### 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 \_\_\_\_\_\_, 19

Zoning Commissioner

Petitioner Joseph R. Matthews \_Received by: Petitioner' Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon Date....April\_10, 1987..... TO Zoning Commissionec

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, 7-430-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.

NEG: JGH:s1b



ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 23, 1987

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

Charren

MEMBERS

bureau of

Engineering

Department of Traffic Engineering State Foads Commission Bureau of Fire Prevention Health Department

Project Planning Building Department Postu of Education Coming Administration Industrial Development

Mr. Joseph B. Matthews 7943 Eastdale Road Baltimore, Maryland 21224

> RE: Item No. 317 - Case No. 87-431-A Petitioner: Joseph R. Matthews Petition for Zoning Variance

Dear Mr. Matthews:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the shove-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. Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Frank S. Lee 1277 Neighbors Avenue Baltimore, Maryland 21237 BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

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. Flanigan Traffic Engineer Associate II

MSF:1t

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 --494-4500

PAUL H. REINCKE CHIEF

Gentlemen:

February 18, 1987

Mr. Arnold Jubion Zoning Cormicsioner Office of Flanning and Zoning Baltimore County Office Building Towser "aryland 21204

RE: Property Owner: Joseph R. Matthews

Location: S/S Eastdale Rd., 197.13 ft. W of centerline 54th. St.

Item No.:

317

Zoning Agenda: Meeting of 2/17/87

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.

1 2. A second means of vehicle access is required for the site.

1 ) 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: 2 1 Joseph Kelly 2-17-57 Approved: Planning Group Special Inspection Division

Pire Prevention Bureau

DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

TED ZALESKI, JR

CP5-00A

February 12, 1987

Towers, Maryland 2120L

Comments on Item # 317 | Loning Advisory - committee Meeting are as follows:

Property Owner: Joseph R. Matthews S/S Eastdale Road, 197.13 feet W of centerline 54th St. Districts

APPLICABLE ITEMS ARE CENCLED!

All structures shall conform to the Beltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Eardicapped and Aged (A.F.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 19/18 not required on plane 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 Dee Groupe except B-L Single Femily Retached Duellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. B-L Dee Groupe require a one hour wall if closer then 3'-0 to an interior lot line. Any well built on an interior lot line shall require a fire or party well. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an enterior well within 3'-0 of an interior lot line. The gast well shall be 92hr non combustible fire wall. No openings permitted in the east or west wall.

Y. The structure does not appear to comply with Table 505 for paraiseable height/erea. 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 ic1 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s)

H. When filing for a required Change of Use/Decupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plane indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or 

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 elecations above sea level for the lot and the finish floor levels including basement.

Commenter Rain from the roof area shall be collected by gutters to downspouts and carried to the alley as p. z section 518.1 of Council Bill 17-85.

E. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Soning and are not intended to be construed as the full extent of any permit. .. desired the applicant may obtain additional information by visiting Root 122 of the County Office building at 111 W. Chesapeake Avenue, Towson, Maryland 21200.

IN RE: PETITION FOR ZONING VARIANCE . S/S Eastdale Road, 197.15 W of the c/l of 54th Street (7943 Eastdale Road) 15th Election District 7th Councilmanic District

OF BALTIMORE COUNTY Case No. 87-431-A

. . . . . . . . . . . .

of 0 feet in lieu of the required 2.50 feet and a setback from the center of the

property is improved with a 16-foot wide inside group townhome. The Petitioner

now proposes to construct a 13-foot wide garage to amply accommodate a motor

vehicle. Only a 3-foot wide walkway to the alley can be provided. The garage

will have a relatively flat roof with no overhands onto the adjacent property.

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

County this 🐔 day of May. 1987, that a side yard setback of 0 feet and a

setback from the center of the alley of 13 feet, for a garage in accordance with

the plan submitted, be approved, and as such, the Petition for Zoning Variance

All water runoff shall be contained on site or drain into

is hereby GRANTED, subject, however, to the following restriction:

After due consideration of the testimony and evidence presented, and it

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Haltimore

and water runoff will drain to the alley. There were no Protestants.

alley of 13 feet in lieu of the required 15 feet for a garage.

