

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 1A04.1.2.3 to permit a sideyard setback of 26' in lieu of the required 50'.

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

The owner needs to add a first floor addition for his invalid father. Since the right side has a garage, the left side is the only side he can build on. Since the existing left side setback is 50' the owner needs a Variance to build 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) _____
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____

Legal Owner(s): (Type or Print Name) John J. McLoughlin
 Signature _____
 Address 1307 Gent Road, Reisterstown, Maryland
 City and State Maryland
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: McKee & Associates, Inc., 1252-5820
 Name _____
 Address 5 Shaven Road - Hunt Valley, MD, 21030
 City and State Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 30th 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 held before the Zoning Commissioner of Baltimore County in Room 301, County Office Building in Towson, Baltimore County, on the 2nd day of March, 1987, at 1:30 P.M.

Carl John
 Zoning Commissioner of Baltimore County.

IN RE: PETITION FOR ZONING VARIANCE
 N/S of Gent Road, 422.65' E of the E/S of Knox Avenue (13017 Gent Road) 8th Election District
 John J. McLoughlin
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 87-374-A

The Petitioner herein requests a zoning variance to permit a side yard setback of 26 feet in lieu of the required 50 feet, as more particularly described on the plan submitted, prepared by McKee & Associates, Inc., dated January 12, 1987 and identified as Petitioner's Exhibit 1.

Testimony by and on behalf of the Petitioner indicated that they propose to build onto the existing dwelling a 20' x 24' addition, which will contain a bedroom and bathroom but no kitchen facilities. The Petitioner's invalid father has recently come to live with him and his family and is unable to climb steps, hence the instant Petition.

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 5th day of March, 1987, that the request for a variance to permit a side yard setback of 26 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

No kitchen facilities shall be placed in the addition.

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

PETITION FOR ZONING VARIANCE
 8th Election District
 Case No. 87-374-A

LOCATION: North Side of Gent Road, 422.65 feet East of the East Side of Knox Avenue (13017 Gent Road)

DATE AND TIME: Monday, March 2, 1987, at 1:30 p.m.

PUBLIC HEARING: Room 301, 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 side yard setback of 26 feet in lieu of the required 50 feet.

Being the property of John J. McLoughlin, 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 5, 1987

Mr. John J. McLoughlin
 13017 Gent Road
 Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
 N/S of Gent Road, 422.65' E of the E/S of Knox Avenue
 8th Election District
 Case No. 87-374-A

Dear Mr. McLoughlin:

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

JMH:bjb

Enclosures

cc: People's Counsel

RE: PETITION FOR VARIANCE
 N/S Gent Rd., 422.6' E of Knox Ave., 8th District
 JOHN J. McLOUGHLIN, Petitioner : Case No. 87-374-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 213, Court House
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 17th day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to John J. McLoughlin, 1307 Gent Rd., Reisterstown, MD 21136, Petitioner; and McKee & Associates, Inc., 5 Shaven Rd. - Hunt Valley, MD 21030, who requested notification.

Peter Max Zimmerman
 Peter Max Zimmerman

January 12, 1987

DESCRIPTION OF
 13017 GENT ROAD
 8TH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the north side of Gent Road, said point being 422.65 feet east of the east side of Knox Avenue. Being known and designated as Lot 58, Section 1, Plat 1, "Shawen Valley" as recorded in plat book E.H.K., Jr. 37, Folio 55.

OFFICE COPY

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

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

February 25, 1987

Mr. John J. McLoughlin
 1307 Gent Road
 Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
 N/S of Gent Rd., 422.65' E of the E/S of Knox Ave. (13017 Gent Rd.)
 8th Election District - 3rd Councilmanic District
 John J. McLoughlin - Petitioner
 Case No. 87-374-A

Dear Mr. McLoughlin:

This is to advise you that \$88.72 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 until the time it is placed by this office until the order is issued.

