87-200-A # 99	SE/S of Lockwood Rd., 391' NE of the c/l of Liberty Rd. (3611 Lockwood Rd.) 3rd Elec. Dist.
10/1/86	Variance - filing fee \$35.00 - Eugene Brown, Jr.
10/1/86	Hearing set for 11/19/86, at 10:45 a.m.
11/19/86	Advertising and Posting - \$61.75
11/21/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 0' in lieu of the required 10' is GRANTED with conditions.

87-200 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/wouldxnsk result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance requested wilk/will not adversely affect the health, safety, and general welfare of the community, the variance should /shouldxnsk be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this — day of — November —, 19—86—, that the Petition for Zoning Variance to permit a side yard setback of zero feet in lieu of the required ten 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

cc: Mr. Eugene Brown, Jr.

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 1802.3.C.1 to permit a side yard setback of 0 feet in lieu of the required 10 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) NECESSAR. 4 TO COUER VALUABLE PROPERTY

2) The DRIVEWAY EXTENDS TO PROPERTY LINE

E.D. 3

1) WE do NOT have enough Lot area

DATE 5/13 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 N 15,270 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. Legal Owner(s): 944-7255 Contract Purchaser (Type or Print Name) (Type or Print Name) City and State Attorney for Petitioner: tract purchaser or representative to be contacted ORDERED By The Zoning Commissioner of Baltimore County, this ___lst_ of October 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 throughput 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, day of November CERTIFICATE OF PUBLICATION 🕰 مسسرو October 30 19.86 THIS IS TO CERTIFY, that the annexed advertisement was LOCATION: Southeast Side on LOCATION: Southeast Side of Lockwood Road, 391 feet North-cast of the Certerline of Liberty Road (3611 Lockwood Road)

DATE AND TIME: Wednesday,
November 19, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesnocake Avenue, Towson published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on The Zoning Commissioner of Baltianore County, by authority of the Zoning Act and kegulations of Baltimore
County, will gold a public bearing:
Petition for Zoning Variance to permit a side yard setheck of 0 feet in heu
of the required 10 feet.
Being the property of Eugene
Brown, Ir., as shown on plat plan filed
with the Zoning Office. THE JEFFERSONIAN,

with the Zoning Office.
In the event that this Petition(s) i

granted, a building permit may be issued within the thirty (30) day appeal period. The Zoaing Commissioner will, however, mertain any request for

will, however, incitain any request so, a stay of the i-suance of said permit during this period for good cause shows. Such request must be received in writing by the date of the hearing set

above ur made at the hearing.

16/354 Oct. 36.

Py Order Of ARNOLD JABLON Zoning Commissioner of Bestimore County

Cost of Advertising

24.75

ZONING DESCRIPTION

0

Beginning on the southeast side of Lockwood Road 40 feet wide, at the distance of 391 feet northeast of the centerline of Liberty Road. Being Lot 2, Block F, in the subdivision of Haywood Heights. Book No. 7, Folio 49. Also known as 3611 Lockwood Road in the 2nd Election District.

RE: PETITION FOR VARIANCE SE/S of Lockwood Rd., 391' NE of C/L of Liberty Rd. (3611 Lockwood Rd.), 3rd District EUGENE BROWN, JR., Petitioner ::::::

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.

People's Counsel for Baltimore County

BEFORE THE ZONING COMMISSIONER

CF BALTIMORE COUNTY

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 8th day of October, 1986, a copy of the foregoing Entry of Appearance was mailed to Eugene Brown, Jr., 3611 Lockwood Rd., Baltimore, MD 21208, Petitioner.

LEGAL NOTICE PETIT DAS FOR ZONING VARIANCE feet Northaest of the Centerline of Liberty Ross (3611 Lockwood Road) CERTIFICATE OF PUBLICATION DATE AND TIME: We/meedey, November 1986, at 10:46 a.m. 51463 Pikesville, Md., <u>Oct. 29</u>, <u>1986</u> Potition for Zorwing Variance to permit a side yeard) CERTIFY, that the annexed advertisement setback of 0 feet in time required 10 feet. Being the property of Eugline Brown, Jr., as thed in the NORTHWEST STAR, a weekly shown on plat plan filed with the Zoning Office. m the event that this Postion(s) is granted a published in Pikesville, Baltimore building permit many be issued within the study (30) building permit many be issued within the study appeal permit. The Zoning Commissioner will, day appeal permit. The Zoning Commissioner will, take appeal permit during the permit for good in cause shows. Such request must be received in writing by the date of the hearing set above or writing by the date of the hearing.

