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 1802.3.B (208.3) to permit a side yard setback of 6.8 feet in lieu of the minimum required 10 feet, and side yard

setbacks with a sum of 16.8 feet in lie of the minimum required

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

- 1. We find the size of our present dining room (10 x 10 feet) to be too small for us to be able to hold family functions and entertain guests.
- Due to a developing medical condition, it would be more manageable for us to have our laundry applicances on the main level of the house, rather than the basement which is three sets of stairs below the main level.

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.

378

Contract Purchaser:	Legal Owner(s):	<u> </u>
(Type or Print Name)	JOSEPH SEIDMAN (Type or Print Name)	me NN 76- 2C
Signature	Signature	<u>2</u>
Address	CAROLE SEIDMAN (Type or Print Name)	0AT83 24 67
City and State	Laquel Sudness	1000 A
Attorney for Petitioner:		N 27,730
(Type or Print Name)	8239 BRATTLE Kd 5	55-2520 (or -52 Phone No.
Signature	BALTO, Md 21.	208
Address	Name, address and phone number of leg- tract purchaser or representative to be	al owner, con- contacted
City and State	Name	
Attorney's Telephone No.:	Address	Phone No.
ORDERED By The Zoning Commissioner of	Baltimore County, this6t.h	day

of _____May_____, 19...87., that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspape 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

PETITION FOR ZONING VARIANCE

2nd Election District - 2nd Councilmanic District

Case No. 87-517-A

LOCATION: South Side Brattle Road, 842.62 feet Northeast of the Centerline of Scotts Level Road (8239 Brattle Road)

DATE AND TIME: Wednesday, June 24, 1987, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

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 a side yard setback of 6.8 feet in lieu of the minimum required 10 feet and side yard setbacks with a sum of 16.8 feet in lieu of the minimum required sum of 25 feet

Being the property of Joseph Seidman, et ux 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 issuence 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 ARROLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

IN RE: PETITION FOR ZUNING VARIANCE . S/S Brattle Rd., 842.62' NE of the c/l of Scotts Level Rd. # (8239 Brattle Road) ? d Election District

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY 2nd Councilmanic District Case No. 87-517-A

Joseph Seidman, et ux Petitioners

.

The Petitioners herein request a variance to permit a side yard setback of 6.8 Seet in lieu of the minimum required 10 feet, and side yard setbacks with a sum of 16.8 feet in lieu of the minimum required sum of 25 feet.

Testimony by the Petitioners indicated that the subject property is improved with an existing dwelling which has a small dining room and lacks a convenient utility room. The Petitioners propose constructing a 10' x 21' addition to provide more habitable space. The addition will expand the existing dining room and add a utility room. The lot is somewhat pie shaped and the proposed location for the addition is the only suitable one to provided the needed habitable space without completely remodeling the interior.

There were no Protestants.

RE: PETITION FOR VARIANCE

Petitioners

final Order.

S/S Brattle Rd., 842.62' NE of

C/L of Scotts Level Rd. (8239

Brattle Rd.), 2nd District

JOSEPH SEIDMAN, et ux,

After due consideration of the testimony and evidence presented, and it 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 requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this / - day of July, 1987 that a variance to permit a side yard setback of 6.8 feet and side yard setbacks with a sum of 16.8 feet, in accordance with the plan submitted, be and is hereby GRANTED from and after the date of this Order.

1111111

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

Deputy Zoning Commissioner of Baltimore County

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

Case No. 87-517-A

Phyllis Cole Friedman

Peter Max Zimmerman Deputy People's Counsel

494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy

of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Joseph

Seidman, 8239 Brattle Rd., Baltimore, MD 21208, Petitioners.

Room 223, Court House

Towson, Maryland 21204

People's Counsel for Baltimore County

Baltimore County Zoning Commissione Office of Planning & Zoning Towson, Maryland 21204 494-3353 Arnold Jablon Zoning Commissioner

July 1, 1987

Dennis F. Rasmussen County Executive

Mr. & Mrs. Joseph Seidman 8239 Brattle Road Baltimore, Maryland 21208

RE: Petition for Zoning Variance S/S Brattle Road, 842.62' NE of the c/l of Scotts Level Road 2nd Election District, 2nd Councilmanic District Case No. 87-517-A

Dear Mr. & Mrs. Seidman:

Pursuant to the recent hearing held in the above-referenced case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Granted in accordance with the attached Order.

