

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 400.1 to permit a side yard setback of 2 feet in lieu of the required 2.5 feet for accessory structures (sheds & Pools).

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

- 1) Hardship: due to recent surge, and the approaching cold weather it would be very difficult to remove the sheds at this time.

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.:
Address
Phone No.

Legal Owner(s):
Charles D. Pensyl
(Type or Print Name)
Signature
Betty Jane M. Pensyl
(Type or Print Name)
Signature
3 Left Wing Drive
Address
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Same As Above
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 14th day of April, 1987, at 10:00 o'clock A.M.

(over)

Property Description

Being on the north side of Left Wing Drive 50 feet wide, at a distance of 252 feet west of the centerline of Cock Pit Street. Being lot 274 in the subdivision of Aero Acres-Section I, Book 15 Folio 139. Also known as 3 Left Wing Drive in the 15th E.D.

IN RE: PETITION FOR ZONING VARIANCE
N/S of Left Wing Dr., 252' W of the c/l of Cock Pit St. (3 Left Wing Drive)
15th Election District
6th Councilmanic District
Charles D. Pensyl, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-405-A

The Petitioners herein request a variance to permit a side yard setback of 2 feet in lieu of the required 2.5 feet for accessory structures (swimming pool and storage sheds).

Testimony by and on behalf of the Petitioners indicated that an adjacent neighbor complained to Baltimore County that the existing swimming pool and its deck were closer than the required 2.5 feet from the property line. A subsequent inspection of the property determined that the pool deck setback was actually 2' 7.5" from the rear property line and over 2.5' from the side property line. The adjacent neighbor on the east side appeared and testified in support of the variance requested for the storage sheds. There were no Protestants in attendance.

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 17th day of April, 1987, that a side yard setback of 2 feet for accessory structures (two existing storage sheds), be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order.

PETITION FOR ZONING VARIANCES

15th Election District - 6th Councilmanic District
Case No. 87-405-A

LOCATION: North Side of Left Wing Drive, 252 feet West of the Centerline of Cock Pit Street (3 Left Wing Drive)

DATE AND TIME: Tuesday, April 14, 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 side yard setback of 2 feet in lieu of the required 2.5 feet for accessory structures (sheds and pool)

Being the property of Charles D. Pensyl, 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
N/S of Left Wing Dr., 252' W of C/L of Cock Pit St. (3 Left Wing Dr.), 15th District
G. BALTIMORE COUNTY
CHARLES D. PENSYL, et ux, Petitioners
Case No. 87-405-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 18th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles D. Pensyl, 3 Left Wing Dr., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
Date 4/17/87
By Betty G. Johnson

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

Arnold Jablon
Zoning Commissioner

April 17, 1987

Mr. & Mrs. Charles D. Pensyl
3 Left Wing Drive
Baltimore, Maryland 21220

RE: Petition for Zoning Variance
N/S of Left Wing Dr., 252' W of the c/l of Cock Pit St.
15th Election District
6th Councilmanic District
Case No. 87-405-A

Dear Mr. & Mrs. Pensyl:

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.

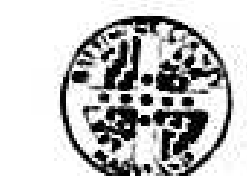
Very truly yours,

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

JMH:bjls

Enclosures

cc: People's Counsel



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

ARNOLD JABLON
ZONING COMMISSIONER

April 8, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Charles D. Pensyl
Mrs. Betty Jane Pensyl
3 Left Wing Drive
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
N/S of Left Wing Dr., 252' W of the c/l of Cock Pit St. (3 Left Wing Dr.)
15th Election District - 6th Councilmanic District
Charles D. Pensyl, et ux - Petitioners
Case No. 87-405-A

Dear Mr. and Mrs. Pensyl:

This is to advise you that \$72.16 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.