OV. 19 86

Dublication appearing on the publication appearing on the __day of _______,19<u>86</u>_____ publication appearing on the _day of _ the third publication appearing on the _day of _ THE NORTHWEST STAR Cost of Advertisement \$22.00

CAPICE COP!

PETITION FOR ZONING VARIANCE

3rd Election District Case No. 87-200-A

0

Southeast Side of Lockwood Road, 391 feet Northeast of the Centerline of Liberty Road (3611 Lockwood Road)

DATE AND TIME: Wednesday, November 19, 1986, at 10:45 a.m.

PUBLIC HEARING: Room 106, 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 10 feet

Being the property of Eugene Brown, Jr. 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 RNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

November 12, 1986

Mr. Eugene Brown, Jr. 3611 Lockwood Road Baltimore, Maryland 21208

RE: PETITION FOR ZONING VARIANCE SE/S of Lockwood Rd., 391° NE of the c/1 of Liberty Rd. (3611 Lockwood Rd.) 3rd Election District Eugene Brown, Jr. - Petitioner Case No. 87-200-A

Dear Mr. Brown:

This is to advise you that \$61.75 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 $\underline{\text{not}}$ remove sign from property from the time it is placed by this office until the day of the hearing itself. e County, Maryland, and remit ding, Towson, Maryland

No. 025626 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & FOST Rugene Brown, Jr., 3511 Lockwood Ave., RETURNAL Ealto., Md. 21207 DVERTISING & POSTING COSTS RE CASE #87-200-A

Mr. Eugene Brown, Jr. 3611 Lockwood Road

Baltimore, Maryland 21208

October 3, 1986

RE: PETITION FOR ZONING VARIANCE SE/S of Lockwood Rd., 391' NE of the c/l of Liberty Rd. (3611 Lockwood Rd.) 3rd Election District Eugene Brown, Jr. - Petitioner Case No. 87-209-A

10:45 a.m. Wednesday, November 19, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

