

87-336-A	<u>N/S Arline Ave., 200' E of the c/l of Jeanne Ave.</u>	13th Elec. Dist.
#218		
1/2/87	Variance - filing fee \$35.00 - Barry Scott Jung	
1/2/87	Hearing set for 2/18/87, at 9:30 a.m.	
2/18/87	Advertising and Posting - \$71.94	
2/19/87	Ordered by the Zoning Commissioner that a variance to permit a side yard setback of 6' in lieu of the required 10' to the west property line is DENIED and variances to permit a side yard setback of 6' in lieu of the required 10' to the east property line and a building envelope width of 24' in lieu of the required 28' are GRANTED with conditions.	

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner 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) described below should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of February, 1987, that a variance to permit a side yard setback of 6 feet in lieu of the required 10 feet to the west property line be and is hereby DENIED; and variances to permit a side yard setback of 6 feet in lieu of the required 10 feet to the east property line and a building envelope width of 24 feet in lieu of the requested 28 feet be and are hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Barry Scott Jung

Mr. John Ayers

Ms. Ella Mae Johnson

Mr. Bertrand DeLoatch

People's Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02.3C.1 (DR) To permit sideyard setbacks of 6 feet instead of the required 10 feet

of the Zoning Regulations of Baltimore County; b) the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Compliance with the zoning regulations of Baltimore County cannot be met due to size of lot in old subdivision and would create a financial hardship for petitioner. Health, safety and general welfare of the community will not be adversely affected if this variance is granted.

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.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Barry Scott Jung

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

10 Maple Ave.

Phone No. 323380

Baltimore, Maryland 21206

City and State

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

Barry Scott Jung

Name

10 Maple Ave.

Phone No. 661-2934

Address

City and State

Attorney's Telephone No.:

Address

City and State

Attorney's Telephone No.:

Address

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Attorney's Telephone No.:

NAME

ADDRESS

Mr. & Mrs. George J. Herring
 Mr. & Mrs. Joseph Hillman
 Mr. & Mrs. James B. Brack
 Mr. & Mrs. Robert Jackson
 Mr. & Mrs. Kenneth Adams
 Mr. & Mrs. David E. Hawn

2152 Northland Ave
 2055 Northeast Ave
 2053 Northland Ave.
 4501 Spring Ave.
 4518 Spring Ave
 4723 Loma Ave
 4306 Arline Ave
 1924 Bonnap Av.
 4510 Arline Ave
 1926 Woodside Ave
 1924 Woodside Ave
 4510 Northeast Ave

TO: THE ZONING BOARD OF BALTIMORE COUNTY, TOWSON, MARYLAND

We, the property owners of the 4300 block of Arline Avenue and adjacent streets in Halethorpe Terrace, Baltimore County, protest the re-zoning of our neighborhood to permit side yard set backs of 6 ft. instead of the usually required 10 ft. We, the undersigned, particularly protest Case # 87-336-A. That case to be heard February 18, 1987.

NAME

ADDRESS

Mr. Mrs. Arthur Johnson
 Mr. & Mrs. John Ayers
 Mr. & Mrs. Michael Coolahan
 Maria Rytton
 Rosa y Ayres
 Ronald Brown
 Mr. & Mrs. William Hume
 Mr. & Mrs. Charles Henderson
 Mr. & Mrs. Mark Kuntz
 Mr. Alfred C. Caldwell
 Northrup Barnes
 Max Eddy
 Bernard Husekins
 4314 Arline Ave
 4303 Arline Ave
 2011 Jeanne Ave
 4512 Spring Ave
 4514 Spring Ave
 4516 Spring Ave
 4310 Arline Ave
 4309 Arline Ave
 2022 Jeanne Ave
 4518 A Spring Ave
 1937 Bonnap Ave
 4515 Spring Ave
 1934 HANNAN AVE
 2019 Jeanne Ave

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner
 FROM: Norman E. Gerber, AICP, Director
 Office of Planning and Zoning
 SUBJECT: Zoning Petitions No. 87-330-A, 87-331-A, 87-332-A, 87-336-A and 87-337-A

