

87-236-A

154

SE/S of Lennings La., 626' W of the c/l of
Philadelphia Rd. (9135 Lennings La.)

14th Elec. Dist.

11/12/86

Variance - filing fee \$35.00 - Nicholas J. Farrell, et ux

11/12/86

Hearing set for 12/22/86, at 9:45 a.m.

12/22/86

Advertising and Posting - \$65.35

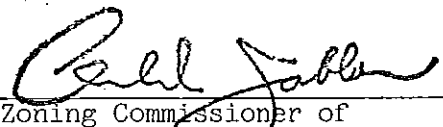
12/22/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a front yard setback of 15.8' in lieu of the required 30' and a side yard setback of 21.4' in lieu of the required 30' 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(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of December, 19 86, that the Petition for Zoning Variances to permit a front yard setback of 15.8 feet in lieu of the required 30 feet and a side yard setback of 21.4 feet in lieu of the required 30 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: Mr. & Mrs. Nicholas J. Farrell

People's Counsel

87-236-A
#154
PT-236-A

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 1B02.3.C.1 to permit a front yard setback of 15.8' in lieu of the required 30', and a left side setback of 21.4' in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

We cannot fit this house within the building set back lines and still have enough rear yard to adequately fill our needs.

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

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Nicholas J. Farrell

(Type or Print Name)

Signature

Carla L. Farrell

(Type or Print Name)

Signature

Address

8525 Philadelphia Road 574-5840

Address

Baltimore, Maryland 21237

City and State

Name, address and phone number of legal owner, contract purchaser, or representative to be contacted

Nicholas J. Farrell

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of November, 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 through-

out 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 22nd day of December, 1986, at 9:45 o'clock

A.M.

Calvin Jablon

Zoning Commissioner of Baltimore County.

(over)

MAP 1556
43
E.D. 14
DATE 5/15/86
200
1000
DP

DESCRIPTION

Beginning on the southeast side of Lennings Lane, 18' wide, at the distance of 626' west of the centerline of Philadelphia Road, 60' wide. Being Lot 1, in the subdivision of Walbeck Acres, EHK, JR. 53, Folio 126. Also known as #9135 Lennings Lane in the 14th Election District.

PETITION FOR ZONING VARIANCES

14th Election District

Case No. 87-236-A

LOCATION: Southeast Side of Lennings Lane, 626 feet West of the Centerline of Philadelphia Road (9135 Lennings Lane)

DATE AND TIME: Monday, December 22, 1986, at 9:45 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 Variances to permit a front yard setback of 15.8 feet in lieu of the required 30 feet and a left side yard setback of 21.4 feet in lieu of the required 30 feet

Being the property of Nicholas J. Farrell, et ux, 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 VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S of Lennings La., 626' W of : OF BALTIMORE COUNTY
C/L of Philadelphia Rd. (9135 :
Lennings La.), 14th District :
NICHOLAS J. FARRELL, et ux, : Case No. 87-236-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 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Nicholas J. Farrell, 8525 Philadelphia Rd., Baltimore, MD 21237, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

Mr. Nicholas J. Farrell
Mrs. Carla L. Farrell
Apartment No. 7
8525 Philadelphia Road
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCES
SE/S of Lennings La., 626' W of the c/l
of Philadelphia Rd. (9135 Lennings La.)
14th Election District
Nicholas J. Farrell, et ux - Petitioners
Case No. 87-236-A

Dear Mr. and Mrs. Farrell:

This is to advise you that \$65.35 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.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

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

No. 025749

DATE 12/22/86 ACCOUNT R-01-615-000

SIGN & POST RETURNED AMOUNT \$ 65.35

Mr. Nicholas J. Farrell, 8525 Philadelphia Rd.
No. 7, Baltimore, MD, 21237

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-236-A

FOR: 8003*****6351a 02127

VALIDATION OR SIGNATURE OF CASHIER

Mr. Nicholas J. Farrell
Mrs. Carla L. Farrell
Apartment No. 7
8525 Philadelphia Road
Baltimore, Maryland 21237

November 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/S of Lennings La., 626' W of the c/l
of Philadelphia Rd. (9135 Lennings La.)
14th Election District
Nicholas J. Farrell, et ux - Petitioners
Case No. 87-236-A

TIME: 9:45 a.m.