> ania dampissioner e County

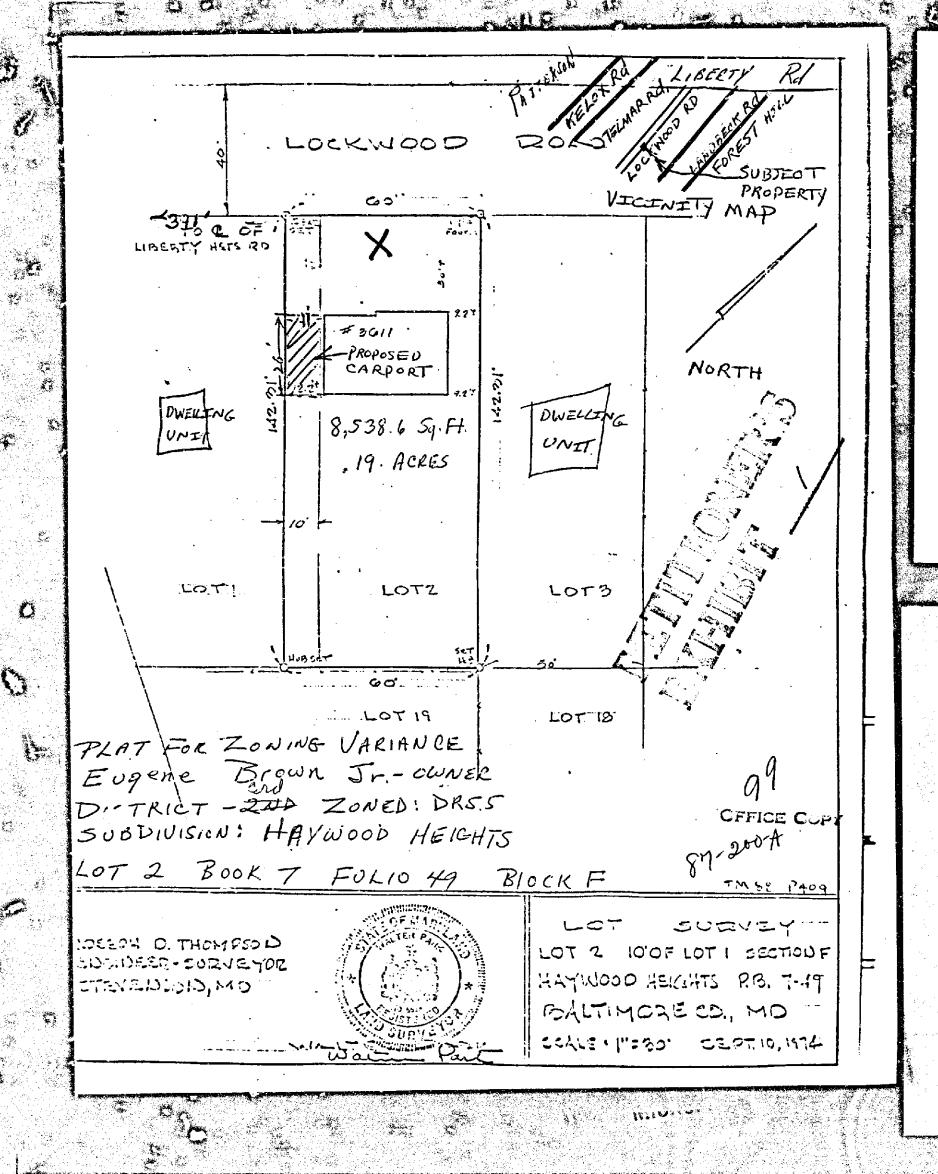
-01-1-15-066 AMOUNT \$ 35 6 C

A.B. 8059********************

NOTICE OF HEARING

No. 025943 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

VALIDATION OR SIGNATURE OF CASHIER



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE CCUNTY Date of Posting Cetteber 31, 1986 Petitioner: Eugene Brown In: Location of property: SE/5 of Lockwood Rd. 391' ME of The C/L Location of Signs: In front of 3611 Lockwood ad. Date of return: Morenther 7, 1986 Number of Signs: / 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 _ day of __October____, 1986.

