

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

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

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.

Legal Owner(s): ~~(b)(6)~~

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Peter Max Zimmerman


Zoning Commissioner
of Baltimore County

VALIDATION OR SIGNATURE OF CASHIER

TIME: 9:30 a.m.
DATE: Monday, April 13, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

FOR PILING FEE FOR VARIANCE ITEM 279
8 8012*****35081: 0000E

VALIDATION OR SIGNATURE OF CASHIER

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of April, 1987, that the Petition for Zoning Variance to permit side yard setbacks of 9 inches and 22 inches in lieu of the required 2.5 feet and a setback to the centerline of the alley of 13 feet in lieu of the required 15 feet for an accessory structure (carport/shed) be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Carl J. Follen
Zoning Commissioner of
Baltimore County

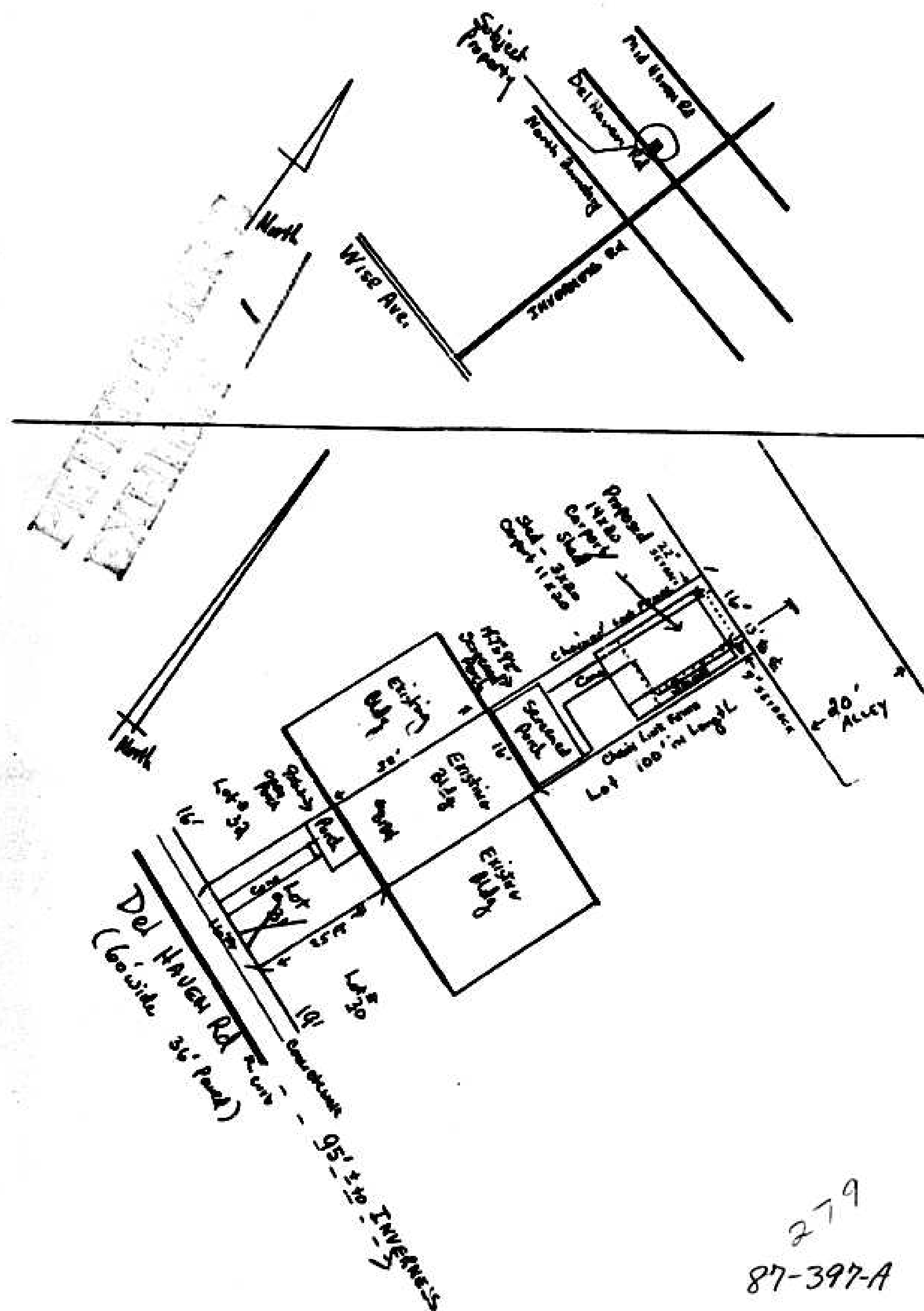
AJ/srl

cc: Mr. & Mrs. Gary Joseph Rebeck, Sr.
People's Counsel

ORDER RECEIVED FOR FILING

Date April 14, 1987
By Carl J. Follen

ORDER RECEIVED FOR FILING
B: DCA
DATE RECEIVED FOR FILING



Plat for zoning variance
Owner - leasee Gary + Brenda Rebeck lot size 16' x 100' 1600 sq ft
District 12th
Subdivision Gray Haven Section 3 DR 10.5
lot # 31 block Section L Base # 23 page 64
Scale 1" = 20' PUBLIC UTILITIES EXIST IN ROAD
OFFICE COPY

CERTIFICATE OF PUBLICATION

TOWSON, MD., Mar. 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 Mar. 26, 1987.

