

87-365-A

#283

1/29/87

1/29/87

3/16/87

3/17/87

NE/cor. of Princeton Rd. and Hopkins
Rd. (12910 Princeton Rd.)

15th Elec. Dist.

Variance - filing fee \$35.00 - Marvin Carroll Baseman, et ux

Hearing set for 3/16/87, at 10:00 a.m. (before A.J.)

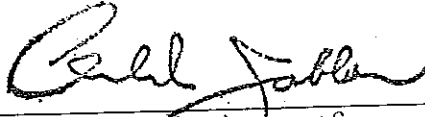
Advertising and Posting - \$67.79

Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 24' in lieu of the required 30' is GRANTED with a restriction.

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(s) and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of March, 19 87, that the Petition for Zoning Variance to permit a rear yard setback of 24 feet in lieu of the required 30 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated March 9, 1987, attached hereto and made a part of this Order.


Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: Mr. & Mrs. Marvin Carroll Baseman

People's Counsel

MAP NE-7L
 5B
 E.D. 15
 DATE 7/14/87
 200
 1000
 DP

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon
 TO... Zoning Commissioner
 Date... March 10, 1987
 Mr. Norman E. Gerber, AICP, Director
 FROM... Office of Planning and Zoning
 SUBJECT... Zoning Petition Nos. 87-365-A and 87-368-A

Please consider the Chesapeake Bay Critical Area Finding (see memo, Gerber to Jablon, dated 3/9/87) to be the position of this office.

NEG/JGH/sf

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

87-365-A
 #283
 Marvin Carroll Baseman, 87-365-A
 NE/c of Princeton Rd. and
 Hopkins Rd. (12900 Princeton Rd.)
 15th Floor, Baltimore, MD

87-365-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
 29th day of January, 1987.

Petitioner: Marvin Carroll Baseman, et ux (87-365-A)
 Petitioner's Attorney: James E. Dyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon
 TO... Zoning Commissioner
 Date... March 9, 1987
 Mr. Norman E. Gerber, AICP, Director
 FROM... Office of Planning and Zoning
 SUBJECT... Chesapeake Bay Critical Area Finding
 Marvin Carroll Baseman, et ux (87-365-A)

This petition has been determined to be consistent with the requirements of Chesapeake Bay Critical Area provided that three major deciduous trees or six minor deciduous trees or six conifers are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 3,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.

To the degree possible, all stormwater runoff from the impervious surfaces of the site should be directed or spread over vegetated areas to encourage maximum degree of infiltration.

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

NEG/PJS/jat

cc: Uri Avin
 Tim Dugan
 David Fields
 Jim Hoswell
 Andrea Van Arsdale
 Tom Vidmar
 People's Counsel

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 2, 1987

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

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. Marvin Carroll Baseman
 904 N. Marlyn Avenue
 Baltimore, Maryland 21221

RE: Item No. 283 - Case No. 87-365-A
 Petitioner: Marvin Carroll Baseman, et ux
 Petition for Zoning Variance

Dear Mr. Baseman:

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

cc: Hudkins Associates, Inc.
 200 East Joppa Road
 Shell Building, Room 101
 Towson, Maryland 21204

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

PAUL H. REINCKE
 CHIEF

January 27, 1987

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

RE: Property Owner: Marvin Carroll Baseman, et ux (Critical Area)

Location: NE/c Princeton Rd. and Hopkins Rd.

Item No.: 283

Zoning Agenda: Meeting of 1/13/87

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* Noted and Approved: *John F. O'Neill*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/mb

BALTIMORE COUNTY
 DEPARTMENT OF PERMITS & LICENSES
 TOWSON, MARYLAND 21204

TED ZALESKI, JR.
 DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 283 Zoning Advisory Committee Meeting are as follows:
 Property of Marvin Carroll Baseman, et ux (Critical Area)
 Location: NE/c Princeton Road and Hopkins Road
 District: D.R. 5.5

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 Remodeled and Aged (A.R.S.I. #117-1 - 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/are 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 24" or closer to an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. 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, Flood/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 finished floor levels including basement.

