

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 1A04.3.B.3 to permit a side yard setback of 20 feet in lieu of the required 50 feet.

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

1. Addition needed to increase living area of dwelling. Most suitable location for addition within layout of house is in side yard. Location of septic in rear yard prohibits addition from being placed there. The existing dwelling has a 33 foot sideyard now.

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:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Attorney for Petitioner:
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney's Telephone No.:	Attorney's Telephone No.:

ORDER RECEIVED FOR FILING

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER
REVIEWED BY: u m DATE 9/15

Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 88-22-A, 88-24-A, 88-25-A, 88-26-A, 88-29-A, 88-34-A and 88-32-A

Date: June 17, 1987

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

Norman E. Gerber
Director

NEG:JGH:sib

RECEIVED
JUN 17 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

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

Mr. & Mrs. Robert Mez
3201 Caves Road
Owings Mills, Maryland 21117

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

RE: Item No. 426 - Case No. 88-26-A
Petitioners: Robert Mez, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Mez:

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:njs
Enclosures



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

Richard Moore
Acting Director

May 11, 1987

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

Dear Mr. Jablon:

The Bureau of Traffic Engineering has no comments for items number 408, 419, 421, 422, 424, 425, 426, 427, 428, 429, 430, 433, and 432.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 426, Zoning Advisory Committee Meeting of April 28, 1987

Property Owner: Robert Mez, et ux

Location: 3201 Caves Rd, 1790' E centerline of Garrison Forest Rd, 3

Water Supply: private Sewage Disposal: private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 426 Zoning Advisory Committee Meeting of April 28, 1987
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test:
{ } shall be valid until
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a hydro-geological study and an Environmental Effects Report must be submitted.
- (x) Others: Petitioner must consider alternate location for proposed addition. Present proposed location is not feasible due to close proximity to existing septic tank.
Relocation of septic tank and possible reconstruction of sewage disposal system may also be a feasible alternative.

Building permit will not be approved unless recommended by this department be followed.

James E. Dyer
Bureau of Environmental Services

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reuske
Chief

April 28, 1987

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

Re: Property Owner: Robert Mez, et ux

Location: SE/S Caves Road, 1790' E. centerline of Garrison Forest Road

Item No.: 426

Zoning Agenda: Meeting of 4/28/87

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: Carl H. Jolly 4-28-87
Planning Group
Special Inspection Division

Noted and

Approved: John F. O'Neill
Fire Prevention Bureau

/31

Form No. 20-20-3

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 _____, 1987.

Norman E. Gerber
Zoning Commissioner

Petitioner: Robert Mez, et ux
Petitioner's Attorney: _____
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

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(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

IN RE: PETITION FOR ZONING VARIANCE
SE/S Caves Rd., 1790' E of the
c/l of Garrison Forest Rd.
(3201 Caves Road)
3rd Election District
3rd Councilmanic District
Robert Mez, et ux
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-26-A

The Petitioners herein request a variance to permit a side yard setback of 20 feet in lieu of the required 50 feet, as more particularly described on the plan submitted, prepared by Stan Ryder, Jr. & Associates, dated 3/19/87 and identified as Petitioner's Exhibit 1.

Information proffered by Counsel for the Petitioners indicated that the existing dwelling currently provides less than 1400 sq.ft. of living space. The family presently has three children but is expecting a fourth child. The Petitioners therefore propose the construction of a 16' x 35' two-story addition. The location proposed for the addition is the only possible one since the other three sides of the property are utilized for other purposes. The Petitioners are willing to relocate the septic area if required by the Baltimore County Health Department. There were no Protestants.

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 24th day of July, 1987 that a side yard setback of 20 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

ORDER RECEIVED FOR FILING
By *[Signature]*

The Baltimore County Health Department must approve the location of the septic area, or its relocation if necessary, prior to the issuance of a building permit for the proposed addition.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

Arnold Jablon
Zoning Commissioner

July 24, 1987

Arnold D. Dashoff, Esquire
One Church Lane
Baltimore, Maryland 21205

RE: Petition for Zoning Variance
SE/S Caves Rd., 1790' E of the c/l of Garrison Forest Rd. (3201 Caves Rd.)
3rd Election District, 3rd Councilmanic District
Robert Mez, et ux
Case No. 88-26-A

Dear Mr. Dashoff:

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, subject to the restriction noted in the attached Order.