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

DATE 4/14/87 ACCOUNT 8-61-615-000

SIGN & POST RETURNED 72.16

Mr. Charles D. Pensyl, 3 Left Wing Dr., Balto., Md. 21220

ADVERTISING & POSTING COSTS RE CASE 87-405-A

FOR 8 026*****721613 4148

VALIDATION OR SIGNATURE OF CASHIER

Mr. Charles D. Pensyl
Mrs. Betty Jane Pensyl
3 Left Wing Drive
Baltimore, Maryland 21220

February 25, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S of Left Wing Dr., 252' W of the c/l of
Cock Pit St. (3 Left Wing Dr.)
15th Election District - 6th Councilmanic District
Charles D. Pensyl, et ux - Petitioners
Case No. 87-405-A

TIME: 10:00 a.m.

DATE: Tuesday, April 14, 1987

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

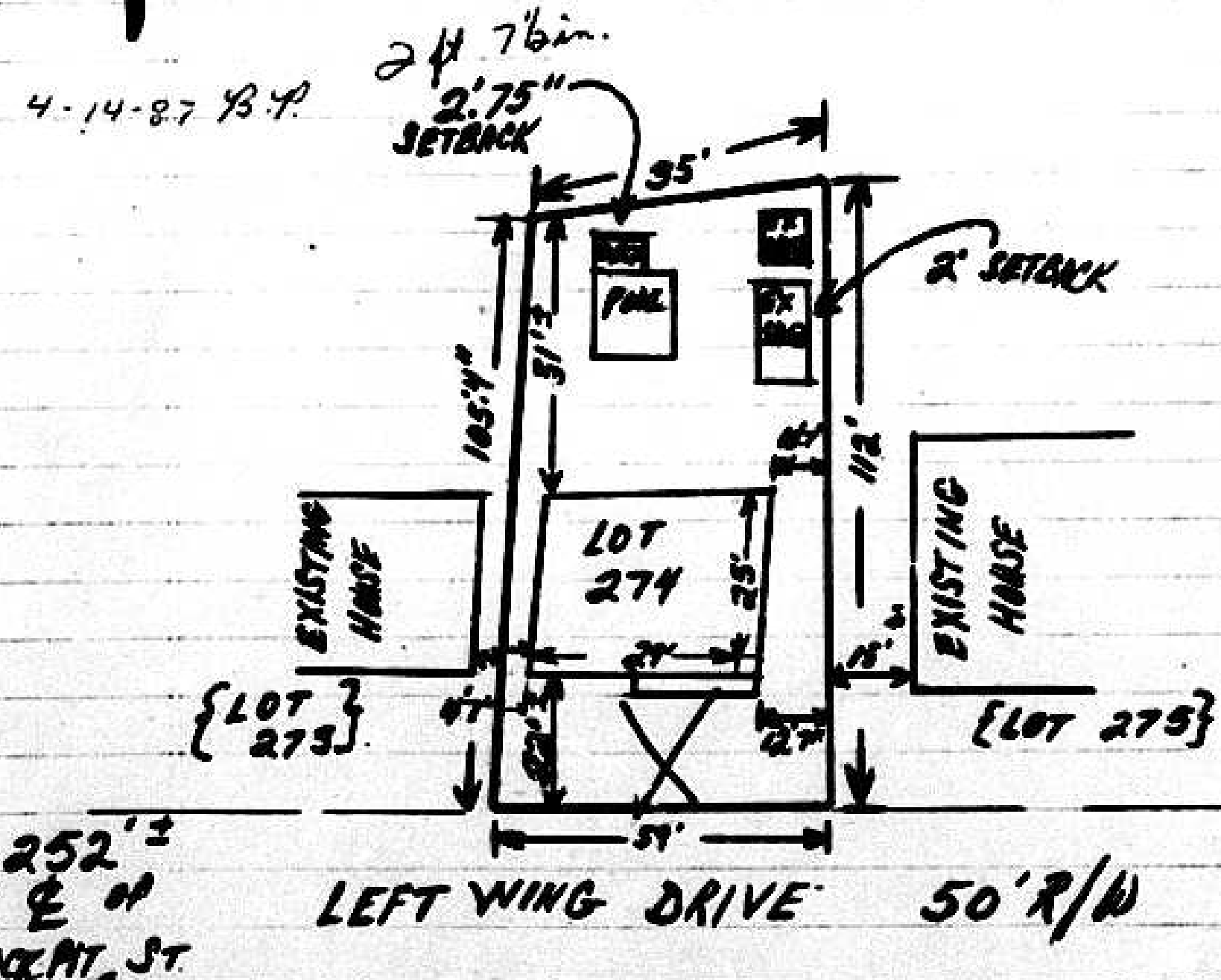
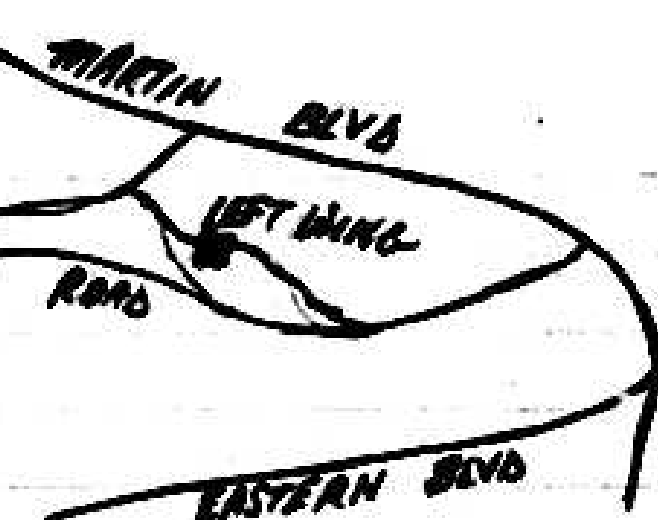
[Signature]
Zoning Commissioner
15th County

