

89-492-A

356

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 to permit an accessory structure in the side yard instead of the required rear yard, also to amend the 3rd amended final development plan of Sellers Point Park to permit the pool outside of the permitted building area of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. To avoid placing the pool over underground telephone wires, electrical wiring, cable wires and sewage and water pipes that are located in the rear yard instead of in the easement

2. To use unlevel ground which would be good for nothing else

3. To avoid using most of available level ground

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) Address City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address City and State Attorney's Telephone No: Baltimore County, Md. 21204

Legal Owner(s): Joseph Schriefer, et ux (Type or Print Name) Signature Address City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address City and State Attorney's Telephone No: Baltimore County, Md. 21204

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07-492-A

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

Your petition has been received and accepted for filing this day of April, 1987

Arnold Jablon
Zoning Commissioner
Petitioner: Joseph Schriefer, et ux
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

07-492-A

07-492-A

Arnold Jablon
TO: Zoning Commissioner
Date: May 13, 1987
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 87-491-A, 87-492-A, 87-497-A, 87-498-A and 87-501-A

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

NEG:JGH:sib

Norman E. Gerber, AICP
Director

RECEIVED
MAY 15 1987
ZONING OFFICE

CPS-008

07-492-A

May 21, 1987

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

Mr. Joseph Schriefer
2004 Towson Avenue
Baltimore, Maryland 21222

Chairman

RE: Item No. 356 - Case No. 87-492-A
Petitioner: Joseph Schriefer, et ux
Petition for Zoning Variance

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

Dear Mr. Schriefer:

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:skb

Enclosures

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

STEPHEN E. COLLINS
DIRECTOR

April 13, 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 350, 351, 352, 353, 354, 355, and 356.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:tt

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

PAUL H. RENCKE
CHIEF

March 13, 1987

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

RE: Property Owner: Joseph Schriefer, et ux

Location: W/S Towson Avenue, 210' S. centerline of Jackson Road

Item No.: 356

Zoning Agenda: Meeting of 3/17/87

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.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

/nb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

April 16, 1987

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

Dear Mr. Jablon:

Comments on Item # 356 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph Schriefer
Location: W/S Towson Ave. 210 ft S centerline of Jackson Road
Districts: 12th

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 Age (A.M.S.I. #11-1 - 1980) and other applicable Codes and Standards.
- B. A building and other miscellaneous permits shall be required before the start of any construction. A fence permit may also be required.
- 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.
- D. Commercial: Three sets of construction drawings needed 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 the Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. No. Ten Groups require a one hour wall if closer than 1'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 1207, Section 1208, and Table 1202. No openings are permitted in an exterior wall within 1'-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 must be submitted with the necessary data pertaining to height/area and construction type is provided. See Table 601 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/Conversion 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 the _____ or to Mixed Use. See Section 113 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Hazardous. Please see the attached elevations above sea level for the lot and the Flood Hazard levels including segment.
- 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 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of June, 1987, that the Petition for Zoning Variance to permit an accessory structure (swimming pool) in the side yard in lieu of the required rear yard and, additionally, an amendment to the Third Amended Final Development Plan of Sollers Point Park to permit the pool outside of the permitted building area be and are 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

AJ/ar1

cc: Mr. & Mrs. Joseph Schriefer

People's Counsel

DESCRIPTION

2004 Towson Avenue
12th Election District

BEGINNING for the same from the west side of Towson Avenue, 50' wide, at a point 210 feet south of the centerline of Jackson Road and being known as Lot No. 7 as shown on the Second Amended Final Subdivision Plat of "Sollers Point Park", which is recorded in the Land Records of Baltimore County in Plat Book EHK, Jr. No. 50, Folio 84.

