

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
8th day of March, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Paul L. Davidson, 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 10, 1987

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

Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A,
SUBJECT: 87-426-A, 87-427-A, 87-428-A, 87-429-A, 87-430-A, 87-431-A, 87-434-A,
87-435-A, 87-436-SpH, 87-438-A, 87-443-SpH, 87-445-A and 87-446-A

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

April 13, 1987

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

650

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. Paul L. Davidson
9314 Ramblebrook Road
Baltimore, Maryland 21236

RE: Item No. 307 - Case No. 87-420-A
Petitioner: Paul L. Davidson, et ux
Petition for Zoning Variance

Dear Mr. Davidson:

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,

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

February 6, 1987

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

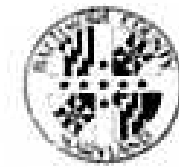
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items
number 307, 308, 309, 310, 311, and 312.

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 28, 1987

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

RE: Property Owner: Paul L. Davidson, et ux

Location: N/S Ramblebrook Rd., 445' W. centerline of Pent Angel Way
Item No.: 307

Zoning Agenda: Meeting of 2/3/87

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 as _____
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: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning Group
Special Inspection Division
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 # 307 Zoning Advisory Committee Meeting are as follows:

Property Owner: Paul L. Davidson, et ux
Location: N/S Ramblebrook Road, 445 feet W centerline of Pent Angel Way
District: D.R. 5-5

APPLICABLE CODES AND ORDINANCES:

(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.M.S.L. #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/are not required on plans and technical data.

1. 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.

(D) All the Groups except B-4, 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-4, See 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 1401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an
exterior wall within 3'-0" of an interior lot line.

2. 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 1401 and 505 and have your Architect/Engineer contact this department.

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

4. 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
Mixed Use _____ See Section 312 of the Building Code.

5. The proposed project appears to be located in a flood plain, tidal/riverine. Please see the attached
copy of Section 514.0 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:

6. 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 107 of the County Office Building at 111
W. Chesapeake Avenue, Towson, Maryland 21204.

Mark E. Winkler
Mr. C. E. Burdick, Chief
Building Plans Bureau

4/27/87

IN RE: PETITION FOR ZONING VARIANCE
N/S Ramblebrook Road, 445' W
of Pent Angel Way
(9314 Ramblebrook Road)
11th Election District
5th Councilmanic District
Paul L. Davidson, et ux
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-420-A

The Petitioners herein request a variance to permit a side yard setback
of 6 feet in lieu of the required 10 feet.

Testimony by the Petitioners indicated that they purchased the subject
property, a pie-shaped, shallow lot, improved with a two-story dwelling, approx-
imately 2 years ago. The Petitioners now propose the construction of a garage
to be located adjacent to the dwelling in the side yard, which requires a vari-
ance from the setback requirements. Because of the topography of the lot, there
is no other location on the property suitable for either an attached or detached
garage. 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 re-
quested 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 23rd day of April, 1987, that a side yard setback of 6 feet, 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
Jean M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Date 4/23/87
By *John F. O'Neill*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553

Arnold Jablon
Zoning Commissioner

April 23, 1987

Mr. & Mrs. Paul L. Davidson
9314 Ramblebrook Road
Baltimore, Maryland 21236

RE: Petition for Zoning Variance
N/S Ramblebrook Road, 445' W
of Pent Angel Way
11th Election District
5th Councilmanic District
Case No. 87-420-A

Dear Mr. & Mrs. Davidson:

Enclosed please find a copy of the decision rendered on the above-refer-
enced 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

JMSH:jls

Enclosures

cc: People's Counsel

307 87-420-A 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.C.1 to permit a sideyard setback of 6 feet in lieu of the required 10 feet.

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

1. Size of property dwelling.
2. Lot space.
3. Utility easement.

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 _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Paul L. Davidson
9314 Ramblebrook Road 256-6527
Baltimore, Md. 21236
City and State _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of March, 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 106, County Office Building in Towson, Baltimore County, on the 21st day of April, 1987, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

PROPERTY DESCRIPTION

Beginning on the North side Ramblebrook Road 50 feet wide, at the distance of 445 feet west of Pent Angel Way. Being lot 41, Section 2, in the subdivision of Jasper Property. Book No. 51. Folio 107. Also known as 9314 Ramblebrook Road, in the 11th Election District.

PETITION FOR ZONING VARIANCE

11th Election District

Case No. 87-420-A

LOCATION: North Side of Ramblebrook Road, 445 feet West of Pent Angel Way (9314 Ramblebrook Road)

DATE AND TIME: Tuesday, April 21, 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 a side yard setback of 6 feet in lieu of the required 10 feet

Being the property of Paul L. Davidson, 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
N/S Ramblebrook Rd., 445' W of : OF BALTIMORE COUNTY
Pent Angel Way (9314 Ramblebrook Rd.), 11th District
PAUL L. DAVIDSON, et ux, : Case No. 87-420-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
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 30th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Paul L. Davidson, 9314 Ramblebrook Rd., Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 1, 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 April 2, 1987.