J. Comment: New construction shall comply with Section 516.0. Show elevations above sea level on plat plans.

K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and License and are not intended to be construed as the full extent of my permit. If desired the applicant may obtain additional information by visiting Room 107 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Dyer
 C. E. Dyer, Chief
 Building Plans Review

L/22/87

3/16

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS
 BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
 EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except the rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

April 1985

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

NORMAN E. GERDER
 DIRECTOR

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

FEBRUARY 20, 1987
 (CRITICAL AREA)

Re: Zoning Advisory Meeting of JANUARY 13, 1987
 Item # 283
 Property Owner: MARVIN CARROLL
 BASEMAN, et al
 Location: NE/C PRINCETON RD. & HOPKINS RD.

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.

X Additional comments:

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY
 CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED
 BY THE COMPLEMENTARY PLANNING DIVISION.

David Fields, Acting Chief
 Current Planning and Development

cc: James Hoswell

11-19-87

11687
1-8-8735
WCR

O'BRIEN
HOME BUILDERS INC.

RECEIVED
JAN 6 1987
ZONING OFFICE

January 5, 1987

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

RE: 283-# 1/2/87
Baseman, Marlyn, et ux
Lot #78 Princeton 21220

Dear Sir:

Our contract with Mr. & Mrs. Marvin Baseman dated November 5, 1986 will expire February 5, 1987. If Mr. Baseman has not obtained his building permit by then, O'Brien Homes will enter into a new contract dated February 6, 1987 at the current prices. As of this date, the standard home and all options purchased by the Basemans have increased a total of \$11,380.00.

O'Brien Homes will hold the November purchase price until February 5, 1987. On February 6, 1987, Mr. Baseman's purchase price will increase at least \$11,380.00 according to the February prices.

Sincerely,
Sharon R. Young
Sales Manager
cc: M. Baseman

715 Shamrock Road * Bel Air, Maryland 21014 * Phone (301) 836-9993 or (301) 879-1734

283
87-365-A

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 _____

1802.3.C.1 to permit a rear yard setback of 24 ft. in lieu of the required 30 ft.

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

1. Cannot meet existing variance code.
2. Must begin construction by February 5, 1987 or will incur a monetary penalty each month construction is delayed.
3. For reasons stated above asking for variance waver to begin construction.

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: _____
(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):
Marvin Carroll Baseman
(Type or Print Name)
Signature _____
Dorothy Marie Baseman
(Type or Print Name)
Signature _____

904 N. Marlyn Ave. 301-687-9499
Address Phone No.
Baltimore, Maryland 21221
City and State

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

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of January 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 16th day of March, 1987, at 10:00 o'clock A.M.

By _____
Zoning Commissioner of Baltimore County.

ZONING DESCRIPTION

Beginning on the northeast corner of Princeton and Hopkins Road. Being Lot #78, Harewood Park, Book #13, Folio 144, in the 15th Election District. Containing 9500 square feet. Also would be known as 12910 Princeton Rd.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1524 Date of Posting: 2/27/87

Posted for: Variance

Petitioner: Marvin Carroll Baseman et ux

Location of property: NE corner Princeton Rd. & Hopkins Rd.

Location of Sign: 12910 Princeton Rd. approx. 20' E. roadway, on the property of Baseman

Remarks: M. Baseman

Posted by: M. Baseman Date of return: 2/27/87

Number of Signs: 1

OFFICE COPY

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-365-A

LOCATION: Northeast Corner of Princeton Road and Hopkins Road (12910 Princeton Road)

DATE AND TIME: Monday, March 16, 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 Variance to permit a rear yard setback of 24 feet in lieu of the required 30 feet

Being the property of Marvin Carroll Baseman, 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 hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of Princeton & Hopkins : OF BALTIMORE COUNTY
Rds. (12910 Princeton Rd.) :
15th District

MARVIN CARROLL BASEMAN, et ux, : Case No. 87-365-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned 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.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for 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 13th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Marvin Carroll Baseman, 904 North Marlyn Ave., Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman
FEB 17 1987
ZONING OFFICE

CERTIFICATE OF PUBLICATION

TOWSON, MD, February 26 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 February 26 1987.

THE JEFFERSONIAN,

Bryan Shuler Abbott
Publisher

Cost of Advertising

3218

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-365-A
LOCATION: Northeast Corner of Princeton Road and Hopkins Road (12910 Princeton Road)
DATE AND TIME: Monday, March 16, 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 Variance to permit a rear yard setback of 24 feet in lieu of the required 30 feet. Being the property of Marvin Carroll Baseman, 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 hearing set above or made at the hearing. By Order of ARNOLD JABLON Zoning Commissioner of Baltimore County

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

March 10, 1987

Mr. Marvin C. Baseman
Mrs. Dorothy M. Baseman
904 North Marlyn Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
NE/cor. of Princeton Rd. and Hopkins Rd.
(12910 Princeton Rd.)
15th Election District - 5th Councilmanic District
Marvin Carroll Baseman, et ux - Petitioners
Case No. 87-365-A

Dear Mr. and Mrs. Baseman:

This is to advise you that \$67.79 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
MISCELLANEOUS CASH RECEIPT

No. 33068

DATE: 3/16/87 ACCOUNT: P-01-615-005

SIGN & POST
RETURNED: AMOUNT \$ 67.79
Mr. Marvin C. Baseman, 904 N. Marlyn Ave., Balto., Md. 21221

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-365-A

FOR: 8 0033*****677618 8102F

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-365-A
LOCATION: Northeast Corner of Princeton Road and Hopkins Road (12910 Princeton Road)
DATE AND TIME: Monday, March 16, 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 Variance to permit a rear yard setback of 24 feet in lieu of the required 30 feet. Being the property of Marvin Carroll Baseman, 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 hearing set above or made at the hearing. BY ORDER OF Arnold Jablon Zoning Commissioner of Baltimore County

The Times

Middle River, Md., Feb. 26 1987

This is to Certify, That the annexed Petition # 87-365-A

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive

weeks before the 26th day of Feb. 1987

James P. Purn Publisher.

11-19-87

January 30, 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 279, 280, 281, 282, 283, 284, and 285.

Very truly yours,

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

MSF:lt

E7-365-A

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, Maryland 21204

Jan No. 083

JAN 16 1987

ZONING OFFICE

Dear Mr. Jablon:

I am writing to you in regards to a hardship variance waver for a home I plan to build at 12910 Princeton Road. Mr. Carl Richards of the Baltimore County Zoning Office has told me that I need your approval for the hardship variance waver. Mr. Richards has said that you would be familiar with this matter as item #283. I would like to take this time to explain to you why I need the hardship variance waver.

On December 4, 1986 I applied for and received a building permit by the Baltimore County Department of Permits and Licenses. At that time Ms. Robin Clark of the Zoning Department informed me that the variance was 25' front, 25' rear, and 7' side. On December 19, 1986 Ms. Clark informed me that my building permit was denied because her office had given me the incorrect variance dimensions. The correct variance is 25' front, 30' rear, 10' side and this variance code I cannot meet.

On November 5, 1986 I signed a construction contract with O'Brien Homes. If I do not obtain a building permit by February 5, 1987 my current contract with O'Brien Homes will expire. After February 5, 1987 I will have to re-negotiate a contract with O'Brien Homes. O'Brien Homes has estimated that a new contract will increase the price of my home by \$11,380.00 over the current contract price. I have included a letter from O'Brien Homes to verify this fact.