The Petitioner herein requests a variance to permit a side yard setback

Testimony by and on behalf of the Petitioner indicated that the subject

Joseph R. Matthews Petitioner

BEFORE THE DEPUTY ZONING COMMISSIONER

of Baltimore County

the community and should therefore be granted.

the adjacent alley.

494-3353 Armold Jablon

Bultimore County

Zonara Communication

Zoning Commissioner

Towson, Maryland 21204

Office of Planning & Zoning

May 5, 1997

Mr. Joseph R. Matthews 7943 Eastdale Road baltimore, Maryland 21224

Dennis F. Rasmussen

RE: Petition for Zoning Variance S/S Eastdale Road, 197.13' W of the c/l of 54th Street 15th Election Dis. "ict 7th Councilmanic District Case No. 87-431-A

Dear Mr. Matthews:

Pursuant to the hearing recently held on the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached

If you have any questions concerning this matter, please do not hesitate to contact this office.

> Very truly yours. \_ Deputy Zoning Commissioner

Enclosures

cc: People's Counsel

Marko & Sundan

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 Section 400.1 Toallow a side yard setback of 0 feet in lieu of the required 2.50 fest and a 13 foot setlack from the center of the alley in lieu of the required 15 feet.

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

narrow lat sense

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) which is the subject of thi	of the property
Contract Purchaser:	Legal Owner(s):	
	Joseph H. Matthews	
(Type or Print Name)	(Type or Print Name)	WELE
	Isseph R. Watthews	<u> 48</u>
Signature	Signature	E.D. 15
	1	DATE 7/29/
Address	(Type or Print Name)	200
City and State	Signature	1000
Attorney for Petitioner:		DP
(Type or Print Name)	7943 Fastdale Road Address	N - 255 Phone No. = 28,5
Signature	Ealtimore, Maryland 21 City and State	.224
Address	Name, address and phone number of tract purchaser or representative to	legal owner, con- be contacted
City and State	Name	
Attorney's Telephone No.:		
	Address	Phone No.
ORDERED By The Zoning Commissioner of	17 AND 11 CAL 12 CALARS	Qay
ofMarch, 198Z, that the required by the Zoning Law of Baltimore County, out Baltimore County, that property be posted, an Commissioner of Baltimore County in Room 10	d that the public hearing be had be 6. County Office Building in Tox	efore the Zoning wson, Baltimore
County, on the4th day of		1:45 o'clock

CERTIFICATE OF POSTURA WHIS DEPARTMENT OF BALTIMORS COUNTY 87-H31-H

	1/12/87
state 15 Th. Valiones	Date of Pesting 1/13/27
ated for 1 21 10 MC+	-6
Joseph R. Matt	1 / d. 17/113 W/ 2011
7943 Fest	dole Rd.
scation of Same Thering Forte	let Bet enner 10 to mod way
x fro perty of	Const
me/s:	Date of return: 1/16/17
usted by	
basher of Signes	

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

January 28, 1987

No. 7943 Eastdale Road 15th District Baltimore County, Maryland

Beginning for the same on the south side of Eastdale Road at the distance of 197.13 feet measured southwesterly along the south side of Eastdale Road from the center of 54th Street, thence running and binding on the south side of Eastdale Road South 65 degrees 30 minutes West 16 feet, thence leaving Eastdale Road and running South 24 degrees 30 minutes East 102 feet to the north side of a 15 foot alley, thence running and binding on the north side of said alley North 65 degrees 30 minutes Fast 16 feet and thence running North 24 degrees 30 minutes West 102 feet to the place of beginning.

Containing 672 square feet of land more or less.

Being known and designated as Lot 22, Block 2, Plat 1, Eastwood Heights, said plat being reco ded among the land records of Baltimore County in Plat Book 20 folio 83.