THE JEFFERSONIAN,

Susan Steadman Obrecht
Publisher

32.17

PETITION FOR ZONING VARIANCE
100 Bladen Street
7th Floor
Case No. 87-397-A
LOCATION: North Side of Del Haven Road, 95 feet West of Intersection Road (1000 Del Haven Road)
DATE AND TIME: Monday, April 13, 1987, at 9:30 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 side yard setbacks of 9 inches and 22 inches in lieu of the required 2.5 feet and a setback to the centerline of the alley in lieu of the required 15 feet for an accessory structure.
Being the property of Gary Joseph Rebeck, Sr., et al., as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit, 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
5/31 1st Fl.

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

March 26, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. Case # 87-397-A - P.O. #35945 - REQ.#L01640 - 87 lines @ \$34.80, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 27th day of March 1987; that is to say, the same was inserted in the issues of March 26, 1987.

Kimbel Publication, Inc.
per Publisher.

By *LC Oller*

PETITION FOR ZONING VARIANCE
100 Bladen Street
7th Floor
Case No. 87-397-A
LOCATION: North Side of Del Haven Road, 95 feet West of Intersection Road (1000 Del Haven Road)
DATE AND TIME: Monday, April 13, 1987, at 9:30 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 side yard setbacks of 9 inches and 22 inches in lieu of the required 2.5 feet and a setback to the centerline of the alley in lieu of the required 15 feet for an accessory structure.
Being the property of Gary Joseph Rebeck, Sr., et al., as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building permit, 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
5/31 1st Fl.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 3/25/87
Posted for: Variance
Petitioner: Gary Joseph Rebeck, Sr. & Mrs.
Location of property: N/S Del Haven Rd., 95' W/Intersecting Rd.
71.24' Del Haven Rd.
Location of Sign: Facing Del Haven Rd., approx. 70' E/W
treasury.com file only of P.T. Home
Remarks: _____
Posted by: Michael Steadman Date of return: 3/27/87
Number of Signs: 1

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 day of February, 1987.

Petitioner: Gary Joseph Rebuck, Sr.,
Petitioner's Attorney: _____
Received by: _____
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: April 8, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-397-A, 87-398-A, 87-399-A, 87-402-X,
87-404-A, 87-405-A, 87-406-A, 87-407-A,
87-412-A and 87-413-SpH

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

Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 31, 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. Gary Joseph Rebuck, Sr.
8184 Del Haven Road
Baltimore, Maryland 21222

RE: Item No. 279 - Case No. 87-397-A
Petitioner: Gary Joseph Rebuck, Sr.,
et ux
Petition for Zoning Variance

Dear Mr. Rebuck:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



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

PAUL H. RENCKE
CHIEF

January 27, 1987

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

RE: Property Owner: Gary Joseph Rebuck, et ux

Location: W/S Del Haven Rd., 95' W. Inverness Rd.

Item No.: 279

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 of _____ feet along an improved 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.

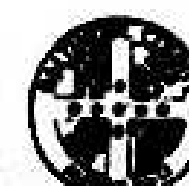
(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy. 101 Life Safety Code a clear path of 32' minimum shall be provided between carport and fence.

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

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

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and Approved: _____
Fire Prevention Bureau



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 # 279 Zoning Advisory Committee Meeting are as follows:

Property Owner: Gary Joseph Rebuck, et ux
Location: W/S Del Haven Road, 95 feet W Inverness Road
District: D.R. 10.5

APPLICABLE ITEMS ARE CIRCLED:

(A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-05, the Maryland Code for the Handicapped and Age (A.J.S.I. 87-1 - 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 One and One-half Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an adjacent lot line. Any wall built as an exterior lot line shall require a fire or party wall. See Table 401, Section 407, Section 408.1 and Table 1007. To ensure fire separation, exterior walls within 1'-0" of an adjacent lot line in enclosed areas, such as porches or decks, would require a one hour rating. An open deck would need non-combustible support. The structure and deck must comply with Table 1007 for permanent loads/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.

(F) The proposed variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.

(G) When filing for a revised Change of Nonconformity Permit, an alteration permit, application shall also be filed along with three sets of complete 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 the Group use from the _____ to the _____ or to Mixed Use _____, See Section 312 of the Building Code.

(H) The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill 87-05. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

J. Comments

(I) 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.

Mark E. Chamberlain
City & County Engineer
Building Plans Section

4/27/87

CODE MEMORANDUM #1 (Cont'd.)

