87-235-A # 148	NW/cor. of Bond Ave. and Paterwal Ct. (618 Bond Ave.) 4th Elec. Dist.
11/12/86	Variance - filing fee \$35.00 - Spring Building and Development Corporation
11/12/86	Hearing set for 12/22/86, at 9:30 a.m.
12/23/86	Advertising and Posting - \$63.24
12/23/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 19' in lieu of the required 30' is GRANTED.

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/wo

> Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. Gordon D. Fronk, Vice President

People's Counsel

Vier Preside:

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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 in lieu of the required 30 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the unit. following reasons: (indicate hardship or practical difficulty) 1. Incorrectly staked out by surveyor. 2. Foundation built in violation of rear yard requirement. 3. Inability to obtain title commitment until variance is obtained 5/15/87 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 52 875 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: Legal Owner(s): SPRING BUILDING & DEVELOPMENT CORPORA-(Type or Print Name) Fordu VruL, Vice President (Type or Print Name) Suite 120 Attorney for Petitioner: 2324 West Joppa Road Hall & Fronk, P.A. Lutherville, MD 21093 321-8090 Bye Jorden Onk Signature
Sulte 120, 2324 W. Joppa Road
Lutherville, MD 21093 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Gordon D. Fronk City and State Name Suite 120, 2324 W. Joppa Road Attorney's Telephone No.: 321-8090 <u>Lutherville, MD 21093 321-8090</u> ORDERED By The Zoning Commissioner of Baltimore County, this ___12th__ County, on the 22nd day of December

.....

CERTIFICATE OF PUBLICATION December 4 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 December 4 ..., 1986. THE JEFFERSONIAN, Musan Senders Obrect 1 24.75

SPELLMAN, LARSON

ROBERT E. SPELLMAN, P.L.S. JOSEPH L. LARSON LOUIS J. PIASECKI, P.E. ALBERT REMY

DESCRIPTION FOR A VARIANCE TO ZONING 618 BOND AVE., 4TH DISTRICT BALTIMORE COUNTY, MARYLAND

SUITE 107 - JEFFERSON BUILDING

105 W. CHESAPEAKE AVENUE

TOWSON, MARYLAND 21204

823-3535

Beginning for the same at the beginning of the cutoff connecting the Southwest side of Paterwal Ct., 50 feet wide, and the North side of Bond Ave., 60 feet wide, and running thence and binding on said cutoff South 28 Degrees 26 Minutes 31 Seconds West 14.34 feet to the North side of Bond Ave. herein referred to and running thence and binding on the North side of Bond Ave. Southwesterly by curve to the right with a radius of 1243.24 feet the distance of 91.62 feet thence leaving the Northwest side of Bond Ave. and running North 15 Degrees 31 Minutes 49 Seconds West 114.63 feet and North 74 Degrees 2ô Minutes 11 Seconds East 98.06 feet to the Southwest side of Paterwal Ct. herein referred to and running thence and binding thereon South 17 Degrees 22 Minutes 10 Seconds East 107.40 feet to the place of beginning.

Containing 11600 square feet, more or less.

Being Lot No. 20 as shown on a Plat of Brendon Village said Plat being recorded among the Plat Records of Baltimore County in Plat Book EHK, Jr. No. 45, Folio 38.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN . LAND SURVEYING LAND PLANNING . SUBDIVISION LAYOUT . FEASIBILITY STUDIES . ESTIMATING GRADING STUDIES . LOCATION SURVEYS . TECHNICAL CONSULTATION PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-235-A

LOCATION: Northwest Corner of Bond Avenue and Paterwal Court (618 Bond Avenue)

DATE AND TIME: Monday, December 22, 1986, at 9:30 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 rear yard setback of 19 feet in lieu of the required 30 feet

Spring Building and Development

Corporation Being the property of_ 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

RE: PETITION FOR VARIANCE NW Corner of Bond Ave. & Paterwal Ct. (618 Bond Ave.)

4th District

final Order.

: BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-235-A SPRING BUILDING AND DEVELOPMENT CORPORATION, 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

> 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 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Gordon D. Fronk, Esquire, Hall & Fronk, P.A., Suite 120, 2324 W. Joppa Rd., Lutherville, MD 21093, Attorney for Petitioner.

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

December 17, 1986

Gordon D. Fronk, Esquire Suite 120 2324 West Joppa Road Lutherville, Maryland 21093

> RE: PETITION FOR ZONING VARIANCE NW/cor. of Bond Ave. and Paterwal Ct. (618 Bond Ave.) 4th Election District Spring Building and Development Corporation - Petitioner Case No. 87-235-A

Dear Mr. Fronks

This is to advise you that \$63.24 is due for advertising and posting of the above property. This fee must be paid before an

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 hearings.

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

No. 025755 County, Maryland, and remit ing, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

VIR 2014/100 FIELL 1618

B Blackenenachachte 2402F

November 13, 1986

2324 West Joppa Road Lutherville, Maryland 21093

Gordon D. Fronk, Esquire

Suite 120

NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCE NW/cor. of Bond Ave. and Paterwal Ct. (618 Bond Ave.) 4th Election District

Spring Building and Development Corporation - Petitioner Case No. 87-235-A 9:30 a.m.

PLACE: Room 106, County Office Building, 111 West Chesapeake

Monday, December 22, 1986

No. 026043

Avenue, Towson, Maryland

of Baltimore County

required 30ft Zoning: DR 3.5 > Area of Lot 11,6000"

VACANT

10'DPAINAGE AND LITILITY EASEMENT

R=1245.24' L=91.62

BOND AVE.

PAOPOSED UTILITY

Variance to Section 18012.C.4 allow a

rear yard of 19ft instead of the

+ 25 MIN. SETERCK LINE

PLAT TO ACCOMPANY ZONING VARIANCE GIB BOND AVE.

LOT 20, BRENDON VILLAGE E.H.K. Jr. 45/38 4 PELECTION DISTRICT, BALTO, CO., MD.

OWNER:

Spring Building & Development

Corporation

Spellman, Larson & Associates, inc. 107 JEFFERSON BLDG., TOWSON, MARYLAND SCALE 1 - 40' SEPTEMBER 26,1986

VICINITY MAP

86042

BALLMORE COUNTY, MARYLAND #875/3 INTER-OFFICE CORRESPONDENCE Arnold Jablon Date November 24, 1986 TO Zoning Commissioner Norman E. Gerber, AICP, Director FROM Office of Planning and Zoning 1-N74-28-11-E-94.06-SUBJECT__Zoning_Petition_Nos_87-224-A, 87-225-A, 87-230-A, 87-231-A, 87-235-A, 87-236-A, 87-237-A, 87-241-A, 87-243-A and 87-245-SpH MINISETBACK There are no comprehensive planning factors requiring comment on these petitions. =50 R/W NEG:JGH:slb SO! PAVING DISTURBED SEED LESS THON STOOK As the second of the second se mention and the second 8 PONSAVE Many bear of the same of the same of THE STATE OF THE S PLOT PLAN 1's QO' # QPATERWALL CT LOT# QO ERENDON VILLEE ATH CLC2 01ST. BALTO. 20, MD. ISB + DC 3/80 BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 67-235-A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING October 24, 1986 County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this the day of Movember, 1986. Mr. Arnold ง้อบโดก Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Jablon: The Department of Traffic Engineering has no comments for items number 137, 138, 140, 141, 142, 143, 144, 145, 146, 147, 148 and 149. Received by: James E. Dyer Petitioner Spring Building and Petitioner's Development Corporation
Attorney Gordon Fronk, Esquire Chairman, Zoning Plans Advisory Committee Attorney Traffic Engineer Associate II CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-235-A Monday, December 22, 1986, at 9:30 a.m. PERS OF MARYLAND, INC. DATE AND TIME: Monday, December 22, 1986, at 9:30 a.m.

PUBLIC HEARING: Room 108, County Office Building, 111 W.

