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/wouldxnek 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 /abouldxnex be granted.

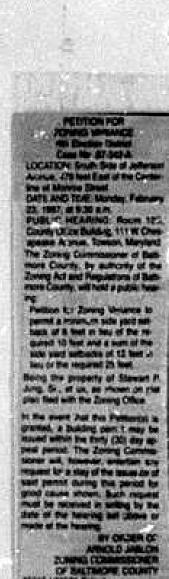
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of March 19 87 that the Petition for Zoning Variances to permit a minimum side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

> Connection of the proposed dwelling to metropolitan sewer and water.

AJ/srl

cc: Mr. & Mrs. Stewart P. Jung, Sr. People's Counsel

. True To The Course



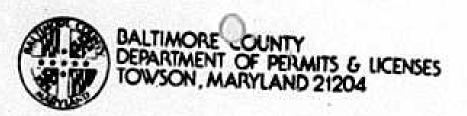
# CERTIFICATE OF PUBLICATION

TOWSON, MD., ..... February 4....., 19\_£7 THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 4 ..... 19 87.

TOWSON TIMES.

Publ sher

39.78



DECEMBER 16, 1986

TED ZALESKI, JR

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

Comments on Item # 219 Soming Advisory Committee Meeting are as follows: Property Owners STEWART P. JUNG, SR., ET UX Locations S/S JEFFERSON AVENUE, 479 FEET E. CENTERLINE MONROE ST.

APPLICABLE ITEM AND CENCLED!

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. the Maryland Code for the Randicepped and Aged (A.N.S.I. #117-1 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- © Residential: Two cets 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 plane and technical data.
- D. Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.
- E. All Des Groups except R-L Single Pamily Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-D to an interior lot line. R-L Des 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 one nour wall it closer wall. See Table LOI, Section 1LO7, Section 1LO6,2 and Table 1LO2. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
- 7. The structure dose not appear to comply with Table 505 for parmissable 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 LC1 and 505 and have your architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_, of the Baltimore
- I. The proposed project appears to be located in a Flood Flain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill \$17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Roming 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 Fullting of 111 Marks & Sumb L/20/84

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER 5/S Jefferson Ave., 479' E of C/L of Monroe St., 8th District : OF BALTIMORE COUNTY

STEWART P. JUNG, SR., et ux : Case No. 87-342-A

Petitioners

## ENTRY OF APPEARANCE

S 183 483 48 183 18

Please encer 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 final Order.

> Phyllic Cole 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 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stewart P. Jung, Sr., 2613 Matthews Drive, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman

### BALTIMORE COUNTY DEPARTMENT OF HEALTH

Office of Planning and Zoning
County Office Building
Towson, Maryland 21204
Zoning Item # 219, Zoning Advisory Committee Meeting of
Property Owner: Stewart P. Jung, Sn. et ux
Location: 55 Tefferson Ave. 479' E centerline Monre District

COMMENTS ARE AS FOLLOWS:

- ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of squipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- ( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- ( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- ( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- ( ) Prior to approval of a building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- ( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support
- ( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- ( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

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Zoning Commissioner

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 87-342-A

South Side of Jefferson Avenue, 479 feet East of the Centerline of Monroe Street

DATE AND TIME: Monday, February 23, 1987, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit a minimum side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet

Being the property of Stewart P. Jung, Sr., et ux plan filed with the Zoning Office. as shown on plat

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

( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous naterials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed haulor and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. ) Soil percolation tests (have been/must be) conducted. The results are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications. ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. (X) other Variance is granted contingent upon connection

WWQ 2 4/86

Description of property in petition for zoning variance from regulations as requested by Stewart P. Jung, Sr. and hiswife, Helene M. Jung.

Beginning on the south side of Jefferson Ave. 30 feet wide at the distance of 479 feet east of the centerline of Monroe St. Being lots 37 and 33, Block EE, in the subdivion of Timonium "eights, Plat Book No. 7, Folio 15. Said lots are vacant and unimproved by any dweiling.

