87-172-A ~~#77~~	W/S of Glenwood Ave., 80' S of Lavonia Place (24 Glenwood Ave.)	1st Elec. Dist.
9/12/86	Variance - filing fee $35.00 - George W. Miller, Jr., et ux	
9/12/86	Hearing set for 10/27/86, at 10:30 a.m.	
10/27/86	Advertising and Posting - $58.65	
10/28/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 24.5' in lieu of the required 30' is GRANTED with conditions.	

87-172-A

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance 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 Variance to permit a rear yard setback of 24.5 feet in lieu of the required 30 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. George W. Miller, Jr.

People's Counsel

77

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

87-172-A

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 to permit a rear yard setback of 24.5 feet in lieu of the required 30 feet.

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

We need additional living space and this is the best suited place to add to the home. A 9-foot-wide addition to hold the 30 foot setback requirement would not meet our needs.

MAP 54 SW 2F
2 A
P.O. 1ST
ELEC. 5
WARD 5487
CENSUS
1003
ZONE
DP
$ 8.225
W31,570

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):

George W. Miller Jr.
(Type or Print Name)

George W. Miller
Signature

Sharon L. Miller
(Type or Print Name)

Sharon L. Miller
Signature

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

24 Glenwood Ave 288-3399
Address Phone No.

Balto MD 21228
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

Attorney's Telephone No.:

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 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 27th day of October, 19 86, at 10:30 o'clock

A. M.

Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

RECEIVED FOR FILING
Date 9/12/86
By Linda O'Keefe

ORDER

George W. Miller, Jr., et ux
W/S of Glenwood Ave., 80' S of Lavonia Pl.
1st Dist.
87-172-A

DESCRIPTION FOR VARIANCE
24 GLENWOOD AVENUE
1ST ELECTION DISTRICT

Beginning at a point on the west side of Glenwood Avenue (50 feet wide) at a distance of 80 feet south of Lavonia place and being Lot No. 103 as shown on the "Plat of East Catonsville", which id recorded in the Land Records of Baltimore County in Plat Book J.W.S. No. 1, Folio 215.
Containing even rectangular dimensions of 40' x 95'.

MICROFILMED

OFFICE COPY

RE: PETITION FOR VARIANCE
W/S of Glenwood Ave., 80' S of Lavonia Pl. (24 Glenwood Ave.)
1st District

GEORGE W. MILLER, JR., et ux,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
:
: Case No. 87-172-A
:

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 29th day of September, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. George W. Miller, Jr., 24 Glenwood Ave., Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

MICROFILMED

Mr. George W. Miller, Jr.
Mrs. Sharon L. Miller
24 Glenwood Avenue
Baltimore, Maryland 21228

September 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S of Glenwood Ave., 80' S of Lavonia Place (24 Glenwood Ave.)
1st Election District
George W. Miller, Jr., et ux - Petitioners
Case No. 87-172-A

TIME: 10:30 a.m.

DATE: Monday, October 27, 1986

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

[illegible] Commissioner
[illegible] County

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

No. 025584

DATE 9/19/86 ACCOUNT 01-615

AMOUNT $ 35.00

RECEIVED FROM SHARON MILLER

FOR Filing Fee for Variance Item 77

B 0071*****3500a $15AF

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

87-172-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st
Date of Posting September 29, 1986
Posted for: Variance
Petitioner: George W. Miller, Jr. et ux
Location of property: W/s of Glenwood Ave., 80' S of Lavonia Place (24 Glenwood Ave.)
Location of Signs: In front of #24 Glenwood Ave.
Remarks:
Posted by L. J. Arata
Signature
Number of Signs: 1
Date of return: October 3, 1986

MICROFILMED

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

PETITION FOR
ZONING VARIANCE
1st Election District
Case No. 87-172-A
LOCATION: West Side of Glenwood Avenue, 80 feet South of Lavonia Place (24 Glenwood Ave.)
DATE AND TIME: Monday, October 27, 1986, at 10:30 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 Variance to permit a rear yard setback of 24.5 feet in lieu of the required 30 feet
Being the property of George W. Miller, Jr., 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

MICROFILMED

Office of
PATUXENT
Publishing Corp.
11750 Little Patuxent Pkwy.
Columbia, MD 21044

October 11 19 86

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCES
81373

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one 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

PATUXENT PUBLISHING CORP.
By

MICROFILMED

PETITION FOR ZONING VARIANCE

1st Election District

Case No. 87-172-A

LOCATION: West Side of Glenwood Avenue, 80 feet South of Lavonia Place (24 Glenwood Ave.)

DATE AND TIME: Monday, October 27, 1986, at 10:30 a.m.