Public Hearing: Commissioner of Battimore County, by authority of the Zoning Act and Regulations of Battimore County, will hold a public hearing: and Regulations of Battimore County, will hold a public hearing: and Regulations of Battimore County, will hold a public hearing: and Regulations of Battimore County, will hold a public hearing: and Regulations of Battimore County, will hold a public hearing: and Regulations of Battimore County, will hold a public hearing: a shown the required 30 leet.

The Zoning Commissioner of Battimore County, will hold a public hearing: a shown the required 30 leet.

Some 108, County office Building, 111 W.

Public HEARING: Room 108, County office Building, 111 W.

Public HEARING: Room 108, County office Building, 111 W.

Public HEARING: Room 108, County office Building, 111 W.

Public HEARING: Room 108, County office Building, 111 W.

Public HEARING: Room 108, County office Building, 111 W.

Public HEARING: Room 108, County of the Zoning Act and Intervention and Inte District 4th Petitioner: Apring Building and Development Corp.

Location of property: NW/Cor of Bond are and Paternal Ct.

(618 Bond (hoe) Location of Signs: Moth west from y Bird avenue and Paterwal Ot. Jweekiy newspaper published in Baltimore County, Maryland. Community Times, a weekly newspaper published Date of return: 12-5-86 in Baltimore County, Maryland. LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Number of Signs:

COUNTY OFFICE BLDG. 111 W. Chesapeaks Ave. Towson, Maryland 21204 Bureau of Department of Traffic Engineering State Roads Commirgion Bureau of Health Department Project Planning Building Department Board of Education 20ning Administration Industrial Mr. Arnold Jablon Zoning Commissioner RE: Property Owner: Gentlemen:

MEMBERS

December 8, 1986 Gordon Fronk, Esquire Hall & Fronk, P.A. 2324 W. Joppa Road, Suite 120 Lutherville, Maryland 21093 RE: Item No. 148 - Case No. 87-235-A Petitioner: Spring Building and Development Corporation Petition for Zoning Variance Dear Mr. Fronk: The Zoning Plans Advisory Committee has reviewed the plans sub itted 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, anes & De /kis AMES E. DYER Chairman Zoning Plans Advisory Committee JED:kkb Enclosures cc: Spellman, Laron & Associates, Inc. 107 Jefferson Building Towson, Maryland 21204 BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500 October 20, 1986 Office of Planning and Zoning Baltimore County Office Building Towson Maryland 21204 Spring Building & Development Corp. NW/Corner Bond Ave. & Paterwal Court Zoning Agenda: Meeting of Oct. 21, 1986 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. (\$\forall 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: Capt Joll 10.22 He Approved: Planning Group Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Zoning Commissioner NOVEMBER 19, 1986 County Office Building Towson, Maryland 21204 Re: Zoning Advisory Meeting of Octobra 21,1986 Item # 148 Property Owner: SPRING BUILD. + DEV. CORP. Location: HW/CORDER BOND AVE. + PATERWALCT. 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 "3" 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 cc: James Hoswell BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204 November 3. 1986 TED ZALESKI, JR. DIRECTOR Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Comments on Item # 148 Zoning Advisory Committee Meeting are as follows: Property Owner: Spring Building and Development Corporation NW/Corner Bond Avenue and Paterwal Court Locations APPLICABLE ITEMS ARE CIRCLELE 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. D. Commercial: Three sets of construction drawings sealed and of and 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 B-h Single Pamily Deteched Deallings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. B-h Use Groupe require a one hour wall if closer than 3'-O 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. Ho openings are permitted in an exterior wall within 3'-O 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 101 and 505 and have your Architect/Engineer contact this department G. The requested variance appears to conflict with Section(s) ______, of the Baltimore

I. The proposed project appears to be located in a Flood Plain, Tidal/Miverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Eite plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

These abbreviated someonts 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

Marks & den

the applicant may obtain additional information by visiting Room 122 of the County Office W. Chesapeake Avenue, Towson, Maryland Zl 20L.

THE SERVE SERVER A. S.

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

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

PAUL H. REINCKE CHIEF

Location:

Item No.: