

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.B (211.3) to permit a minimum side yard setback of 3.5 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 13.5 feet in lieu of the required 20 feet.

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

Room is needed for additional living space. Addition cannot be placed ~~KIKKAKKAK~~ in rear yard because of existing swimming pool and cellarway. Adjacent neighbors have no objection to the addition.

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)
Address
City and State
Signature
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State
Name
Address
City and State
Phone No.
Attorney's Telephone No.:

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
Phone No.
City and State
Name
Address
City and State
Phone No.

MAILED
13
JAN 15
1987
FEB 15
1987

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 17th day of March, 1987, at 10:00 o'clock A.M.

Carl J. Jolson
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-370-A

LOCATION: North Side of Homberg Avenue, 150 feet East of the Centerline of Tibsen Avenue (944 Homberg Avenue)
DATE AND TIME: Tuesday, March 17, 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 minimum side yard setback of 3.5 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 13.5 feet in lieu of the required 20 feet

Being the property of Albert Leroy Treadway, 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

IN RE: PETITION FOR ZONING VARIANCE
N/S of Homberg Avenue, 150'
E of the c/l of Tibsen Avenue
(944 Homberg Avenue)
15th Election District
Albert Leroy Treadway, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-370-A

The Petitioners herein request a zoning variance to permit a minimum side yard setback of 3.5 feet in lieu of the required 8 feet and a sum of the side yard setbacks of 13.5 feet in lieu of the required 20 feet.

Testimony by one of the Petitioners indicated that they propose to construct a dining room addition to provide more habitable dining space for their large family. The family, with six children and a number of grandchildren, has outgrown the existing eat-in kitchen. The location of the inground swimming pool, which was installed 12 - 14 years ago in the rear yard, prevents the dining room addition from being constructed at the rear of the house.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of March, 1987, that a side yard setback of 3.5 feet and a sum of the side yard setbacks of 13.5 feet, in accordance with the plan submitted, be approved and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

RE: PETITION FOR VARIANCES
N/S of Homberg Ave., 150' E of
C/L of Tibsen Ave. (944 Homberg
Ave.), 15th District
ALBERT LEROY TREADWAY, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-370-A

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. Albert L. Treadway, 944 Homberg Ave., Baltimore, MD 21221, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman
FEB 17 1987
ZONING OFFICE

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
Arnold Jablon
Zoning Commissioner

March 25, 1987

Mr. & Mrs. Albert Leroy Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

RE: Petition for Zoning Variance
N/S of Homberg Avenue, 150' E
of the c/l of Tibsen Avenue
15th Election District
Case No. 87-370-A

Dear Mr. Treadway:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: People's Counsel

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

March 10, 1987

Mr. Albert L. Treadway
Mrs. Judy C. Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
N/S of Homberg Ave., 150' E of the c/l of
Tibsen Ave. (944 Homberg Ave.)
15th Election District - 5th Councilmanic District
Albert Leroy Treadway, et ux - Petitioners
Case No. 87-370-A

Dear Mr. and Mrs. Treadway:

This is to advise you that \$68.94 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.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33072

DATE 3/17/87 ACCOUNT 87-370-A
SIGN & POST
RETURNED
Mrs. Judy C. Treadway, 944 Homberg Ave.,
Balto., Md. 21221
FROM
ADVERTISING & POSTING COSTS RE CASE #87-370-A
FOR
B 8042*****689418 5172F
VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION FOR VARIANCE
944 HOMBERG AVENUE
15TH ELECTION DISTRICT

Beginning at a point on the north side of Homberg Avenue (60 feet wide) at a distance of 150 feet east of the centerline of Tibsen Avenue and being known as Lot No. 3, Block C as shown on plat 'B' of Marlyshire, which is recorded in the Land Records of Baltimore County in plat book CLB No. 24, Folio 118.



Dennis F. Rasmussen
County Executive

OFFICE COPY

TIBSEN AVE.

N 12° 24' 30" W

15 FT. BUILD LINE

111.23'

111.23'

111.23'

111.23'

111.23'

111.23'

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

STEPHEN E. COLLINS
DIRECTOR

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 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 267, and 268.

Very truly yours,

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

MSF:lt



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: Albert L. Treadway, et ux

Location: N/S Homberg Avenue, 150' E. centerline Tibsen Avenue

Item No.: 261

Zoning Agenda: Meeting of 12/30/86

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Capt. Joseph Kelly 1-27-87* Noted and Approved:
Planning Group
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

/m/



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 # 261 Zoning Advisory Committee Meeting are as follows:

Property Owner: Albert L. Treadway, et ux

Location: N/S Homberg Avenue, 150 feet E centerline Tibsen Ave.