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

DATE 3/2/87 ACCOUNT R-01-612-000

STON & POST RETURNED AMOUNT \$ 88.72

RECEIVED BY Mr. John J. McLoughlin, 13017 Gent Rd., Reisterstown, MD. 21136

ADVERTISING & POSTING COSTS RE CASE #87-374-A

POST \$ 88.72

VALIDATION OR SIGNATURE OF CLERK

11-25-87

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
30th day of January, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner John J. McLoughlin Received by: James E. Dyer
Petitioner's Attorney

BALTIMORE COUNTY, MARYLAND

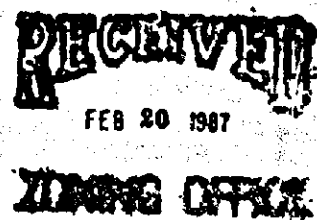
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 20, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-352-A, 87-353-A, 87-356-SpHA, 87-357-A,
87-361-A and 87-374-A

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

Norman E. Gerber, AICP
Director

NEG:JGH:sib



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 19, 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. John J. McLoughlin
1307 Gent Road
Reisterstown, Maryland 21136

RE: Item No. 302 - Case No. 87-374-A
Petitioner: John J. McLoughlin
Petition for Zoning Variance

Dear Mr. McLoughlin:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: McKee & Associates, Inc.
5 Shawan Road
Hunt Valley, Maryland 21030

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

NORMAN E. GERBER
DIRECTOR

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

January 30, 1987

Re: Zoning Advisory Meeting of January 27, 1987
Item # 302
Property Owner: JOHN J. MCLOUGHLIN
Location: N/S GENT RD. 422.6'E.
OF KNOX 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

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 298, 299, 300, and 302.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:tl

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

January 28, 1987

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

RE: Property Owner: John J. McLoughlin

Location: N/S Gent Road, 422.6' E. of Knox Avenue

Item No.: 302

Zoning Agenda: Meeting 1/27/87

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 of _____ 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: *Paul H. Reincke*
Planning Group
Special Inspection Division

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/ab

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 # 302 Zoning Advisory Committee Meeting are as follows:
Property Owner: John J. McLoughlin
Location: N/S Gent Road, 422.6 feet E of Knox Avenue
Districts: R.C. 5

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 417-85, the Maryland Code for the Handicapped and Age (H.A.B.I. #117-1 - 1985) and other applicable Codes and Standards.
- ☒ 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. Imprinted seals are not acceptable.
- E. All One Group except R-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. R-4 One Group 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 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 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/Temporary 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 317 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill 417-85. Site plans shall show the correct elevations above sea level for the lot and the future 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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, Chief
Building Plans Review

L27174

11-25-87

November 14, 1986

Dear Neighbor,

A few months ago my father came to live with us. He is unable to climb stairs because of a severe heart condition which restricts his breathing. We have decided to add a room and bath to our first floor and have hired an architect to insure that the addition will blend with the existing structure.

The architect has suggested that the addition be the same size and shape as our garage. We must request a variance from the County Zoning Board to build the room and are advised that it would expedite our petition if we demonstrate that the addition would not offend our nearby neighbors. Current side-yard setbacks are fifty feet. The addition gives us a side-yard setback of twenty-five feet.

If you have no objection, we ask that you give us your signature so that we may present it to the County.

Sincerely,

John McLoughlin
John McLoughlin
Joan McLoughlin

Michael Pollock Address *2015 Knox Ave Reisterstown, Md 21136*
Karen Hueltner Address *13009 Best Rd, Reisterstown, Md 21136*
John Church Address *13004 Gent Rd Reisterstown Md 21136*
Elaine Fitzgerald Address *13021 Gent Rd. Reisterstown Md 21136*

Address _____

PETITIONER'S
EXHIBIT 2

November 14, 1986

Dear Neighbor,

A few months ago my father came to live with us. He is unable to climb stairs because of a severe heart condition which restricts his breathing. We have decided to add a room and bath to our first floor and have hired an architect to insure that the addition will blend with the existing structure.

