

87-189-A	SW/cor. of Lancelot Dr. and Camhill Dr.	
# 91	<u>(1438 Lancelot Dr.)</u>	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 Zoning Variance to permit a side yard setback of 0' in lieu of the required 7' 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 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 12th day of November, 1986, that the Petition for Zoning Variance to permit a side yard setback of zero feet in lieu of the required 7 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: Michael N. Schleupner, Jr., Esquire

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 1802.2.B.(III).C.3., 1953, BCZM to permit a side yard setback of zero feet in lieu of the required 7 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. To save time cleaning our car from snow and frost during winter.
2. To protect our car from the scorching sunshine.
3. To cover our car from the drizzling rain.
4. To widen the parking area (area is too small) so as to enable safe parking for our car.

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: _____
1438 Lancelot Drive, Balt. Md.
Address: _____
Balt. Md. 21257
City and State: _____

Legal Owner(s): _____
(Type or Print Name)
Signature: _____
Josefina L. Cueto
(Type or Print Name)
Signature: _____
Lecluvina L. Cueto
(Type or Print Name)
Signature: _____

Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
30916 Monument St.
Address: _____
Baltimore Md 21206
City and State: _____

Attorney's Telephone No.: 937-1497
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of November, 1986, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date: 10/12/86
By: State & County

Josefina L. Cueto, et al 87-189-A
SW/cor. of Lancelot Dr. and Camhill Dr.
(1438 Lancelot Dr.)
14th Elec. Dist.

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/cor. of Lancelot Dr. &
Camhill Dr. (1438 Lancelot Dr.) : OF BALTIMORE COUNTY
14th 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 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 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
Peter Max Zimmerman

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 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 025905

DATE: 8/27/86 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: Josefina L. Cueto

FOR: Entry of Appearance 14th 91

0 0127*****025905 025905

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
14th Election District
Case No. 87-189-A

LOCATION: Southwest Corner of Lancelot Drive and Camhill Drive
(1438 Lancelot Drive)

DATE AND TIME: Monday, November 10, 1986, at 10:00 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 side yard setback of 0 feet in lieu of the required 7 feet

Being the property of Josefina L. 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 (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



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

ARNOLD JABLON
ZONING COMMISSIONER

November 3, 1986

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 Camhill Dr.
(1438 Lancelot Dr.)
14th Election District
Josefina L. Cueto, et al - Petitioners
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 not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

No. 025612

DATE: Nov. 10, 1986 ACCOUNT: 01-615

AMOUNT: \$ 64.55

RECEIVED FROM: Josefina L. Cueto

FOR: Posting & Advertising Fee 87-189-A

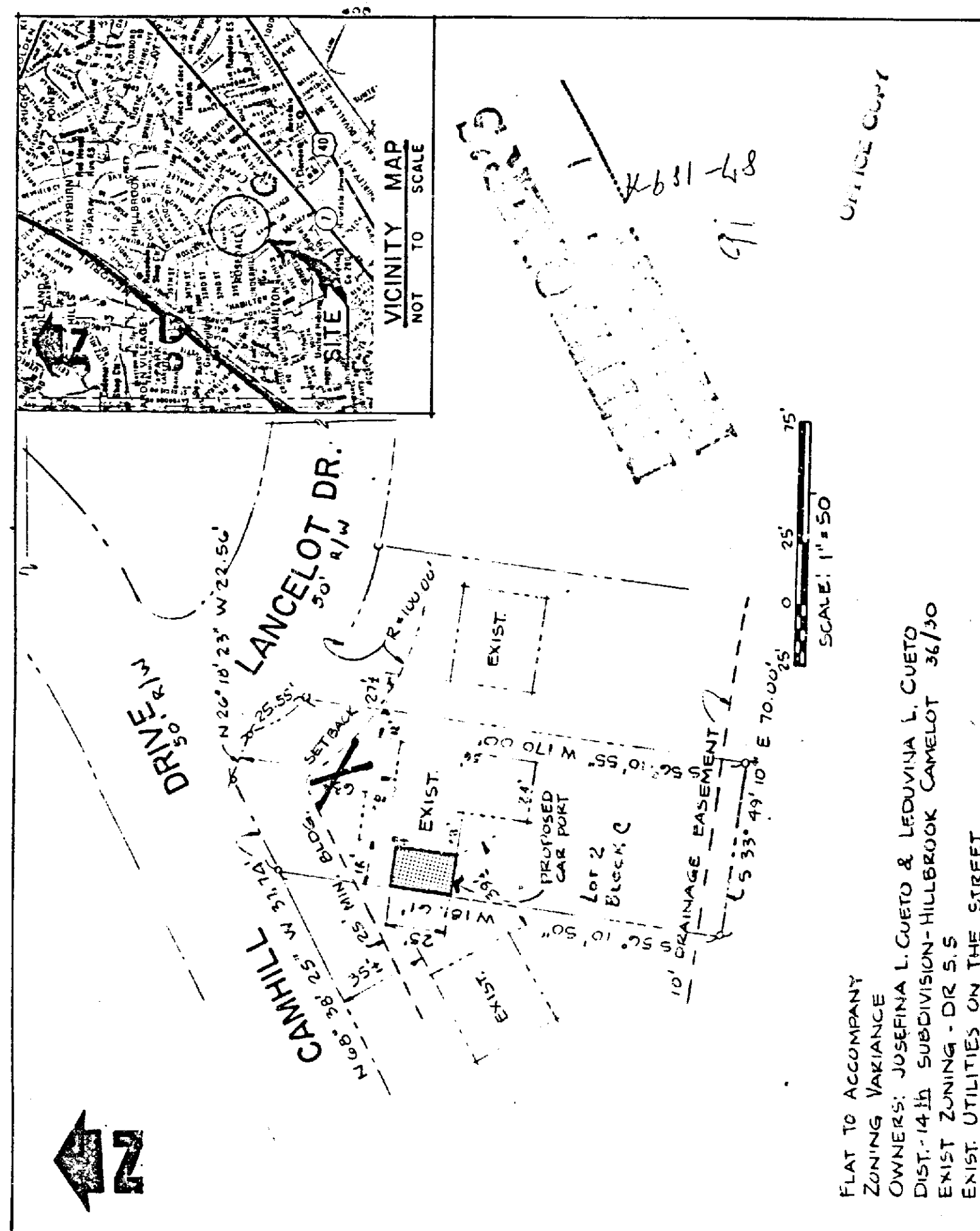
0 0332*****045512 045512

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14th Date of Posting: 9/26/86
Posted for: Variance
Petitioner: Josefina L. Cueto, et al
Location of property: SW/cor. Lancelot Dr. & Camhill Dr.
1438 Lancelot Dr.
Location of Signs: Facing Lancelot Dr. across 20' Fr. Roadway
on property of Petitioner
Remarks: _____
Posted by: [Signature] Date of return: 10/2/86
Number of Signs: 1



FLAT TO ACCOMPANY
ZONING VARIANCE
OWNERS: JOSEFINA L. CUETO & LECLUVINA L. CUETO
DIST. 14TH SUBDIVISION-HILLCROOK CAMELOT 36/30
EXIST. ZONING - DK 5.5
EXIST. UTILITIES ON THE STREET



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

September 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 91 Zoning Advisory Committee Meeting are as follows:

Property Owner: Josefina L. Cueto, et al
Location: S/W Corner Lancelot Drive and Camhill Drive
District: 14th.

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.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 Dwellings 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 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.
 - 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.
- NOTE:**
- J. 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.
 - 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.

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

L/22/86