

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 400.3 to permit an accessory structure (garage/shed) in the rear yard with a height of 23 feet 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)

1. This building as described is vitally needed for storage of household items. 2nd floor is to be used as storage only.
2. Garage is needed as home workshop and storage of automobiles.
3. Without this building, several smaller ones would be necessary to fill our needs.

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):
Ralph Warner
(Type or Print Name)
Signature _____
Martha Warner
(Type or Print Name)
Signature _____
11 Runway Court
Address
Baltimore, Maryland 21220
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name _____
Address _____
City and State _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 _____ day of _____, 1987, at 10:00 o'clock _____.

Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING _____
DATE _____
REVIEWED BY: RLM DATE 2/19/87

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15th Date of Posting: 4/19/87
Posted for: Variances
Petitioner: Ralph Warner, et ux
Location of property: SE/S Runway Ct., 147.44' SW of Venturi Rd. (11 Runway Ct.)
Location of Sign: SE/S Runway Ct., corner 15' E. of Venturi Rd.
Remarks: on property of Petitioner
Posted by: [Signature] Date of return: 4/24/87
Number of Signs: 1

ZONING DESCRIPTION

Beginning on the Southeast side of Runway Court which is 60' wide and beginning at Center Line of Venturi Road Southwest 147.44' to corner of property 11 Runway Court. Being Lot 337, in the subdivision of Victory Villa, Book # 22, Folio 106, also known to be 11 Runway Court in the 15th Election District.

PETITION FOR ZONING VARIANCE

15th Election District - 6th Councilmanic District

Case No. 87-463-A

LOCATION: Southeast Side of Runway Court, 147.44 feet Southwest of the Centerline of Venturi Road (11 Runway Court)

DATE AND TIME: Monday, May 18, 1987, at 10:00 a.m.

PUBLIC HEARING: Room 301, 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 (garage/shed) in the rear yard with a height of 23 feet in lieu of the required 15 feet

Being the property of Ralph Warner, 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
SE/S Runway Ct., 147.44' SW of : OF BALTIMORE COUNTY
C/L of Venturi Rd. (11 Runway :
Ct.), 15th District :
RALPH WARNER, et ux, Petitioners : Case No. 87-463-A

ENTRY OF APPEARANCE

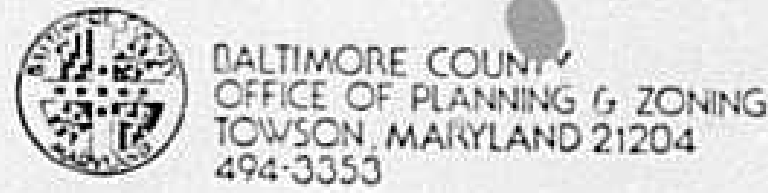
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 29th day of April, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Ralph Warner, 11 Runway Ct., Baltimore, MD 21220, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

May 12, 1987

Mr. Ralph Warner
Mrs. Martha Warner
11 Runway Court
Baltimore, Maryland 21220

RE: PETITION FOR ZONING VARIANCE
SE/S Runway Ct., 147.44' SW of the c/l of
Venturi Rd. (11 Runway Ct.)
15th Election District - 6th Councilmanic District
Ralph Warner, et ux - Petitioners
Case No. 87-463-A

Dear Mr. and Mrs. Warner:

This is to advise you that \$80.07 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 make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 35856
DATE 3/19/87 ACCOUNT 8-01-615-000
SIGN & POST
RETURNED
Mr. Ralph Warner
RECEIVED FROM
AMOUNT \$ 80.07 CASH
ADVERTISING & POSTING COSTS RE CASE #87-463-A
FOR
6 9024*****80071a 5126F
VALIDATION OR SIGNATURE OF CASHIER

Mr. Ralph Warner
Mrs. Martha Warner
11 Runway Court
Baltimore, Maryland 21220
April 8, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Runway Ct., 147.44' SW of the c/l of
Venturi Rd. (11 Runway Ct.)
15th Election District - 6th Councilmanic District
Ralph Warner, et ux - Petitioners
Case No. 87-463-A

TIME: 10:00 a.m.