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 Handicapped and Aged (A.M.S.T. #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/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 101, Section 1007, Section 1006.2 and Table 1002. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. Use "The one and two family" building code, when less than 6'-0" from 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 101 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section (a) _____, _____ of the Baltimore County Building Code.

H. When filing for a Required Change of Use/Occupancy 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 Uses _____ 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:

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

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

L/22/86



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

STEPHEN E. COLLINS
DIRECTOR

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 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 271, and 268.

Very truly yours,

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

MSF:lt



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: Albert L. Treadway, et ux

Location: N/S Homberg Avenue, 150' E. centerline Tibsen Avenue

Item No.: 261

Zoning Agenda: Meeting of 12/30/86

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *C. H. Joseph* 1-27-87 Noted and Approved:
Planning Group
Special Inspection Division

John F. O'Neill
Fire Prevention Bureau

/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 # 261 Zoning Advisory Committee Meeting are as follows:

Property Owner: Albert L. Treadway, et ux

Location: N/S Homberg Avenue, 150 feet E centerline Tibsen Ave.

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 Handicapped and Aged (A.E.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/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 R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line. Use "The one and two family" building code, when less than 6'-0" from 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/Occupancy 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 Uses _____. 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:
- 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Smith
BY: C. E. Burnham, Chief
Building Plans Review

L/22/85

Mr. Albert L. Treadway
Mrs. Judy C. Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

January 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Homberg Ave., 150' E of the c/l of
Tibsen Ave. (944 Homberg Ave.)
15th Election District
Albert Leroy Treadway, et ux - Petitioners
Case No. 87-370-A

TIME: 10:00 a.m.

DATE: Tuesday, March 17, 1987

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

AJ:med

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 29893

DATE 12/18/86 ACCOUNT 01-615

AMOUNT \$ 35.00

RECEIVED FROM JUDY C. TREADWAY

FOR FILING FEE FOR VARIANCE ITEM No. 261

B 8045*****330010 2188F

VALIDATION OR SIGNATURE OF CASHIER

87-370-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

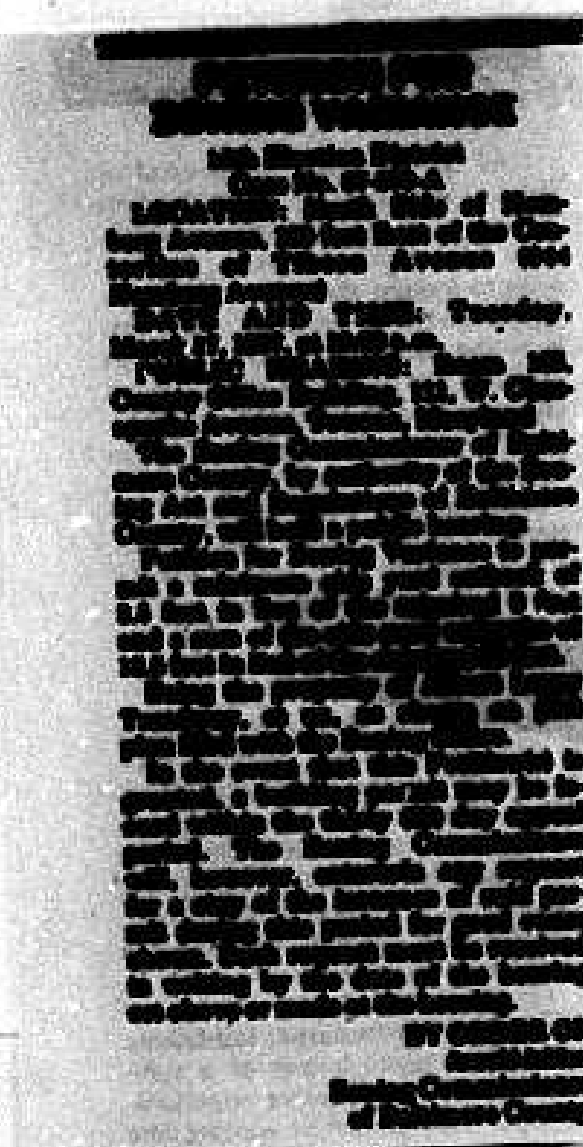
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of January, 1987.