DATE: Monday, December 22, 1986

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

Calvin Jablon
Zoning Commissioner of Baltimore County

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

No. 026063

DATE 10/17/86 ACCOUNT R-01-615-000

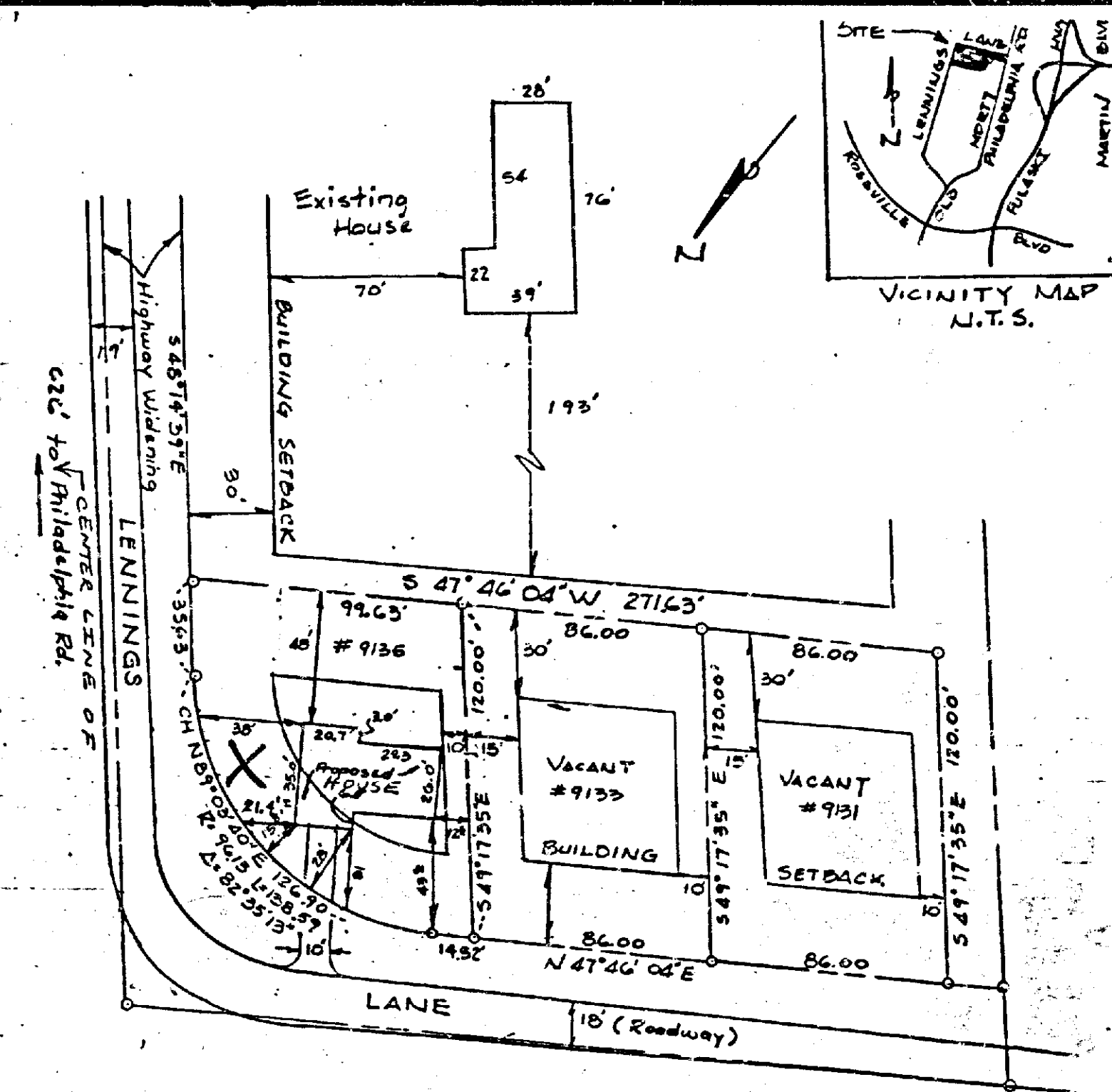
PAID TO BALTIMORE COUNTY, MARYLAND
MISCELLANEOUS CASH RECEIPT
AMOUNT \$ 35.00

RECEIVED FROM: RICHARD L. JABLON 494-2391

FOR: ZONING VARIANCE

FOR: 8003*****6351a 02127

VALIDATION OR SIGNATURE OF CASHIER



PLAT FOR SETBACK VARIANCE
OWNER - NICK & CARLA FARRELL
DISTRICT - 14 ZONED PR-3-B
SUBDIVISION - WALBECK ACRES
LOT 1 - EHK, JR. 53 FOLIO 126
EXISTING UTILITIES IN LENNINGS LA.
LOT SIZE : 0.2581 AC / 10372 SF
SCALE 1" = 50'

Prepared By: R.K. Compton
Property Line
Surveyor #340
September, 1986

87-236-A

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 November, 1986

Arnold Jablon
Zoning Commissioner

Petitioner Nicholas J. Farrell, et ux Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee
Attorney

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: November 24, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

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

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP, Director
Norman E. Gerber, AICP, Director

NEG:JGH:sib

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: Notice
Petitioner: Nicholas J. Farrell, et ux
Location of property: SE/S Lennings Lane, 626 ft. W of Philadelphia Rd.
Location of Signs: Being Lennings Lane, across 12th St. and 14th St.
Remarks: Notice
Posted by: [Signature]
Number of Signs: 1

Petition for Zoning Variance
14th Election District
Case No. 87-236-A

LOCATION: Southeast Side of Lennings Lane, 626 feet West of the Centerline of Philadelphia Road (6136 Lennings Lane).
DATE & TIME: Monday, December 22, 1986, at 8:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the petition for zoning variance to permit a front yard setback of 15.8 feet in lieu of the required 30 feet and a left side yard setback of 21.4 feet in lieu of the required 30 feet.

By Order Of
Arnold Jablon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Dec 4, 1986

This is to certify, that the annexed
[Signature]
Reg L 98112

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 14th day of December, 1986.

[Signature]
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., 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,

[Signature]
Publisher

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1986

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

ooo

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. Nicholas J. Farrell
8525 Philadelphia Road
Baltimore, Maryland 21237

RE: Item No. 154 - Case No. 87-236-A
Petitioner: Nicholas J. Farrell, et ux
Petition for Zoning Variance

Dear Mr. Farrell:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

