

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 1802.3C.1, 301.1 to permit a side ~~XXXX~~ setback of 16.7 feet in lieu of the required 18.75 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)

1. Due to the restriction on left front of property.

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)	Karl H. Reicharz
Signature	<i>Karl H. Reicharz</i>
Address	Trilby M. Reicharz
City and State	(Type or Print Name)
Attorney for Petitioner:	2317 Lodge Forest Rd. 477-8747
(Type or Print Name)	Address Phone No.
Signature	Baltimore, Md. 21219
Address	City and State
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Attorney's Telephone No.:	Name
	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th 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 13th day of April, 1987, at 9:45 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

Property Description.

Being Known and Designated as Lot. No. 3005-X as shown on a Plat entitled "Resubdivision of 23 Lots on Record Plat McLM 10-76 LODGE FOREST", which Plat is recorded among the Plat Records of Baltimore County in Plat Book Baltimore, No. 42, folio 77. The improvements thereon being known and No. 2317 Lodge Forest Road.

Located on the northeast corner of Lodge Forest Road and Oak Place.

PETITION FOR ZONING VARIANCE

15th Election District - 7th Councilmanic District
Case No. 87-398-A

LOCATION: Northeast Corner of Lodge Forest Road and Oak Road (2317 Lodge Forest Road)

DATE AND TIME: Monday, April 13, 1987, at 9:45 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 side street setback of 16.7 feet in lieu of the required 18.75 feet for an open projection (carport)

Being the property of Karl H. Reicharz, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/Corner of Lodge Forest and : OF BALTIMORE COUNTY
Oak Rds. (2317 Lodge Forest Rd.):
15th District

KARL H. REICHARZ, et ux, : Case No. 87-398-A
Petitioners :

ENTRY OF APPEARANCE

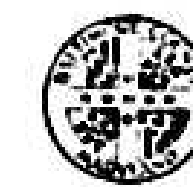
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Karl H. Reicharz, 2317 Lodge Forest Rd., Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 8, 1987

Mr. Karl H. Reicharz
Mrs. Trilby M. Reicharz
2317 Lodge Forest Road
Baltimore, Maryland 21219

RE: PETITION FOR ZONING VARIANCE
NE/cor. Lodge Forest Rd. and Oak Rd.
(2317 Lodge Forest Rd.)
15th Election District - 7th Councilmanic District
Karl H. Reicharz, et ux - Petitioners
Case No. 87-398-A

Dear Mr. and Mrs. Reicharz:

This is to advise you that \$75.96 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 take the check to the Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 33185
DATE 4/13/87	ACCOUNT R-01-615-000	
SIGN & POST RETURNED		
AMOUNT \$ 75.96		
Mr. Karl H. Reicharz, 2317 Lodge Forest Rd., Baltimore, Md. 21219		
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-398-A		
FOR: \$ 012*****75964 2138F		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 30434
DATE 12/30/86	ACCOUNT 01-615	
SIGN & POST RETURNED		
AMOUNT \$ 35.00		
RECEIVED FROM: TOWSON RE-4462		
FOR: FILING FEE FOR VARIANCE ITEM 280		
\$ 005*****35004 0308F		
VALIDATION OR SIGNATURE OF CASHIER		

Mr. Karl H. Reicharz
Mrs. Trilby M. Reicharz
2317 Lodge Forest Road
Baltimore, Maryland 21219

February 24, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/cor. Lodge Forest Rd. and Oak Rd.
(2317 Lodge Forest Rd.)
15th Election District - 7th Councilmanic District
Karl H. Reicharz, et ux - Petitioners
Case No. 87-398-A

TIME: 9:45 a.m.

DATE: Monday, April 13, 1987

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date April 13, 1987
By John P. Langert

87-398-A
#280
Karl H. Reicharz, et ux
NE/cor. Lodge Forest Rd. and Oak Rd.
15th Election District - 7th Councilmanic District
Case No. 87-398-A

87-398-A

3766

280

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of April, 1987, that the Petition for Zoning Variance to permit a side yard setback of 16.7 feet in lieu of the required 18.75 feet for an open projection (carport) 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.