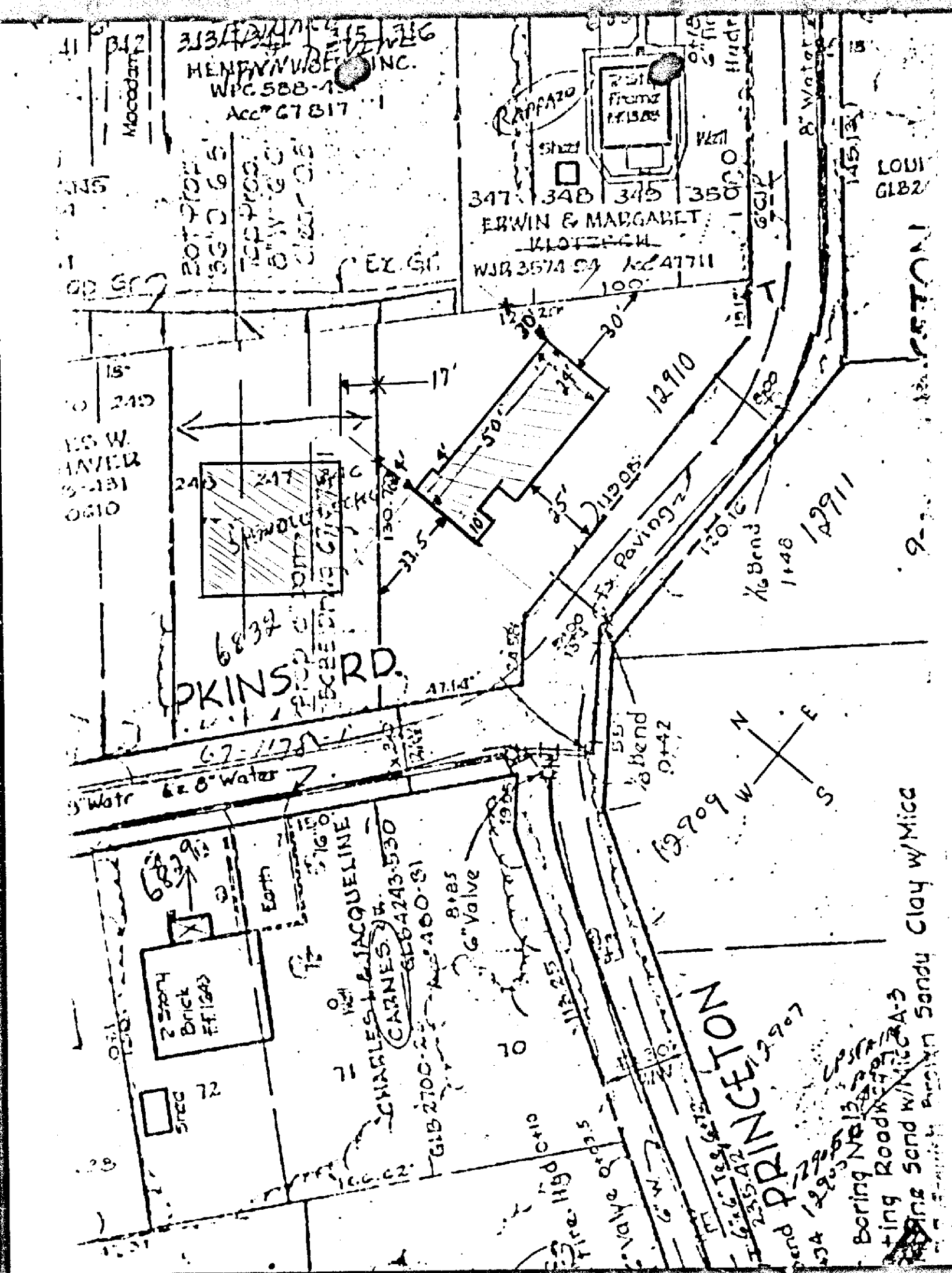
I have also included a signed petition by my future neighbors stating that they do not have any objections to building my home once I received a hardship variance waver.

For the reasons I have stated above I humbly ask you to grant my request for a hardship variance waver before February 5, 1987. If I can be of any assistance you can reach me at my home at (301) 687-9499 or at work at (301) 866-1900 ext 528.

Sincerely yours,

Marvin Baseman
Marvin Baseman, husband
of Sharon R. Young

Reby: 1/20
Give this to Betty
D. B. with a note on
it that you approved it
conditionally, permit # +
Date
93633 Carl



O'BRIEN
HOME BUILDERS INC.

January 5, 1987

Mr. Arnold Jablon
Zoning Commissioner
111 W. Chesapeake Ave.
Towson, MD 21204

RE: 283
Baseman, Marvin
Lot #78 Princeton 21220

Dear Sir:

Our contract with Mr. & Mrs. Marvin Baseman dated November 5, 1986 will expire February 5, 1987. If Mr. Baseman has not obtained his building permit by then, O'Brien Homes will enter into a new contract dated February 6, 1987 at the current prices. As of this date, the standard home and all options purchased by the Basemans have increased a total of \$11,380.00.

O'Brien Homes will hold the November purchase price until February 5, 1987. On February 6, 1987, Mr. Baseman's purchase price will increase at least \$11,380.00 according to the February prices.

