87-189-A # 9/	SW/cor. of Lancelot Dr. and Camhill Dr. (1438 Lancelot Dr.)	14th Election District
9/22/86	Variance - filing fee \$35.00 - Josefina L. Cueto, et al	
9/22/86	Hearing set for 11/10/86, at 10:00 a.m.	
11/10/86	Advertising and Posting - \$64.55	
11/12/86	Ordered by the Zoning Commissioner that the Petition for Zonermit a side yard setback of O' in lieu of the required 7' 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/wouldxnok 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 **Should**nok* be granted.

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 Comprissioner of Baltimore County

Displayed Control

AJ/srl

cc: Michael N. Schleupner, Jr., Esquire

People's Counsel

y R.		NING VARANCE	89-9 #91		0	
	THE ZONING COMMISSIONER OF BALTIMO	erty situate in Baltimore County and which is	9-4	DESCRIPTION F	OR VARIANCE	
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 _1802_3_B_(III_C.3, 1953_BCZR)_to_permit_a_side_yard_setback				1438 LANCELOT		
		et.	Jos Dr.	14TH ELECTION	DISTRICT	
			efina cor. (143	Beginnin	g at a point on the so	uthwest corner of Lancelot Drive (50 feet
of the		the Zoning Law of Baltimore County; for the	WE 35	the amended p	NITT DUIVE LOU LEEK MI	de) and being Lot 2, Block C, as shown on
10110	owing reasons: (indicate hardship or practical	from mow and frost during winter.	NE 3E Cueto, ancelot	,	Tours o obtainly in Trac	BOOK 30, FOITO 30.
	2. To product our ear from the s	received party	14 TH ST D D C C C C C C C C C C C C C C C C C			
	3. To cover our ear from the drinc	hing rain. 200	$\frac{5.5.27}{\sqrt{Q}}$ and $\frac{187}{\sqrt{Q}}$			
	3. To cover our ear from the dring of the widen the parking area (area parking for our ear. Property is to be posted and advertised as	· · · · · · · · · · · · · · · · · · ·	189-A Camhill			
pet Bal	I, or we, agree to pay expenses of above Var tition, and further agree to and are to be boun ltimore County adopted pursuant to the Zoning	iance advertising, posting, etc., upon filing of this d by the zoning regulations and restrictions of Law For Baltimore County.	N-10,040 E27,780			
		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.				
Co	ontract Purchaser:	Legal Owner(s): Josefina L. Cueto			· ·	
	(Type or Print Name)	(Type or Print Name) Asselien L. Cuelo				
	Signature	Signature	-			
J.	438 hanceles Drine Belto. Ud. Address	(Type or Print Name)	-			
	But - Hd - 21257 City and State	Signature	-			- i
· A	ttorney for Petitioner:					91
_4	(Type or Print Name)	Address Phone No.	-			f
\$	Slusse Janey Signature	City and State	-			C .
-	30916. Monument 51	Name, address and phone number of legal owner, con tract purchaser or representative to be contacted	1-			Or Caca Co
-	Ballimon Med 21205 City and State	Name				
A	Attorney's Telephone No.: 977-1499		<u> </u>			
∌		Address Phone No. Baltimore County, this22nd day	v č			
FILING	out Baltimore County, that property be posted, a commissioner of Baltimore County in Room	ne subject matter of this petition be advertised, a y, in two newspapers of general circulation through and that the public hearing be had before the Zonin 06, County Office Building in Towson, Baltimor				
E SOX	•	November , 19 86, at 10:00 o'cloc	k Ç		Anna and An	
8 3/	.AM.	(200 00	2 3		0	
No. 3	•	Zoning Commissioner of Baltimore County	y.	·	DEMITS ON TON TON THE WAY	OT AMOR
OHDEH RECEN Date Janua Sy Jatela	(4	over)	CONTRACTOR OF THE PROPERTY OF		PETITION FOR ZONING VAL 14th Election District	CIANCE .
OriDe Date				C	Case No. 87-189-A	
				100/2700		
					Southwest Corner of La (1438 Lancelot Drive)	ncelot Drive and Camhill Drive
					Monday, November 10, 19	
				PUBLIC HEARING: F	Room 301, County Office Towson, Maryland	Building, 111 W. Chesapeake Avenue,
				The Zoning Commiss Regulations of Bal	sioner of Baltimore Cou timore County, will ho	nty, by authority of the Zoning Act and ld a public hearing:
				Petition for Zoning in lieu of the rec		a side yard setback of O feet
				In fied of the fee	quired / rect	
		FICATE OF POSTING	9-12			
-	ZONING DEPAR	IMENT OF BALTIMORE COUNTY Towson, Maryland			·	
	District 14th	Date of Posting 9/26	186			
	Posted for. Voriones	Date of 1 oning			of Josefina L. (Je	to, et al, as shown on plat
		Cueto, etal		plan filed with th In the event that	this Petition(s) is gr	anted, a building permit may be issued
		ancelet Dr. + Cambill Dr.		entertain any requ	(30) day appeal period est for a stay of the	. The Zoning Commissioner will, however, issuance of said permit during this period
	Location of Signs: Feering Lorne	- lot Dr. approx 70' Fr. 400 d.	wey	for good cause sho	wn. Such request must or made at the hearing	be received in writing by the date of the
	on property of Potition	77 67				BY ORDER OF ARNOLD JABLON
	Posted by Maleady	Date of return: 10/3/86				ZONING COMMISSIONER OF BALTIMORE COUNTY
	Signature Number of Signs:					•