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

NORMAN E. GERBER
DIRECTOR

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

NOVEMBER 19, 1986

Re: Zoning Advisory Meeting of OCTOBER 28, 1986
Item # 154
Property Owner: NICHOLAS J. FARRELL, et ux
Location: SE/S LENNINGS LANE, 626' ± W. OF PHILADELPHIA 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 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 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 on [blank].
- ☐ 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 [blank].
- ☐ 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: [blank]

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

November 10, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 154 - Zoning Advisory Committee Meeting are as follows:

Property Owner: Nicholas J. Farrell, et ux
Location: SE/S Lennings Lane, 626 ft. ± W of c/l of Philadelphia Road
District: 14th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ 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.B.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☒ 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.
- ☐ 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.
- ☐ All Use Groups except Sub-Group Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. Sub-Use Groups require a one hour wall 15' closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- ☐ 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 101 and 505 and have your Architect/Engineer contact this department.
- ☐ The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- ☐ When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of non-sustainable 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 [blank] to the [blank] or to Mixed Use [blank]. See Section 312 of the Building Code.
- ☐ The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 514.0 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.

J. Comments:

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.

4/27/86

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

November 26, 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 150, 151, 152, 153, 154, and 156.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:it

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

PAUL H. REINCKE
CHIEF

November 18, 1986

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

RE: Property Owner: Nicholas J. Farrell, et ux

Location: SE/S Lennings Lane, 626 ft. ± W of centerline of Philadelphia Road
Item No.: 154 Zoning Agenda: Meeting of Oct. 28, 1986

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 [blank] 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 [blank]

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.

REVIEWED BY: [Signature]
Planning Group
Special Inspection Division

Noted and

[Signature]
Fire Prevention Bureau

/mb