

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of March, 1987, that the Petition for Zoning Variance to permit 440 square feet of private yard area in lieu of the required 500 square feet be and is hereby GRANTED from and after the date of this Order.

Carl J. Allen
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Charles J. Snodgrass, Jr
People's Counsel

Beginning on the south side of Maidbrook Road 68 feet wide, at the distance of 449.51 feet west of the centerline of Widebrook Court. Being lot 38, in the subdivision of the Village of Nearbrook. Book No. 44 Folio 89. Also known as 9927 Maidbrook Road in the 11th election district.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Peter Max Zimmerman
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. Charles J. Snodgrass, Jr., 9927 Maidbrook Rd., Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

P 0117*****3500:0 2048


Zoning Commissioner
of Baltimore County

FOR: _____

3217

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
2010 Feb 5

ADVERTISING & POSTING COSTS AN ORDER 10/- 5/- 4

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: February 10, 1987
Norman E. Gerber, AICP
FROM: Planning & Zoning
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 comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber
Norman E. Gerber, AICP
Office of Planning & Zoning

JGH:NEG:eds

CPS-008

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, 227, 228, 229, 230, and 231.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1987

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

000

Chairman

MEMBERS

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

Mr. Charles J. Snodgrass, Jr.
9927 Maidbrook Road
Baltimore, Maryland 21234

RE: Item No. 225 - Case No. 87-344-A
Petitioner: Charles J. Snodgrass, Jr., et ux
Petition for Zoning Variance

Dear Mr. Snodgrass:

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:kkb

Enclosures

cc: Paul Lee Engineering, Inc.
304 W. Pennsylvania Avenue
Towson, Maryland 21204

RECEIVED
FEB 12 1987
ZONING OFFICE

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 # 225 Zoning Advisory Committee Meeting are as follows:

Property Owner: CHARLES J. SNODGRASS, JR., ET UX
Location: S/S MAIDBROOK ROAD, 449.51 FEET W CENTERLINE WIDEBROOK COURT
District: 10TH

APPLICABLE ITEMS ARE CIRCLED:

- A. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction.
- 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.
- D. 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.
- E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-1 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1408.2 and Table 1407. 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 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.
- G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland 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.
- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as 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.
- J. Comments SEE THE COPY OF BUILDING CODE MEMO# AS TO PORCH CONSTRUCTION IN RELATION TO PROPERTY LINES.

K. 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 102 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

RECEIVED
FEB 3 1987
ZONING OFFICE

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

NORMAN E. GERBER
DIRECTOR

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

JANUARY 28, 1987

Re: Zoning Advisory Meeting of December 16, 1986
Item # 225
Property Owner: CHARLES J. SNODGRASS, JR.
Location: S/S MAIDBROOK RD. 449.51' W. WIDEBROOK CT.

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.

- ☒ 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 forwarded 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.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by 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: _____

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4700

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: Charles J. Snodgrass, Jr., et ux

Location: S/S Maidbrook Road, 449.51' W. centerline Widebrook Court

Item No.: 225

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.

- ☒ 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* Noted and Approved: _____
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

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 1B01.2.C.6 (V.B.7) to permit 440 square feet of Variance from Section _____ private space in lieu of the required 500 square feet

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

1. We did everything required by Balto. Co. in building our deck
2. Hardship
3. Deck was steep grade. The deck is on a yard
4. Frontal difficulty.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: _____ Legal Owner(s): _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Signature _____
Address _____
City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 14th _____ day of _____ 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ 23rd _____ day of _____ February _____ 1987, at _____ 10:00 _____ clock _____ A.M.

(over)

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 _____ day of _____ January _____ 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Charles J. Snodgrass, Jr.
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee

RECEIVED
FEB 3 1987
ZONING OFFICE

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1171 Date of Posting 4/87
 Posted for: Variance
 Petitioner: Charles J. Snodgrass, Jr., et al.
 Location of property: 449.51' W of Widebrook Ct.
9927 Maidbrook Rd
 Location of Signs: Facing Maidbrook Rd., approx. 20' E. of 2nd Driv.,
on property of Petitioner
 Remarks: _____
 Posted by: [Signature] Date of return: 2/6/87
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 4, 1987
 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, 1987