No. 30455

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

DATE 1-6-87 ACCOUNT 800-615-
AMOUNT 35.00
RECEIVED FROM Mr. & Mrs. Charles Pensyl
FOR Fee for Zoning Variance
B B06:*****356013 5066F
VALIDATION OR SIGNATURE OF CASHIER

VICINITY
MAP



Plot for Zoning Variance
Owner - Charles & Betty Pensyl
District - 15th, Zoned
Subdivision - Aero Acres - Section I
Lot 274, Book No. 19, Folio 139
Existing Utilities in Left Wing Drive
Scale: 1" = 30'
Lot Size: 5,108.9 sq. ft.

OFFICE COPY

CERTIFICATE OF POSTING

SENIOR DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 3/25/87
Posted for Variance
Petitioner Charles D. Pensyl, et ux
Location of property N/S Left Wing Dr., 252' W of Cock Pit St.
Location of Sign Left Wing Dr., 252' W of Cock Pit St.
Remarks On property of Baltimore
Posted by M. [Signature] Date of return 3/27/87
Number of Signs 1

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

35.40

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.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:slb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1987

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

000

Chairman

MEMBER
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. Charles D. Pensyl
3 Left Wing Drive
Baltimore, Maryland 21220

RE: Item No. 289 - Case No. 87-405-A
Petitioner: Charles D. Pensyl, et ux
Petition for Zoning Variance

Dear Mr. Pensyl:

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: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 287, 288, 289, 290, 291, 292, and 295.

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: Charles D. Pensyl, et ux

Location: N/S Left Wing Dr., 252' +/- centerline Cockpit St.

Item No.: 289

Zoning Agenda: Meeting of 1/20/87

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.

() 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.

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

REVIEWER: *Capt. Joseph 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 # 289 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles D. Pensyl, et ux
Location: N/S Left Wing Drive, 252 feet +/- centerline Cockpit St.
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.N.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 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 1'-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 10.7. No openings are permitted in an exterior wall within 1'-0" of an interior lot line. For pool deck use treated wood, as per code, or metal designed for a 60 # live load.
- 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(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 Use _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Hurricane. 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.

Charles E. Burman
BY: C. E. Burman, Chief
Building Plans Review

4/22/85