87-289-A # 173	NW/cor. Quatman Ave. and Fowler Ave. (3518 Quatman Ave.)	14th Elec. Dist.
12/8/86	Variance - filing fee \$35.00 - Darel L. Patrick, et ux	
12/8/86	Hearing set for $1/12/87$, at $10:00$ a.m.	
1/12/87	Advertising and Posting - \$88.00	
1/16/87	Ordered by the Zoning Commissioner that the Petition for a front yard setback of 15' in lieu of the required 25' a in lieu of the required 25' for a corner lot is GRANTED w	nd a side yard setback of 3'

87-289-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 accordance 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 wort be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 19 87, that the Petition for Zoning Variances to permit a front yard setback of 15 feet in lieu of the required 25 feet and a side yard setback of 3 feet in lieu of the required 25 feet for a corner lot be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 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.
- 2. Only one commercial vehicle shall be permitted on the property.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Darel L. Patrick

Mr. Steven R. Coleman

People's Counsel

PETITION FOR ZONING VAR. NCE 87-28

TO THE ZONING COMMISSIONER OF PALTIMORE COUNTY:

Variance from Section 1802.3.C.1 to permit a front yard setback of 15 feet in lieu of the required 25 feet, and a side yard setback of				
feet in lieu of the required 25 feet, and a side yard setback of				
3 feet in lieu of the required 25 feet for a corner lot.				
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)				

- 1. Four vehicles in family with four individual drivers.
- 2. Need for extra storage space.
- 3. To provide winter protection for at least two cars.

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.

•	which is the subject of the	ns i comon.
Contract Purchaser:	Legal Owner(s):	
	Darel L. Patrick	
(Type or Print Name)	(Type or Print Name)	tuck
Signature	Signature	
Addana	Mhonoso C. Detnick	
Address	Theresa G. Patrick (Type or Print Name)	
	Skusa G. Par	uch
City and State	Signature	
Attorney for Petitioner:	•	÷
	3518 Quatman Ave.	661-3411
(Type or Print Name)	Address	Phone No.
(Type of Finit Name)	Address	rione 140.
	Baltimore, Md. #2123	4
Signature	City and State	
Address	Name, address and phone number tract purchaser or representative	
	Darel L. Patrick	
City and State	Name	
Address of Mileston ST	3518 Quatman Ave.	661-3411
Attorney's Telephone No.:	Address	Phone No.
		2
ORDERED By The Zoning Commissioner of	Baltimore County, this8th_	day
ofDecember, 19_86, that the required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, ar Commissioner of Baltimore County in Room 10	, in two newspapers of general ci id that the public hearing be had	irculation through- before the Zoning
County, on theday of	January , 19 _87,	at10:00'clock
AM.		
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
·	1 - C + 1	

