

Revised Petition
365
87-497-4

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

Requiring the proposed dwelling to maintain a 35 foot side yard would place the dwelling in front of the existing dwelling. The contract purchasers would prefer a larger rear yard which cannot be obtained maintaining the required 50' maximum average. In addition, the 50 foot setback would create difficulty in serving the dwelling with public sewer

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.

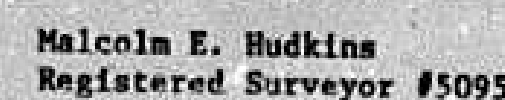
MAP SUB 3H
2A
E. D. 1
DATE 8/27/67
200 [Signature]
1000 [Signature]
DP

ORDERED By The Zoning Commissioner of Baltimore County, this ----- 37th ----- day
of April 19 87, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation
located in Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 105, County Office Building in Towson, Baltimore
County, on the 16th day of June 19 87, at 9:30 o'clock
P. M.

(over)

March 2, 1987

Containing 3.0 acres of land more or less and being located in the
First Election District of Baltimore County.



ORDER RECEIVED FOR FILING

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Jan M. H. Jones
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING

Peter Max Zimmerman
* Peter Max Zimmerman

JEAN M. H. JUNG
Deputy Zoning Commissioner

cc: Ms. Janet Bloom
3208-E Wheaton Way
Ellicott City, Maryland 21043
Mr. & Mrs. Henry DeBaugh
1096 West Side Drive
Gaithersburg, Maryland 20878
People's Counsel

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 112, 10000 Reisterstown Road, Towson, Maryland

DATE 5/16/67 ACCOUNT R-01-615-000

STICK AND POST
RETURNED

AMOUNT \$69.37
M. Warren F. Bloom, 3200 E. Shepton Way,
Ellicott City, Md. 21043

RECEIVED FROM _____

ADVERTISING & POSTING COSTS RE CASE #57-47-8

FOR _____

*****5937* 8164*

VALIDATION ON SIGNATURE OF CARRIER

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 1101.2.2.2 to permit a window to front boundary setback of 15 feet in lieu of the required 35 feet and from Section 303-1 to allow a front setback of 25 feet instead of the required 50' maximum average.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
Requiring the proposed dwelling to maintain a 35 foot side yard
Requiring the dwelling in front of the existing dwelling. The contract would place the dwelling in front of the existing dwelling. In addition, the 30 foot maintaining the required 50' maximum average. In addition, the 30 foot setback would create difficulty in serving the dwelling with public sewer

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:

Janet Bloom (Daughter of Owner)
(Type or Print Name)
Signature
3208-E Wheaton Way
Address
Ellicott City, Maryland 21043
City and State

Attorney for Petitioner:

(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.:

Legal Owner(s):

Howard C. Wall
(Type or Print Name)
Signature
Thelma L. Wall
(Type or Print Name)
Signature

2475 Westchester Ave.
Address
Ellicott City, Maryland 21043
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of April 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 16th day of June, 1987, at 9:30 o'clock

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting May 22-87

Posted for: Variance

Petitioner: Howard C. Wall et ux

Location of property: SE 1/4 of Westchester Ave. & 40' SW of

th. ell of B. Ave. (2425 Westchester Ave.)

Location of Sign: on front of 2425 Westchester Ave

Remarks: _____

Posted by: S. J. Bate Date of return: June 1-87

Number of Signs: 1

PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

May 29 1987

THIS IS TO CERTIFY that the annexed advertisement of

PETITION FOR ZONING VARIANCES
87964

was inserted in the following:

☒ Catonsville Times \$22.20
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 30 day of May 1987, that is to say, the same was inserted in the issues of

May 28, 1987

PATUXENT/PUBLISHING CORP.
By: S. J. Bate

Mr. Howard C. Wall
Mrs. Thelma L. Wall
2425 Westchester Avenue
Ellicott City, Maryland 21043

May 7, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES

SE 1/4 Westchester Ave., 840' SW of the ell of
Gella Ave. (2425 Westchester Ave.)
1st Election District - 1st Councilmanic District
Howard C. Wall, et ux - Petitioners
Case No. 87-497-A

TIME: 9:30 a.m.

