

87-425-A #223	E/S Verbena Rd., 480' N of the c/l of Pheasant <u>Cross Rd. (7207 Verbena Rd.)</u>	3rd Elec. Dist.
3/9/87	Variance - filing fee \$35.00 - Semyon D. Friedman, et ux	
3/9/87	Hearing set for 4/22/87, at 9:30 a.m. (Mr. Jablon)	
4/22/87	Advertising and Posting - \$69.57	
4/23/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 6' in lieu of the required 18' is GRANTED with conditions.	

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of April, 1987, that the Petition for Zoning Variance to permit a side yard setback of 6 feet in lieu of the required 18 feet 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.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Semyon D. Friedman

People's Counsel

PROPERTY DESCRIPTION

Located on the east side of Verbena Road (25 feet wide) at the distance of 480 feet north of the centerline of Pheasant Cross Road and 520 feet south of the centerline of Burdock Road.

BEING KNOWN AND DESIGNATED as Lot No. 7, in Block G as shown on Plat 2, Section 4, Green Gate, recorded among the Land Records of Baltimore County, Maryland in Plat Book E.J.K. Jr., No. 37, folio 28. The improvements thereon being now or formerly known as 7207 Verbena Road, in the 3rd election district.

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 side yard setback of 18 feet in lieu of the required 18 feet.

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

To store our car at bad weather. Mrs. J. Friedman is predisposed to the illnesses associated with the inclined weather conditions: cold, bronchitis etc.

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) _____ (Type or Print Name) _____

Signature _____ Signature _____

Address _____ Address _____

City and State _____ City and State _____

Attorney for Petitioner: _____ Attorney for Petitioner: _____

(Type or Print Name) _____ (Type or Print Name) _____

Signature _____ Signature _____

Address _____ Address _____

City and State _____ City and State _____

Attorney's Telephone No.: _____ Attorney's Telephone 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of April, 1987, at 9:30 o'clock.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING VARIANCE

3rd Election District - 2nd Councilmanic District

Case No. 87-425-A

LOCATION: East Side of Verbena Road, 480 feet North of the Centerline of Pheasant Cross Road (7207 Verbena Road)

DATE AND TIME: Wednesday April 22, 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 4 feet in lieu of the required 18 feet

Being the property of Semyon D. Friedman, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Verbena Rd., 480' N of C/L : OF BALTIMORE COUNTY
of Pheasant Cross Rd. (7207 :
Verbena Rd.), 2nd District :
SEMYON D. FRIEDMAN, et ux, : Case No. 87-425-A
Petitioners :

ENTRY OF APPEARANCE

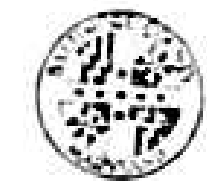
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 221, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Semyon D. Friedman, 7207 Verbena Rd., Baltimore, MD 21209, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-0350

ARNOLD JARLON
ZONING COMMISSIONER

April 14, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Semyon A. Friedman
Mrs. Janna Friedman
7207 Verbena Road
Baltimore, Maryland 21209

RE: PETITION FOR ZONING VARIANCE
E/S Verbena Rd., 480' N of the c/l of Pheasant
Cross Rd. (7207 Verbena Rd.)
3rd Election District - 2nd Councilmanic District
SEMYON D. FRIEDMAN, et ux - Petitioners
Case No. 87-425-A

Dear Mr. and Mrs. Friedman:

This is to advise you that \$69.57 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 No. 35819
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 4-22-87 ACCOUNT: R-91-615-000

AMOUNT: \$ 69.57

RECEIVED FROM: Semyon D. Friedman, et ux

FOR: Advertising and Posting Case 87-425-A

8 8031*****005718 8220F

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: April 13, 1987

Posted for: Variance

Petitioner: Semyon D. Friedman, et ux

Location of property: E/S Verbena Rd. 480' N of the c/l of Pheasant Cross Rd. 7207 Verbena Rd.

Location of Sign: Front of 7207 Verbena Rd.

