

87-237-A

**#151**

NW/cor. of Bramleigh Rd. and Bramleigh Garth  
(28 Bramleigh Rd.)

8th Elec. Dist.

11/12/86

Variance - filing fee \$35.00 - Harold Falchick, et ux

11/12/86

Hearing set for 12/22/86, at 10:00 a.m.

12/22/86

Advertising and Posting - \$80.75

12/22/86

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a side street setback of 17' in lieu of the required 25' and a distance to the centerline of the street of 42' in lieu of the required 50' 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 22<sup>nd</sup> day of December, 1986, that the Petition for Zoning Variances to permit a side street setback of 17 feet in lieu of the required 25 feet and a distance to the centerline of the street of 42 feet in lieu of the required 50 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. Harold Falchick

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.B. (211.3. 1955) to permit a side street setback of 17 feet in lieu of the required 25 feet, and a distance of 42 feet to the centerline of the street in lieu of the required 50 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. As our family has grown larger, we find we must have additional living space.
2. Due to the existing floorplan, extending the kitchen to the rear is not practical.
3. Since this is the corner house on the Garth (Court), the view from those homes in the Garth would not be obstructed. Those homes are positioned so that they face the center of the Garth.

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 \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Alexandra Falchick  
28 Bramleigh Road 323-2956  
Lutherville, Md 21093 252-1908 (evenings)  
Attorney's Telephone 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 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 22nd day of December, 1986 at 10:00 o'clock A.M.

*Arnold Jablon*  
Zoning Commissioner of Baltimore County.

(over)

## ZONING DESCRIPTION

Beginning on the N/W cor. of Bramleigh Road, Bramleigh Garth, Being Lot 44, Block B, as shown on the Plat of Section IV, Havenwood, which is recorded in Plat Brook G.L.B. No. 22, folio 131 of The Land Records of Baltimore County. Also known as 28 Bramleigh Road in the 8th Election District.

## PETITION FOR ZONING VARIANCES

8th Election District

Case No. 87-237-A

LOCATION: Northwest Corner of Bramleigh Road and Bramleigh Garth (28 Bramleigh Road)

DATE AND TIME: Monday, December 22, 1986, at 10:00 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 street setback of 17 feet in lieu of the required 25 feet and a distance to the centerline of the street of 42 feet in lieu of the required 50 feet

Being the property of Harold Falchick, 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  
NW Corner of Bramleigh Rd. & : OF BALTIMORE COUNTY  
Bramleigh Garth (28 Bramleigh Rd.), 8th District  
HAROLD FALCHICK, et ux, : Case No. 87-237-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  
494-2108

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. Harold Falchick, 28 Bramleigh Rd., Lutherville, MD 21093, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
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 87-245-5pH  
Date: November 24, 1986

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

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

NEG:JGH:sib

Mr. Harold Falchick  
Mrs. Alexandra Cheese Falchick  
28 Bramleigh Road  
Lutherville, Maryland 21093

November 14, 1986

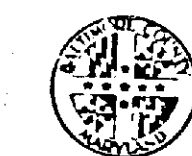
## NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES  
NW/cor. of Bramleigh Rd. and Bramleigh Garth  
(28 Bramleigh Rd.)  
8th Election District  
Harold Falchick, et ux - Petitioners  
Case No. 87-237-A

TIME: 10:00 a.m.

DATE: Monday, December 22, 1986

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



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-0353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

December 17, 1986

Mr. Harold Falchick  
Mrs. Alexandra Cheese Falchick  
28 Bramleigh Road  
Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCES  
NW/cor. of Bramleigh Rd. and Bramleigh Garth  
(28 Bramleigh Rd.)  
8th Election District  
Harold Falchick, et ux - Petitioners  
Case No. 87-237-A

Dear Mr. and Mrs. Falchick:

This is to advise you that \$30.75 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 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 the Office of Finance - Revenue Division, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 025750