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/wouldxnet 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 /shouldxnsk be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of \_\_\_\_\_\_ March \_\_\_\_\_, 19 87 , that the Petition for Zoning Variances to permit a minimum side yard setback of 6 feet in lieu of the required 10 feet and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

> 1. Connection of the proposed dwelling to metropolitan sewer and water.

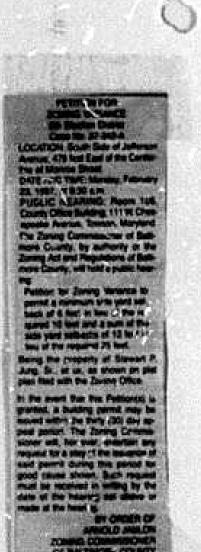
AJ/srl

cc: Mr. & Mrs. Stewart P. Jung, Sr. People's Counsel

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and Andrewski

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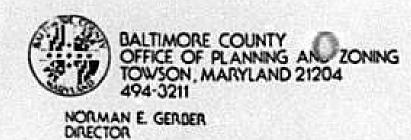
# CERTIFICATE OF PUBLICATION

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TOWSON TIMES,

39.78

CROFILMED



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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of December 16,1986 Property Owner: STEWART P. JUNG, SR. 5/5 JEFFERSON AUE, 479 E.

Dear Mr. Jablon:

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

> (X)There are no site planning factors requiring comment. )A County Review Group Meeting is required. )A County Review Group maeting 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.

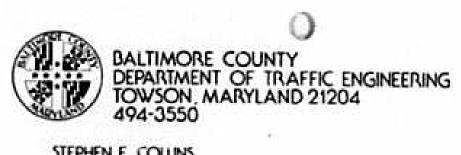
)The circulation on this site is not satisfactory. )The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development

Regulations. Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board

)Landscaping: Must comply with Baltimore County Landscape Manual. )The property is located in a deficient service area as defined by 8111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service

)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:

David Fields, Acting Chief Current Planning and Development



STEPHEN E. COLLINS DIRECTOR

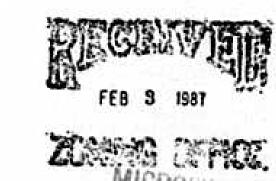
January 21, 1987

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. Flanigan Traffic Engineer Associate II

MSF:1t



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Mr. Stewart P. Jung. Sr.

Baltimore, Maryland 21234

2613 Matthews Drive

Dear Mr. Jung:

February 12, 1987

COUNTY OFFICE PLDG. 111 W. Chesaponke Ave. Towson, Maryland 21204

Chairman

MEMBERS Bureau of Engineering Department of

Traffic Enginee: ing

State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Doard of Education

Zoning Administration

industrial

Development

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,

Chairman Zoning Plans Advisory Committee

RE: Item No. 219 - Case No. 87-342-A

Petition for Zoning Variance

Petitioner: Stewart P. Jung, Sr., et ux

JED:kkb

Enclosurer

# BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date February 10, 1987 To Zoning Commissioner

Norman E. Gerber, AICP FROM Planning & Zoning

cc: James Hosmell

SUBJECT Zoning Petitions Nos. 87-342-A, 87-343-A, 87-344-A, 87-345-A, 87-346-A, 87-347-SpH, 87-348-A

There are no com : chensive planning factors requiring comment on these pecitic .

Office of Planning & Zoning

JGH: NEG: eds

ZIMMIN UFFICE

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON MARYLAND 21204-2586

PAUL H REINCKE CHIEF

December 18, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towser "aryland 2'204

RL: Property Owner: Stewart P. Jung, Sr., et ux

Location: S/S Jefferson Avenue, 479' E. centerline Monroe Street

Item No.: 219

Zoning Agenda: Meeting of 12/16/86

Centlemen:

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 ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_feet along an approved rold 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.

(y ) 5. The buildings and structures existing or provised on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Lite Safety Code", 1976 edition prior to occupancy.

) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this ti

REVIEWER: Cast Well 13.15-16 Approved Special inspection Division

Fire Prevention Bureau

VILINITY IVIAL JEFFERSON AVE GIRADN'S BLVD NO SCALE PADONIA RD BLOCK "FF" VACANT JEFFERSON EX 2" GAS EX 8" WATER I MONROE ST. SCALE 1'= 50' 41 40 39 38 37 36 35 34 33 32 PLAT FOR ZONING VARIANCE OWNERS-STEWART PE HELENE M. JUNGSR. DISTRICT & ZONED D.R. 3.5 SUBDIVISION-TIMONIUM HEIGHTS

LOT 37 \$38 BLK. EE" BOOK 7 FOLIO 15 PRUPOSED & EXISTING UTILITIES

MICROFILMED OFFICE COPY

CPS-008

MICROFILMED

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	Address
	City and State
1/	Attorney's Telepho
3	ORDERED By
NA TOP	required by the Z out Baltimore Cou Commissioner of
RE	County, on the _
W	-AM.

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1	/ariance from Section	wired 10 feet and	a sum of		- 8
	tback of 6 feet in lieu of the req	EVENT OF THE PROPERTY OF THE PROPERTY OF THE			
th.	e sideyard setbacks of 12 feet in	lieu of the requ	ired 25 feet.		
·	of the Zoning Regulations of Baltimore County, to to collowing reasons: (indicate hardship or practical d	the Zoning Law of Balt lifficulty)	imore County; for	the	
o a w	compliance with the aoning regulate annot be met due to size of lot in financial hardship for petitione relfare of the community will not rariance is granted.	n old subdivion a	ety and genera	ar	
	Property is to be posted and advertised as	prescribed by Zoning R	egulations.		
	I, or we, agree to pay expenses of above Vari petition, and further agree to and are to be bound Baltimore County adopted pursuant to the Zoning	l by the roping regular	TOUR WINE LABORACHO.	f this	
		under the penalti	mnly declare and a les of perjury, that mer(s) of the pro- ect of this Petition.	I/we operty	
	Contract Purchaser:	Legal Owner(s):			2
		Stewart P. Jung		MAP NULSA	1
	(Type or Print Name)	Stewart P.	Jung de	30	Mo.
	Signature	Signature	,	E. D. 8	lonroe
	Address	(Type or Print Name)	A COVA	200 124 ET	St. 8th Elec.
	City and State	Signature	1	1000	lec
	Attorney for Petitioner:		669.09	00 N 58 EVAO	
	(Type or Print Name)	2613 Matthews I Address Baltimore, Md.		No. W4440	1
		City and State			360
	Signature				1
	Address	Name, address and phos tract purchaser or repr	esentative to be conti	acted	
	City and State	Stewart P. Jun	ng. Sr.	6	
	Attorney's Telephone No.:	2613 Matthews	Dr. 668-08		
	ORDERED By The Zoning Commissioner of			day	
1	of January 19 87, that the required by the Zoning Law of Baltimore County out Baltimore County, that property be posted, a Commissioner of Baltimore County in Room 1	nd that the public hearing the county office Build	ng be had before the ding in Towson, B	Zoning altimore	
	County, on the day of _	Eebruary	19_8Z_, at _9;30.	o'clock	
	_AM.	Pell	S- Bles 1	1.89	87
		Zoning Commi	ssioner of Balthnore	County.	3
		over)			3
			MICROFILM	AED .	1
				GATA-TAT	
				E I	19

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is decaribed in the description and plat attached hereto and made a part hereof, hereby petition for a

	(over)	MICROFILMED
87-342-A	•	
BALTIMORE	COUNTY OFFICE OF PLANNING &	ZONING
	County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204	
Your petition h	January , 1987.	for filing this
	ANNOLD JABLON Zoning Commiss	ioner
Petitioner Stewart P Petitioner's Attorney	. Jung. Sr., et ur Received by:	James E. Dyer MICROFILMED

	BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204  DECEMBER 16, 1986
	TED ZALESKI, JR. DIRECTOR
	Mr. Armold Jablon, Zoning Commissioner Office of Flamming and Zoning Towern, Maryland 71204
KOU S	Dear Fir. Jablons
Want Me	Comments on lies # 219 Zoning Advisory Committee Meeting are as fullows:
	District: 8TH STEWARY P. JUNG, SR., ET UX
	APPLICABLE ITDE ARE CIRCLED:
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	(c) 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.
	<ol> <li>Commercial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced scale are not acceptable.</li> </ol>
	F. All Dee Groups except B-4 Single Family Detached Duellings require a minimum of 1 hour fire rating for enterior walls closer than 6'-0 to an interior lot line. B-4 Dee Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.
	F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office commut be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department
	G. The requested variance appears to conflict with Section(s), of the Baltimore County Building Code.
	E. When filing for a required Change of Dec/Decupancy Fermit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is Engineer scale are usually required. The change of Use Groupe are from Use to Use
	I. The proposed project appears to be located in a Flood Flain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill \$17-85. Site plans shall show the correct elevations above sea lovel for the lot and the finish floor levels including basement.
	J. Comments:
	E. Those abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zening 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 V. Chesapeake Avenue, Towson, Maryland 21201.
	BALO.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER S/S Jefferson Ave., 479' E of C/L of Monroe St., 8th District : OF BALTIMORE COUNTY STEWART F. JUNG, SR., et ux. : Case No. 87-342-A Peritioners

# ENTRY OF APPEARANCE

. . . . . . . .

Please enter the appearance of the People's Counsel in the abovecaptioned ratter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Crder.

> Phyllic Cole Friedman People's Counsel for Baltimore County Peter Max Zimmerman Deputy People's Coursel Room 223, Court House Towson, Maryland 21204

I MEREBY CERTIFY that on this 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Stewart P. Jung Sr., 2613 Matthews Drive, Baltimore, MD 21234, Petitioners.

494-2188

CHOFILMED

4/22/85

Peter Max Zimmerman

ef preposed dwelling to metro sewer and water.  Ish J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES	age 2	2 Zoning Advisory Committee Meeting of 12/16/86
vents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 191-3765.  Soil percolation tests (have been/must be) conducted.  The results are valid until  Soil percolation test remults have expired. Fetitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.  Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.  In accordance with Section 13-117 of the Baltimore County Code, the water well yield test  shall be valid until  sinct acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.  Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.  If submission of plans to the County Review Croup is required, a Hydrogeological Study and an Environmental Fifteets Report must be submitted.  Others Variance is granted centingent upon connection of prepased dwelling to metro Sewer and water.	of Water Qua	lity and Waste Management at 494-3768, regarding removal and/or
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	WQ 2 4/85	Ish J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES
DETERTION FOR FORTURE MARKANER	WQ 2 4/85	BUREAU OF ENVIRONMENTAL SERVICES
PETITION FOR ZONING VARIANCE  8th Election District	WQ 2 4/85	BUREAU OF ENVIRONMENTAL SERVICES  O PETITION FOR ZONING VARIANCE
PETITION FOR ZONING VARIANCE  Sth Election District  Case No. 87-342-A	WQ 2 4/85	PETITION FOR ZONING VARIANCE  8th Election District
8th Election District Case No. 87-342-A		PETITION FOR ZONING VARIANCE Sth Election District Case No. 87-342-A  South Side of Jefferson Avenue, 479 feet East of the Centerline
8th Election District Case No. 87-342-A  LOCATION: South Side of Jefferson Avenue, 479 feet East of the Centerline	LOCATION:	PETITION FOR ZONING VARIANCE  Sth Election District Case No. 87-342-A  South Side of Jefferson Avenue, 479 feet East of the Centerline of Monroe Street

Beginning on the south side of Jefferson Ave. 30 feet wide at the distance of 479 feet east of the centerline of Monroe St. Being lots 37 and 38, Block EE, in the subdivion of Timonium Heights, Plat Book No. 7, Folio 15. Said lots are vacant and unimproved by any dwelling.