UT.

CON

DESCRIPTION FOR VARIANCE 1438 LANCELOT DRIVE 14TH ELECTION DISTRICT Beginning at a point on the southwest corner of Lancelot Drive (50 feet wide) and Camhill Drive (50 feet wide) and being Lot 2, Block C, as shown on the amended plat of "Camelot", Section eleven, which is recorded in the Land Records of Baltimore County in Plat Book 36, Folio 30.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER SW/Corner of Lancelot Dr. & Cambill Dr. (1438 Lancelot Dr.): OF BALTIMORE COUNTY láth District

JOSEFINA L. CUETO, et al., Case No. 87-189-A Petitioners

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 3rd day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Edward J. Carey, Esquire, 3031 E. Monument St., Baltimore, MD 21205, Attorney for Petitioners.

Peter Max Zimmerman

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

November 3, 1986

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Michael N. Schleupner, Jr., Esquire Law Offices of Robert J. Brannan 201 Equitable Towson Building 401 Washington Avenue Towson, Maryland 21204

> RE: PETITION FOR ZONING VARIANCE SW/cor. of Lancelot Dr. and Cambill Dr. (1438 Lancelot Dr.) 14th Election District Josefina L. Cueto, et al - Petitionera Case No. 87-189-A

Dear Mr. Schleupner:

This is to advise you that \$64.55 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 <u>not</u> remove sign from property from the time it is placed by this office until the day of the hearing itself.

County, Maryland, and remit ing, Towson, Maryland BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE NOV. 10, 1986 ACCOUNT 01=615 AMOUNT \$ 64.55 FROM: Josefina L Cueto Posting & Advertising Fee 87-189-A .8 B332*******\$4551a #108F VALIDATION OR SIGNATURE OF CASHIER

Edward J. Carey, Esquire 3031 East Monument Street Baltimore, Maryland 21205 September 26, 1986

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE SW/cor. of Lancelot Dr. and Camhill Dr. (1438 Lancelot Dr.) 14th Election District

Josefina L. Cueto, et al - Petitioners Case No. 87-189-A

TIME:	10:00 a.m.
DATE:	Monday, November 10, 1986
PLACE: Room	m 301, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

e County No. 025905 JALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT AMOUNT \$ 35.00 RECEIVED JOICEINS L CUSTO

FORTHER FOR EN VARIANCE TEM 91 0 310N******5500:a 320wF VALIDATION OR SIGNATURE OF CASHIER

a stay of the insurance of stay of 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 Bakimore County

14th Election District Cose No. 87-189-A LOCATION: Southwest Corner of Lancelot Drivel
DATE AND TIME: Monday, November

10, 1986, at 10:00 a.m. PUBLIC HEARING: Room 301, County

Grice Calling, 111 W. Chesapeaks Avenue, Towson, Maryland The Zoning Commissioner of Salti-more County, by authority of the Zoning

Act and Regulations of Baltimore County, will hold a public hearing:

the revained 7 feet.

Bring the property of Josefina Cueto, et al, 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 GOI day appeal per-

however, entertain any request for a size of the issuance of said permit dur-

ing this period for good cause shown. Such request must be received in writ-

ing by the date of the hearing set above

or made at the hearing.

ARNOLD JABLON ZONING COMMASSIONER OF BALTIMORE COUNTY

Petition for Zoning Variance to parmi. a side yard setback of 8 feet in lieu of

in.