Sincerely,

Sharon R. Young
Sharon R. Young
Sales Manager

cc: M. Baseman

715 Shamrock Road Bel Air, Maryland 21014 Phone (301) 836-9993 or (301) 879-1734

VARIANCE PETITION

We the undersigned have no objections in Mr. and Mrs. Marvin Baseman building a home at 12910 Princeton Road. We understand that Mr. and Mrs. Baseman cannot meet the Baltimore County variance code of 25' front, 30' rear, 10' side, and has applied for a hardship variance waver. We have seen the Baseman's plans (see attached sheet) for the placement of their home and have no objections in their beginning construction once they receive a variance waver from the county.

VARIANCE PETITION

We the undersigned have no objections in Mr. and Mrs. Marvin Baseman building a home at 12910 Princeton Road. We understand that Mr. and Mrs. Baseman cannot meet the Baltimore County variance code of 25' front, 30' rear, 10' side, and has applied for a hardship variance waver. We have seen the Baseman's plans (see attached sheet) for the placement of their home and have no objections in their beginning construction once they receive a variance waver from the county.

NAME	ADDRESS	PHONE #
1 Nancy Meding	6830 Hopkins Rd	335-2092
2 Robert Parake	6829 Hopkins Rd	335-2055
3 William Porter	6823 Hopkins Rd	335-5925
4 Mark Stachurski	12909 Princeton Rd	335-8474
5 William J. Lee	6828 Hopkins Rd	335-6934
6 Robert Myers	12911 Princeton Rd	335-3877
7 Louise Hester	12905 Princeton Rd	335-3467
8 M. Keith Hollings	6803 University Dr	335-6629
9 John D. Hoffman	6802 University Dr	335-6557
10 Paul Devine	6825 University Dr	335-2927
11 Robert J. Gable	6820 University Dr	335-7059
12 Linda Dunning	6822 University Dr	335-9480
13 Robert F. Hinkle	6813 University Dr	335-5119
14 Henry Mitchell	6817 University Dr	335-4450
15 Cathy Kang's	12913 Princeton Rd	335-4409

NAME	ADDRESS	PHONE #
16 James E. Haul	6827 Hopkins Rd	335-8946
17 John J. J. J.	12915 Princeton Rd	335-6388
18 Robert J. J.	6841 Southview Dr	335-9618
19 John J. J.	6835 Southview Dr	335-6884
20 William J. J.	6840 S. Pine Dr	335-2130
21 Thomas E. J.	6823 Hopkins Rd	335-4887
22 John J. J.	12920 Princeton Rd	335-3271
23 John J. J.	6804 University Dr	335-7116
24 John J. J.	6805 University Dr	335-2868
25 John J. J.	6821 University Dr	335-4580
26 John J. J.	6819 University Dr	335-6364
27 Kenneth J. J.	6843 Southview Dr	335-7376
28 Joseph R. J.	6821 University Dr	335-3984

O'BRIEN CONSTRUCTION AGREEMENT

HOME BUILDERS INC.

12910 Princeton Road, Baltimore, Maryland 21220

1. Construction of Home. Contractor hereby agrees to construct for Owner on the premises owned, or to be purchased by Owner prior to construction, located at Lot #78 Princeton, Baltimore, Maryland 21220.

2. Purchase Price. In consideration for the construction of the home, Owner has agreed to pay to Contractor a purchase price of \$12,175.00.

3. Payment of Fees. Contractor shall be responsible for the payment of all fees and charges required by the County of Baltimore for the construction of the home.

4. Completion of Home. Contractor shall complete the home in accordance with the plans and specifications attached hereto as "Exhibit A".

5. Warranty. Contractor warrants that the home shall be free from defects in materials and workmanship for a period of one year from the date of completion.

6. Assignment. Contractor shall have the right to assign this agreement to any other contractor.

7. Termination. This agreement shall be terminated if Contractor fails to complete the home within the specified time frame.

8. Dispute Resolution. Any dispute arising from this agreement shall be resolved by arbitration.

9. Entire Agreement. This agreement shall constitute the entire agreement between the parties.

10. Signatures. This agreement shall be signed by both parties.

Spoke with Mr. Baseman 12/19/86

Sharon R. Young

Address to request

Early Review Review

of Dis. Penalty

(UNOFFICIAL MESSAGE)

Mr. Marvin C. Baseman
Mrs. Dorothy M. Baseman
904 North Marilyn Avenue
Baltimore, Maryland 21221

January 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/cor. of Princeton Rd. and Hopkins Rd.
(12910 Princeton Rd.)
15th Election District
Marvin Carroll Baseman, et ux - Petitioners
Case No. 87-365-A

TIME: 10:00 a.m.