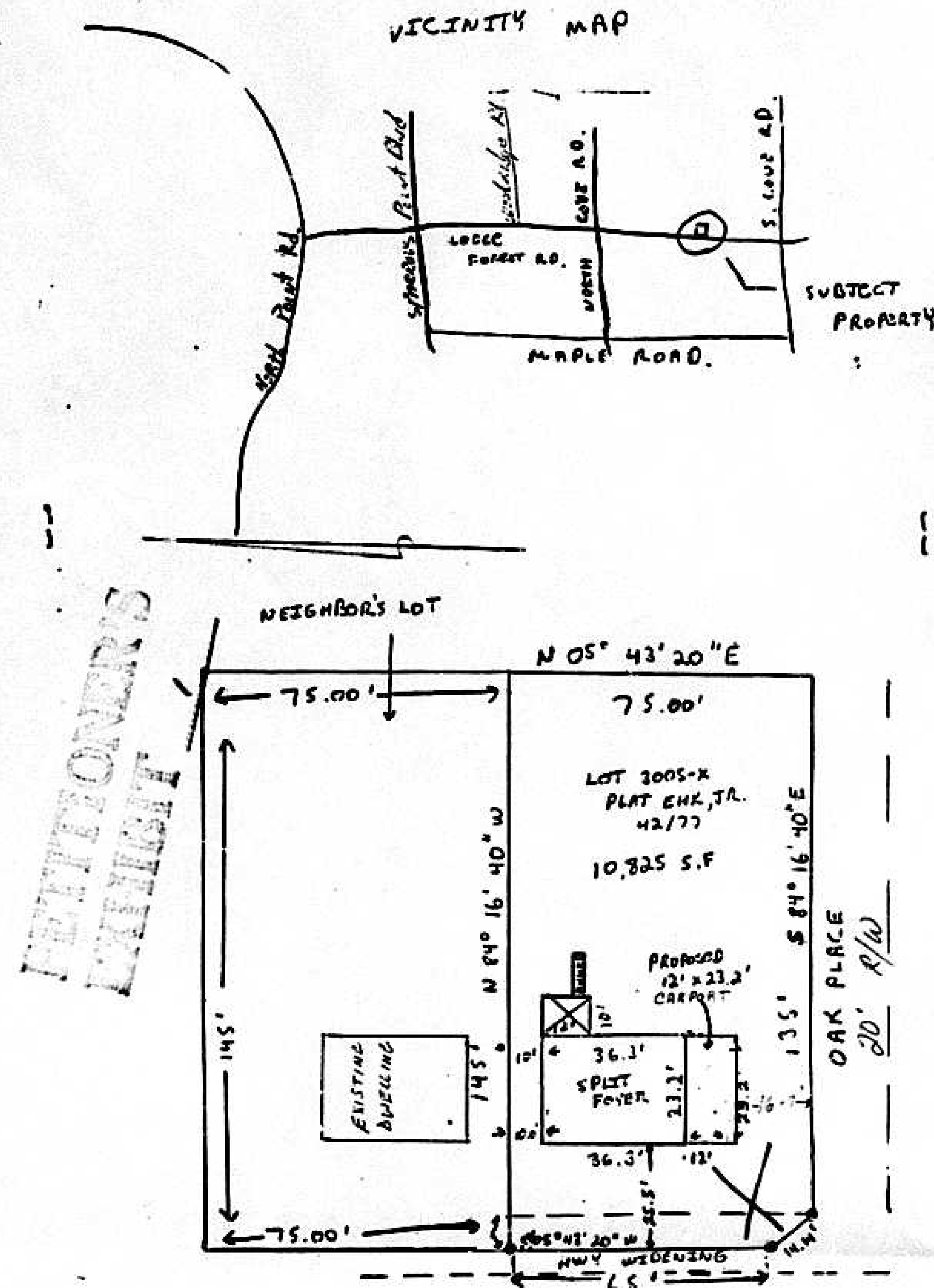
[Signature]
Zoning Commissioner of
Baltimore County

AD/srl

cc: Mr. & Mrs. Karl H. Reicharz
People's Counsel

ORDER RECEIVED FOR FILING
Date April 15, 1987
By John P. Hargrave

ORDER RECEIVED FOR FILING
Date April 15, 1987
By John P. Hargrave



Plat for Zoning Variance
Owner - Karl & Trilby Reicharz
E.D. 15th, Zoned DR.5.5
Subdivision - Lodge Forest
Lot 3005-X, Book No. 42
Folio 77.

