

87-427-A #319	NE/cor. Stone Barn Rd. and Dove's Cove Rd. <u>(800 Stone Barn Rd.)</u>	9th Elec. Dist.
3/9/87	Variance - filing fee \$35.00 - Terry L. Hunter, et al	
3/9/87	Hearing set for 4/22/87, at 10:00 a.m. (Mr. Jablon)	
4/22/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory use (pool) outside of the rear one-third of the lot farthest removed from any street 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, 19 87, that the Petition for Zoning Variance to permit an accessory use (pool) outside of the rear one-third of the lot farthest removed from any street 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. Terry L. Hunter

People's Counsel

319
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 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

- 1.) Extensive Tree Removal.
- 2.) Lack of Sunlight
- 3.) Extensive Retaining Wall Work.

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) TERRY L. HUNTER
Signature MARY F. CRISE
Address 800 STONE BARN RD.
City and State TOWSON, MD.
Attorney for Petitioner: Pat Orla, Agent
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Building Permit Services, Inc., Pat Orla, Agent
2602 Parallel Path
Abingdon, MD. 21009 679-3043
Address Phone No.
City and State
Attorney's Telephone No.: 679-3043
Address Phone No.
City and State

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 10:00 o'clock A.M.

Arnold Jablon
Zoning Commissioner of Baltimore County.

(over)

ZONING DESCRIPTION

Beginning on the northeast corner of Stone Barn Road and Dove's Cove Road. Being known and designated as Lot #1, Block C, as shown on Plat #3, Section A, HAMPTON, which plat is duly recorded among the Land Records of Baltimore County in Plat Book G.L.B.#23, Folio 96. The improvements thereon being known as 800 Stone Barn Road. Containing 42,850 square feet in the 9th Election District.

PETITION FOR ZONING VARIANCE

9th Election District - 4th Councilmanic District
Case No. 87-427-A

LOCATION: Northeast Corner Stone Barn Road and Dove's Cove Road (800 Stone Barn Road)

DATE AND TIME: Wednesday, April 22, 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 an accessory structure (pool) outside of the one third of the lot farthest removed from both streets

Being the property of Terry L. Hunter, et al, 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 Stone Barn Rd. and : OF BALTIMORE COUNTY
Dove's Cove Rd. (800 Stone :
Barn Rd.), 9th District
TERRY L. HUNTER, et al., : Case No. 87-427-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 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Terry L. Hunter and Mary F. Crise, 800 Stone Barn Road, Towson, MD 21204, Petitioners; and Pat Orla, Agent, Building Permit Services, Inc., 2602 Parallel Path, Abingdon, MD 21009, who requested notification.

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 14, 1987

Mr. Terry L. Hunter
Ms. Mary F. Crise
800 Stone Barn Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
NE/cor. Stone Barn Rd. and Dove's Cove Rd.
(800 Stone Barn Rd.)
9th Election District - 4th Councilmanic District
Terry L. Hunter, et al - Petitioners
Case No. 87-427-A

Dear Ms. Crise and Mr. Hunter:

This is to advise you that \$91.93 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 send to:
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35821

DATE 4-22-87 ACCOUNT R-61-615-000

AMOUNT \$ 91.93

RECEIVED FROM Terry L. Hunter, et al

FOR Advertising and Posting Case 87-427-A

0 8047*****31031a 8226F

VALIDATION OR SIGNATURE OF CASHIER

e County, Maryland, and remit
ding, Towson, Maryland

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9th Date of Posting 4/1/87
Posted for Variance
Petitioner Terry L. Hunter, et al
Location of property NE/Cor. Stone Barn Rd. & Dove's Cove Rd.
800 Stone Barn Rd.
Location of Sign Building Permit Services, Inc., 2602 Parallel Path, Abingdon, MD. 21009
Remarks: Approx. 10 ft. x 10 ft. sign on property of lot owner.
Posted by M. L. H. Signature Date of return 4/3/87
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 1, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 1, 1987.

TOWSON TIMES.

Publisher

44.76

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 O'Brien
Publisher

Publisher

32.17

PETITION FOR ZONING VARIANCE
9th Election District - 4th Councilmanic District
Case No. 87-427-A
LOCATION: Northeast Corner Stone Barn Road and Dove's Cove Road (800 Stone Barn Road)
DATE AND TIME: Wednesday, April 22, 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 an accessory structure (pool) outside of the one third of the lot farthest removed from both streets
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
April 2, 1987

Mr. Terry L. Hunter
Ms. Mary F. Crise
800 Stone Barn Road
Towson, Maryland 21204

March 16, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/cor. Stone Barn Rd. and Dove's Cove Rd.
(800 Stone Barn Rd.)
9th Election District - 4th Councilmanic District
Terry L. Hunter, et al - Petitioners
Case No. 87-427-A

TIME: 10:00 a.m.