THE JEFFERSONIAN,

Susan Linder Abrecht
Publisher

32-17

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-420-A
LOCATION: North Side of Ramblebrook Road, 445 feet West of Pent Angel Way (9314 Ramblebrook Road)
DATE AND TIME: Tuesday, April 21, 1987, at 9:30 a.m.
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By: Arnold Jablon
Zoning Commissioner
of Baltimore County
3426 Apr. 2.

PETITION FOR ZONING VARIANCE
11th Election District
Case No. 87-420-A
LOCATION: North Side of Ramblebrook Road, 445 feet West of Pent Angel Way (9314 Ramblebrook Road)
DATE AND TIME: Tuesday, April 21, 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 a side yard setback of 6 feet in lieu of the required 10 feet.
Being the property of Paul L. Davidson, 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

The Times

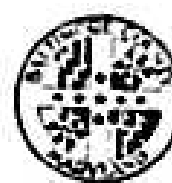
Middle River, Md., April 1, 1987

This is to Certify, That the annexed

Petition was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of successive weeks before the 1st day of April, 1987.

James B. Brown
Publisher.

12/22/87



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 14, 1987

Mr. Paul L. Davidson
Mrs. Patricia A. Davidson
9314 Ramblebrook Road
Baltimore, Maryland 21236

RE: PETITION FOR ZONING VARIANCE
N/S Ramblebrook Rd., 445' W of Pent Angel Way
(9314 Ramblebrook Rd.)
11th Election District - 5th Councilmanic District
Paul L. Davidson, et ux - Petitioners
Case No. 87-420-A

Dear Mr. and Mrs. Davidson:

This is to advise you that \$66.64 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
No. 35812
DATE 4/21/87 ACCOUNT R-01-615-000
SIGN & POST RETURNED AMOUNT \$ 66.64
Mr. Paul L. Davidson, 9314 Ramblebrook Rd., Balto., Md. 21236
RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #87-420-A
FOR 8 8015*****86841a 5216F
VALIDATION OR SIGNATURE OF CASHIER

Mr. Paul L. Davidson
Mrs. Patricia A. Davidson
9314 Ramblebrook Road
Baltimore, Maryland 21236

March 13, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Ramblebrook Rd., 445' W of Pent Angel Way
(9314 Ramblebrook Rd.)
11th Election District - 5th Councilmanic District
Paul L. Davidson, et ux - Petitioners
Case No. 87-420-A

TIME: 9:30 a.m.

DATE: Tuesday, April 21, 1987

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

Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30496
DATE 4-21-87 ACCOUNT 87-420-A
AMOUNT \$ 35.00
RECEIVED FROM Mr & Mrs Paul Davidson
FOR Petition for Zoning Variance # 307
8 8005*****35001a 5246F
VALIDATION OR SIGNATURE OF CASHIER