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

JMHJ:bjs

Enclosures

cc: People's Counsel

60

DESCRIPTION OF PROPERTY

0

BEGINNING on the south side of Brattle Road, 30 fect wide, at the distance of 842.62 feet Northeast of the Centerline of Scotts Level Road. Peing Lot 10, Block I, in Section 3 of the subdivision of Laydon Park. Book R.R.G. 29, Folio 78. Also known as 8239 Brattle Road in the 2nd Election District.

6 8

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

ARNOLD JABLON ZONING COMMISSIONER

EAN M. H. JUNG DEPUTY ZONING COMMISSIONER

June 17, 1987

Mr. Joseph Seidman Mrs. Carole Seidman 3239 Brattle Road Baltimore, Maryland 21208

> RE: PETITION FOR ZONING VARIANCE S/S Brattle Rd., 842.62' NE Of the c/l of Scotts Level Rd. (8239 Brattle Rd.) 2nd Election District - 2nd Councilmanic District Joseph Seidman, et ux - Petitioners Case No. 87-517-A

Dear Mr. and Mrs. Seidman:

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

THIS FEE MUST RE 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 ng, Towson, Maryland DALTIMORE COUNTY, MARYLAND OFFICE OF PINANCE - REVENUE BRITISH MECHLANEOUS CARN RECEIPT

6/24/	87	www R-01-615-040
SIGN RETUR	NED AND	9 72 TV
	Mr. Joseph Se Balto., Md.	idean, 8239 Erattle Rd., 21208
ADER	rising a Posting	COSTS RE CASE #87-527-A
- "	8 D28*****727	71. 27695
	.	

CERTIFICATE OF PUBLICATION

Pikesville, Nd., __hme 3 ___19_e, TO CERTIFY, that the annexed advertisement

lished in the NORTHWEST STAR, a weekly r published in Pikesville, Baltimore Haryland before the ____day of

publication appearing on the day of June

and publication appearing on the and publication appearing on the

THE NORTHWEST STAR

Cost of Advertisement_\$25.60

1987, at 945 a.m. LIC HEARING: Room 10 santy Office Building, 111 nesapcake Avenue, Towso Petition for Zoning Variance to permit a side yard setback of 6.8 feet in lieu of the minimum required 10 feet and side yard setbacks with a sum of 16.8 feet in lieu of the minimum required sum of 25 feet. Being the property of Joseph Sedman, et us, as shown on plat plat. By Order Of ARNOLD JABI LIN Z. ning Communicator of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 4 19.87

THIS as TO CERTIFY, that the annexed advertisement was published in THE JEIVERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Mc., appearing on June 4 19.8/...

THE JEFFERSONIAN,

Location of Signs. In front of 8239 Bruttle Bel Date of return: June 12, 1987... Posted by S. J. Grata Number of Signe: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon TO Zoning Commissioner

Date May 21, 1987

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

SUBJECT_Zoning Petition No. 87-511-A, 87-513-A, 87-516-A and 87-517-A

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

NEG: JGH: s1b

CPS-00a

Mr. Joseph Seidman Mrs. Carole Seidman 3239 Brattle Road Baltimore, Maryland 21208

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE S/S Brattle Rd., 842.62' NE of the c/1 of Scotts Level Rd. (8239 Brattle Rd.) 2nd Election District - 2nd Councilmanic District Joseph Seidran, et ux - Petitioners Case No. 87-517-A

May 18, 1987

9:45 a.m.

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

Wednesday, June 24, 1987

Avenue, Towson, Maryland

Me. 30511 BALTIMORE COUNTY, MARYLAND MISCELLANEOUS CASH RECEIPT ARCEIVED JUSELY SEISMAN DIEM #378

B B591 **** 3550ta 3275F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

Chairman

MEMBERS

Department of Traffic Engineering

Bureau of Fire Prevention

Health Department

Project Fianning

Building Department

Board of Education

Industrial

Development

Zon. ng Administration

State Roads Commission

Bureau of Engineering

Mr. & Mrs. Joseph Seidman 8239 Brattle Road Baltimore, Maryland 21208

RE: Item No. 378 - Case No. 87-517-A Petitioners: Joseph Seldman, et ux Petition Zoning Variances