DATE: Monday, March 16, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 30441

DATE: 1/2/87 ACCOUNT: 01-415-000

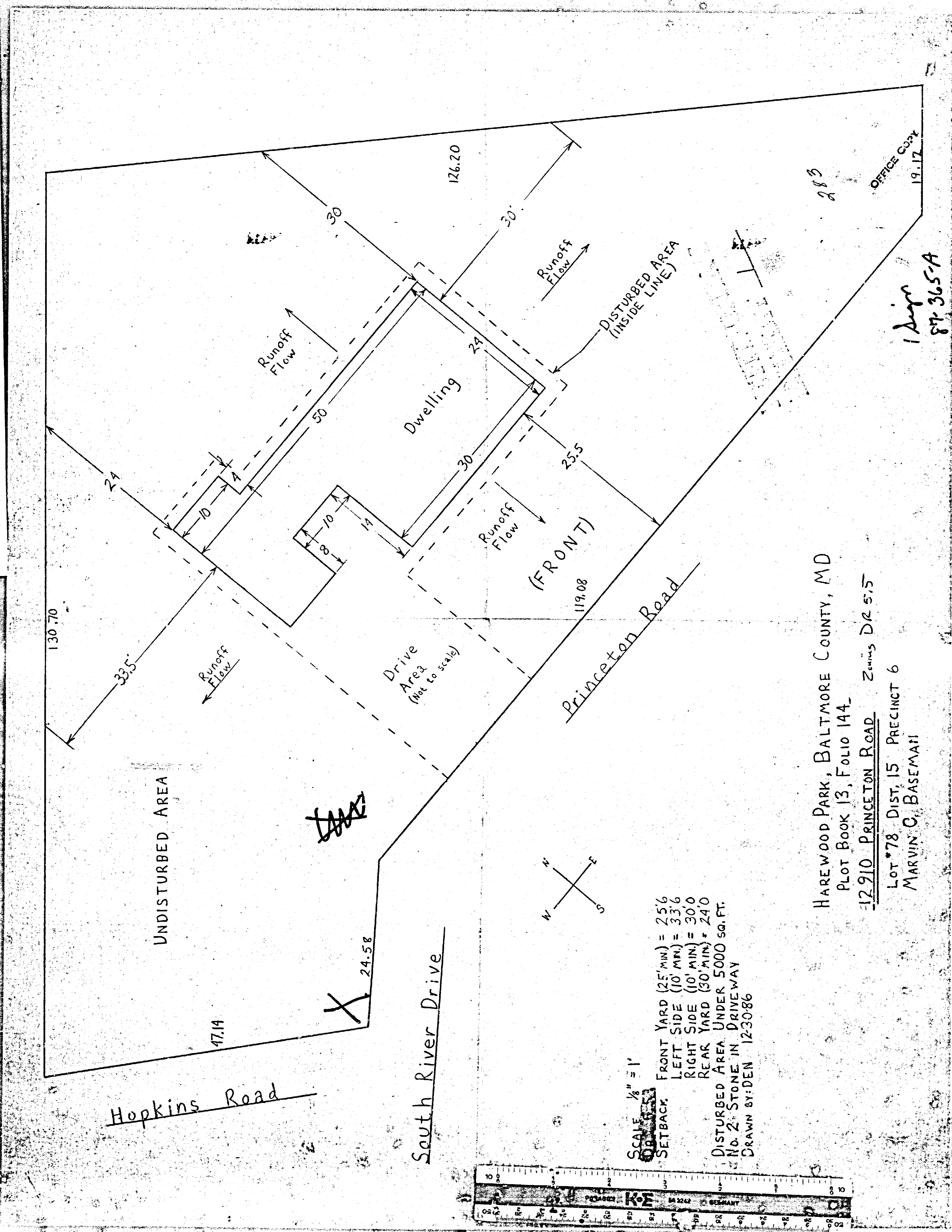
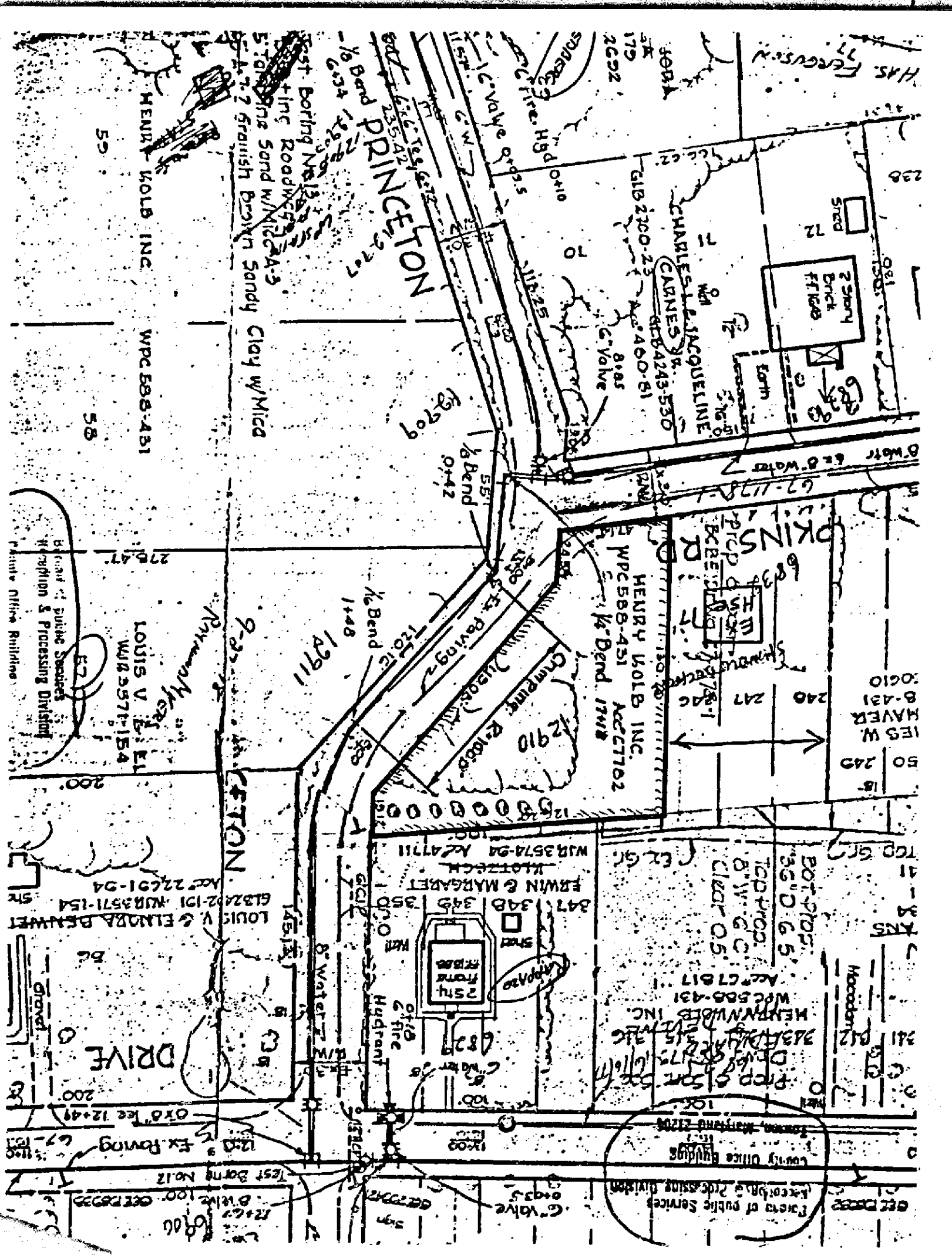
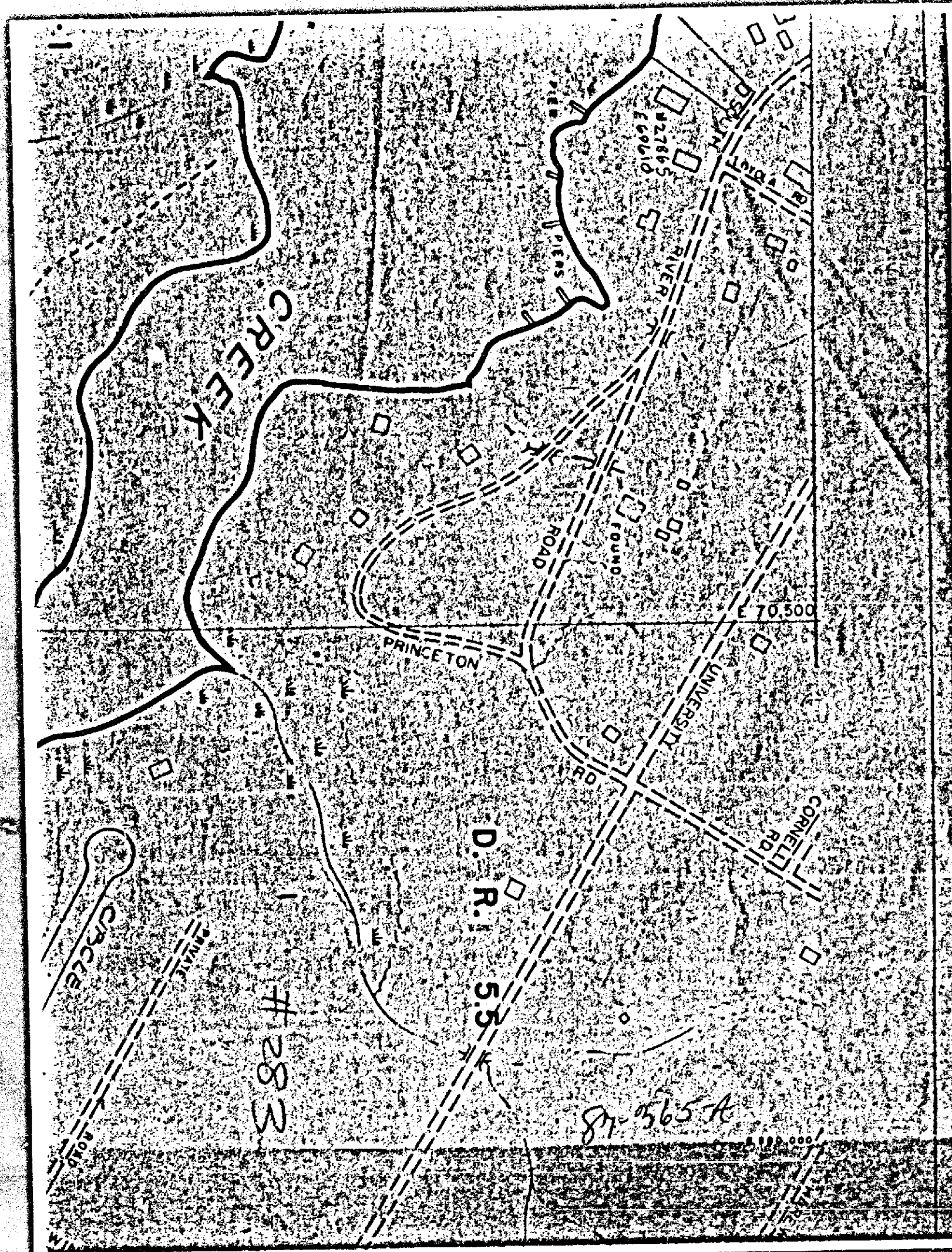
AMOUNT: \$ 35.00

RECEIVED FROM: Daniel T. Baseman

FOR: Variance # 283

8 B055*****35001a 502af

VALIDATION OR SIGNATURE OF CASHIER



HAREWOOD PARK, BALTIMORE COUNTY, MD

Plot Book 13, Folio 144.

12910 PRINCETON ROAD Zoning DR 5.5

Lot #78 DIST. 15 PRECINCT 6

MARVIN C. BASEMAN

SCALE 1/8" = 1'
SETBACK:
FRONT YARD (25' MIN) = 25'6"
LEFT SIDE (10' MIN) = 33'6"
RIGHT SIDE (10' MIN) = 30'0"
REAR YARD (30' MIN) = 24'0"
DISTURBED AREA UNDER 5000 sq. ft.
NO. 2 STONE IN DRIVEWAY
DRAWN BY: DEN 123086

11-19-87