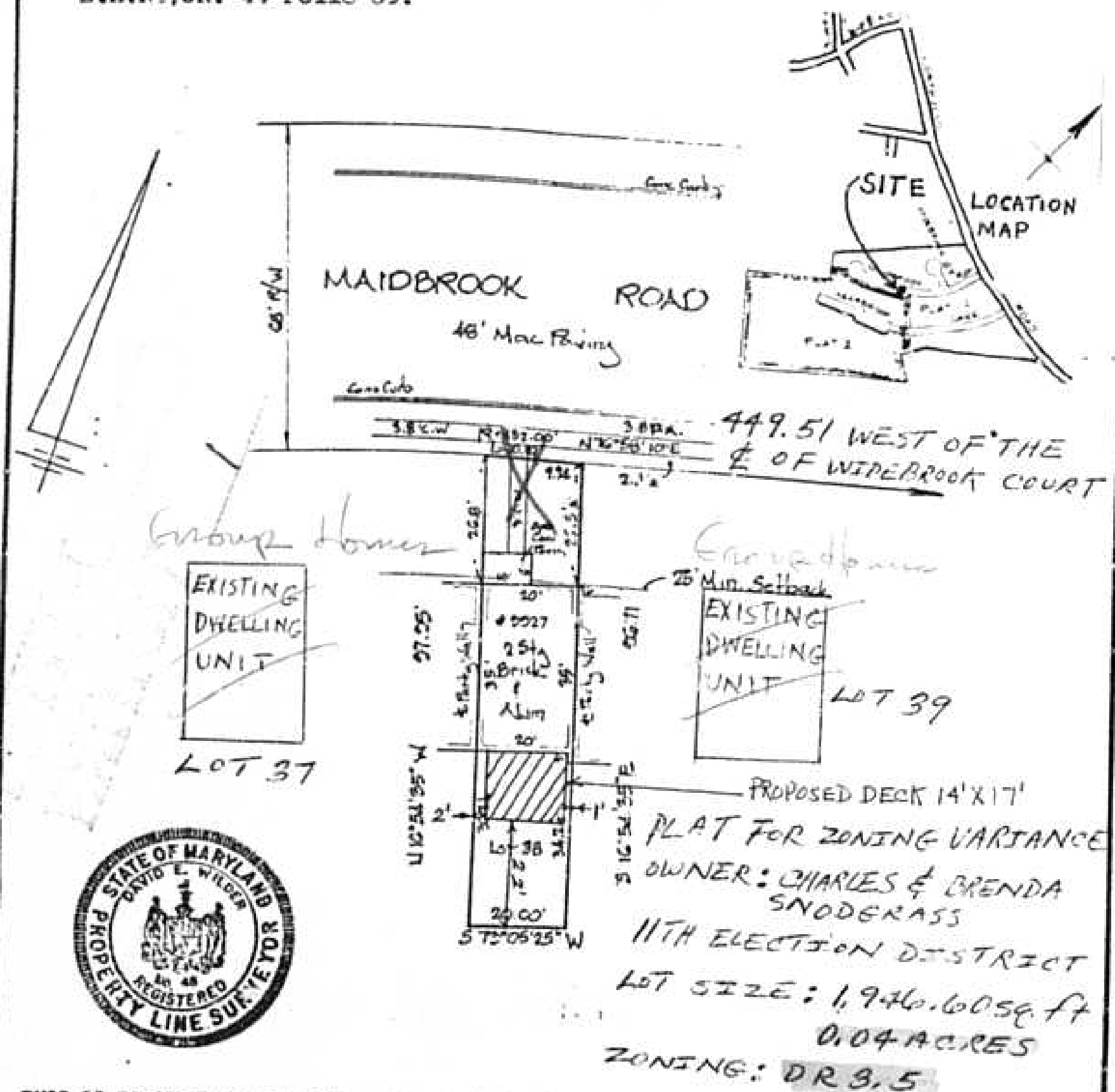
TOWSON TIMES,
[Signature]
 Publisher

39.78

PETITION FOR
ZONING VARIANCE
1171 Election District
Case No. 87-344-A
LOCATION: South side of Maidbrook Road, 449.51' west of the
Center of Widebrook Court (9927
Maidbrook Road)
DATE AND TIME: Monday, February
23, 1987, at 10:00 a.m.
PUBLIC HEARING: Room 106
County Office Building, 111 N. Chris-
topherson Avenue, Towson, Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public hear-
ing
Petition for Zoning Variance to
permit 480 square feet of private
space (2 feet of the required 500
square feet).
Being the property of Charles J.
Snodgrass, Jr., et al., as shown on
plat filed with the Zoning Office.
In the event that this Petition is
granted, a 6-month permit may be
issued within the forty (40) day ap-
peal period. The Zoning Commis-
sioner 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 submitted in writing by the
date of the hearing set above or
made at the hearing.
BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY
ENCLOSURE Fee: 4



Survey of property known as #9927 Maidbrook Road, also known as
 Lot#38 as shown on Amended Plat 2 "VILLAGE OF NEARBROOK" and
 recorded among the Land Records of Baltimore County in Plat Book
 E.H.K., JR. 44 Folio 39.



THIS IS TO CERTIFY that I have located the improvements
 on the lot shown hereon and that said improvements exist,
 and that said improvements lie entirely within the boundaries.
David E. Wilder
 Paul Lee Engineering, Inc.
 THIS PLAT NOT INTENDED FOR USE IN THE
 ESTABLISHMENT OF PROPERTY LINES.
 Paul Lee Engineering, Inc.
 304 W. PENNSYLVANIA AVE. - TOWSON, MARYLAND 21204
 Scale: 1"=20' Issued: 4/2/81