DATE: Tuesday, June 16, 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. 32439
DATE 3/13/87 ACCOUNT 01-115-000
RECEIVED FROM Jung AMOUNT \$ 35.00
FOR Plat
B123456789012345678
VALIDATION OR SIGNATURE OF CASHIER

Columbus Office
Ritter Park
Registered Surveyor
Phone 730-9060

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101 SHELL BUILDING
TOWSON, MARYLAND 21204

Towson Office
Malcolm E. Hudline
Registered Surveyor
Phone 929-0060

July 17, 1987

ZONING OFFICE

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Re: Lot 2 Wall Property
Zoning Case #87-497-A

Dear Mr. Jablon:

HOWARD C. WALL, et ux

Please find enclosed a plan for the above project. As you can see, the additional 25 feet, requested by M's Jung, to move the house back adds an excess amount of fill to cover the proposed sewer house connections and eliminates the possibilities to sewer the lower area. It also adds sub-foundation to the rear of the proposed house in order to get the sewer line under the first floor joists.

I hope this additional information will be satisfactory to allow the requested 25 foot front setback to be approved.

If you find you need more information, don't hesitate to contact me.

Sincerely,

Vincent J. Moskunas
Vincent J. Moskunas
President

VJM/atm
Enclosure

cc: Mrs. Janet Bloom
Mr. & Mrs. Henry Debaugh

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: May 13, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

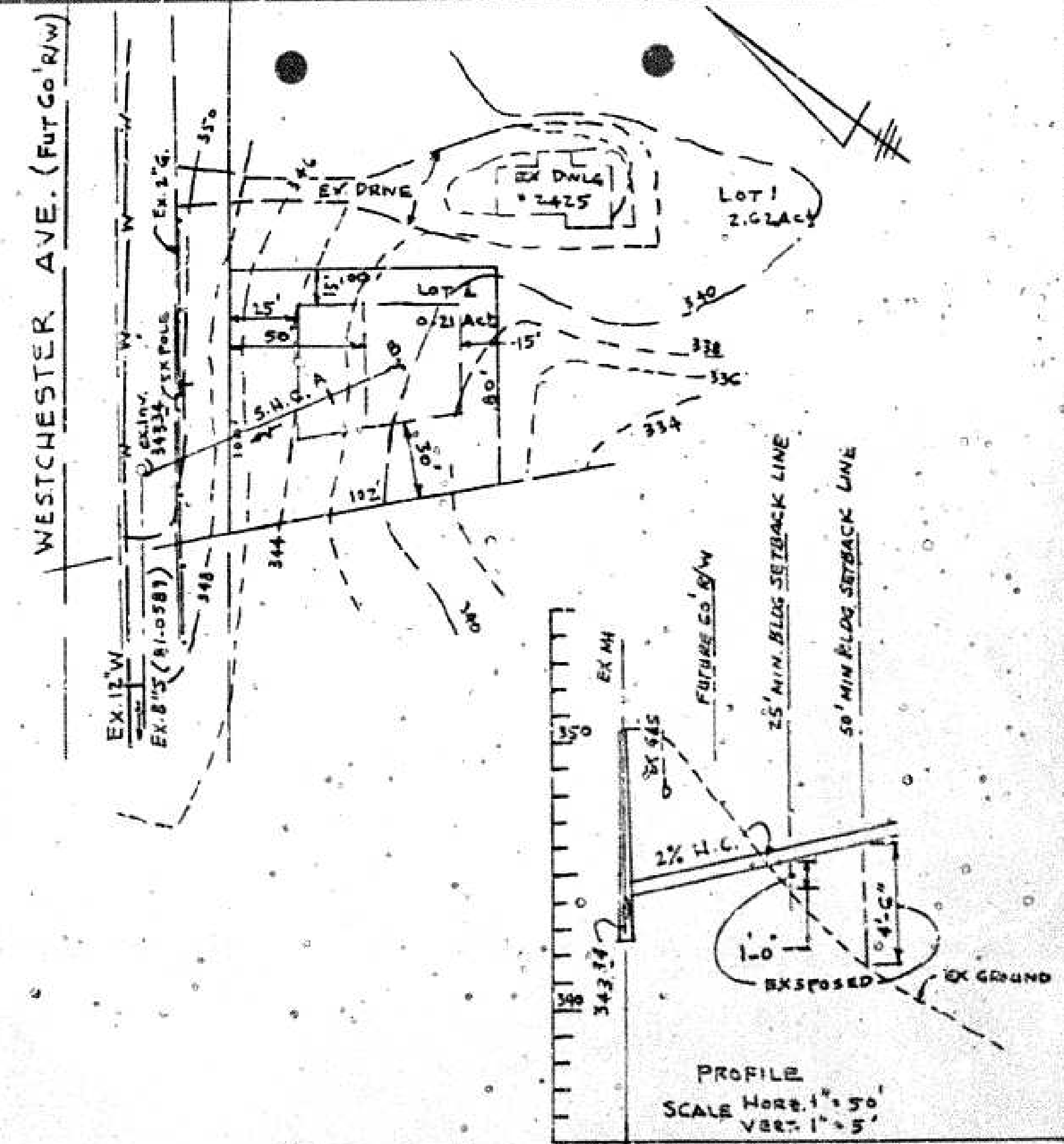
SUBJECT: Zoning Petition Nos. 87-497-A, 87-492-A, 87-497-A, 87-498-A and 87-501-A