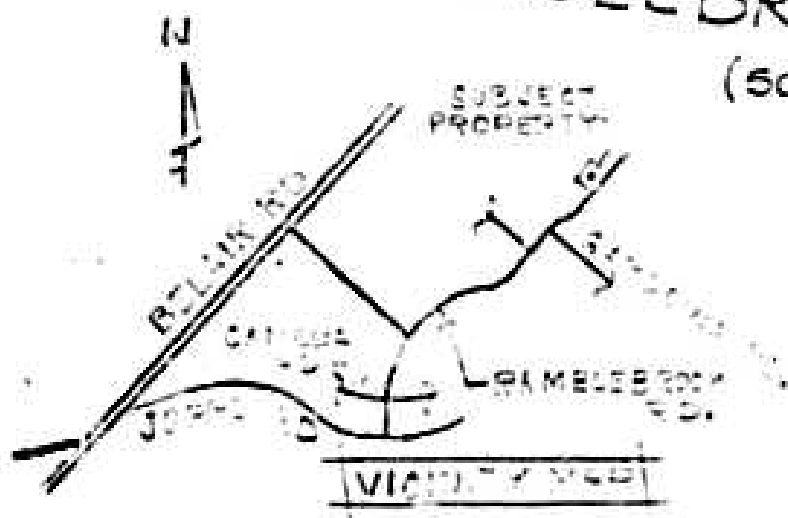
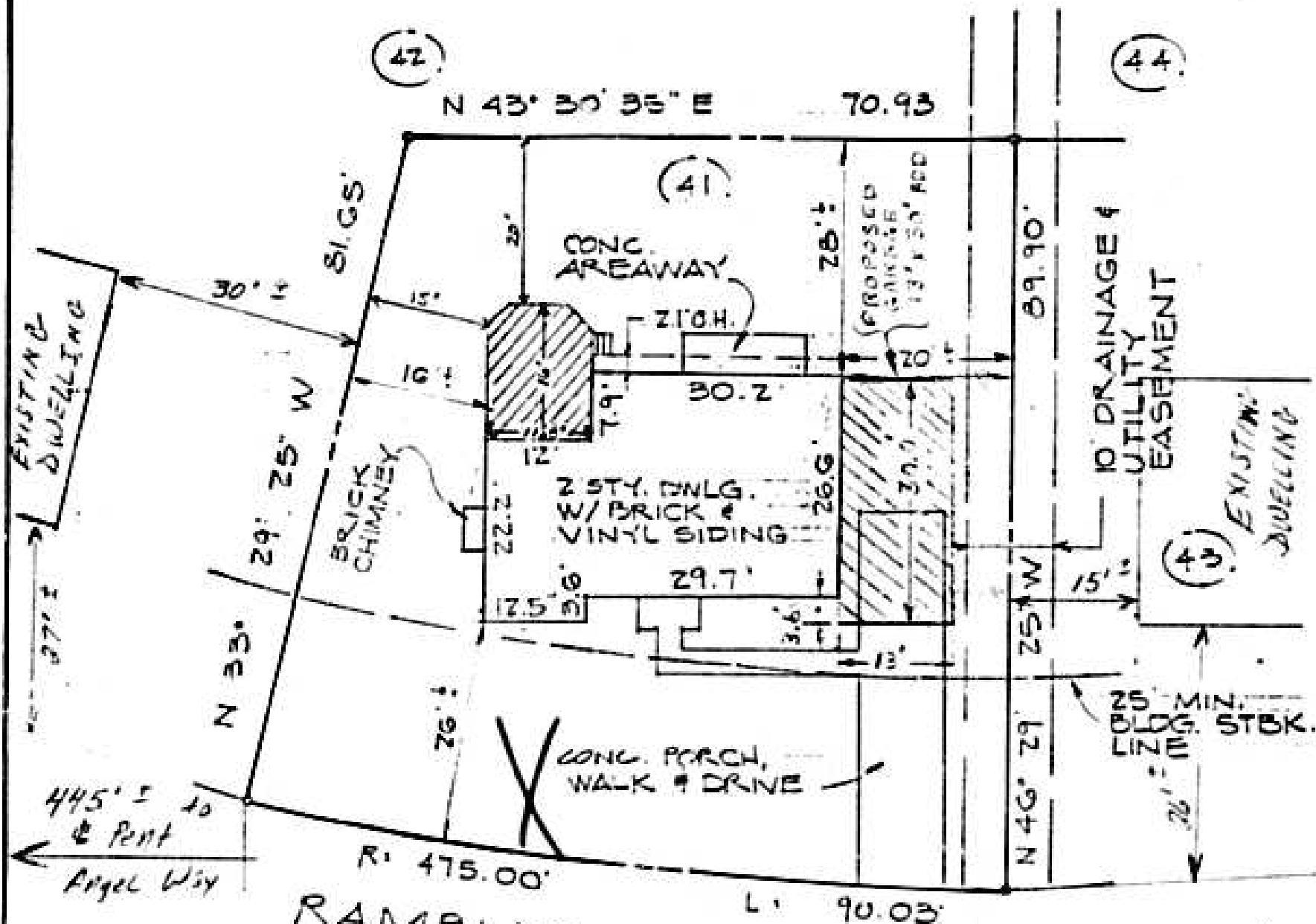
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Date of Posting 3/24/87

District 11th
Posted for: Paul L. Davidson et ux
Petitioner: N/S Ramblebrook Rd., 445' W of Pent Angel Way
Location of property: 9314 Ramblebrook Rd.
Location of Sign: Facing Ramblebrook Rd., across 12' lot
Remarks: Property of Baltimore County
Posted by: [Signature]
Number of Signs: 1

Date of return 4/15/87

Plat for zoning variance.
 Owner-Paul L. & Patricia A. Davidson
 Subdivision - ~~XXXXXXXXXX~~ JASPER PROPERTY
 Lot 41 - ~~XXXXXXXXXX~~ Book 51, Folio 107.
 Existing utilities in Ramblebrook Road.
 Lot size - 6,955.36 square feet - .15 acres.



LOT 41
 SECTION TWO
 "JASPER PROPERTY"
 51/107

11TH EL. DIST. BALTO CO., MD

#307

OFFICE COPY

87-420-A

Scale:

1"=20'

date:

4-24-85

job no.

3-29