PETITION FOR ZONING VARIANCE

12th Election District - 7th Councilmanic District
Case No. 87-492-A

LOCATION: West Side Towson Avenue, 210 feet South of the Centerline of Jackson Road (2004 Towson Avenue)
DATE AND TIME: Monday, June 15, 1987, at 9:45 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 in the side yard in lieu of the required rear yard and to amend the Third Amended Final Development Plan of Sollers Point Park to permit the pool outside of the permitted building area

Being the property of Joseph Schriefer, 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
W/S Towson Ave., 210' S of C/L : OF BALTIMORE COUNTY
of Jackson Rd. (2004 Towson :
Ave.), 12th District :
JOSEPH SCHRIEFER, et ux, : Case No. 87-492-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 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Joseph Schriefer, 2004 Towson Ave., Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER
June 10, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Joseph Schriefer
Mrs. Diane Schriefer
2004 Towson Avenue
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
W/S Towson Ave., 210' S of the c/l of Jackson
Rd. (2004 Towson Ave.)
12th Election District - 7th Councilmanic District
Joseph Schriefer, et ux - Petitioners
Case No. 87-492-A

Dear Mr. and Mrs. Schriefer:

This is to advise you that \$82.77 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 111 W. Chesapeake Avenue, Towson, Maryland

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

DATE: 6/15/87 AMOUNT: R-01-615-000

SIGN & POST RETURNED

RECEIVED FROM: Mrs. Dianne K. Schriefer, 1804 Towson Ave., Balt., Md. 21222

ADVERTISING & POSTING COSTS RE CASE #87-492-A

35897

8013*****027713 8158F

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 28, 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 May 28, 1987.

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

3217

Mr. Joseph Schriefer
Mrs. Diane Schriefer
2004 Towson Avenue
Baltimore, Maryland 21222

May 6, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Towson Ave., 210' S of the c/l of Jackson
Rd. (2004 Towson Ave.)
12th Election District - 7th Councilmanic District
Joseph Schriefer, et ux - Petitioners
Case No. 87-492-A

TIME: 9:45 a.m.

DATE: Monday, June 15, 1987

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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 6936
Dundalk, Md. 21222

May 28, 1987

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Vars. - Case #87-492-A - P.O. #87952 - Reg. #000170 - 89 Lines @ \$35.60.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 29th day of May 1987; that is to say, the same was inserted in the issues of May 28, 1987

Kimbel Publication, Inc.
per Publisher.

Peter L.C. Oller

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Notice: 12th
Posted for: Variance
Petitioner: Joseph Schriefer, et ux
Location of property: W/S Towson Ave., 210' S of Jackson Rd.
2004 Towson Ave.
Location of Sign: County Office Bldg., 111 W. Chesapeake Ave.
Remarks: Property of P.H. Jones
Posted by: *[Signature]*
Date of return: 6/28/87
Number of Signs: 1

