| 87-306-A<br>#-172 | NW/S Magledt Rd., 378' NE of Hilltop Dr.<br>(9804 Magledt Rd.)                                                                                                                                                                                                             |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 12/10/86          | Variance - filing fee \$35.00 - Josef J. Riedlbauer, et ux                                                                                                                                                                                                                 |
| 12/10/86          | Hearing set for 1/21/87, at 10:00 a.m.                                                                                                                                                                                                                                     |
| 1/21/87           | Advertising and Posting - \$78.00                                                                                                                                                                                                                                          |
| 1/21/87           | Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard and to be 17.5' in height in lieu of the permitted 15' is GRANTED with restrictions. |

Pursuant to the editisement, 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.

- 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. The garage shall be constructed so as to be aesthetically compatible with the dwelling.
- 3. Access shall be limited solely to the west side of the garage.
- 4. The Petitioners and Mrs. VanHorn shall agree on the appropriate screening to be placed on the east side of the garage from the existing macadam driveway to within 10 feet of the north property line. If no agreement can be reached, the Zoning Commissioner shall so decide.
- 5. The Petitioner shall request a review of the potential parking of the helicopter in the garage by the Police Department. If they advise the Zoning Commissioner that it would not be safe, then the Petitioner shall not be permitted to do so.
- 6. A revised site plan, showing the agreed upon screening and the designated access to the garage, shall be submitted to the Zoning Commissioner for approval.

Zoning Commissioner of Baltimore County

AJ/srl

cc: Mr. & Mrs. Josef J. Riedlbauer

Ms. Barbara VanHorn

People's Counsel

## PETITIC 1 FOR ZONING VACIANCE

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 400.1 to permit an accessory structure (garage) to be located in the front yard in lieu of the required rear yard and 400.3 to permit an accessory structure height of 17.5 feet in lieu of the permitted 15 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) telicopter pad needs certain Helistop was granted by Case No. 87-37-X on September 5, 1986. Additional height is required to store a 10-foot-high pop-up camper van. 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.

Zoning Commissioner of Baltimore County.

|                                                                                              | -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Contract Purchaser:                                                                          | Legal Owner(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ***                                                                                          | TOSEF J. RIEDLBAUER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| (Type or Print Name)                                                                         | (Type or Print Name)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                              | / wolf / weller                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Signature                                                                                    | Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                              | Sheri J. Riedlbauer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Address                                                                                      | (Type or Print Name)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                              | Mere Diedlesur                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| City and State                                                                               | Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Attorney for Petitioner:                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                                                              | 9804 Magledt RQ. 661-3862                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| (Type or Print Name)                                                                         | Address Phone No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                                                                                              | BA16. Nd. 21234                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Signature                                                                                    | City and State                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                                                                                              | Name, address and phone number of legal owner, con-                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Address                                                                                      | tract purchaser or representative to be contacted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Circum d Chan                                                                                | JOSEF J. RIEDLBAUER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| City and State                                                                               | Name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Attorney's Telephone No.:                                                                    | 9854 MAGLEDT R) 366-690 3 Address Phone No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                              | 2.000 2101                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| ORDERED By The Zoning Commissioner of                                                        | of Baltimore County, this day                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| of December, 19_86, that t                                                                   | the subject matter of this petition be advertised, as                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| required by the Zoning Law of Baltimore Count out Baltimore County, that property be posted. | ty, in two newspapers of general circulation through-<br>and that the public hearing be had before the Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Commissioner of Baltimore County in Room                                                     | and that the public hearing be had before the Zoning 106, County Office Building in Towson, Baltimore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| County, on theday of                                                                         | January , 19_87 , at 10:00 o'clock                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <u>A M</u> .                                                                                 | e de la companya de |
|                                                                                              | 126 66 5-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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(over)

permitted 15 feet.

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

to permit an accessory structure height of 17.5 feat in lieu of the

Helicopter pad needs certain E.

Helistop was granted by Case No. 87-37-X on September 5, 1986. Additional height is required to store a 10-foot-high pop-up camparoval 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 N = 38,292 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: J. RIEDLBAUER (Type or Print Name) Kiedlbauer Address

Her Riedleauer City and State Attoring for Petitioner: (Type or Print Name)

Signature Name, address and phone number of legal owner, contract purchaser or representative to be contacted JOSEF J. RIEDLBAUER

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_day

of \_\_\_\_\_\_\_\_, 19\_\_86., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimere 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 Baltimere County in Room 106, County Office Building in Towson, Baltimore Scounty, on the 21st day of January 19.87, at 10:00 o'clock

9804MAGLEDT RD 366-6900

0

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 2120 Mr. Josef J. Riedlbauer 9804 Magledt Road

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Chairman

MEMPERS

Department of

Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial

Development

Zoning Administration

Traffic Engineering

State Roads Commissio

Bureau of

Engineering.