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

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

Petition for Zoning Variance to permit a rear yard setback of 24.5 feet in lieu of the required 30 feet

Being the property of George W. Miller, Jr., 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

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. George W. Miller, Jr.
Mrs. Sharon L. Miller
24 Glenwood Avenue
Baltimore, Maryland 21228

RE: PETITION FOR ZONING VARIANCE
W/S of Glenwood Ave., 80' S of Lavonia Place (24 Glenwood Ave.)
1st Election District
George W. Miller, Jr., et ux - Petitioners
Case No. 87-172-A

Dear Mr. and Mrs. Miller:

This is to advise you that $58.65 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

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

No. 025593

DATE 10/27/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT $ 58.65

RECEIVED FROM George Miller Company, 24 Glenwood Ave., Catonsville, Md. 21228

FOR ADVERTISING & POSTING COSTS RE CASE #87-172-A

B 0041*****5865a 02AF

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

CERTIFICATE OF PUBLICATION

PETITION FOR ZONING VARIANCE
1st Election District
Case No. 87-172-A

LOCATION: West Side of Glenwood Avenue, 80 feet South of Livonia Place (24 Glenwood Ave.)
DATE AND TIME: Monday, October 27, 1986, at 10:30 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Zoning Variance to permit a rear yard setback of 24.5 feet in lieu of the required 30 feet.

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

10100 Oct. 9.

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,

Susan Gruber Obrecht
Publisher

Cost of Advertising

24.75

MICROFILMED

87-172-A

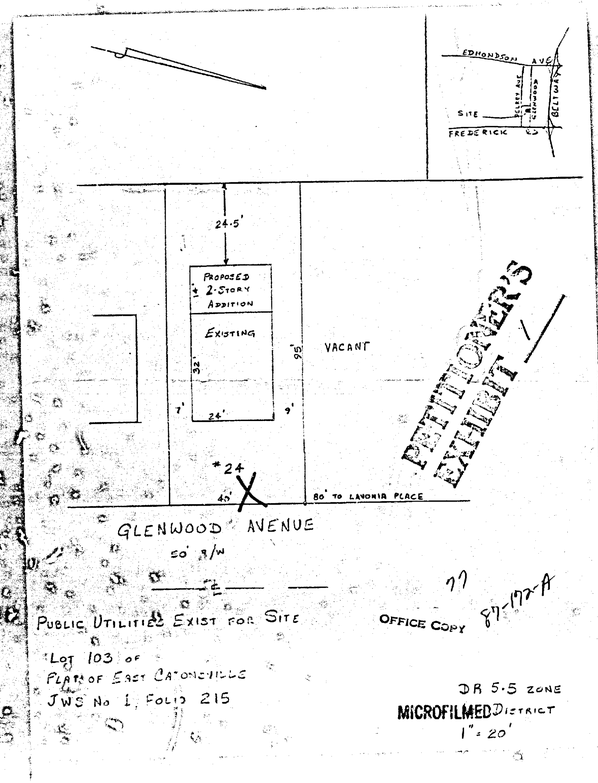
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of September, 19 86

ARNOLD JABLON
Zoning Commissioner

Petitioner George S. Miller, Jr., et ux Received by: James E. Dyer
Petitioner's Attorney
Chairman, Zoning Plans Advisory Committee

MICROFILMED



PUBLIC UTILITIES EXIST FOR SITE

Lot 103 of
PLAT OF EAST CATONSVILLE
JWS No 1, FOLIO 215

OFFICE COPY 87-172-A

DR 5.5 ZONE
1st DISTRICT
1" = 20'

MICROFILMED

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
Traffic Engineer Associate II

MSF:lt

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mailed 10/17/86

October 13, 1986

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

ooo

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

Mr. George W. Miller, Jr.
24 Glenwood Avenue
Baltimore, Maryland 21228

RE: Item No. 77 - Case No. 87-172-A
Petitioner: George S. Miller, Jr., et ux
Petition for Zoning Variance

Dear Mr. Miller:

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/kkb
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

MICROFILMED

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

NORMAN E. GERBER
DIRECTOR

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

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 2, 1986
Item # 77
Property Owner: GEORGE W. MILLER, JR. et al
Location: W/S GLENWOOD AVE. 80' S. LIVONIA PLACE

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; 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 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:

Eugene A. Bober/fields, Acting Chief
Current Planning and Development

cc: James Hoswell

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Arnold Jablon, Zoning Commissioner Date October 14, 1986

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

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

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

Norman E. Gerber, AICP
Director

NEG:JGH:slb

MICROFILMED

CPS-008

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

PAUL H. REINCKE
CHIEF

September 3, 1986

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

RE: Property Owner: George W. Miller, Jr., et ux

Location: W/S Glenwood Avenue, 80' S Livonia Place

Item No.: 77 Zoning Agenda: Meetin 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.

( ) 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", 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

MICROFILMED

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 # 77 Zoning Advisory Committee Meeting are as follows:

Property Owner: George W. Miller, Jr., et ux
Location: W/S Glenwood Avenue, 80 feet S Livonia Place
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

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

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

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

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

E. All Use Groups except R-3 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-3 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for 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 _____. See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 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:

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

BY: C. E. Burnham, Chief
Building Plans Review

CE/PK

MICROFILMED

Arnold Jaylor
Zoning Commissioner

87-390 A
BD
Item 77
8/19/86

8/20/86 TO JD
8

Request early hearing date for
24 Glenwood Ave

RECEIVED
AUG 19 1986
ZONING OFFICE

Dear Sir

we are writting to request an early hearing date, because we had the yard in back of house dug out. It leaves us with a huge hole in yard, we are afraid if weather is bad, it will force wall of existing dwelling to colapse. This would result in basement being ruined, and flood room which is completed for family.

Thanking you

Mr + Mrs George W. Miller

788-3399
24 Glenwood Ave

MICROFILMED