LODGE FOREST RD.
45' R/W
SCALE 1" = 30'
OFFICE COPY

PUBLIC UTILITIES EXIST IN 3062
SITE LIES WITHIN THE CHESAPEAKE BAY
CRITICAL AREA

NOTICE FOR ZONING VARIANCE
700 North Street
Baltimore, Maryland
Case No. 87-398-A
LOCATION: Northeast Corner of
Lodge Forest Road and Oak Road
2317 Lodge Forest Road
DATE AND TIME: Monday, April
13, 1987, at 9:00 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 of the State of Maryland, will hold a public
hearing on the Petition for Zoning Variance to permit a side yard setback of 16.7 feet in lieu of the required 18.75 feet for an open projection (carport) on the property of Karl H. Reicharz, et al., at the above place and time. In the event that the Petitioner is granted a building permit, the side yard setback may be reduced to 16.7 feet. The Zoning Commissioner will, however, reserve the right to require a side yard setback of 18.75 feet for a day of the hearing of said petition. Such request must be made in writing by the date of the hearing or there will be no hearing. By Order of the Zoning Commissioner of Baltimore County
John P. Hargrave
Zoning Commissioner

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 87-398-A - P.O. #85947 - Req. #L01642 - 80 lines @ \$32.00. was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~SIXTEEN~~ 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 *[Signature]*

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,

[Signature]

Publisher

2896

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

87-398-A

District: 1574
Posted for: Variance
Petitioner: Karl H. Reicharz, et al.
Location of property: N.E. Corner of Lodge Forest Rd. & Oak Rd.
2317 Lodge Forest Rd.
Location of Signs: Facing E. on Forest Rd. approx. 12' Ex.
road way, on property of Baltimore
Remarks: [Signature]
Posted by: [Signature] 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.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Karl H. Reicharz, et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 1, 1987
Norman E. Gerber, AICP, Director
FROM: 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
Norman E. Gerber, AICP
Director

NEG:JGH:sib

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 31, 1987

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

Mr. Karl H. Reicharz
2317 Lodge Forest Road
Baltimore, Maryland 21219

Chairman

RE: Item No. 280 - Case No. 87-398-A
Petitioner: Karl H. Reicharz, et ux
Petition for Zoning Variance

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

Dear Mr. Reicharz:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

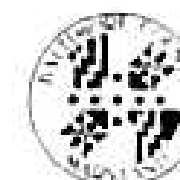
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



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
Michael S. Flanagan
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: Karl H. Reicharz, et ux (Critical)

Location: NE/c Lodge Forest Rd. and Oak Road

Item No.: 280

Zoning Agenda: Meeting of 1/13/87

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *Carl J. Kelly* 1-27-87
Planning Group
Special Inspection Division

Noted and Approved: *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 # 280 Zoning Advisory Committee Meeting are as follows:

Property Owner: Karl H. Reicharz, et ux (Critical)
Location: NE/c Lodge Forest Road and Oak Road
District: D.R. 5-5

APPLICABLE ITEMS ARE CIRCLED:

- (1) 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.B.S.), #11-1 - 1980 and other applicable codes and standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) 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.
- (4) 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.
- (5) 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 501, Section 1107, Section 1206.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- (6) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the request. Variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 501 and 505 and have your Architect/Engineer contact this department.
- (7) The requested variance appears to conflict with Section(s) _____ 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 Architecture or Engineer seals are usually required. The change of Use Groups are from Use _____ to the _____, 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:

(1) 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 111 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Michael S. Flanagan
Michael S. Flanagan, Chief
Building Plans Bureau

L/22/86

SPECIAL CODE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

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

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

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

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

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

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

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

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

April 1985