The architect has suggested that the addition be the same size and shape as our garage. We must request a variance from the County Zoning Board to build the room and are advised that it would expedite our petition if we demonstrate that the addition would not offend our nearby neighbors. Current side-yard setbacks are fifty feet. The addition gives us a side-yard setback of twenty-five feet.

If you have no objection, we ask that you give us your signature so that we may present it to the County.

Sincerely,

John McLoughlin
John McLoughlin
Joan McLoughlin

John Church Address *13015 Gent Rd*
Reisterstown Md 21136

January 30, 1987

RE: PETITION FOR ZONING VARIANCE
N/S of Gent Rd., 422.65' E of the E/S
of Knox Ave. (13017 Gent Rd.)
8th Election District
John J. McLoughlin - Petitioner
Case No. 87-374-A

TIME: 1:30 p.m.

DATE: Monday, March 2, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

87-374-A

District. S. 16 Date of Posting. February 12, 1887
 Posted for: Harrison
 Petitioner: John J. McLaughlin
 Location of property: N. 1/2 of Sect. 16, 13. 65' E. of the E. 1/2 of Rwyd.
Abv. 132.17 Gent. Rd.
 Location of Signs: Front of 132.17 Gent. Rd.

Remarks:

Posted by: A. J. Genta Signature
 Number of Signs: _____ Date of return: February 13, 1887

AJ:med

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

No. 30482

DATE 11/13/87 ACCOUNT R.O. 11-15-000

AMOUNT \$ 350.00

RECEIVED FROM _____

TIER 11-302

FOR ZONTING VARRANT

0 8013*****35000 6 11/13/87

Benjamin B. Beards

VALIDATION OR SIGNATURE OF CASHIER

TOWSON, MD., -----February 11, 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 11, 1987.

TOWSON TIMES,

Publisher

44.76

TOWSON, MD., February 12 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 12 18 87

THE JEFFERSONIAN.

Publisher

Cost of Advertising

2896

**PETITION FOR
ZONING VARIANCE**
Rth Election District
No. 10

LOCATION: North Side of Center
Road, 422 1/2 feet East of the East
Side of the Knox Avenue (13017 Center
Road)

DATE AND TIME: Monday, March
22, 2010 at 7:30 a.m.

PUBLIC HEARING: Room 301,
County Administration Center,
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore
County, by authority of the
County and Regulations of Baltimore
County, will hold a public hearing
on the above.

Petition for Zoning Variance to
allow a building of 26 feet in
height in the required 30 feet
height.

McDougal, as shown on plat plan
in the event that the property is
granted, a building permit may
be issued for the proposed building
period. The Zoning Commission
will be asked to consider the
request for a stay of the issuance of
said permit during this period for
the purpose of allowing the applicant
must be received in writing by the
Zoning Commission on or before
made at the hearing.

By Order of
The Zoning Commission
JAMES J. HARRISON
Chairman
Zoning Commission
Baltimore County, Maryland
2236, Pub. 727

James W. McKee, MD Reg. No. 9012 Date

MCKEE & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS
Shawon Place - 5 Shawon Road
Hunt Valley, MD 21030
301-252-5820

OWNER
MR. JACK McLOUGHLIN
DEED REF: 6785/046
TAX ACT. H31600013621
13017 GENT. ROAD
REISTERSTOWN, MD 21136
(301)-337-7788

LOT 50
SECTION 1, PLAT 1
"SHAWAN VALLEY"
Δ 37/55

ZONING REQUEST
REQUESTING A VARIANCE FROM
SECTION 1A04.3.B.3 BALTIMORE COUNTY
ZONING REGULATIONS TO PERMIT
A 26 FOOT SETBACK IN LIEU OF THE
EXISTING 50 FOOT MINIMUM.

EXISTING ZONING - RC-5

PLAT TO ACCOMPANY
PETITION FOR
ZONING VARIANCE

#1307 GENT ROAD
8TH ELECT DIST BALTO. CO., MD
SCALE: 1"=40' JAN 12, 1987

1. EXHIBIT 1

1 Sign 302
87-374-A OFFICE COPY

97.1.3

11-25-87