

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 1802.3.1.R(208.3.301.1) to permit a minimum side yard setback of 6.5 feet in lieu of the required 7.5 feet for an open projection (carport).

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

11'-0" needed to provide adequate width for parking one car

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

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

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

Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	ROBERT J. STRANGE
Signature	<i>Robert J. Strange</i>
Address	MARY LYN STRANGE
City and State	<i>Mary Lyn Strange</i>
Attorney for Petitioner:	
(Type or Print Name)	231 E. TIMONIUM RD.
Signature	TIMONIUM, MD. 21093
Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State	Charles Vaughan Phippen
Attorney's Telephone No.:	2305 Pot Spring Road
	TIMONIUM, MD. 21093 252-6430
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of February, 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 8th day of April, 1987 at 10:45 o'clock A. M.

(over)

PETITION FOR ZONING VARIANCE

8th Election District - 4th Councilmanic District
Case No. 87-393-A

LOCATION: South Side Timonium Road, 88 feet East of Fountain Hill Drive (231 East Timonium Road)

DATE AND TIME: Wednesday, April 8, 1987, at 10:45 a.m.

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

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

Petition for Zoning Variance to permit a minimum side yard setback of 6.5 feet in lieu of the required 7.5 feet for an open projection (carport)

Being the property of Robert J. Strange, 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
S/S Timonium Road, 88' E of
Fountain Hill Drive
(231 E. Timonium Road)
8th Election District
4th Councilmanic District
Robert J. Strange, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-393-A

The Petitioners herein request a variance to permit a minimum side yard setback of 6.5 feet in lieu of the required 7.5 feet for an open projection (carport).

Testimony by and on behalf of the Petitioners indicated that they propose the construction of a carport adjacent to the existing dwelling. The unusual configuration of the property and the layout of the house would make it difficult to construct a garage and prohibits the carport from being placed elsewhere. A minimum width of 11 feet for the proposed carport is required due to the fact that an existing chimney projects 1' 6" from 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 13th day of April, 1987, that a variance to permit a side yard setback of 6.5 feet for an open projection (carport), 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 VARIANCE
S/S Timonium Rd., 88' E of
Fountain Hill Dr. (231 E.
Timonium Rd.), 8th District
ROBERT J. STRANGE, et ux,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-393-A
P E T I T I O N E R S

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 10th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert J. Strange, 231 E. Timonium Rd., Timonium, MD 21093, Petitioners; and Mr. Charles Vaughan Phippen, 2305 Pot Spring Rd., Timonium, MD 21093, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

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

April 13, 1987

Mr. & Mrs. Robert J. Strange
231 E. Timonium Road
Timonium, Maryland 21093

RE: Petition for Zoning Variance
S/S Timonium Rd., 88' E of
Fountain Hill Drive
8th Election District
4th Councilmanic District
Case No. 87-393-A

Dear Mr. & Mrs. Strange:

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

If you have any questions on the subject, please do not hesitate to contact this office.

Very truly yours,

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

JMH:bjjs

Enclosure

cc: People's Counsel

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

ARNOLD JABLON
ZONING COMMISSIONER

April 1, 1987

Mr. Robert J. Strange
Mrs. Mary L. Strange
231 East Timonium Road
Timonium, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
S/S Timonium Rd., 88' E of Fountain Hill Dr.
(231 E. Timonium Rd.)
8th Election District - 4th Councilmanic District
Robert J. Strange, et ux - Petitioners
Case No. 87-393-A

Dear Mr. and Mrs. Strange:

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 from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office.

BALTIMORE COUNTY, MARYLAND		No. 33175	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 4/8/87	ACCOUNT R-01-615-000		
SIGN & POST RETURNED		AMOUNT \$ 88.72	
Mr. Robert J. Strange, 231 E. Timonium Rd., Timonium, Md. 21093			
RECEIVED FROM		ADVERTISING & POSTING CHARGE CASE #87-393-A	
FOR		B 025*****087212 40847	
VALIDATION OR SIGNATURE OF CASHIER			

Legal Description - 231 E. Timonium Road

Beginning on the south side of Timonium Road being 80 feet wide, at a distance of 88.09 feet east of Fountain Hill Drive. Being Lot 2 Block M on Plat Entitled Resubdivision Plat of Part of Section IV "Fountain Hill" which plat is recorded among the land records of Baltimore County in Plat Book R.R.G. No. 29 Folio 88. Lot is subject to easements as shown on said Plat. The improvement thereon being known as 231 Timonium Road. Being the same lot of ground described in the Deed dated 3-20-64 and recorded among the land record of Baltimore County in Liber R.R.G. No. 4278 Folio 609 which was granted and conveyed by C & K Investment Corp. into the herein grantor.