DATE: Wednesday, April 22, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

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

No. 30536

DATE 4/2/87 ACCOUNT 01-615-005

AMOUNT \$ 35.00

RECEIVED FROM B.P.S. Inc.

FOR Variance # 319

0 8061*****35001a 8036F

VALIDATION OR SIGNATURE OF CASHIER

Arnold Jablon
Zoning Commissioner of Baltimore County

12/22/87

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 _____, 1987

ARNOLD JABLON
Zoning Commissioner

Petitioner: Terry L. Hunter, et al
Petitioner's Attorney

Received by: _____

Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: APR 11, 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, AICP
Director

NEG:JGH:slb

RECEIVED
APR 14 1987
ZONING OFFICE

CPS-00A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 15, 1987

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

cc:

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. Terry L. Hunter
800 Stone Barn Road
Towson, Maryland 21204

RE: Item No. 319 - Case No. 87-427-A
Petitioner: Terry L. Hunter, et al
Petition for Zoning Variance

Dear Mr. Hunter:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Pat Orla, Agent
Building Permit Services, Inc.
2602 Parallel Path
Abingdon, Maryland 21009



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

STEPHEN E. COLLINS
DIRECTOR

March 19, 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 306, 317, 318, 319, 320, 321, 323, 324, 325, and 326.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. RENCKE
CHIEF

February 18, 1987

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

RE: Property Owner: Terry L. Hunter, et al

Location: NE/C Stone Barn Rd. & Dove's Cove Rd.

Item No.: 319 Zoning Agenda: Meeting of 2/17/87

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 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 comments, at this time.

REVIEWER: _____
Planning Group
Special Inspection Division

Noted and

Approved: _____

John F. O'Neill

Fire Prevention Bureau



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

February 12, 1987

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

Dear Mr. Jablon:

Comments on Item # 319 Zoning Advisory Committee Meeting are as follows:

Property Owner: Terry L. Hunter, et al.

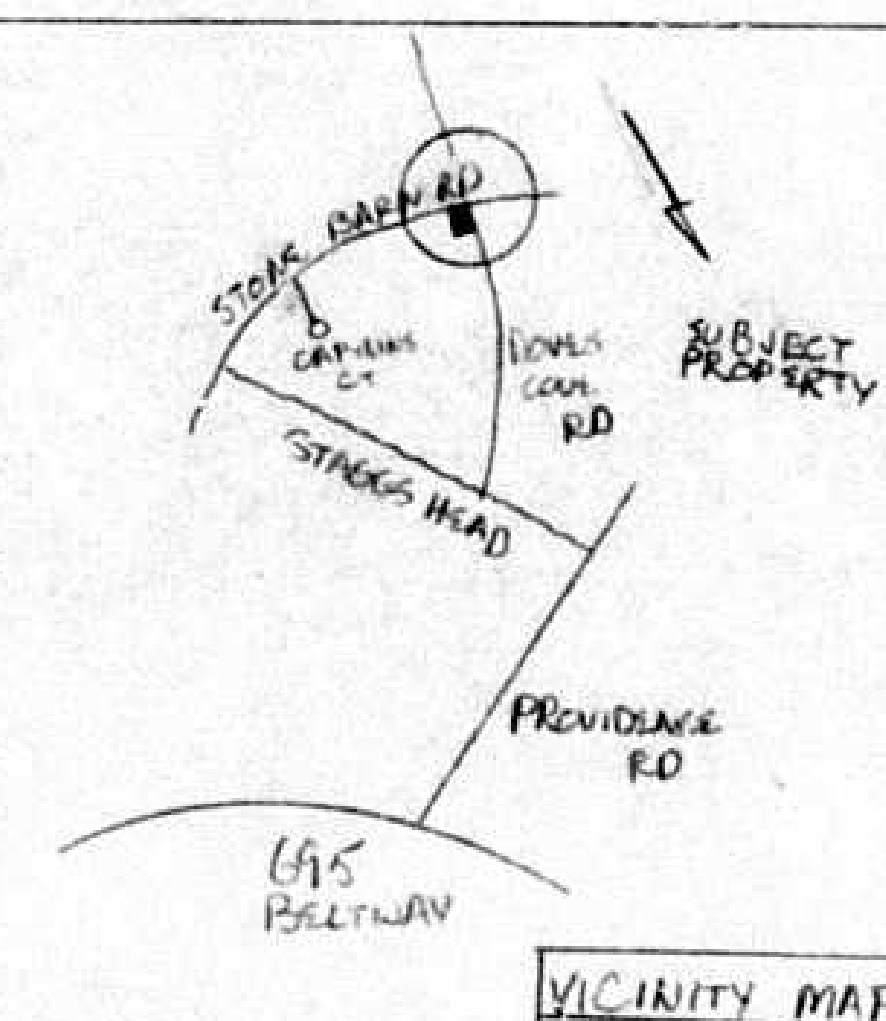
Location: NE/C Stone Barn Road and Dove's Cove Road