[Signature]
Arnold Jablon
Zoning Commissioner

Petitioner: Albert Leroy Treadway, et ux
Attorney: James E. Dyer

Received by: James E. Dyer



The Times

Middle River, Md., Feb. 25, 1987

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 25th day of
Feb., 1987.
James E. Dyer, Jr. Publisher.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 5, 1987

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

SUBJECT: Zoning Petitions No. 87-364-A, 87-369-A and 87-370-A

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:jgh:sib

CPS-nns

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,

Publisher

Cost of Advertising

32.18

CERTIFICATE OF POSTING

BALTIMORE COUNTY
TOWSON, MARYLAND

87-370-A

District: 15th Date of Posting: 2/27/87

Posted for: Variance

Postmaster: Albert Leroy Treadway

Location of property: N/S Homberg Ave., 150' E of Tibsen Ave.

Location of Sign: Along Homberg Ave. between 20' E of Tibsen Ave. on property of Petitioner

Remarks:

Posted by: *[Signature]* Date of return: 3/27/87

Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1987

Mr. Albert Leroy Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

RE: Item No. 261 - Case No. 87-370-A
Petitioner: Albert Leroy Treadway, et ux
Petition for Zoning Variance

Dear Mr. Treadway:

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 suit-
ability 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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkk

Enclosures

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

NORMAN E. GERBER
DIRECTOR

FEBRUARY 20, 1987

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

Re: Zoning Advisory Meeting of December 30, 1986
Item # 261
Property Owner: ALBERT L. TREADWAY, et ux
Location: N/S HOMBERG AVE., 150'
E. OF E. TIBSEN AVE.

Dear Mr. Jablon:

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

- ☒ 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
B111 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 B111 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 Mosupill

Mr. Albert L. Treadway
Mrs. Judy C. Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

January 30, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Homberg Ave., 150' E of the c/l of
Tibsen Ave. (944 Homberg Ave.)
15th Election District
Albert Leroy Treadway, et ux - Petitioners
Case No. 87-370-A

TIME: 10:00 a.m.
DATE: Tuesday, March 17, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

AJ:med

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

No. 29893

DATE: 2/2/87 ACCOUNT: 01-115
AMOUNT: \$ 35.00

RECEIVED FROM: JUDY C. TREADWAY

FOR: FILING FEE FOR VARIANCE ITEM NO. 261

B 8245*****35003 2108P

VALIDATION OR SIGNATURE OF CASHIER

87-370-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.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Albert Leroy Treadway, et ux
Petitioner's Attorney: James E. Dyer

PETITION FOR ZONING VARIANCE

Case No. 87-370-A
LOCATION: North Side of Homberg Avenue, 150 feet East of the Centerline of Tibsen Avenue (944 Homberg Avenue)
DATE AND TIME: Tuesday, March 17, 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 on the petition for Zoning Variance to permit a minimum side yard setback of 3.5 feet in lieu of the required 5 feet and a sum of the side yard setbacks of 15.5 feet in lieu of the required 20 feet. Being the property of Albert Leroy Treadway, et ux, as shown on plat plan filed with the Zoning Office. In the event that this Petitioner 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: March 5, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-364-A, 87-369-A and 87-370-A

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

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

The Times

Middle River, Md., Feb. 25, 1987

This is to Certify, That the annexed

Reg # L 98586

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 25 successive weeks before the 25th day of Feb., 1987.
James P. Publisher.

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,

Publisher

Cost of Advertising

32.18

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-370-A

District: 15th Date of Posting: 2/22/87
Posted for: Varian
Petitioner: Albert Leroy Treadway, et ux
Location of property: N/S Homberg Ave., 150' E of Tibsen Ave.
Location of Signs: Being Homberg Ave., approx. 20' E of road, on property of P. Tibsen
Remarks: on property of P. Tibsen
Posted by: [Signature] Date of return: 2/27/87
Number of Signs: 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1987

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

Mr. Albert Leroy Treadway
944 Homberg Avenue
Baltimore, Maryland 21221

RE: Item No. 261 - Case No. 87-370-A
Petitioner: Albert Leroy Treadway, et ux
Petition for Zoning Variance

Dear Mr. Treadway:

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,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

FEBRUARY 20, 1987

Re: Zoning Advisory Meeting of DECEMBER 30, 1986
Item # 2601
Property Owner: ALBERT L. TREADWAY, et ux
Location: N/S HOMBERG AVE. 150'
E. OF E. TIBSEN AVE.

Dear Mr. Jablon:

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

- ☒ 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

11-20-87