

87-174-A

~~#~~ 85

SE/S of Radecke Ave., approx. 350' S of Cynthia

Terrace Extended

14th Elec. Dist.

9/12/86

Variance - filing fee \$35.00 - Joseph W. Lutz, Jr.

9/12/86

Hearing set for 10/27/86 at 11:30 a.m.

10/27/86

Advertising and Posting - \$63.80

10/28/86

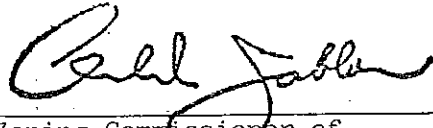
Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 26' in lieu of the required 50' is GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it
appearing that the

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 ~~should~~ not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th
day of October, 19 86, that the Petition for Zoning Variance to permit
a rear yard setback of 26 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, Peti-
tioner is hereby made aware that proceeding at this
time is at his own risk until such time as the applica-
ble appellate process from this Order has expired. If,
for whatever reason, this Order is reversed, the Peti-
tioner 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. Joseph W. Lutz, Jr.

People's Counsel

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, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Joseph W. Lutz, Jr.
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

MICROFILMED

CERTIFICATE OF PUBLICATION

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,

Publisher

Cost of Advertising

24.75

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BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2536
494-4500

PAUL H. RENCKE
CHIEF

September 2, 1986

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

RE: Property Owner: Joseph W. Lutz, Jr.
Location: SE/S of Radecke Avenue, 350' + S. Cynthia Terrace
Item No.: 85
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 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", 1976 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*
Special Inspection Division
Noted and Approved: _____
Fire Prevention Bureau

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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:tt

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

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. Joseph W. Lutz, Jr.
5409 Lutz Hill Road
Baltimore, Maryland 21206

RE: Item No. 85 - Case No. 87-174-A
Petitioner: Joseph W. Lutz, Jr.
Petition for Zoning Variance

Dear Mr. Lutz:

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:kbb

Enclosures

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237

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

NORMAN E. GERDER
DIRECTOR

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

SEPTEMBER 25, 1986

Re: Zoning Advisory Meeting of SEPTEMBER 22, 1986
Item # 85
Property Owner: JOSEPH W. LUTZ, JR.
Location: SE/S of Radecke Ave. 350'
S. CYNTHIA TERRACE

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.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be
forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract; therefore it is defined as a
subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior
to issuance of a building permit.
- ☒ The access to 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:

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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 # 85 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph W. Lutz, Jr.
Location: SE/S Radecke Avenue, 350 feet + S. Cynthia Terrace
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85,
the Maryland Code for the Building and Code (A.S.S.I. #17-1 - 1985) 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 not required on plans and technical data.
4. 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.
5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for
transverse walls closer than 6'-0" to an interior lot line. B-1 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 within 3'-0" of an interior lot line. No openings are permitted in an
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 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 Use.
9. The proposed project appears to be located in a Flood Plain, Flood/Reversion. 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.
10. Comments:
11. 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 112 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Shanker
111 W. Chesapeake Ave.
Building Permit Review

4/7/86

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Petition for
Zoning Variance

Case No. 87-174-A

14 Election District

LOCATION: Southeast Side of Ra-

decke Avenue, approximately 200 feet

South of Cynthia Terrace Extended.

DATE & TIME: Monday, October

27, 1986, at 11:30 a.m.

PUBLIC HEARING: Room 301,

County Office Building, 111 West

Chesapeake Avenue, Towson,

Maryland.

The Zoning Commissioner of Balti-

more County, by authority of the Zon-

ing Act and Regulations of Baltimore

County, will hold a public hearing:

Petition for Zoning Variance to per-

mit a rear yard setback of 38 feet in

lieu of the required 50 feet.

Being the property of Joseph W.

Lutz, Jr., as shown on plat plan filed

with the Zoning Office.

In the event that this Petition is

granted, a building permit may be is-

sued within the thirty (30) day appeal

period. The Zoning Commissioner

will, however, entertain any request

for a stay of the issuance of said per-

mit during this period for good cause

shown. Such request must be received

in writing by the date of the hearing

and shall be made at the hearing.