Dear Mr. & Mrs. Seidman:

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 writt n 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,

Janes & Reger, buc

JAMES E. DYER Chairman

Zoning Plans Advisory Committee

JED: kkb

Enclosures

MAP

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

STEPHEN E. COLLINS

OWNER - JOSEPH & CAROLE SEIDMAN DISTRICT 2 TONED D.R. 3.5

EXISTING UTILITIES IN BRATTLE ROAD

SUBDIVISION - LAYDON PARK (SECTION 3) LOT 10 BLOCK I BOOK R.R.G. 29 FOLIO 78

April 24, 1987

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

Dear Mr. Jablon:

The Department of Fraffic Engineering has no comments for items number 374, 376, 377, (378, 379, 380, 383, 384, 385, 390, and 391.

> Very truly yours, hurbreft Ileni -Michael S. Flanigan Traffic Engineer Associate II

Scoler 1'=30'

MSF:1t

6/24

PROPERTY \sim BRATTLE STONE BASE OF Scotts. GERAMERBRICH 104 21 433 18.0 LOT 9 BLICKI DRAINAGE E-PLAT FOR ZONING VARIANCE

-- 50'RIW_ --- 30 = --

.217 ACRES

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this hay of May , 1937.

Petitioner Joseph Seidnam et ux Received by:

James E. Dyor

Chairmen, Zoning Plans Advisory Committee

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

PAUL H. REINCKE CHIEF

April 7, 1987

Mr. Arnold Jablon Zoning Commissioner Office of Flanning and Zoning Baltimore County Office Building Towson "aryland 21204

FL: Property Owner: Joseph Seidman, et ux

Location: S/S Brattle Rd., 842.62 feet NE of Scotts Level Road

Item No.: 378

Zoning Agenda: Meeting of 4/6/87

Centlemen:

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 wehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCELOS 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: Late Ville 19-1-17 Approved:

Planing Group

Special Inspection Division

Fire Prevention Bureau





TED ZALESKI, JR. DIRECTOR

May 5, 1987

Office of	d Jeblon. Plenning Maryland 21	lening Commissioner and lening 20.
Dear Mr.	Jahlons	
Comments	<- Item#	378 Lening Advisory Committee Heating are as follows:
Property	Owners	Joseph Seidman

Locations

S/S Brattle Road, 842.62 ft NE of Scotts Level Road

u 2nd
LE ITES ARE CIRCLED:
structures shall conform to the Beltimore County Building Code as adopted by Council Will J17-75, Maryland Code for the Eandicapped and Aged (A.F.S.I. #117-1 - 1980) and other applicable Codes and Stands
allting and other atscellaneous permits shall be required before the start of any construction.
sential: Two sets of construction drawings are required to file a permit application. The seal of a stered in Maryland Architect or Engineer is/is not required on plane and technical date.
percial: Three sets of construction drawings scaled and signed by a registered in Maryland Architect Degineer shall be required to file with a permit application. Reproduced scale are not acceptable.
The Groupe except S-4 Single Family Detected Evellings require a minimum of 1 hour fire rating for erior walls closer than 6'-0 to an interior lot line. S-4 Wee Groupe require a one hour wall if closer in 3'-0 to an interior lot line. Any wall built an an interior lot line shall require a fire or party in Sec Table 401, fection 1407, Section 1406.2 can Table 1402. No openings are permitted in an erior wall within 3'-0 of an interior lot line.
il he bu

7. The structure does not appear to comply with Table 505 for permissable height/ares. Berly 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 601 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to semilist with Section(s) ______, of the Baltimore County Building Code.

I. The proposed project appears to be located in a Flood Flain, Tidal/Riverino. Please see the attached copy of Section 516.0 of the Building Code on adopted by Bill #17-85. Bits plans shall show the correct elevations above see level for the lot and the finish floor levels including barement.

J. Commentes

K. These abbreviated community reflect only on the information provided by the drawings submitted to the Office of Flarming and Boning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Sect 122 of the County Office Building at 111 by. Chesapsake Avenue, Towson, Maryland 71704.

BY: C. E. Rernham, Chief Pullding Flans Seview