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE BALTIMUNE OFFICE OF PLANNING & 2011 10WSON, MARYLAND 21204 494-3353 A BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attacked hereto and made a part hereof, hereby petition for so 14th Election District Valunce from Section __ 1801. S. Cri to permit a front yard setback of 18 RE: PETITION FOR VARIANCES Case No. 87-289-A : BEFORE THE ZONING COMMISSIONER feet in lies of the sequired 25 feet, and a lills yard setback of NW/Corner Quatman Ave. & ARNOLD JABLON ZONING COMMISSIONER Fowler Ave. (3518 Quatman OF BALTIMORE COUNTY 3 feet in lieu of the hequire 25 feet for a corner lot. Ave.), 14th District DAREL L. PATRICK, et ux, Northwest Corner Quatman Avenue and Fowler Avenue Case No. 87-289-A (3518 Quatman Avenue) Petitioners January 7, 1987 the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) DATE AND TIME: Monday, January 12, 1987, at 10:00 a.m. ::::::: Four vuhicles in family with four individual drivers. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Mr. Davel L. Patrick ENTRY OF APPEARANCE Mrs. Theresa G. Patrick 2. Beed for extra storage space. 3518 Quatman Avenue The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Please enter the appearance of the People's Counsel in the above-3. To provide winter protection for at least two cars. Beltimore, Maryland 21234 captioned matter. Notices should be sent of any hearing dates or other RE: PETITION FOR ZONING VARIANCE MW/cor. Quatmen Ave. and Fowler Ave. proceedings in this matter and of the passage of any preliminary or (3518 Quetman Ave.) Property is to be posted and advertised as prescribed by Zoning Regulations. Petition for Zoning Variance to permit a front yard setback of 15 feet 14th Election District in lieu of the required 25 feet and a side yard setback of 3 feet in 1, 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. final Order. Darel L. Patrick, et ux - Petitioners lieu of the required 25 feet for a corner lot Case No. 87-289-A Dear Mr. and Mrs. Patricks I/We do solemnly declare and affirm, E26, 670 under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. This is to advise you that ________is due for advertising and posting of the above property. This fee must be paid before in People's Counsel for Baltimore County 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. Darel L. Patrick Being the property of Darel L. Patrick, et ux plan filed with the Zoning Office. Peter Max Zimmerman Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Deputy People's Counsel Room 223, Court House 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, Towson, Maryland 21204 494-2188 Theresa G. Patrick more County, Maryland, and remit entertain any request for a stay of the issuance of said permit during this period No. 025787 wilding, Towson, Maryland for good cause shown. Such request must be received in writing by the date of the Show D. Fatish BALTIMORE COUNTY, MALYLAND hearing set above or made at the hearing. I HEREBY CERTIFY that on this 7th day of January, 1987, a copy OFFICE OF FINANCE - REVENUE DAYSION City of State MISCELLANEOUS CASH RECEIPT of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Darel L. Attorney for Petitioner: BY ORDER OF 3518 Quatman Ave. 661-3411 ARNOLD JABLON Patrick, 3518 Quatman Ave., Baltimore, MD 21234, Petitioners. ZONING COMMISSIONER OF BALTIMORE COUNTY Et. timore, Md. #21234 Air. Darel L. Petrick, 3518 Quatman Avenue, Baltimore, Nd. 21234 ADVERTISING & POSTENG COSTS RE CASE #37-289-A Darel L. Patrick B B B B S S 3800 18 512.F 661-3411 3518 Quatman Ave. VALIDATION OR SIGNATURE OF CASHIER ORDERED By The Zoning Commissioner of Baltimore County, this ____Sth____ day required by a Zoming Law of Baltimore County, in two newspayars of general circulation throughout Caltimore County, that property be posted, and that the public hearing be had before the Zoning permissioner of Baltimore County in Room 166, County Office Building in Towson, Baltimore Zoning Commissioner of Baltimore County. Mr. Darel L. Patrick Mrs. Theresa G. Patrick 3518 Quatman Avenue Plat For Zoning Variance Baltimore, Maryland 21234 Owner - Darel + Theresa Patrick Lambros Rd NOTICE OF HEARING District - 14 RE: PETITION FOR ZONING VARIANCE Subdivision-Park Ridge Addition NW/cor. Quatman Ave. and Fowler Ave. (3518 Quatman Ave.)
14th Election District
Darel L. Patrick, et ux - Petitioners