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

NEG:JGH:sib

Norman E. Gerber
Norman E. Gerber, AICP
Director

RECEIVED
MAY 15 1987
ZONING OFFICE



PROPOSED LOT 2 - 1/4
WALL PROPERTY
ZONING CASE # 87-497-A
1ST ELECTION DISTRICT
BALTO. CO., MARYLAND
SCALE: AS SHOWN
JULY 17, 1987

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 1-101.2.C.2 to permit a window to tract boundary setback of 15 feet in lieu of the required 35 feet and from Section 303-1 to allow a front setback of 25 feet instead of the required 50' maximum average

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Requiring the proposed dwelling to maintain a 35 foot side yard would place the dwelling in front of the existing dwelling. The contract purchasers would prefer a larger rear yard which cannot be obtained maintaining the required 50' maximum average. In addition, the 50 foot setback would create difficulty in serving the dwelling with public sewer.

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:
Janet Bloom (Daughter of Owner)
(Type or Print Name)
Signature
3208-E Wheaton Way
Address
Ellicott City, Maryland 21043
City and State

Legal Owner(s):
Howard C. Wall
(Type or Print Name)
Signature
Thelma L. Wall
(Type or Print Name)
Signature

MAP SW 2H
2A
E.D. 1
DATE 4/7/87
200
1000
DE
S9940
W46910

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

2425 Westchester Ave.
Address
Ellicott City, Maryland 21043
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.:
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of April, 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 through-out 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 16th day of June, 1987, at 9:30 o'clock

Carol Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 22, 1987

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

Mr. Howard C. Wall
2425 Westchester Avenue
Ellicott City, Maryland 21043

RE: Item No. 365 - Case No. 87-497-A
Petitioner: Howard C. Wall
Petition for Zoning Variance

Dear Mr. Wall:

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.

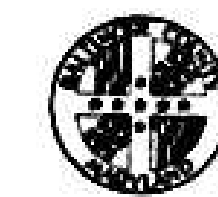
Very truly yours,

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

JED:kbb

Enclosures

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



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

STEVEN H. JOHNSON
DIRECTOR
C. Richard Moore
Acting Director

April 17, 1987

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

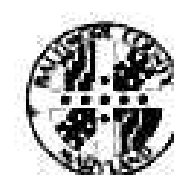
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 360, 361, 362, 363, 364, 365, 359, and 366.