Description of property in petition for zoning variance from regulations as requested by Stewart P. Jung, Sr. and hiswife, Helene M. Jung.

COMMENTS ARE AS FOLLOWS: WWQ 1 4/86

Zoning Commissioner

Courcy Office Building Towson, Maryland 21204

Office of Planning and Zoning

The Zoning Commissioner of Baltimore County, by authority of the Zoning 'a and Regulations of Baltimore County, will hold a public hearing: Petition for Zoning Variance to permit a minimum side yard setback of 6 feet in lieu of the required 10 fect and a sum of the side yard setbacks of 12 feet in lieu of the required 25 feet

Zoning Item # 219, Zoning Advisory Committee Meeting of 12/16/86 Property Owner: Stewart P. Jung, Sn, et ux Location: 5/5 Jefferson Ave, 479 E centerline Monne District

( ) Prior to approval of a Building Permit for construction, renewation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

BALTIMORE COUNTY DEPARTMENT OF HEALTH

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s bufore work begins.

( ) A permit to construct from the Division of Air Pollution Control is required

for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts

into the atmosphere.

( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and severage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

hearing set above or made at the hearing.

Being the property of Stewart P. Jung, Sr., et ux , as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period

for good cause shown. Such request must be received in writing by the date of the

BY ORDER OF ARNOLD JABLON

ZONING COMMISSIONER OF BALTIMORE COUNTY 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 a minimum sideyard

setback of 6 feet in lieu of the required 10 feet and a sum of the sideyard setbacks of 12 feet in lieu of the required 25 feet.

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

compliance with the aoning regulations of Baltimore County cannot be met due to size of lot in old subdivion and would create a financial hardship for petitioners. 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.

> 1/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.

219

NO

Contract Purchaser: Legal Owner(s): Stewart P. Jung, Sr. (Type or Print Name) (Type or Print Name) Stewart Plung to Helene M. Jung (Type or Print Name) City and State Attorney for Petitioner: 2613 Matthews Dr. ------------Phone No. W4440 (Type or Print Name) Baltimore, Md. 21234 Name, address and phone number of legal owner, contract purchaser or representative to be contacted Stewart P. Jung, Sr. City and State 2613 Ma+thews Dr. 668-0809 Attorney's Telephone No.:

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

County, on the \_\_\_\_\_23rd\_\_\_\_\_\_ day of \_Eebruary\_\_\_\_\_, 19\_8Z\_, at \_9;30\_ o'clock -A .-- M.

THE THEORYED F

Zoning Commissioner of Baltimore County.

87-342-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 14th RMEX day of January , 1987.

> ARNOLD MABLON Zoning Commissioner

Petitioner Stewart P. Jung. Sr., at us Received by: James E. Dyer Attorney

VILINITY IVIAL JEFFERSON AVE GIBBONS BLVD NO SCALE PADONIA RD BLOCK "FF" JEFFERSON EY 2" GAS PROP. 8" SAN SEWER JOB 1-2-878 MONROE ST. VACANT SCALE 1= 50' PLAT FOR ZONING VARIANCE OWNERS-STEWART P. # HELENE M. JUNGSR. DISTRICT & ZONED D.R. 3.5 · WW

SUBDIVISION-TIMONIUM HEIGHTS LOT 37 \$38 BLK. EE BOOK T FOLID 15 PRUPOSED & EXISTING UTILITIES

1242-A

OFFICE COPY

TOWSON, MARYLAND 21204-2586 PAUL H REINCKE

December 18. 1986

Mr. Arnold Jablor Zoning Cormismismer Office of Flanning and Zoning Haltimore County Office Building Towson "aryland 21204

FL: Property Owner: Stewart P. Jung, Sr., et ux

Location: S/S Jefferson Avenue, 479' E. centerline Monroe Street

Item No.: 219

Gentlemen:

/mb

Zoning Agenda: Meeting of 12/16/86

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.

i ) 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

1 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

) 6. Site plans are approved, as drawn.