PETITION FOR ZONING VARIANCES

15th Election District - 7th Councilman.c District

Case No. 87-431-A

South Side Eastdale Road, 197.13 feet West of the Centerline of 54th Street (7943 Eastdale Road)

DATE AND TIME: Monday, May 4, 1987, at 1:45 p.m. PUBLIC HEARING: Room \* 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 Variances to permit a side yard setback of 0 feet in lieu of the required 2.50 feet and a 13 foot setback from the center of the alley in lieu of the required 15 feet

Being the property of <u>losenh R. Matthews</u>, 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

: BEFORE THE ZONING COMMISSIONER RE: PETITION FOR VARIANCES S/S Eastdale Rd., 197.13' W of OF BATTIMORE COUNTY C/L of 54th St. (7943 Eastdale

Rd.). 15th District JOSEPH R. MATTHEWS, Petitioner Case No. 87-431-A

1 1 1 1 1 1

### 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.

People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 495-2188

I HEREBY CERTIFY that on this 31st day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Joseph R. Matthews, 7943 Eastdale Rd., Baltimore, MD 21224, Petitioner.

Peter Max Zirmerman

MILITERIAN



DALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

April 30, 1987

Mr. Joseph R. Matthews 7943 Eastdale Road Baltimore, Maryland 21224

RE: PETITION FOR ZONING VARIANCES S/S Eastdale Rd., 197.13' W of the c/l of 5/5 Eastdale Rd., 197.125 a d. Councilmanic District 15th Election District - 7th Councilmanic District Joseph R. Matthews - Petitioner Case No. 87-431-A

Dear Mr. Matthews:

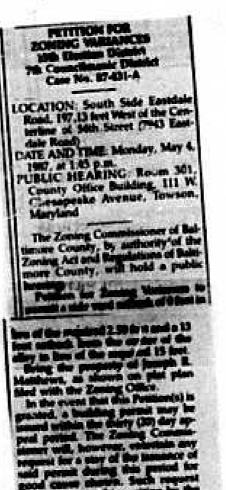
This is to advise you that \_\_\_\_\_\_\_ is due for advertisin and posting of the above property. This fee must be paid before an Order is issued.

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 make the check payable to Baltimore County, Maryland, and remit 35880

BALTIMORE COUNTY. OFFICE OF FINANCE - RE MISCELLANEOUS CAS	AND DESCRIPTION OF THE PERSON	
May 4, 198	7 ACCOUNT 01-0	15
no signit	Zest , AMOUNT 8 R1	17
PHON: Joseph		
Posting 8	Advertising Pee	Case No. 87-431-A
POR	B075************************************	8649F
	VALIDATION OR SIGNATURE OF	CASHIER



# CERTIFICATE OF PUBLICATION

TOWSON, MD., Apirl 16 19.87

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

THE JEFFERSONIAN,

## CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

M. 1913 M. M. d. d. de Co.

feet in loss of the recoined 250 lest and a 13 lest selbeck from

that with the June Office.

April 16,

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Case #87-431-A -Zoning Hrgs. - P.O. #86861 - Req. #M00062 - 85 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week \*\*\*\*\*\*\*\*\*\* weeks before the 19 87 ; that is to say,

the same was inserted in the issues of April 16, 1987

Kimbel Publication, Inc.

Mr. Joseph R. Matthews 7943 Eastdale Road Baltimore, Maryland 21224 March 20, 1987