Baltimore, Maryland 21234

RE: Item No. 172 - Case No. 87-306-A Petitioner: Joseph J. Riedlbauer, et ux Petition for Zoning Variance

Dear Mr. Riedlbauer:

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 Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Spellman, Larson & Associates, Inc. Jefferson Bldg., Suite 107 Towson, Maryland 21204



SUITE 107 — JEFFERSON BUILDING 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

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

DESCRIPTION FOR A SPECIAL EXCEPTION FOR A HELISTOP, RIEDLBAUER PROPERTY, 9804 MAGLEDT ROAD, 11TH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the northwest side of Magledt Road as proposed to be widened to a width of 60 feet at the distance of 378 feet, more or less, northeasterly along the West side of Magledt Road from the North side of Hilltop Drive, 30 feet wide, and running thence North 74 Degrees 54 Minutes 10 Seconds West 212.30 feet South 14 Degrees 36 Minutes 20 Seconds West 291.31 feet North 83 Degrees 50 Minutes 48 Seconds West 315.05 feet North 2 Degrees 42 Minutes 40 Seconds West 373.94 feet and South 74 Degrees 54 Minutes 10 Seconds East 635.98 feet to the northwest side of Magledt Road herein referred to and running thence and binding on the northwest side of Magledt Road South 14 Degrees 36 Minutes 20 Seconds West 15.00 feet to the place of beginning.

Containing 2.901 acres of land, more or less.

1721



2/4/86

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN + LAND SURVEYING LAND PLANNING + SUBDIVISION LAYOUT + FEASIBILITY STUDIES + ESTIMATING GRADING STUDIES + LOCATION SURVEYS + TECHNICAL CONSULTATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

3

Date January 16, 1987

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

SUBJECT Zoning Petitions No. 87-305-A, 87-306-A and 87-307-A

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

NEG: JGH: slb

JAN 19 1987 ZZZZZZ CIPICE

PETITION FOR ZONING VARIANCES

11th Election District Case No. 87-306-A

Northwest Side of Magledt Road, 378 feet Northeast of Hilltop Drive (9804 Magledt Road)

DATE AND TIME: Wednesday, January 21, 1987, 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 Variances to permit an accessory structure (garage) in the front yard in lieu of the required rear yard and an accessory structure height of 17.5 feet in lieu of the permitted 15 feet

Being the property of <u>Josef J. Riedlbauer, et ux</u>, 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

Petitioners

final Order.

NW/S of Magledt Rd., 378' NE of

: BEFORE THE ZONING COMMISSIONER

Case No. 87-306-A

Hilltop Dr. (9804 Magledt Rd.) OF BALTIMORE COUNTY 11th District JOSEF J. RIEDLBAUER, et ux,

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

> Phyllic Ble Friedman 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 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Josef

J. Riedlbauer, 9804 Magledt Rd., Baltimore, MD 21234, Peticioners.

- in / homen Peter Max Zimmerman

Mr. Josef J. Riedlbauer December 19, 1986 Mrs. Sheri J. Riedlbauer 9804 Magledt Road Baltimore, Maryland 21234

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES NW/S Magledt Rd., 378' NE of Hilltop Dr. (9804 Magledt Rd.) 11th Election District Josef J. Riedlbauer, et ux - Petitioners

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

Case No. 87-306-A

Avenue, Towson, Maryland

Zoning Compassioner of Baltimore County

No. 026097 LTIMORE COUNTY, MARYLAND FICE OF FINANCE - REVENUE DIVISION AISCELLANEOUS CASH RECEIPT BELTHORNSON TO THE LONG TO

AJ:med

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

January 13, 1987

Mr. Josef J. Riedlbauer Mrs. Sheri J. Riedlbauer 9804 Magledt Road Baltimore, Maryland 21234

> RE: PETITION FOR ZONING VARIANCE NV/S Magledt Rd., 378° NE of Hilltop Dr. (9804 Magledt Rd.) 11th Election District Josef J. Riedlbauer, at ux - Petitioners Case No. 87-306-A

Dear Mr. and Mrs. Riedlbauer:

This is to advise you that \_\_\_\_\_\_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 hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit ling, Towson, Maryland

