

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 (214.1, 1955) to permit a rear yard setback of 35 ft. in lieu of the required 50 ft.

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

Need space badly.

I chose this neighborhood because it fit my needs, but the house is small.

Other porches in the neighborhood are enclosed

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.:

Legal Owner(s):

(Type or Print Name)

Signature

(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

Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day

of May 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 held before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 24th day of July, 1987 at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 1/2 HR. + 1 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS (over)
ALL OTHER DATE 7/10
REVIEWED BY: *W. E. M.* DATE 7/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: June 17, 1987

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, 88-30-A and 88-32-A

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

NEG:JGH:alb

Norman E. Gerber
Norman E. Gerber, AICP
Director

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

ofo

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. & Mrs. Felix Martinez
1524 Dellway Road
Towson, Maryland 21204

RE: Item No. 415 - Case No. 88-29-A
Petitioner: Felix A. Martinez,
et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Martinez:

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:bjs

Enclosures



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

STEFANIE J. JONES
C. 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 396, 404, 409, 410, 414, 415, 411, 412, and 406.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

THE ASSOCIATES OF LOCK RAVEN VILLAGE INC.

July 21, 1987

Mr. and Mrs. Felix Martinez
1524 Dellway Road
Towson, MD 21204

Dear Mr. and Mrs. Martinez:

The effect of the execution of the agreement concerning your plans to construct an addition to your residence in the back of the property while at the same time to shorten the length of the shed in your back yard in return for which the Associates of Lock Raven Village, Inc. would approve the proposed addition is to approve formally your plans for the addition.

If there are any questions, please do not hesitate to contact me. Thank you for your consideration.

Very truly yours,

Thomas Lynch
Thomas Lynch
President, Associates of Lock Raven Village

**PETITIONER'S
EXHIBIT 3**

July 21, 1987

Dear neighbor,

We are writing this letter in regard to the addition at 1524 Dellway Rd. If there are no complaints or objections please sign below. Thank you for your time and trouble.

Sincerely,

Felix Martinez
Felix Martinez

**PETITIONER'S
EXHIBIT 4**

Robert Murphy (1526 Dellway)
Edward F. Murray (1572 Dellway)
Kathie Vidmar (1530 Dellway)
Ludica B. Tumala (1577 Duxbury Rd)
Thomas Allen (1579 Duxbury Rd) (Blindly across Alley)
H. Mitchell (1528 Dellway Rd)

Baltimore County
F. Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

April 24, 1987

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Felix Martinez

Location: N/S Dellway Rd., 517' E. of centerline Drumwood Road

Item No.: 415

Zoning Agenda: Meeting of 4/21/87

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.

REVIEWED: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning and Zoning
Special Inspection Division

/s/

Case No. 88-29-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

This petition has been received and accepted for filing this day of July, 1987.

Received by: *John F. O'Neill*
Noted and Approved: *John F. O'Neill*
Planning and Zoning
Special Inspection Division

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 *
N/S Dellsaway Road, 517' E of *
the c/l of Drumwood Road *
(1524 Dellsaway Road) *
9th Election District *
4th Councilmanic District *
Felix A. Martinez, et ux *
Petitioners *

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-29-A

The Petitioners herein request a variance to permit a rear yard setback of 35 feet in lieu of the required 50 feet for a family room addition.

Testimony by the Petitioners indicated that the existing dwelling does not provide adequate living space for this four-member family. There is no place on the property where an addition could be constructed without a variance. Several neighbors have similar structures at the rear of their dwellings. By letter dated July 21, 1987 (Petitioner's Exhibit 3) from Thomas Lynch, President, The Associates of Loch Raven Village, Inc. have approved the addition.

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 27th day of July, 1987 that a rear yard setback of 35 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
D : 7/29/87
By: *Felix A. Martinez*

PETITION FOR ZONING VARIANCE
9th Election District - 4th Councilmanic District
Case No. 88-29-A

LOCATION: North Side of Dellsaway Road, 517 feet East of Centerline of Drumwood Road (1524 Dellsaway Road)

DATE AND TIME: Friday, July 24, 1987, at 9:30 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 rear yard setback of 35 feet in lieu of the required 50 feet

Being the property of Felix A. Martinez, 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 JADON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

Arnold Jadon
Zoning Commissioner

July 27, 1987

Mr. & Mrs. Felix A. Martinez
1524 Dellsaway Road
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S Dellsaway Road, 517' E of the c/l of Drumwood Road
9th Election District, 4th Councilmanic District
Case No. 88-29-A

Dear Mr. & Mrs. Martinez:

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.

Very truly yours,

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

JMH:bjs

Enclosures

cc: People's Counsel



Dennis F. Eassey
County Executive

ZONING DESCRIPTION

Beginning on the N/S of Dellsaway Road 517 ft. East of the centerline of Drumwood Road. Being Lot # 66, Block H, Plat 1, Section 4, LOCH RAVEN MANOR Book 24 Folio 59 in the 9 th. Election district. Containing 4,523 Sq. Ft. Also Known as #1524 Dellsaway Road.

OFFICE COPY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Dellsaway Rd., 517' E of : OF BALTIMORE COUNTY
C/L of Drumwood Rd. (1524 :
Dellsaway Rd.), 9th District :
FELIX A. MARTINEZ, et ux, : Case No. 88-29-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 18th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Felix A. Martinez, 1524 Dellsaway Rd., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JADON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1987

Mr. Felix A. Martinez
Mrs. Carol A. Martinez
1524 Dellsaway Road
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
N/S Dellsaway Rd., 517' E of c/l of Drumwood Rd. (1524 Dellsaway Rd.)
9th Election District - 4th Councilmanic District
Felix A. Martinez, et ux - Petitioners
Case No. 88-29-A

Dear Mr. and Mrs. Martinez:

This is to advise you that \$87.72 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.

35991

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

DATE: 7/24/87
SIGN & POST RETURNED: 97.72
Mrs. Carol A. Martinez, 1524 Dellsaway Rd., Towson, Md. 21204
ADVERTISING & POSTING COSTS RE CASE #88-29-A
8 008*****97221a 6248F

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-29-A

District: 9th Date of Posting: 6/28/87
 Posted for: Variance
 Petitioner: Felix A. Martinez, et ux
 Location of property: N/S Dells Way, 517' E of Drumwood Rd.
1524 Dells Way, Rd.
 Location of Sign: Facing Dells Way, Rd., approx. 20' E
North Way, on property of petitioner
 Remarks: Nothing Date of return: 7/6/87
 Posted by: [Signature]
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 2, 1987

THIS IS TO CERTIFY, that the aforesaid 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 Shedd Obrecht
Publisher

Mr. Felix A. Martinez
Mrs. Carol A. Martinez
1524 Dellsway Road
Towson, Maryland 21204

June 11, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 N/S Dellsway Rd., 517' E of c/i of Drumwood Rd. (1524 Dellsway Rd.)
 9th Election District - 4th Councilmanic District
 Felix A. Martinez, et ux - Petitioners
 Case No. 88-29-A

TIME: 9:30 a.m.

DATE: Friday, July 24, 1987

PLACE: Room 106, 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

DATE: 4/10/87 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Felix Martinez

FOR: Van # 415

8 8011*****350014 #132F

VALIDATION OR SIGNATURE OF CASHIER