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel

PETITION FOR ZONING VARIANCE
3rd Election District - 3rd Councilmanic District
Case No. 88-26-A

LOCATION: Southeast Side of Caves Road, 1790 feet East of Centerline of Garrison Forest Road (3201 Caves Road)

DATE AND TIME: Thursday, July 23, 1987, at 10:15 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 a side yard setback of 20 feet in lieu of the required 50 feet

Being the property of Robert Mez, 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
SE/S Caves Rd., 1790' E of C/L
of Garrison Forrest Rd. (3201
Caves Rd.), 3rd District
ROBERT MEZ, et ux, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-26-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 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert Mez, 3201 Caves Rd., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1987

Mr. Robert Mez
Mrs. Linda L. Mez
3201 Caves Road
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
SE/S Caves Rd., 1790' E of c/l of Garrison
Forest Rd. (3201 Caves Rd.)
3rd Election District - 3rd Councilmanic District
Robert Mez, et ux - Petitioners
Case No. 88-26-A

Dear Mr. and Mrs. Mez:

This is to advise you that \$80.32 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 Owings Mills, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASH RECEIPT

DATE: 7/23/87 AMOUNT: \$ 80.32

SIGN & POST RETURNED BY: Mr. Robert Mez, 3201 Caves Rd., Owings Mills, Md. 21117

ADVERTISING & POSTING RE CASE #88-26-A

803200000001210 02320

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-26-A

Notice: 3rd day Date of Posting: July 3, 1987
Posted for: Variance
Petitioner: Robert Mez, et ux
Location of property: SE/S Caves Rd., 1790' E of c/l of Garrison Forest Rd. (3201 Caves Rd.)
Location of sign: In front of 3201 Caves Rd.
Remarks:
Posted by: S. J. Gasta
Date of return: July 8, 1987
Number of signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1987

THIS IS TO CERTIFY, that the assessed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 2, 1987.

THE JEFFERSONIAN,

Susan Andrew Obrecht
Publisher

LOCATION: Southeast Side of Caves Road, 1790 East of Garrison Road, 3201 Caves Road.
DATE AND TIME: Thursday, July 2, 1987 at 10:15 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commission of Baltimore County, by authority of the zoning act and the provisions of Baltimore County, will hold a public hearing for zoning variance in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland, on Thursday, July 2, 1987 at 10:15 a.m. Being the property of Robert Mez, et ux, as shown on plat filed with the Zoning Office.
In the event that the Petitioner(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, determine any request for a stay of the issuance of said permit during this period for cause shown. Such request must be received in writing by the date of the hearing.
By Order of
JAMES D. JACOBSON
Zoning Commissioner
of Baltimore County
1987 July 2

NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., July 2, 1987
That the annexed #M03288 P.O. #89682 was published in the Baltimore Sun, a daily newspaper published in Westminster, Carroll County, Maryland.
The Baltimore News, a weekly newspaper published in Baltimore County, Maryland.
The Baltimore Times, a weekly newspaper published in Baltimore County, Maryland.
NEWSPAPERS OF MARYLAND, INC.
Per *James K. Kasper*

Mr. Robert Mez
Mrs. Linda L. Mez
3201 Caves Road
Owings Mills, Maryland 21117

June 10, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Caves Rd., 1790' E of Garrison Forest Rd. (3201 Caves Rd.)
3rd Election District - 3rd Councilmanic District
Robert Mez, et ux - Petitioners
Case No. 88-26-A

TIME: 10:15 a.m.
DATE: Thursday, July 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF PUBLIC - REVENUE DIVISION
MISCELLANEOUS CHAS. RECEIPT

4/15/87

32560

01.615.000

35.00

Edifice, Inc.

Variance # 426

0021*****350010 8160F

VALIDATION OR SIGNATURE OF CLERK