) 7. The Fire Prevention Bureau has no comments, at this time. Planning Group Special Inspection Division Fire Prevention Bureau BALLIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date February 10, 1987 TO Zoning Commissioner

PROM Planning & Zoning

Norman E. Gerber, AICP

SUBJECT Zoning Petitions Nos. 97-342-A, 87-343-A, 87-344-A, 87-345-A, 87-346-A, 87-347-SpH, 87-348-A

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

> Norman E. Gerber, AIC Office of Planning & Zoning

JGH: NEG: eds

STEPHEN E. COLLINS DIRECTOR

Mr. Arnold Jablon Zoning Commissioner

Dear Mr. Jablon:

MSF:1t

County Office Building

Towson, Maryland 21204

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

CPS-008

FEB 12 1987

ZOMESSI DIFFICE

January 21, 1987

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate II

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1987

COUNTY OFFICE BLDG. 111 W. Chasapeake Ave. fowson, Maryland 2120/

Chairman

MEMBERS Bureau of Engineering Department of

Bureau of Fire Prevention Health Department Project Planning Building Department

Traffic Engineering

State Roads Commission

Lord of Education Ioning Administration Industrial Development

Mr. Stewart P. Jung, Sr. 2613 Matthews Drive Baltimore, Maryland 21234

> RE: Item No. 219 - Case No. 87-342-A Petitioner: Stewart P. Jung, Sr., et ux 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.

Finchesed 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,

Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

BALTIMOPE COUNTY
OFFICE OF PLANNING AN ZONING
TOWSON, MARYLAND 21204 NORMAN E. GERDER DIRECTOR

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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of DECEMBER 16,1986 Property Owner: STEWART P. JUNG, SR. SIS JEFFERSON DUE, 479 'E.

Dear Mr. Jablon:

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

(X)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. )The parking arrangement is not satisfactory. )Parking calculations must be shown on the plan.

)This property contains soils which are defined as wetlands, and development on these soils is prohibited. )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board

)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:

David Fields, Acting Chief

cc: 'ames Hoswell

Current Planning and Development

Mr. Stewart P. Jung, Sr. Mrs. Helene M. Jung 2613 Matthews Drive Baltimore, Maryland 21234 February 23, 1987

REVISED NOTICE

### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/1 of Monroe St. 8th Election District - 4th Councilmanic District Stewart P. Jung, Sr., et ux - Petitioners Case No. 87-342-A

TIME:	10:30 a.m.
TIME:	

Friday, February 27, 1987

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

Avenue, Towson, Maryland

AJ:med

MICROFILMED

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 17, 1987

Mr. Stewart P. Jung. Sr. Hrs. Helene M. Jung 2615 Matthews Drive Baltimore, Maryland 21234

> RE: PETITION FOR ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/1 of Monroe St. 8th Election District - 4th Councilmanic District Stewart P. Jung, Sr., et ux - Petitioners Case No. 87-342-A

Dear Mr. and Mrs. Jung:

This is to advise you that \$83.74 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

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

County, Maryland, and remit No. 33040 ding, Towson, Maryland

ACCOUNT R-01-613-000

STON & POST AMOUNT \$ 83.74 Mr. Stewart P. Jung, Sr., 2613 Matthews Dr., Balto., Md. 21234

ADVERTISING & POSTING COSTS RE CASE \$87-342-A

B 8071\*

VALIDATION OR SIGNATURE OF CASHIER

MICRUFILMED

Mr. Stewart P. Jung, Sr. Mrs. Helene M. Jung 2613 Matthews Drive Baltimore, Maryland 21234

8th Electica District Stewart P. Jung. Sr., et ux - Petitioners Case No. 87-242-A

TIME: 9:30 a.m. DATE: \_\_\_\_\_ Monday, February 23, 1987

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

No. 29822

January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/1 of Monroe St.