DATE: 12/22/86 ACCOUNT: 87-237-A

SIGN & POST RETURNED: AMOUNT \$ 30.75

FROM: Alexandra Falchick, 28 Bramleigh Rd., Lutherville, Md. 21093

ADVISE: SIGN & POSTING RE CASE 87-237-A

FOR: 8722\*\*\*\*\*025750 2224

VALIDATION OR SIGNATURE OF CASHIER

## 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*  
Arnold Jablon  
Zoning Commissioner

Petitioner Harold Falchick, et ux  
Petitioner's Attorney  
Received by: James E. Dyer  
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 026055

DATE: 12/15/86 ACCOUNT: 01-015-000

AMOUNT \$ 35.00

RECEIVED FROM: Harold & Alexandra Falchick

FOR: Variance # 151

VALIDATION OR SIGNATURE OF CASHIER



87-841  
10/26/86  
8  
OCT 20 1986  
ZONING OFFICE  
28 Bramleigh Road  
Lutherville, Maryland 21093  
October 13, 1986  
TO WHOM IT MAY CONCERN:  
We would appreciate an early hearing on obtaining the variance for the above referenced address.  
We did not realize that a variance would be necessary at the time we began to obtain quotations for our remodeling/construction costs. Consequently, we have various quotations in hand and are concerned that the quotations will not be firm should the hearing to obtain this variance take longer than 30 days.  
Any consideration you can give to our request would be most sincerely appreciated.  
Sincerely,  
Alexandra Cheese-Falchick  
Alexandra Cheese-Falchick  
Harold Falchick  
item 151  
put in ready to set  
10-20-86

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 # 151 Zoning Advisory Committee Meeting are as follows:  
Property Owner: Alexandra Cheese Falchick  
Location: NW corner Bramleigh Road and Bramleigh Garth  
District: 8th.  
APPLICABLE ITEMS ARE CIRCLED:  
(1) 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.S.I., #17-81) and other applicable Codes and Standards.  
(2) A building and other miscellaneous permits shall be required before the start of any construction.  
(3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.  
(4) 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.  
(5) 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. All 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 1601, Section 1607, Section 1606.2 and Table 1602. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.  
(6) 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 1601 and 505 and have your Architect/Engineer contact this department.  
(7) The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.  
(8) 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 Architect/Engineer seals are usually required. The change of Use Groups are from Use \_\_\_\_\_ to Use \_\_\_\_\_, or to Mixed Use \_\_\_\_\_. See Section 312 of the Building Code.  
(9) The proposed project appears to be located in a Flood Plain, Flood/Alleviation. 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.  
(10) Comments:  
(11) 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 105 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.  
M. E. Dyer  
Building Plans Review  
LJ/27/86

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: Alexandra Cheese Falchick  
Location: NW corner Bramleigh Rd. & Bramleigh Garth  
Item No.: 151  
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 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.  
(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.  
Noted and Approved: *John F. O'Neill*  
REVIEWER: *John F. O'Neill*  
Planning/Group  
Special Inspection Division  
/mb

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550  
STEPHEN E. COLLINS  
DIRECTOR  
87-237  
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,  
*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Associate II  
MSF:lt

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,  
*Susan Stender Obrecht*  
Publisher

"DUPLICATE"  
CERTIFICATE OF PUBLICATION

TOWSON, MD., December 3, 1986.  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 3, 1986.  
TOWSON TIMES,  
*Susan Stender Obrecht*  
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 3, 1986.  
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on December 3, 1986.  
TOWSON TIMES,  
*Susan Stender Obrecht*  
Publisher