Case No. 87-289-A PROPERTY DESCRIPTION Subject Property Lot 6, Section B, Book No. O.T.G. 35 Folio 91 Quatman Ave. Existing Utilities in Quatman Ave. Scale: 1=50° Zoned D.R.5.5 10:00 a.m. Monday, January 12, 1987 25 feet West of the center line of Fowler Ave Being Lot 6, 6,532,52 5q. Ft Section B in the Resubdivision of Park Ridge Addition Section one. . 15 ACRES PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 10 Easement. ° 22′X 2€′ € Garage Vicinity Map BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY
FIPE DEPARTMENT
TOWSON, MARYLAND 21204-2586 TED ZALESKI, IR. DIRECTOR Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Mr. Armold Jablon, Zoning Commissioner Office of Planning and Zoning Towson, Maryland 21204 Baltimore County Office Evilding Towson Meryland 21204 Comments on Item # 173 Zoning Advisory Committee Meeting are as follows: Darel L. Patrick, et ux N/S Quatman Avenue, 25 feet W of c/l of Fowler Avenue Property Owner: Darel L. Patrick et ux Location: N/S Quatman Ave., 25' W. of centerline of Fowler Avenue APPLICABLE ITES ARE CIRCLEI All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Randicapped and Age# (A.H.S.I. #117-1 - 1980) and other applicable Codes and Standards. Zoning Agenda: Meeting of 11/11/86 . A building and other miscellaneous parmits shall be required before the start of any construction. Pursuant to your request, the referenced property has been surveyed by this Two mets of commutaction drawings are required to file a parait application. The seal of a Pureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. 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 B. All Use Groups except R-4 Single Panily Detached Dwellings require a minimum of 1 hour fire rating for exterior wells 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. Department of Public Works. 2. A second means of vehicle access is required for the site. F. The structure does not appear to comply with Table 505 for permissable height/area. Heply to the requested variance by this office carmot 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 (1) 3. The vehicle dead end condition shown at G. The requested variance appears to conflict with Section(s) ______, of the Baltimore County Building Cods. EXCLELS the maximum allowed by the Fire Department. 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 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 alopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basemont. Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. 6. Site plans are approved, as drawn. Prevention Luzeme has no compents, at this time K. These abbreviated comments reflect only of 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 112 W. Chesapeake Avenue, Towson, Maryland 21204. REVIEWER: Alt Noted and Approved:
Plaining Group
Special Inspection Division VFire Prevention Bureau Minths Edenn By: C. E. Burnham, Chief Building Plans Review BALTIMORE COUNTY, MARYLAND BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE INTER-OFFICE CORRESPONDENCE Arnold Jablon Date December 19, 1986 TO Zoning Commissioner Norman E. Gerber, AICP, Director OUNTY OFFICE BLDG. FROM Office of Planning and Zoning Mr. Darel L. Patrick son, Maryland *212; 3518 Unatman Avenue Baltimore, Maryland 21234 SUBJECT Zoning Petitions No. 87-287-A, 87-288-A, 87-289-A, 87-295-A, 1)0 RE: Item No. 173 - Case No. 87-289-A 87-296-A, 87-297-A, 87-298-A and 87-299-A Petitioner: Darel L. Patrick, et ux Chairman Petition for Zoning Variance MEMBERS Dear Mr. Patrick: dureau of The Zoning Plans Advisory Committee has reviewed the plans Engineering submitted with the above-referenced petition. The following Department of comments are not intended to indicate the appropriateness of Traffic Engineering There are no comprehensive planning factors requiring comment the zoning action requested, but to assure that all parties State Roads Commission on these petitions. are made aware of plans or problems with regard to the Sureau of development plans that may have a bearing on this case. The Fire Prevention Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suit-Project Planning ability of the requested zoning. Building Department Enclosed are all comments submitted from the members of the Board of Education Committee at this time that offer or request information on your petition. If similar comments from the remaining Zoning Administration members are received, I will forward them to you. Otherwise, NEG:JGH:slb industrial Devriopment any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the cate of the enclosed filing certificate and a hearing scheduled accordingly. James E. Dyler /KRB DAMES E. DYER Chairman Zoning Plans Advisory Committee