B. Front Porches

Front awnings and porches may be continuous across property lines and of combustible construction if:

1. They are properly fire stopped with non-combustible materials at each interior property line.
2. They have no combustible or untreated supporting members within 36" of the interior property line.
3. They are limited to one story in height.
4. The adjoining owners agree in writing.
5. The porch is open front and sides.

Drywall and sheet metal are examples of non-combustible materials which are acceptable for fire stopping.

C. All Porches

If any porch is to be closed, it shall be considered a habitable part of the dwelling's interior and shall be subjected to all of the applicable requirements that pertain to one and two family dwellings in the Baltimore County Building Code.

This does not in any way waive any requirements, such as setbacks of other County or State Departments, which may also be applicable.

John R. Reisinger, P. E.
Buildings Engineer

JRR:es

BALTIMORE COUNTY BUILDING CODE

1984 BOCA, SECTION 110.6

CODE MEMORANDUM #1

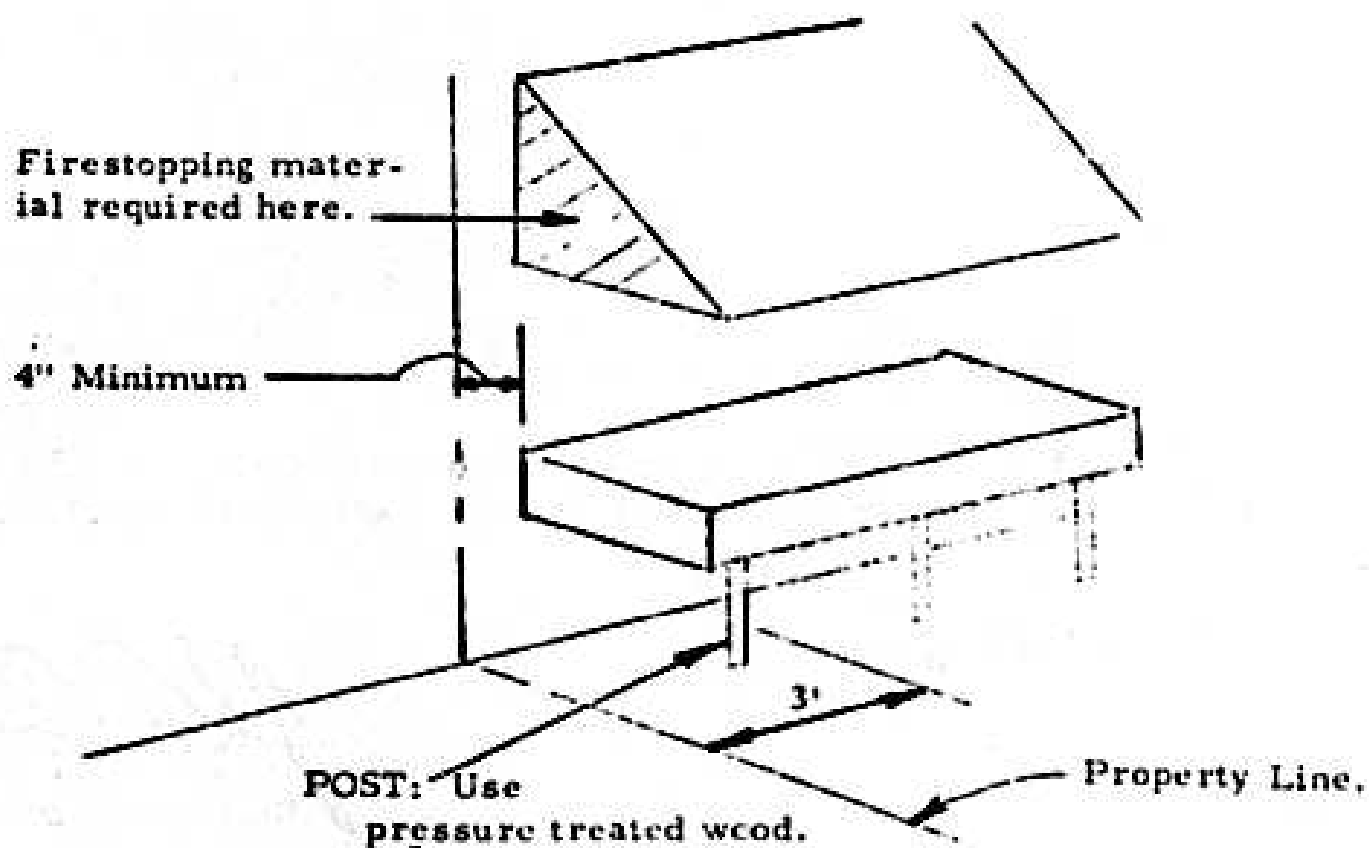
Effective 4-22-85

SUBJECT:

A. Rear Porches

Rear open porches may be constructed of combustible materials up to 3 feet from a property line without any additional fire protection requirements.

Rear open porches may be constructed of combustible materials up to 4" from a property line if facing surfaces shown (see diagram) are protected by a layer of drywall, fire retardant treated plywood, or other approved firestopping material and any exposed supporting members within 3 feet are non-combustible, or pressure treated wood.



OVER