District: 9th

APPLICABLE CODES AND COMMENTS:

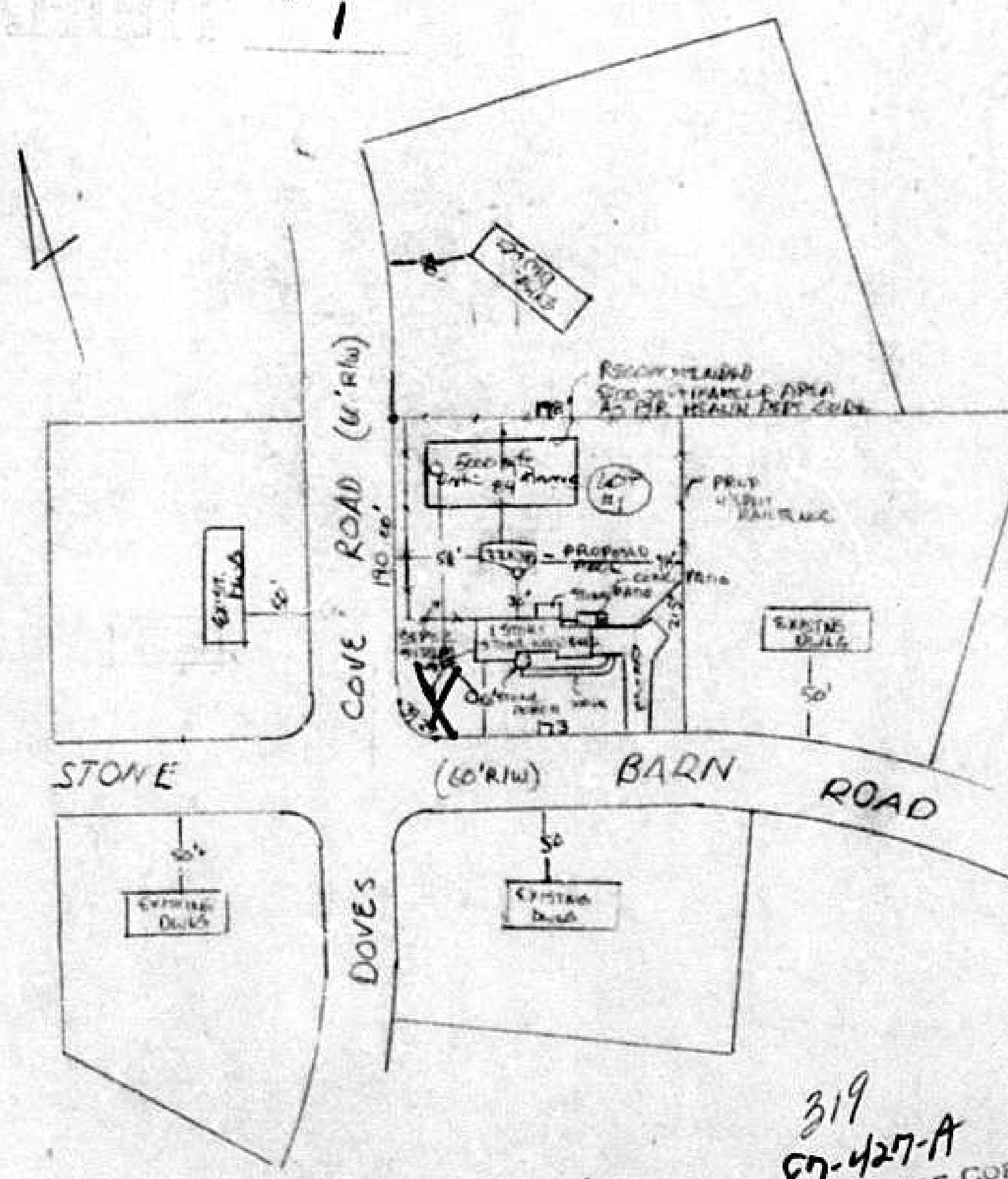
- () All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- () A building and other miscellaneous permits shall be required before the start of any construction.
- () 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.
- () 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.
- () All One Group 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. All One Group 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.
- () 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.
- () The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- () When filing for a required Change of Use/Accessory Permit, an alternative 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.
- () 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.
- () Comments:
- () 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 125 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

L/2775



PLAT FOR ZONING VARIANCE
OWNER - TERRY L. HUNTER & MARY GERISE
DISTRICT - 9 ZONED D.R. 2
SUBDIVISION - HAMPTON
LOT 1, BLK C BOOK NO. 5440/FOLIO 831
PUBLIC WATER & SEPTIC SYSTEM
SCALE 8 1"=100'

Lot size: 42,850 sq ft
98,412



319
87-427-A
OFFICE COPY

ANTHONY POOLS
California Lic. #18019053