By Order Of

Arnold Jablon

Zoning Commissioner

of Baltimore County

The Times

Middle River, Md., Oct. 9, 1986

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of _____ successive

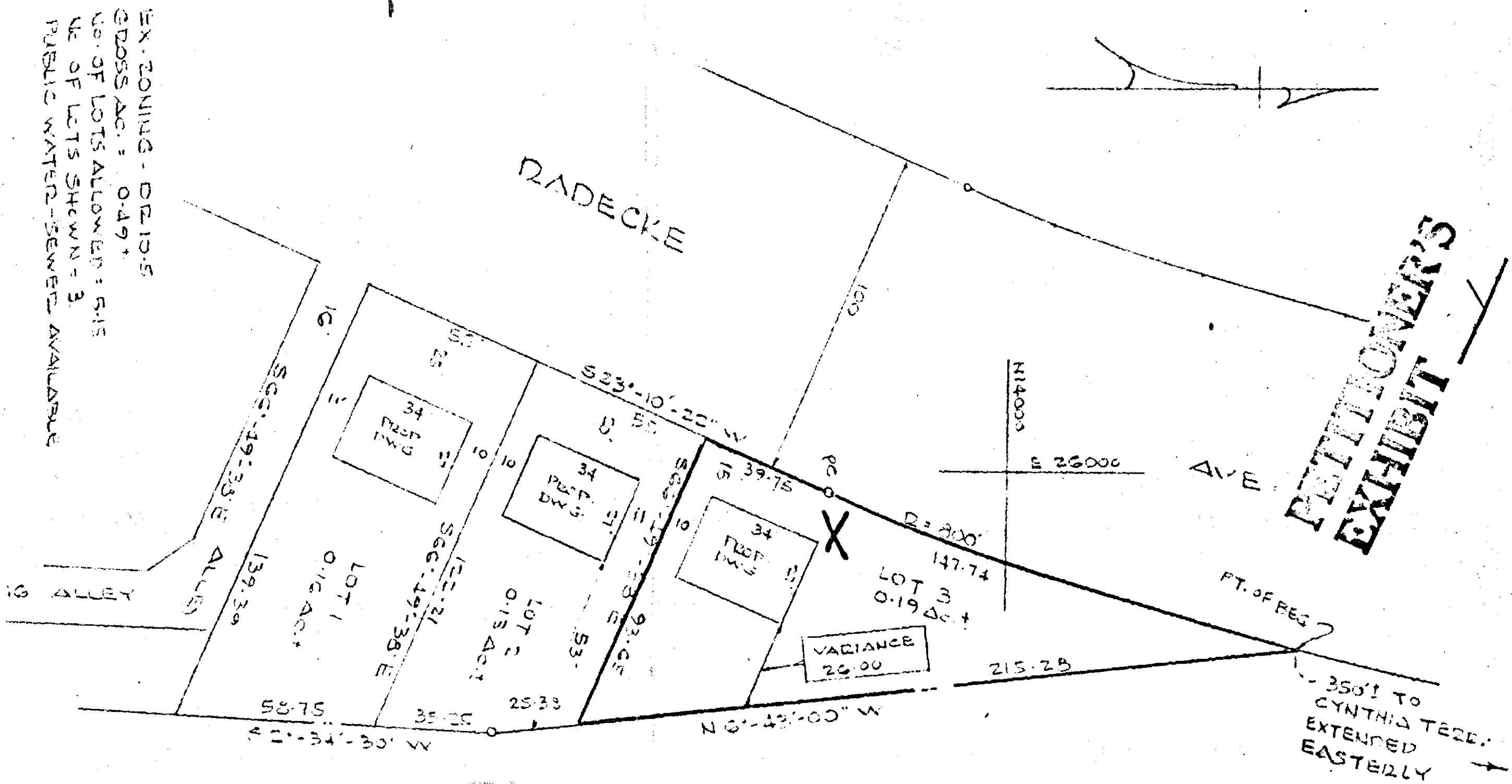
weeks before the _____ day of

October, 1986

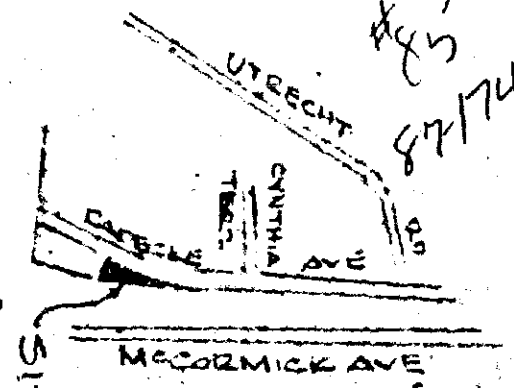
Dorinda Petty Publisher

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**PETITIONER'S
EXHIBIT**



350' TO
CYNTHIA TERR.
EXTENDED
EASTERLY



LOCATION MAP
NO SCALE

**SUBDIVISION OF PARCEL 'A' SECT 8
HOLLAND HILL**

PLAT BOOK 30-131
14TH DISTRICT BALTIMORE CO., MARYLAND
Scale 1" = 30'
DATE 8-21-80

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PLAT TO ACCOMPANY PETITION FOR
REAR YARD VARIANCE OF 26' IN DEED
OF THE DEED-50'

EX. ZONING - DE 10.5
GROSS AC. = 0.49
NO. OF LOTS ALLOWED = 5.15
NO. OF LOTS SHOWN = 3
PUBLIC WATER-SEWER AVAILABLE

85
8/17/80



FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237
687-6927
OFFICE COUNCIL