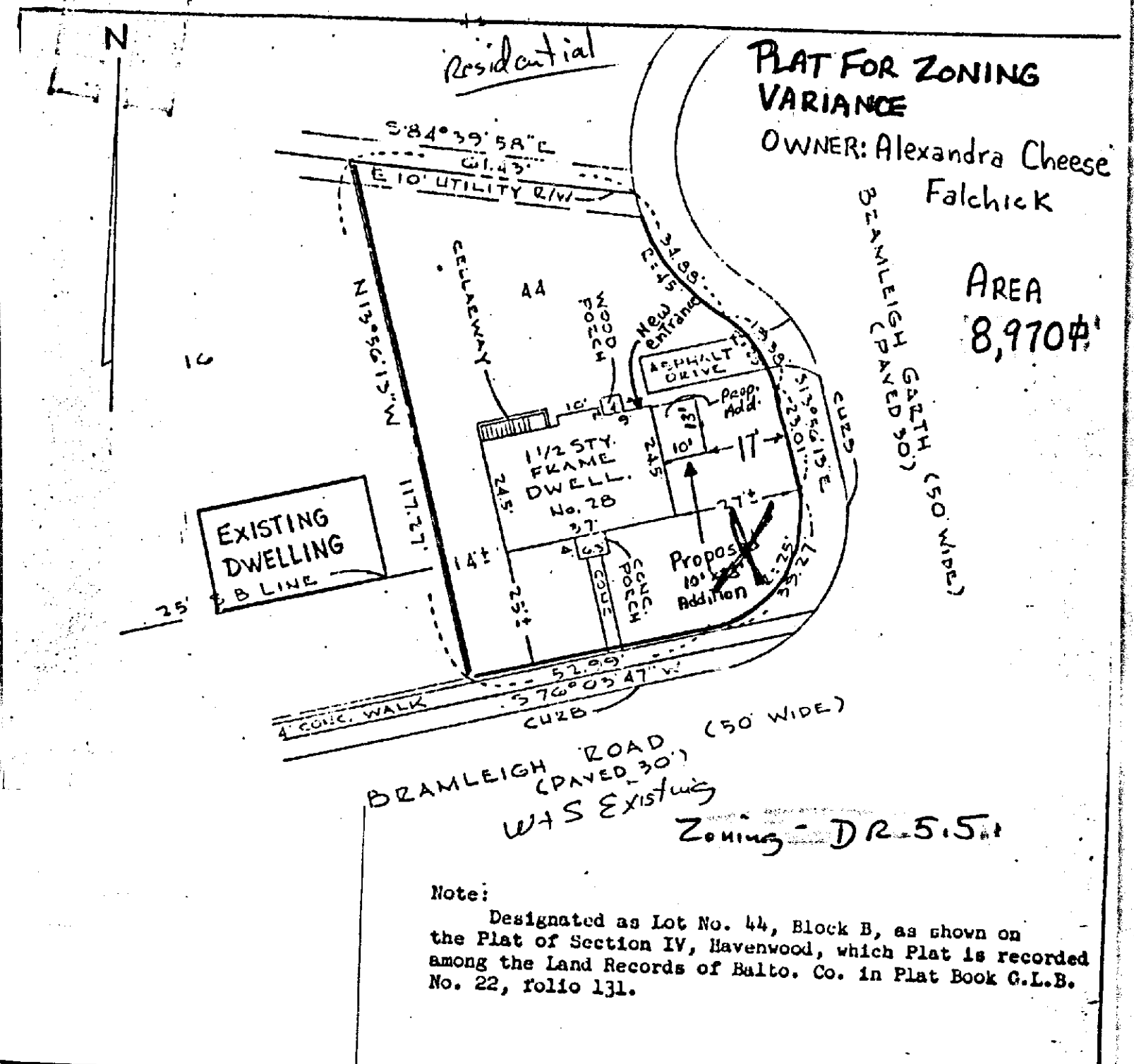
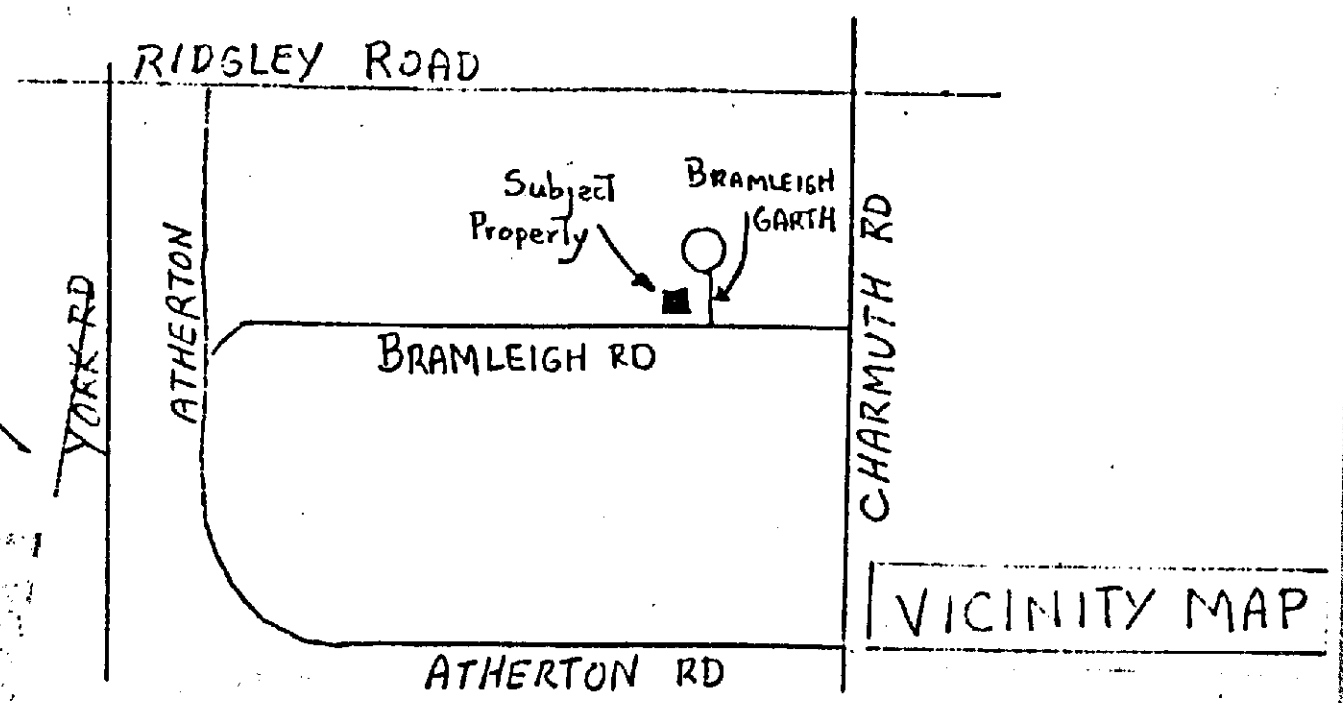
BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 8, 1986  
COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
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  
Ms. Alexandra Cheese Falchick  
28 Bramleigh Road  
Lutherville, Maryland 21093  
RE: Item No. 151 - Case No. 87-237-A  
Petitioner: Harold Falchick, et ux  
Petition for Zoning Variance  
Dear Ms. Falchick:  
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,  
*James E. Dyer*  
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. GENDER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204  
NOVEMBER 19, 1986  
Re: Zoning Advisory Meeting of OCTOBER 28, 1986  
Item # 151  
Property Owner: ALEXANDRA CHEESE FALCHICK  
Location: NW CORNER BRAMLEIGH RD & BRAMLEIGH GARTH  
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.  
( ) 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 \_\_\_\_\_.  
( ) Landscaping: Must comply with Baltimore County Landscape Manual.  
( ) The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.  
( ) The property is located in a traffic area controlled by a "D" level intersection as defined by 8111 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





|                          |                        |                              |
|--------------------------|------------------------|------------------------------|
| <b>SCALE</b><br>1" = 30' | <b>LOCATION SURVEY</b> |                              |
| <b>DATE</b><br>3/5/76    | 28 Bramleigh Road      | 8th District Balto. Co., Md. |
| <b>JOB No.</b><br>W-7604 | OFFICE COPY            |                              |

#151  
87-237-A

**CERTIFICATE OF POSTING**  
 ZONING DEPARTMENT OF BALTIMORE COUNTY 87-237-A  
 Towson, Maryland

District 8th  
 Posted for: Variance  
 Petitioner: Harold Falchick, et al.  
 Location of property: N.W. cor. Bramleigh Rd. & Atherton Rd.  
28 Bramleigh Rd.  
 Location of Signs: Facing intersection of Bramleigh Rd. & Atherton Rd.  
approx. 15' from road way, on property of Petitioner  
 Remarks: \_\_\_\_\_  
 Posted by: M. J. [Signature]  
 Number of Signs: 1  
 Date of return: 12/12/76