87-200-A

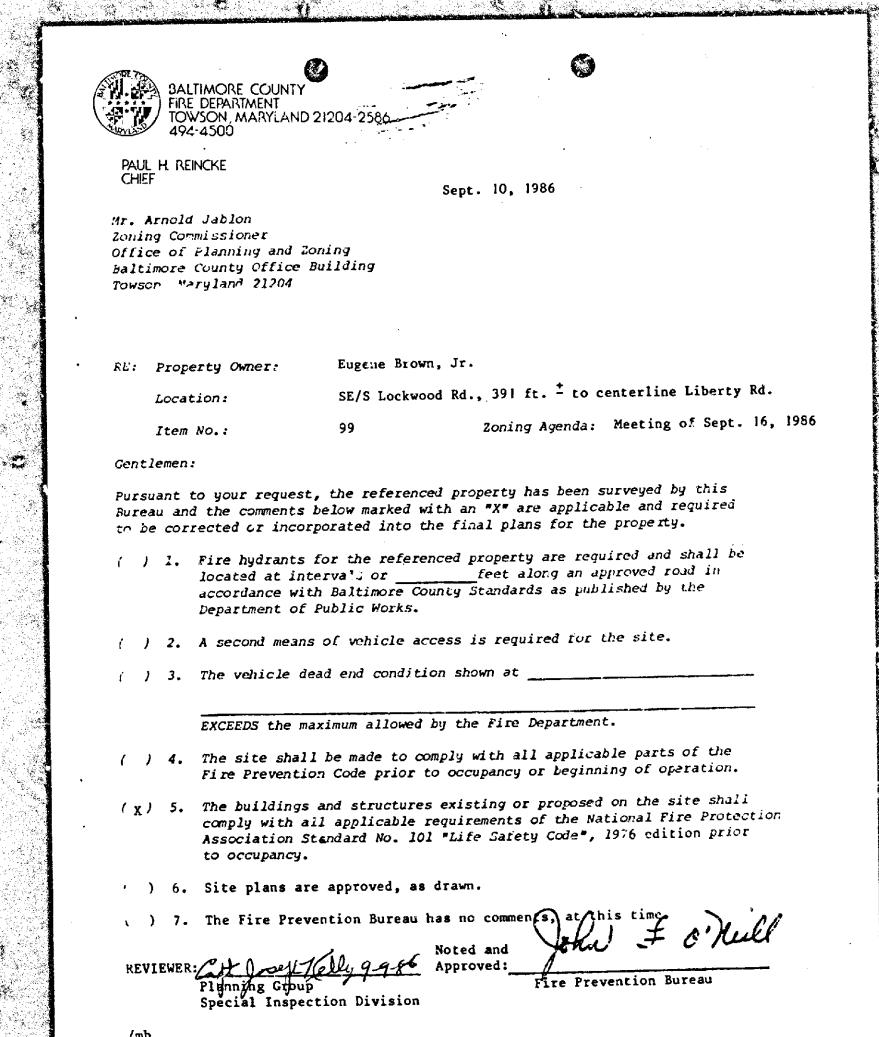
DALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 194-3211 NORMAN E. GERBER DIRECTOR Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204 OCTOBER 27, 1986 Re: Zoning Advisory Meeting of SEPTEMBER 16 1986 Property Owner: EUGENE BROWN, JR. Location: SE/S LOCKWOOD RD. 391 TO & OF LIBERTY RD. 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 (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:

> David Fields, Acting Chief Current Planning and Development



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date November 7, 1986 To_Zoning Commissioner Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning

SUBJECT Zoning Petitions No. 87-197-A, 87-198-A, 87-200-A, 87-202-A, 87-203-A, 87-204-A, 87-214-A, 87-215-A,

87-219-A, 87-220-A, 87-222-A and 87-223-A

There are no comprehensive planning factors requiring comment

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 5, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Mr. Eugene Brown, Jr. 3611 Lockwood Road Baltimore, Maryland 21208

Chairman

Bureau of

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Zoning Administration

State Roads Commission

Petitioner Eugene Brown, Jr.
Petitioner's

RE: Item No. 99 - Case No. 87-200-A Petitioner: Eugene Brown, Jr. Petition for Zoning Variance

Zoning Commissioner

Received by: James E. Dyer

Marked

Chairman, Zoning Plans

Advisory Committee

Dear Mr. Brown:

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,

Zoning Plans Advisory Committee

JED:kkb Enclosures BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS DIRECTOR

cc: James Hoswell

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 95, 96, 97, 98, and 993

> Very truly yours Traffic Engineer Associate II

MSF:1t



September 17, 1986

TED ZALESKI, JR. DIRECTOR

Office of Planning and Zoning Towson, Maryland 21204

Zoning Advisory Committee Meeting are as follows: Eugene Brown, Jr.

SE/S Lockwood Road, 391' + to c/l Liberty Rd.

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.H.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.

erterior walls closer than 6'-0 to an interior lot line. B-, Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an to serior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406,2 and Table 1402. We openings are permitted in an exterior wall within 3'-0 of an interior lot line. Open carports — construction within 3'-0 of an interior lot line shall be non-combustible or approved fire retardant treated wood. 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 macessary 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(m) ______, of the Ealtimore

H. When filing for a required Change of Use/Docupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new was. Maryland Architectural or Engineer seals are usually required. The change of Use Groupe are from Use to Use or to Hixed Uses 5se Section 312 of the Building Cudy.

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 Heall show the correct elevations above sea level for the lot and the finish floor lovels including because.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Soning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Ecom 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 2120k. Sharlo 8. Sumbon BY: C. E. Burnham, Chief Building Plans Rev.ew