Remarks: S.D. Friedman

Posted by: S.D. Friedman Date of return: April 19, 1987

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 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 Sander Obrecht
Publisher

32.17

LEGAL NOTICE
PETITION FOR ZONING VARIANCE
3rd Election District - 2nd Councilmanic District
Case No. 87-425-A

LOCATION: East Side of Verbena Road, 480 feet North of the Centerline of Pheasant Cross Road (7207 Verbena Road)

DATE AND TIME: Wednesday, April 22, 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:

Being the property of Semyon D. Friedman, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

86826

Pikesville, Md., April 1, 1987

TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore Maryland before the 22nd day of April, 1987.

1st day of April, 1987

2nd publication appearing on the 1st day of April, 1987

3rd publication appearing on the 1st day of April, 1987

4th publication appearing on the 1st day of April, 1987

THE NORTHWEST STAR

Manager

Cost of Advertisement \$22.40

Mr. Semyon A. Friedman
Mrs. Janna Friedman
7207 Verbena Road
Baltimore, Maryland 21209

March 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Verbena Rd., 480' N of the c/l of Pheasant Cross Rd. (7207 Verbena Rd.)
3rd Election District - 2nd Councilmanic District
SEMYON D. FRIEDMAN, et ux - Petitioners
Case No. 87-425-A

TIME: 9:30 a.m.
DATE: Wednesday, April 22, 1987

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

BALTIMORE COUNTY, MARYLAND No. 29825
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12/1/86 ACCOUNT: R-91-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Semyon D. Friedman, et ux

FOR: ZONING VARIANCE 87-425-A

8 8031*****350018 0028F

VALIDATION OR SIGNATURE OF CASHIER

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 March, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Semyon D. Friedman, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: April 10, 1987
FROM: Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-415-A, 87-420-A, 87-421-A, 87-424-A, 87-425-A, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James E. Dyer, Zoning Supervisor Date: January 13, 1987
FROM: Rodney L. Moulton
SUBJECT: Item #223

- Incorrect site plan was submitted for 7207 Verbena Road
- I will contact the owner and request that new plans are submitted before a hearing date is set.

/akb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1987

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

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. Semyon D. Friedman
7207 Verbena Road
Baltimore, Maryland 21209

RE: Item No. 223 - Case No. 87-425-A
Petitioner: Semyon D. Friedman, et ux
Petition for Zoning Variance

Dear Mr. Friedman:

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.

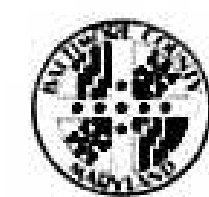
Very truly yours,

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

JED:kbb

Enclosures

cc: McKee & Associates, Inc.
5 Sheean Road
Hunt Valley, Maryland 21030



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

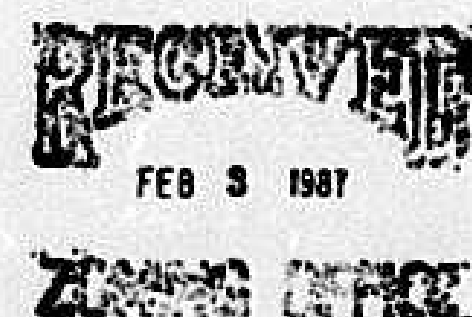
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 223, 225, 227, 228, 229, 230, and 231.

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

December 18, 1986

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

RE: Property Owner: Semyon D. Friedman, et ux

Location: E/S Verbena Rd., 480' N. centerline of Pheasant Cross Road and 520' S. centerline Burdock Road
Item No.: 223 Zoning Agenda: Meeting of 12/16/86

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 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: *John F. O'Neill* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 223 Zoning Advisory Committee Meeting are as follows:

Property Owner: SEMYON D. FRIEDMAN, ET UX
Location: E/S VERBENA ROAD, 480 FEET S CENTERLINE BURDOCK ROAD
District: 3RD

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.M.S.I. #117-1 - 1990) 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.
- (X) All See Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-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 101, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- 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 Mixed Uses. See Section 312 of the Building Code.

- I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached elevations above sea level for the lot and the finished 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 222 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burnham
Btl. C. E. Burnham, Chief
Building Plans Service

LJ:7/86