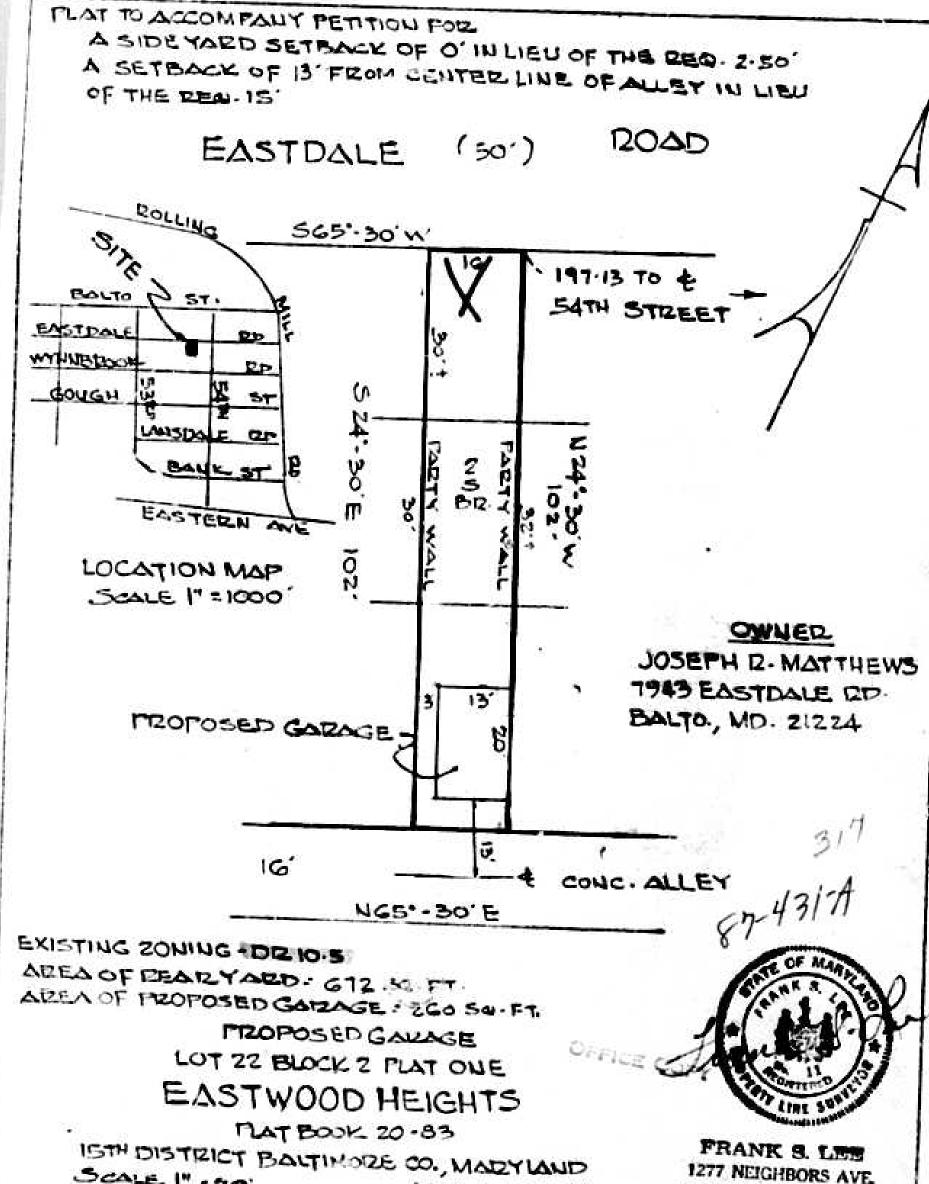
#### NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES S/S Eastdale Rd., 197.13' W of the c/1 of 54th St. (7943 Eastdale Rd.) 15th Election District - 7th Councilmanic District Joseph R. Matthews - Petitioner Case No. 87-431-A

TIME:	1:45 p.m.	=
DATE:	Monday, May 4, 1987	_
PLACE: Ro	om 101. County Office Building, 111 West Chesapeak	e
Av	enue, Towson, Maryland	

of Baltimore County

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	<b>10.</b> 30532
DATE 2/3/27 ACCOUNT 0/	-615
RECEIVED FRANK LEE	35.00
POR FILMS FOR FOR VACIOUSE	ITEM SIZ
MANTHENS - PETALLER	ABHIER



DOTE 1-28-87

Scale 1":20"

FRANK S. LES 1277 NEIGHBORS AVE. EALTIMORE, MD. 21237 687-6922