Avenue, Towson, Maryland

of Baltimore County

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

AJ:med

DATE 62 - 2 - 86 \_ACCOUNT 01 - 6.1 5 ANOUNT \$ 35.00 PROME STEWART P JUNG SE FILING FEE FOR VARIANCE TEN 219

B 058\*\*\*\*\* 35001a H028F

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

00 CERTIFICATE OF PUBLICATION

rowso.4, MD., \_\_\_\_ February \_5\_\_\_\_\_ 19.87\_ TES 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 February 5 19 87

THE JEFFERSONIAN.

Gusan Senders Obrect -------

Cost of Advertising

Publisher

28.96

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-34/2-8 Toursen, Meryland

876	2/1/6
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etitioner: Stewart P. Jus	ng, sr. at uv
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ocation of Signa: [ACING YES SW	104 of Fetterson Are expres, 20'
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emarks:	
osted by Misterley	Date of return: 2/0/87

Number of Signs: \_\_\_\_/

MICROFILMED

Avenue, Towson, Maryland

Mr. Stewart P. Jung, Sr. Mrs. Helene M. Jung 2613 Matthews Drive Baltimore, Maryland 21234

January 19, 1987

## NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/1 of Monroe St. 8th Election District Stewart P. Jung, Sr., et ux - Peritioners Caue No. 87-342-A

TIME: _	
DATE: _	Monday, February 23, 1987
PLACE:	Room 106, County Office Building, 111 West Chesapeake

AJ:med BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIFT Me. 29822 DATE \$2-2-86 ACCOUNT 01-615 AMOUNT \$ 35.00 B D 58 \*\*\*\*\*\* 35 D 0: a BUZZF VALIDATION OR SIGNATURE OF CASHIER

Mr. Stewart P. Jung, Sr. Mrs. Helene M. Jung 2613 Matthews Drive Baltimore, Maryland 21234

February 23, 1987

#### REVISED NOTICE

#### NOTICE C . HEARING

RE: PETITION FU. ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/l of Monroe St. 8th Election District - 4th Councilmanic District Stewart P. Jung, Sr., et ux - Petitioners Case No. 87-342-A

10:30 a.m. Friday, February 27, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

of Baltimore County

AJ:med

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

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEFUTY ZONING COMMISSIONER

February 17, 1987

Mr. Stewart P. Jung. Sr. Mrs. Helene M. Jung 2613 Matthews Drive Baltimore, Maryland 21234

> RE: PETITION FOR ZONING VARIANCE S/S Jefferson Ave., 479' E of the c/1 of Monroe St. 8th Election District - 4th Councilmanic District Stewart P. Jung. Sr., et ux - Petitioners Case No. 87-342-A

Dear Mr. and Mrs. Jung:

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Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

e County, Maryland, and remit BALTIMORE COUNTY, MARYLAND ding, Towson, Maryland OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT SIGN & POST Mr. Stewart P. Jung, Sr., 2613 Matthews RECEIVED Dr., Balto., Md. 21234 ADVERTISING & POSTING COSTS RE CASE #87-342-A 8 8071\*\*\*\*\*\*8374:a 827aF VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., .... February 5 ..... 19.87 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 February 5 ..., 19. 87

100

THE JEFFERSONIAN, ...........

Cost of Advertising

28.96

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 87-347 A Townson, Maryland

District 874	Date of Posting 2/1/87
Posted for VITIES	
Petitioner: 51ewort 1. 2	ung, sin, et uv.
Location of property: 5/5 Feffey	som Are 1179' / MUNYIE St.
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Remarks:	***************************************
Posted by Mathewater	Date of return: 1/0/87
Number of Signs:	