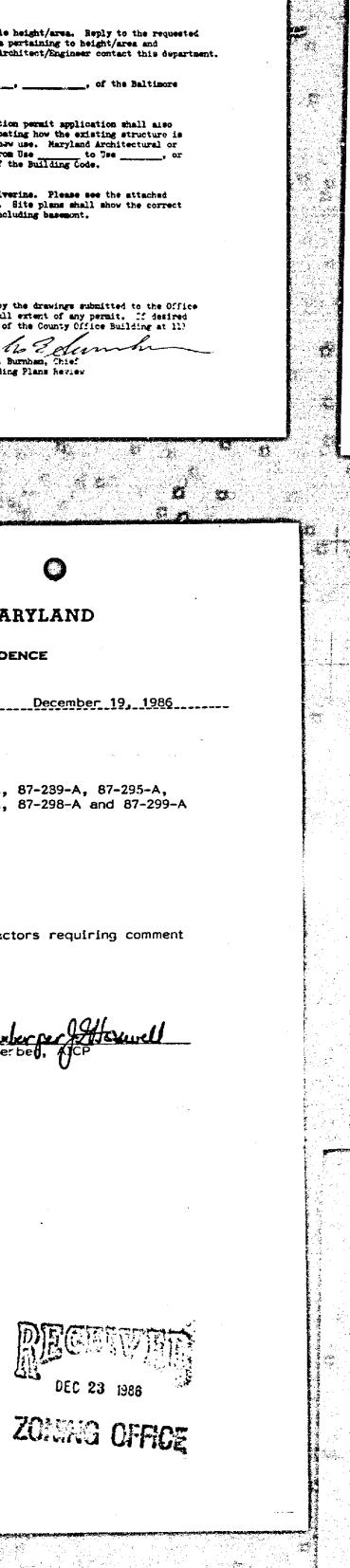
CPS-0G8

JED: KKO

ో Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 2, 1985



ZONING VARIANCE 14th Election District Case No. 87-289-A

OCATION: Northwest Corns

Attorney

DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550 STEPHEN E COLLINS DIRECTOR December 4. 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 167, 168, 170, 172, and (173.) Very truly yours, Traffic Engineer Associate II MSF:1t

CERTIFICATE OF PUBLICATION

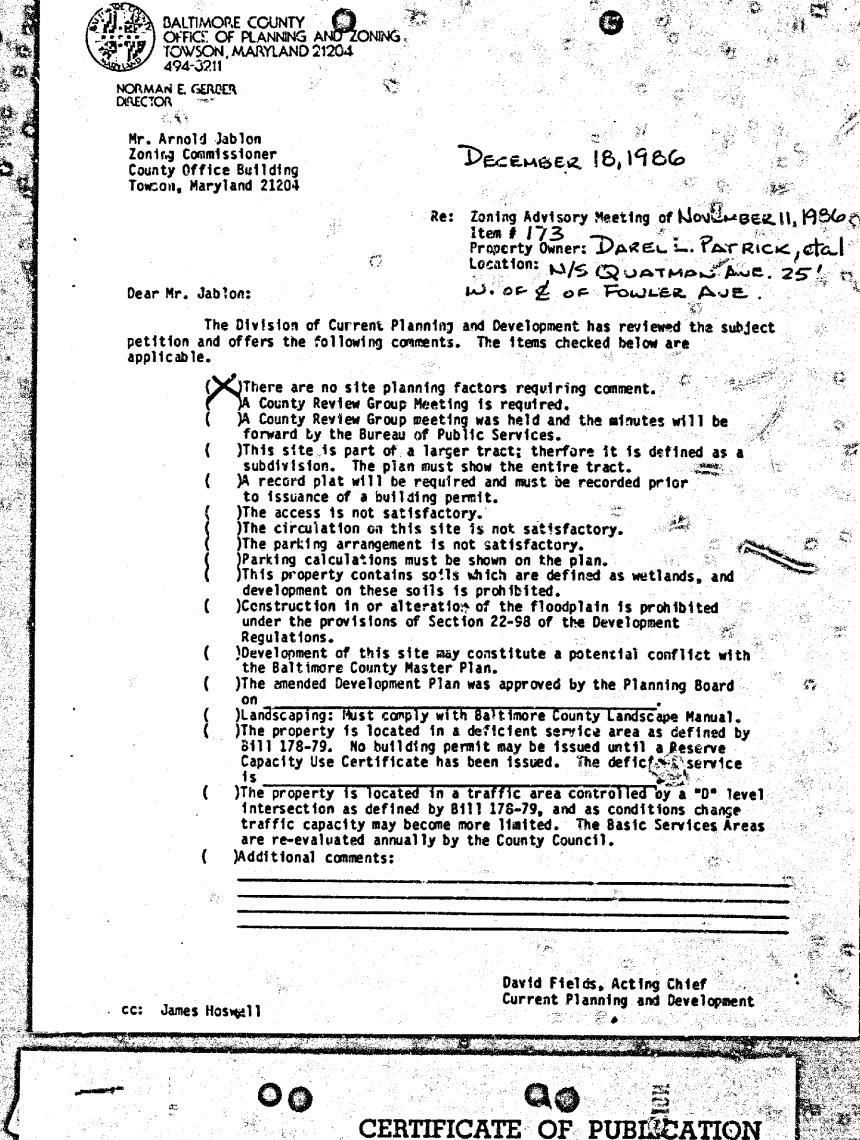
THIS IS TO CERTIFY, that the annexed advertisement was