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

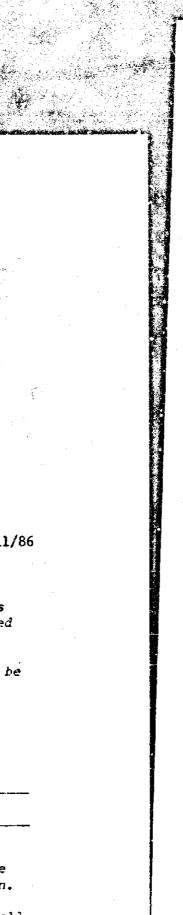
No. 29901

R-01-615-000 SIGN & POST RETURNED AMEUNT \$ 78.00 CAST Mr. Josef J. Riedibauer ADVERTISING & POSTING COSTS RE CASE \$57-305-A

80.1\*\*\*\*\*7300:a azibr

VALIDATION OR SIGNATURE OF CASHIER

| CAN LALIMONE COUNTY  CONTROL OF DEDAMES & INCENSES  Decombon 2 1                                                                                                                                                                                                                                     | BALTIMORE COUNTY FIRE DEPARTMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| TOWSON, MARYLAND 21204                                                                                                                                                                                                                                                                               | 10WSON, MARYLAND 21204-2586<br>494-4500                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                      | DALK II DENICKE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| TED ZALESKI, JR.                                                                                                                                                                                                                                                                                     | PAUL 14. REINCKE<br>CHIEF November 24, 1986                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                      | Mr. Arnold Jablon Zoning Commissioner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Mr. Arnold Jablon, Zoning Commissioner                                                                                                                                                                                                                                                               | Office of Planning and Zoning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Office of Planning and Zoning Towson, Maryland 21204                                                                                                                                                                                                                                                 | Baltimore County Office Building Towson Maryland 21204                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Doar Mr. Jahlons                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Comments on Item # 172 Zoning Advisory Committee Meeting are as follows:  Property Our r: Josef J. Reidlbauer, et ux                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Location: NW/S Magledt Road, 378 feet NE Hilltop Drive                                                                                                                                                                                                                                               | RE: Property Owner: Josef J. Reidlbauer, et ux                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| District: 11th.                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| APPLICABLE ITEMS ARE CIRCLED:                                                                                                                                                                                                                                                                        | Location: NW/S Magledt Road, 378' NE Hilltop Drive                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| A.) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill # the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Cod                                                                                                 | 7-85. Send Standards.  Item No.: 172  Zoning Agenda: Meeting of 11/11/86                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| B. A building and other miscellaneous permits shall be required before the start of any construction                                                                                                                                                                                                 | Gentlemen:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C. Residentials Two sets of construction drawings are required to file a permit application. The                                                                                                                                                                                                     | Pursuant to your request, the referenced property has been surveyed by this                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| registered in Maryland Architect or Engineer is/is not required on plans and technical data.                                                                                                                                                                                                         | Bureau and the comments below marked with an "X" are applicable and required to be corrected or incurporated into the final plans for the property.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| D. Commorcial: Three sets of construction drawings scaled and signed by a registered in Maryland A or Engineer shall be required to file with a permit application. Reproduced scale are not accept                                                                                                  | chitect                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|                                                                                                                                                                                                                                                                                                      | located at intervals or fact along an approved FOW in                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| E. All Use Groups except R-h Single Family Detached Dwellings require a minimum of 1 hour fire ration exterior wells closer than 5'-O to an interior lot line. R-h Use Groups require a one hour well than 3'-O to an interior lot line. Any well built on an interior lot line shall require a fire | if closer accordance with Baltimore County Standards as published by the                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in exterior wall within 3'-0 of an interior lot line.                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to th                                                                                                                                                                                                   | ( ) 2. A second means of vehicle access is required for the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| variance by this office carnot be considered until the necessary data pertaining to height/area construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact to                                                                                                     | Mb which and and and the sharp at                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| G. The requested variance appears to conflict with Section(s), of the Ba                                                                                                                                                                                                                             | timore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| County Building Code.                                                                                                                                                                                                                                                                                | EXCEEDS the maximum allowed by the Fire Department.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall be filed along with three sets of acceptable constructive plans indicating how the existing struto be altered in order to comply with the Code requirements for the new use. Maryland Architect | ture is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Engineer seals are usually required. The change of Use Groups are from Use to Use to Kixed Uses . See Section 312 of the Building Code.                                                                                                                                                              | , or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the att.                                                                                                                                                                                                  | ( x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| copy of Section 516.0 of the Building Code as adopted by Eill #17-85. Site plans shall show the elevations above see level for the lot and the finish floor levels including basement.                                                                                                               | Mind and the second of the sec |
| T. Comente:                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                      | ' ) 6. Site plans are approved, as drawn.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                                                                                                                                                                                                                                      | 7. The Fire Prevention Bureau has no commends, at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| K. These abbreviated comments reflect only on the information provided by the drawings submitted to                                                                                                                                                                                                  | the Office desired at 111  REVIEWER: Cattle of the Approved: Planning Group  The Fire Prevention Bureau has no comments, at this time.  Reviewer: Approved: Planning Group  Fire Prevention Bureau.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| the applicant may obtain additional information by visiting Room 122 of the County Office Building W. Chesapeake Avenue, Towner, Marryland 21 201.                                                                                                                                                   | REVIEWER: Cat One 1 Telly 11-35 #6 Approved: Planning Group Fire Prevention Bureau                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Mondio & Aunt<br>By: C. E. Burnhes, Chie!                                                                                                                                                                                                                                                            | Special Inspection Division                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Building Plans Review                                                                                                                                                                                                                                                                                | /mb                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| 87.                                                                                                                                                                                                                                                                                                  | 306 A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                      | 67-36-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| APRICATE AT BASTNA                                                                                                                                                                                                                                                                                   | NAME OF THE OF BUILDING & TONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| CERTIFICATE OF POSTING  ZONING DEPARTMENT OF BALTIMOZE COUNT                                                                                                                                                                                                                                         | BALTIMORE COUNTY OFFICE OF PLANNING & ZONING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Tomon, Meryland                                                                                                                                                                                                                                                                                      | County Office Building 111 W. Chesapeake Avenue                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                                                                                                                                                                                                                                                                      | Towson, Maryland 21204                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| District // Date of P                                                                                                                                                                                                                                                                                | Your petition has been received and accepted for filing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Posted for: Variance                                                                                                                                                                                                                                                                                 | day of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| Petitions: Sosef J. Riedlbouer  Location of property: 9804 Magledt Rd                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Location of property:                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550 STEPHEN E. COLLINS DIRECTOR