DATE: Monday, May 18, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 30539
DATE 3/19/87 ACCOUNT 8-01-615-000
SIGN & POST
RETURNED
Mr. Ralph Warner
RECEIVED FROM
AMOUNT \$ 35.00
ADVERTISING & POSTING COSTS RE CASE #87-463-A
FOR
3 9024*****35039a 5126F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 30, 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 30, 1987.

THE JEFFERSONIAN.

[Signature]
Publisher

32.17

PETITION FOR ZONING VARIANCE
15th Election District
6th Councilmanic District
Case No. 87-463-A
LOCATION: Southeast Side of Runway Court, 147.44 feet Southwest of the Centerline of Venturi Road (11 Runway Court)
DATE AND TIME: Monday, May 18, 1987 at 10:00 a.m.
PUBLIC HEARING: Room 301, 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 (garage/shed) in the rear yard with a height of 23 feet in lieu of the required 15 feet
Being the property of Ralph Warner, 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
4359 Apr. 30

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 19th day of May, 1987, that the Petition for Zoning Variance to permit an accessory structure (garage/shed) 23 feet in height in lieu of the permitted 15 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.

Arnold Jablon
Zoning Commissioner of Baltimore County

AD/srl

cc: Mr. & Mrs. Ralph Warner

People's Counsel

ORDER RECEIVED FOR FILING
Date May 19, 1987
By John F. O'Neill

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerver, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-462-A, 87-463-A, 87-464-A, 87-466-A and 87-467-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerver
Norman E. Gerver, AICP
Director

NEG:JGH:sib

RECEIVED
APR 14 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 8, 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. Ralph Warner
11 Runway Court
Baltimore, Maryland 21204

RE: Item No. 338 - Case No. 87-463-A
Petitioners: Ralph Warner, et ux
Petition for Zoning Variance

Dear Mr. Warner:

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:kkb

Enclosures

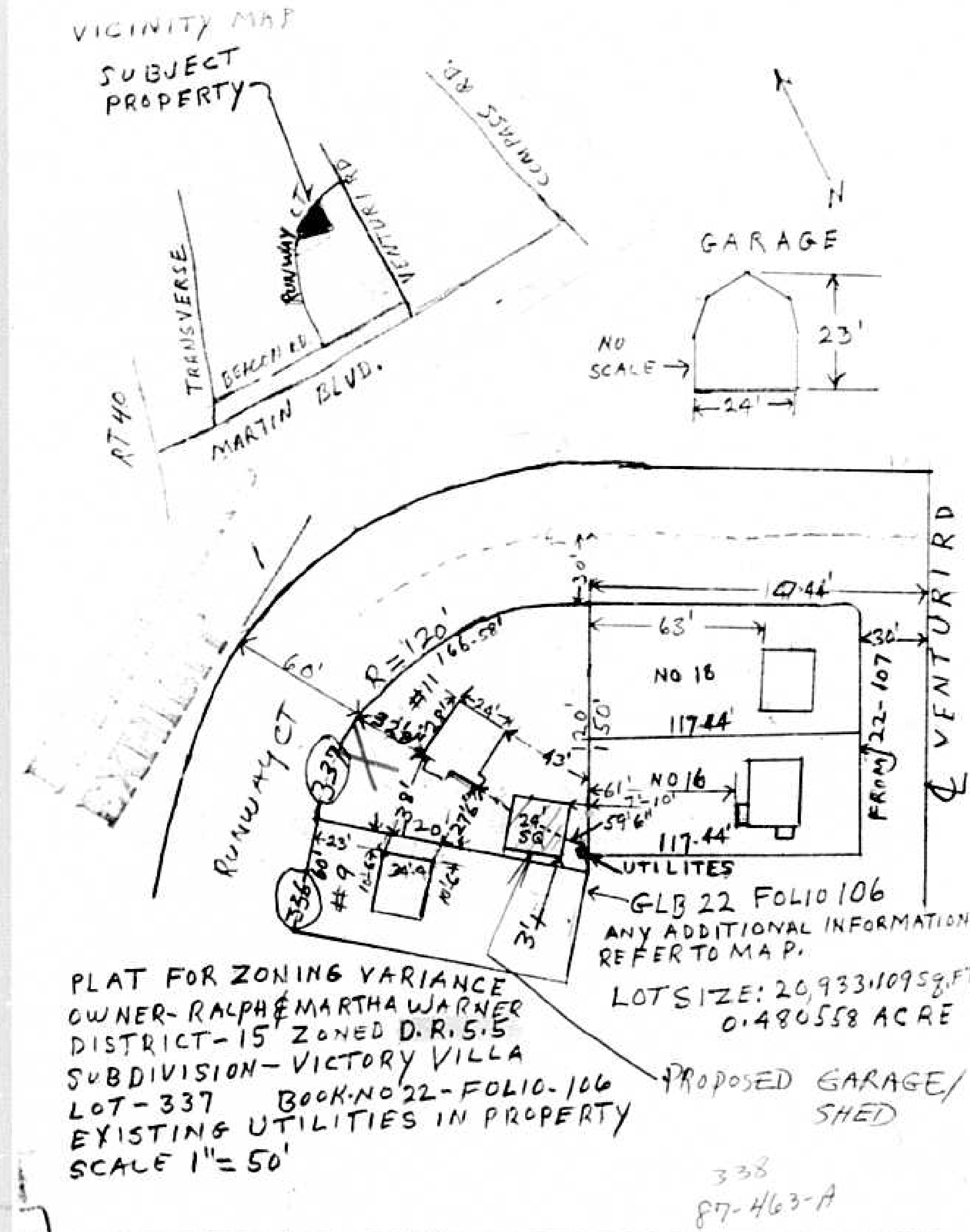
The Times

Middle River, Md., April 29, 1987

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 29th day of April, 1987.
James E. Dyer
Publisher.

2090



87-463-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

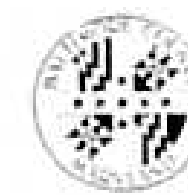
Your petition has been received and accepted for filing this 30th day of March, 1987.

Arnold Jablon
Arnold Jablon
Zoning Commissioner

Petitioner: Ralph Warner, et ux
Petitioner's Attorney

Received by: James E. Dyer

Chairman, Zoning Plans
Advisory Committee



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 327, 329, 330, 332, 333, 334, 335, 337, 338, 339, 340, 344, 345, 346, 347, and 348.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2366
492-4500

PAUL H. REYNOLDS
CHIEF

March 5, 1987

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

Re: Property Owner: Ralph Warner, et ux

Location: SE/S Runway Ct., 147.44' N of c/l of Venturi Road
(11 Runway Court)

Item No.: 338

Zoning Agency Meeting of 3/3/87

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 150 feet along an approved road in accordance with a Baltimore County Standard 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 XXXXXX 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.
 7. The Fire Prevention Bureau has no comments at this time.
- REVIEWER: *Paul H. Reynolds* Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/nb



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

March 13, 1987

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

Dear Mr. Jablon:

Comments on Item # 338 Zoning Advisory Committee Meeting are as follows:

Property Owner: Ralph Warner
Location: SE/S Runway Ct. 147.44' SW of c/l of Venturi Rd.
Districts: 15th

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. #111-1 - 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 6'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1107. No openings are permitted in an exterior wall within 6'-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 401 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 Uses _____, _____, See Section 313 of the Building Code.
- I. 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 current elevations above sea level for the lot and the finish floor levels including basement.
- ☒ J. comments: It appears there will be a second level to this structure. Storage uses require compliance to Table 908 for design of the "floor live load".
- 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 102 of the County Office Building at 111 Chesapeake Avenue, Towson, Maryland 21204.

Charles P. [Signature]
By: C. E. Burman, [Signature]
Building Plans Review