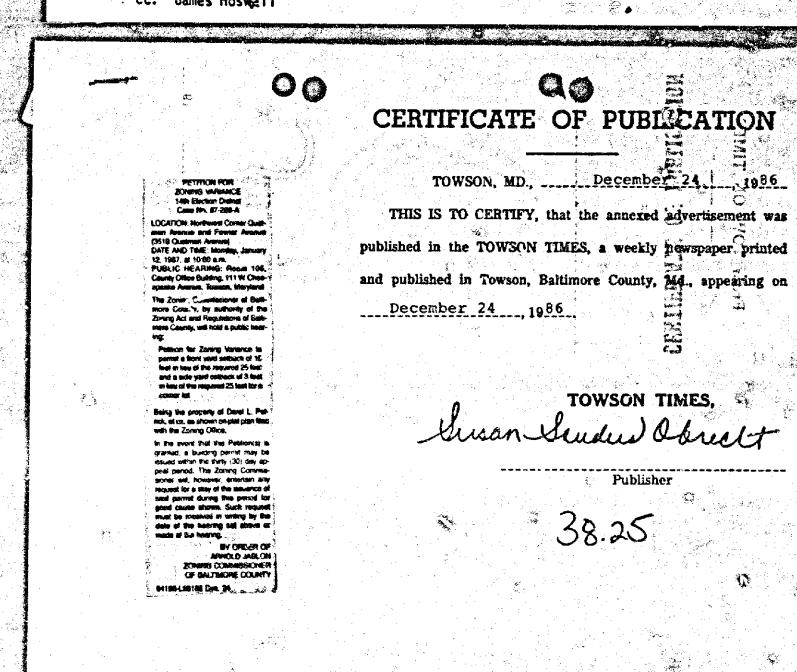
published in THE JEFFERSONIAN, a weekly newspaper printed

December 25

Chairman, Zoning Plans

Advisory Committee





Date of reare. [2/19/13

Quatrian Avenue and Fowler Avenue (3518 Quatrian Avenue and Fowler Avenue)
DATE AND TIME: Monday, January 12, 1987, at 10: 10 a.m.
PUBLIC SIEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland and published in Towson, Baltimore County, Md., appearing on December 25 19 86 more County, by authority of the Zon-ing Act and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to per-mit a front yard setback of 15 feet in lies of the required 25 feet and a side yard setback of 3 feet in lies of the required 25 feet for a corner lot Being the property of Darel L. Pat-THE JEFFERSONIAN. rick, et ux, as shown or 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 n writing by the dete of the hearing se above or made at the hearing. Cost of Advertising By Order Of ARNOLD JABLON 24.75 12/243 Dec. 25. المح المحاوية <u>بمثارة المستواد الموارد</u> المح The control of the co ZONING DEPARTMENT OF RALTIMORS COUNTY 87-289-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 December . 1986. Location of property KW/W. Quetamer Hent fow for the Location of Signe Factory Intersection Quetarent Towler for garage 20' Fr. 200 Sway, on party of lettois Zoning Commissioner Petitioner Darel L. Patrick, et ux Received by: James E. Dyer