Mr. Robert J. Strange
Mrs. Mary L. Strange
231 East Timonium Road
Timonium, Maryland 21093
February 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Timonium Rd., 88' E of Fountain Hill Dr.
(231 E. Timonium Rd.)
8th Election District - 4th Councilmanic District
Robert J. Strange, et ux - Petitioners
Case No. 87-393-A

TIME: 10:45 a.m.
DATE: Wednesday, April 8, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Jean M. H. Jung
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND		No. 30421	
OFFICE OF FINANCE - REVENUE DIVISION			
MISCELLANEOUS CASH RECEIPT			
DATE 12/22/86	ACCOUNT 01-615		
RECEIVED FROM		AMOUNT \$ 35.00	
FOR		Filing Fee For Variance Item 276	
B 011*****080412 02447			
VALIDATION OR SIGNATURE OF CASHIER			

87-393-A

Date of Posting 3/20/87

TOWSON, MD., ----- March 19, 1987

THE JEFFERSONIAN.

Publisher

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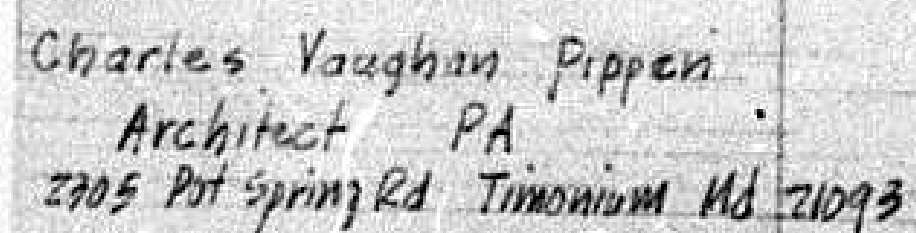
TOWSON, MD. March 18, 1947

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 March 18, 1937.

TOWSON TIMES.

Publisher

4476



PLAT FOR ZONING VARIANCE
 231 TIMONIUM RD. TIMONIUM, MD 21093
 BALTIMORE COUNTY, MD
 OWNER: R.J. STRANGE
 DISTRICT 8 ZONED ~~DR-3.5~~
 BOOK NO. 29 FOLIO 086
 LOT 2

1 Sign
87-393-1
276

OFFICE COPY

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
19th day of January, 1987

ARNOLD JABLON
Zoning Commissioner

Petitioner: Robert J. Strange, et ux
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 20, 1987

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

cdo

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. Robert J. Strange
231 E. Timonium Road
Timonium, Maryland 21093

RE: Item No. 276 - Case No. 87-393-A
Petitioner: Robert J. Strange, et ux
Petition for Zoning Variance

Dear Mr. Strange:

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: Mr. Charles Vaughan Pippen
2305 rot Spring Road
Timonium, Maryland 21093



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

March 17, 1987

Re: Zoning Advisory Meeting of January 6, 1987
Item # 276
Property Owner: ROBERT J. STRANGE, et al
Location: S/S TIMONIUM RD. 80' E. OF
FOUNTAIN HILL DR.

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.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be 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 269, 270, 271, 272, 273, 274, 276, and 277.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner..... Date: March 17, 1987.....

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

SUBJECT: Zoning Petition Number 87-383-A, 87-384-A, 87-388-A, 87-389-A,
87-390-A, 87-391-A, 87-392-A and 87-393-A

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



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: Robert J. Strange, et ux

Location: S/S Timonium Rd., 88' E. Fountain Hill Dr.

Item No.: 276

Zoning Agenda: Meeting of 1/6/87

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: C. J. Kelly 1-27-87 Approved: John E. 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 # 276 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert J. Strange, et ux
Location: S/S Timonium Road, 38 feet E Fountain Hill Drive
District: D.R. 3.5

APPLICABLE CODES ARE CHECKED:

- (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.D.A. #17-1 - 1980) and other applicable Codes and Standards.

- (S) A building and other miscellaneous permits shall be required before the start of any construction.

- 2. 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.

- 3. 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.

- 4. All Use Groups except R-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. 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 101, Section 101.2, Section 101.2.2 and Table 101.2.3. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

- 5. The structure does not appear to comply with Table 505 for permitted height/area. Reply to the requested variance by this office cannot be considered until the necessary 10% pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

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

- 8. 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 Use _____. See Section 312 of the Building Code.

- 9. 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

- 10. 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.

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

L/27/87

RECEIVED
MAR 19 1987

ZONING OFFICE

NEG:JGH:bph