Very truly yours,

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

MSF:it



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

PAUL H. REINCKE
CHIEF

March 19, 1987

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

RE: Property Owner: Howard C. Wall

Location: SE/S Westchester Ave., 840' SW of centerline of Oella Avenue

Item No.: 365

Zoning Agenda: Meeting of 3/24/87

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 or _____ 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: *Chris J. Kelly*, 3-19-87
Planning Group
Special Inspection Division

Noted and Approved: *John E. O'Neill*
Fire Prevention Bureau

/mb



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 # 365 Zoning Advisory Committee Meeting are as follows:

Property Owner: Howard C. Wall
Location: SE/S Westchester Ave. 840' SW of centerline of Oella Ave.
Districts: 1st

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. #17-1 - 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 plan and technical data.
2. Commercial: Three sets of construction drawings shall be required and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Supplemental rules are not acceptable.
3. All One Group except B-1 Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Two 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 1105.2 and Table 1107. If openings are permitted in an exterior wall within 3'-0" of an interior lot line.
7. 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.
8. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
9. 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 Engineering 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.
1. The proposed project appears to be located in a Flood Plain, Flood/Stream. Please see the attached copy of Section 514.0 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.
2. Comments:
3. 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 serious the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mark S. Johnson
Mark S. Johnson, Ltd.
Building Plans Review

L/77/87

ORDER RECEIVED FOR FILING
Date *March 19, 1987*
By *John E. O'Neill*

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 1801.2 C.2 to permit a window to tract boundary setback of 15 feet in lieu of the required 35 feet and from Section 303-1 to allow a front setback of 25 feet

instead of the required 50' maximum average

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

Requiring the proposed dwelling to maintain a 35 foot wide yard would place the dwelling in front of the existing dwelling. The contract purchasers would prefer a larger rear yard which cannot be obtained maintaining the required 50' maximum average. In addition, the 50 foot setback would create difficulty in serving the dwelling with public sewer.

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:

Janet Bloom (Daughter of Owner)

(Type or Print Name)

Signature

3208-E Wheaton Way

Address
 Ellicott City, Maryland 21043

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

Howard C. Wall

(Type or Print Name)

Signature

Thelma L. Wall

(Type or Print Name)

Signature

2425 Westchester Ave.

Address Phone No.

Ellicott City, Maryland 21043

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day

of April 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 16th day of June, 1987, at 9:30 o'clock

A. M.

Zoning Commissioner of Baltimore County.

(over)