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

DATE: 6/15/87 ACCOUNT: 01-615

AMOUNT: \$ 35.60

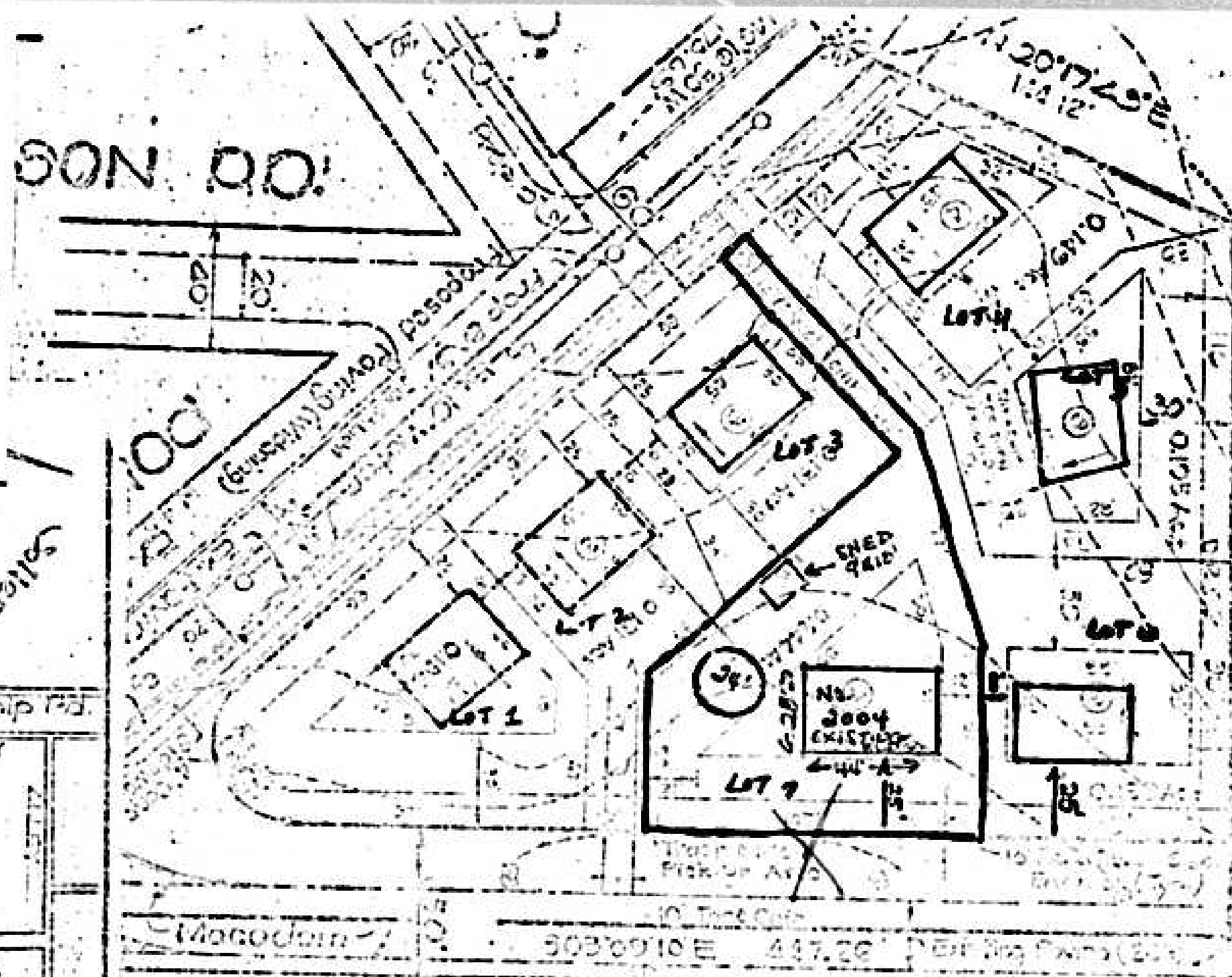
RECEIVED FROM: Dianne Schriefer

FOR: Filing Fee for Variance Item 356

8052*****356013 8058F

Plat for
 10 Proposed
 Utility Easement

20' 17' 4" 12'
 10' 12' 12'
 20' 17' 4" 12'



PLAT FOR ZONING VARIANCE
 OWNER - JOSEPH & DIANNE SCHRIEFER
 DISTRICT - 12 ZONED D.R. 55
 SUBDIVISION - SOLLERS POINT PARK
 LOT 7 B/LK Book 47, Folio 141
 EXISTING UTILITIES IN
 SCALED 1" = 50'

FILED
 356
 EXHIBIT

AMENDMENT TO () AMENDED () PARTIAL
 ORIGINAL DEED PLAT OF
Sollers Point Park
 SECTION _____ TOWNSHIP _____
 RANGING FROM _____ TO _____
 DISTRICT 12 SCALE 1" = 50'

CANAL COMMISSIONER _____ DATE _____
 DIRECTOR OF PLANNING _____ DATE _____
 ZONED D.R. 55

SUBJECT
 SITE