Groan Sender Obrect Publisher
Cost of Advantising 24.75

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

38 N. Dundalk Ave. Dundalk, Md. 21222

October 29,

1986

THIS IS TO CERTIFY, that the annexed advertisement of rnold Jablon in the matter of Petition for Zoning Variance - P.O. #81426 - Req. #L95789 - 62 lines @ was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week 24th day of October 1986; that is to say, the same was inserted in the issues of Oct. 23, 1986

Kimbel Publication, Inc.

per Publisher.

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

Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

BASTIMORE COUNTY, MARYSAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner October 24, 1986 Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitons No. 87-184-A, 87-185-A, 87-186-A, 87-488-A. 87-189-A; 87-190-A and 87-192-A

There are no comprehensive planning factors requiring comment

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 13, 1986

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

Chairman

MEMBERS

Department of

Fire Prevention

Realth Department

Project Planning

Building Department Board of Education

Zoning Administration

Traffic Engineering

State Roads Commission

Bureau of

Bureau of

Industrial

Development

Edward J. Carey, Esquire 3031 E. Monument Street Baltimore, Maryland 21205

> RE: Item No. 91 - Case No. 87-189-A Petitioner: Josefina L. Cueto, et al Petition for Zoning Variance

Dear Mr. Carey:

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, ames E. De /KKB JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

ROBERT J. BRANNAN OCT 27 1989 ATTORNEY AT LAW 201 EQUITABLE TOWSON BUILDING ZONING OFFICE

401 WASHINGTON AVENUE TOWSON, MD. 21204 TELEPHONE (301) 828-5210

October 23, 1986

(1900-1977)

Mr. Arnold Jablon Zoning Commission. for Baltimore County County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

> RE: Petition for Variance 1438 Lancelot Drive Case No. 87-189-A JOSEFINA L. CUETO, etal

Dear Sir:

Please be advised that the undersigned will be representing the Petitioners in the above case at a hearing scheduled to take place on Monday, November 10, 1986. Kindly enter my appearance upon the file in the place of Edward J. Carey, Esquire and send me copies of any notices, etc. which are generated by your office regarding this case.

Mr. Carey is unable to be present at the aforesaid hearing as he will be out of the state of Maryland for an extended period beginning just prior to its scheduled date. At his request the Cuetos contacted me and asked that I represent them in this matter.

Should you have any questions please call me at the above number.

Very tru'y yours,

Michael N. Schleupner, Jr.

cc: Edward J. Carey, Esquire Leduvina L. Cueto M.D. et al. Phyllis Cole Friedman, Esquire, People's Counsel



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

OCTOBER 17, 1986

Re: Zoning Advisory Meeting of SEPTEMBER9, 1986 Property Owner: JOSEFINA L. CUETO, et al Location: SW/CORNER LANCELOT DR.+ CAMHILL DR.

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

)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

)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 TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

October 2, 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 88, 89, 90, 91, 92, 93, and 94.

Very truly yours,

Traffic Engineer Associate II

MSF:It



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

PAUL H. REINCKE CHIEF

September 5, 1986

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

RE: Property Owner: Josefina L. Cueto, et al

Location: SW/Corner Lancelot Dr. and Cambill Drive

Item No.: 91

Zoning Agenda: Meeting of 9/9/86

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.

() l. 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 acce : 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.

Planning Group Approved: Special Inspection Division

Fire Prevention Bureau



September 16, 1986

to Use

TED ZALESKI, JR. DIRECTOR

Mr	. Armold Jahlon-	Zoning Commissioner			
Of	fice of Planning ween, Maryland 21	and Zoning			
De	ar Mr. Jablon:				
Co	mments on Item#	91 Zoning Advisory Committee Meeting are as follows:			
		Josefina L. Cueto, et al S/W Corner Lancelot Drive and Camhill Drive 14th.			
AP:	PLICABLE ITEMS AR	E CIRCLED:			
	\	shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, de for the Handicapped and Aged (A.N.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-4 Single Family Detached Duellings require a minimum of 1 hour fire rating for exterior walls closer than 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. 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 was County Building	the requested variance appears to conflict with Section(s), of the Baltimore county Building Code.			
н.		a required Change of Use/Occupancy Permit, an alteration permit application shall also ith three sets of acceptable construction plans indicating how the existing structure is order to combrate the Code			

NOTE:

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. Comments: No part of the structure shall infringe on the property line. Construction within 3'-0 of the property line shall be 1 hour rated or non-combustible construction. If it set's against the property line "0" setback a 2 hour fire wall shall be provided.

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

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.

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

. See Section 312 of the Building Code.

to Mixed Uses