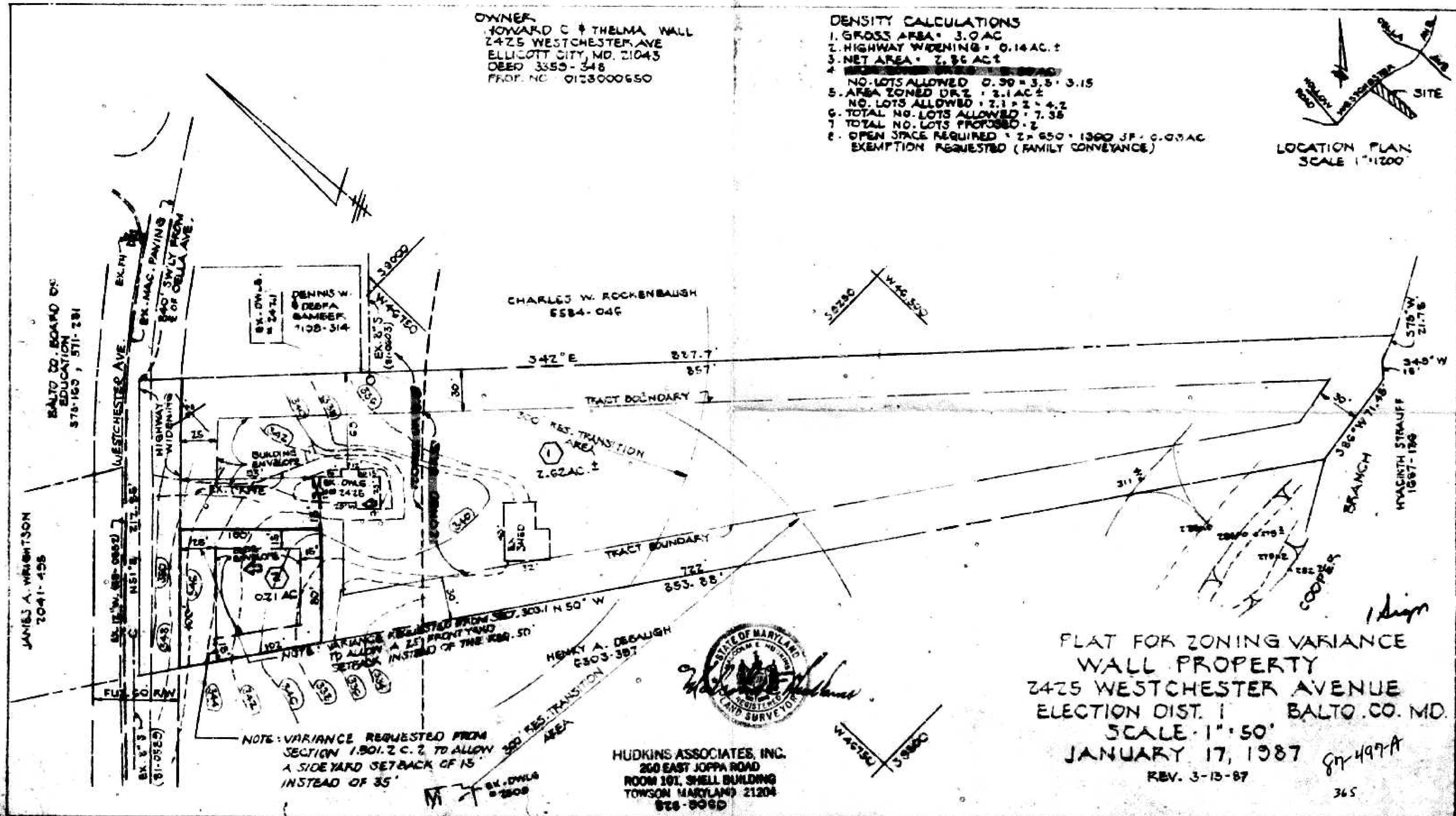
MICROFILMED

OWNER
 HOWARD C & THELMA WALL
 2425 WESTCHESTER AVE
 ELLICOTT CITY, MD. 21043
 OBED 3355-348
 PROP. NO. 0123000650

DENSITY CALCULATIONS

1. GROSS AREA: 3.0 AC
2. HIGHWAY WIDENING: 0.14 AC ±
3. NET AREA: 2.86 AC ±
4. NO. LOTS ALLOWED: 0.30 = 3.3 ± 3.15
5. AREA ZONED DR2: 2.1 AC ±
6. NO. LOTS ALLOWED: 2.1 = 2.4 ± 2
7. TOTAL NO. LOTS ALLOWED: 7.38
8. TOTAL NO. LOTS PROPOSED: 2
9. OPEN SPACE REQUIRED: 2 = 650' 1300 SF ± 0.03 AC
10. EXEMPTION REQUESTED (FAMILY CONVEYANCE)

LOCATION PLAN
 SCALE 1"=1200'



PLAT FOR ZONING VARIANCE
 WALL PROPERTY
 2425 WESTCHESTER AVENUE
 ELECTION DIST. 1 BALTO. CO. MD.
 SCALE 1"=50'
 JANUARY 17, 1987
 REV. 3-13-87

365