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

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

NEG:JGH:sib

FEB 9 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1987

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

Chairman
 MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Parks Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Building Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. Barry Scott Jung
 10 Maple Avenue
 Baltimore, Maryland 21206

RE: Item No. 218 - Case No. 87-336-A
 Petitioner: Barry Scott Jung
 Petition for Zoning Variance

Dear Mr. Jung:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
 James E. Dyer
 Chairman
 Zoning Plans Advisory Committee

JED:kbb

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 218 Zoning Advisory Committee Meeting are as follows:

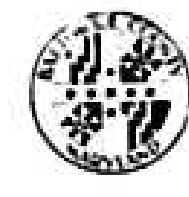
Property Owner: BARRY SCOTT JUNG
 Location: N/S ARLINE AVENUE, 200 FEET E CENTERLINE JEANNE AVE.
 District: 13TH

APPLICABLE ITEMS ARE CIRCLED:

1. A structure shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-4 Single-Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alternative permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.7 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments:
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Dyer
 Mark E. Dyer, Chief
 Building Plans Review

1/22/86



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

NORMAN E. GERBER
 DIRECTOR

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

JANUARY 27, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
 Item # 218
 Property Owner: BARRY SCOTT JUNG
 Location: N/S ARLINE AVE. 200'
 E. & JEANNE AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- X There are no site planning factors requiring comment.
- X A County Review Group Meeting is required.
- X 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; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () The property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 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

David Fields, Acting Chief
 Current Planning and Development



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

PAUL H. REINCKE
 CHIEF

December 18, 1986

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

RE: Property Owner: Barry Scott Jung

Location: N/S Arline Avenue, 200' E. centerline Jeanne Avenue

Item No.: 218

Zoning Agenda: Meeting of 12/16/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- X 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill*
 Planning Group
 Special Inspection Division

/mb



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

STEPHEN E. COLLINS
 DIRECTOR

January 21, 1987

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 223, 225, 227, 228, 229, 230, and 231.

Very truly yours,

Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineer Associate II

MSF:lt

RECEIVED
 FEB 9 1987

ZONING OFFICE

87-336-A
8/1/87

Harry Scott Jung
Harry Scott Jung
4303 Arlene
no fee

prop located on Arlene Ave - zoned DR 5.5 -
unimproved - preparing to build house -
40' x 28' - 40' x 110' - bought lots in 1986 -
bought for walk but 1" subdivision
date back to 1925 - need side yard
setback of 6' instead of 10' - only 3 lots
or - best, the would be 4th

John
Arlene
appears

Ella Mae Johnson - 4314 Arlene Ave - lived there 20 years -
if built would be too close to the house -
about 10' from prop line

McDonald
DeLoatch - 4310 Arlene - house built on 4 lots -
not much room to build on - trying to buy
house too close -

neighbor said cars in lot will garden a prop

variance to cut prop line started, to what prop
line desired

what for
grant variance of 6' instead of 10' to cut
prop line, due variance of 6' instead of
10' to what prop line; to permit
the envelope with 24' instead of the
requested 28'

(1) all permit

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 29, 1987

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., appearing on
January 29, 1987

THE JEFFERSONIAN,

Publisher

Cost of Advertising

24.75

LOCATION: North Side of Arlene Avenue, 200 Feet East of the Center of James Avenue
DATE AND TIME: Wednesday, February 18, 1987, at 9:30 A.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing. Petition for Zoning Variance to permit side yard setbacks of 6 feet in lieu of the required 10 feet. Being the property of Harry Scott Jung, as shown on plot 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
1/29/87 Jan. 29

87-336-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
2nd day of January, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Harry Scott Jung
Petitioner's Attorney:

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-336-A

Date of Posting: Jan 22, 1987

District: 13th
Posted for: [Signature]
Petitioner: Harry Scott Jung
Location of property: 111 S. of Arlene Ave. 200' E. of the C.P.
Location of Signs: North side of Arlene Ave. in front of subject property
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1