygiene Section, Livision of Environmental Support

ing or construction of new health care facilities, complete plans and

) Prior to any new construction or substantial alteration of public swimming

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact

method providing for the elimination of waste oil must be in accordance

) If lubrication work and oil changes are performed at this location, the

of Health and Mental Hygiene for review and approval.

the Division of Maternal and Child Health.

with Water Resources Administration requirements.

installation of equipment for any existing or proposed food service facility,

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

for any charbroiler operation which has a total cooking surface area of five

Location: S/W/S Davis Que, 400' SE of acme District 2

9-15-86

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4560 Seprember 2, 1986 PAUL H. REINCKE Mr. Arnold Jablon **Zoning Commissioner** Office of Planning and Zoning Baltimore County Office Building Towson Maruland 21204 RE: Property Owner: Steven A. Meekins Location: SW/S David Avenue, 4100' SE of Acme Avenue Item No.: 76 Zoning Agenda: Meeting of 9/2/86 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. ( x) 3. The vehicle dead end condition shown at proposed dwelling exceeds 3001. EXCEEDS the maximum allowed by the Fire Department. ( x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation, panhandle driveway shall be 16 in width and support 50,000 # fire apparatus. (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", 1976 edition prior to occupancy. ' ) 6. Site plans are approved, as drawn. 7. The Fire Prevention Bureau has no comments, at this time.

Zoning Item # 7/2 Zoning Advisory Committee Meeting of 9-2-86 ( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( V) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. Ian J. Forrest, Director MIGROFILMED

WWQ 2 4/86

BUREAU OF ENVIRONMENTAL SERVICES

Bureau of Department of Traffic Engineering State Roads Commissio Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeaks Ave. Towson, Maryland 71204

Louis J. Weinkam, Sr., Esquire 1002 Frederick Road Catonsville, Maryland 21228

> RE: Item No. 76 - Case No. 87-170-A Petitioner: Steven A. Meekins Petition for Zoning Variance

Dear Mr. Weinkam:

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 partics 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

Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Lèo W. Rader 38 Belfast Road Timonium, Maryland 21093

MICROFILMED

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204

NORMAN E. GERBER Mr. Arnold Jablon

Zoning Commissioner County Office Building SEPTEMBER 25, 1986 Towson, Maryland 21204

> Re: Zoning Advisory Meeting of Several 8 2,1986 Item # 76 Property Owner: STEVEN A. MEEKINS Location: SW/S DAVISAVE. 4100 SE OF ACME AVE .

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

> 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; therfore 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

)Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "O" 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:

David Fields, Acting Chief Current Planning and Development



STEPHEN E. COLLINS DIRECTOR

D

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
Traffic Engineer Associate II

MSF:It

MICROFILMED

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
10WSON, MARYLAND 21204
494-3610

September 9, 1986

TED ZALESKI, JR. DIRECTOR

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Hr. Arnold Jablen, Zoning Commissioner Office of Flaming and Zoning Towers, Navyland 21201

Towson, Maryland 21204 Dear Mr. Jablons

Comments on Item # 76 Zoning Advisory Committee Meeting are as follows:

Property Owner: Steven A. Meekins

Location: SW/S Davis Avenue, 4100 feet SE of Acme Avenue

District: 2nd.

APPLICABLE ITEMS ARE CIRCLED:

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.E.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. Rosidentials Two sets of construction drawings are required to file a parait 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 R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer tham 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. Ho 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 permissable 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
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct alevations above sea level for the lot and the finish floor levels including basement.

J. Comments:

K. These abbreciated 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 decired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chemapeake Avenue, Towson, Haryland 2120k.

BY: C. E. Burnham, Daier

Building Plans Review

MICROFILMED

87-170-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

ARNOLD JABLON Zoning Commissioner

Petitioner Steven A. Meeking Received by:
Attorney Touts I was a received by:

Louis J. Weinkar, Sr., Esquire

Received by: James E. Dyer

Chairman, Zoning Plans Advisory Committee

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