December 4, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Guilding 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, Michael S. Flanigan Traffic Engineer Associate II

MSF:1t

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

NORMAN E. GERBER DIRECTOR

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

JANUARY 14, 1987

Re: Zoning Advisory Meeting of November 11,1986 Property Owner: JOSEF J. REIDBAUER, etal Location: NW/S MAGLEDT RD. 3781 NE HILLTOP DRIVE .

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

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.

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. 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:

. cc: James Hoswell

PETITION POR ZONING WARLANCES 13th Election District Case No. 50-366-A

LOCATION: Northwest Side of Maybok Road, 372 fort Northeast of Hilliop Drive (9804 Magiode Road) DATH AND TIME: Wednesday, Ja-many 21, 1987, 2t McC a.m. PUBLIC HEARING: Roam 186.

David Fields, Acting Chief Current Planning and Development

0 (3 00 CERTIFICATE OF PUBLICATION

> TOWSON, MD., December 31 ..., 1986 THIS IS TO CERTIFY, that the annexed advertisement was and published in Towson, Baltimore County, Md., appearing on December 31 , 1986

> > TOWSON TIMES,

Gusan Sender Obrect

00 00 CERTIFICATE OF PUBLICATION

January 1

published in THE JEFFERSONIAN, a weekly newspaper printed January 1

THE JEFFERSONIAN,

Cost of Advertising

24.75

Number of Signs:

Driveway at Magledt Rd

Attorney

ARNOLD ABLON
Zoning Commissioner

Chairman, Zoning Plans Advisory Committee

In the event that the Postic ner's in grands it business pornat may be seemed in the service pornat may be touched when the service se

ANNOLD JABLES ANNOLD JABLES ZOMONS COLORASMONI-COF BALTISCHE COLORA CARS LIMITED DID 24

PETITION FOR ZOMMG WASHINGES 11th Election Owner Case No. 87-308-A

38.25

and 15 feet in liere of the permet-ned 15 feet. Being the property of Josef F Birdl-honer, at use, so shown on plot plant filed with the Unning Office. In the event that this Petition(s) is greated, a building m the event that this Petition(s) is granted, a building persent may be meand within the thirty (30) day appeal period. The Zaning Commissioned will, harvour, ensurements any request for a stay of the instance of said permit during this period for good cause shows. Such request must be received to writing by the dose of the tageing substance or made at the hearing. By Order Of
ARNOLD JABLON
Zating Commissions
of Releases County

