

429 88-31-A #429 MAP 12110-1 E.D. 2 DATE 9/24/87 200 1000 DP Joan E. Smith, et al. 88-31-A E/S Wards Chapel Rd., 951' N of C/L of Liberty Rd. (4601 Wards Chapel Rd.) 2nd E.D. 3rd C.D. MAP 12110-1 E.D. 2 DATE 9/24/87 200 1000 DP 1936, 730 69,830 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. 1/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 Legal Owner(s): Joan E. Smith (Type or Print Name) Signature David W. Jones Jennie L. Jones (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.: Address ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of July, 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 106, County Office Building in Towson, Baltimore County, on the 24th day of July, 1987, at 10:00 o'clock a.m. By *Arnold Jablon* Zoning Commissioner of Baltimore County. (over) 88-31-A #429

Petition For Zoning Variance Zoning Commissioner,

When my wife and I decided to move in to take care of her handicapped mother after her husband died in 1982. We moved in, and invested much money in the house with the intention of living there permanently and expanding the house as our family expanded. But due current zoning changes we are unable to proceed with our most recent expansion project. We are adding on because of increased family size and the need for more living area. Points considered while planning this addition were, value and enhancement of property and dwelling, relationship to neighbors property, burden (if any) on current zoning laws and of course practicality for our own use in relationship to the present established dwelling. It is with these considerations that we are applying for a variance in the current zoning laws of this area.

David W. Jones
4601 Wards Chapel Rd.
Owings Mills, MD. 21117
922-5742

IN RE: PETITION FOR ZONING VARIANCE
E/S Wards Chapel Rd., 951' N
of the c/l of Liberty Road
(4601 Wards Chapel Road)
2nd Election District
3rd Councilmanic District

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY

Case No. 88-31-A

Joan E. Smith, et al
Petitioners

The Petitioners herein request a variance to permit a 16-foot property line setback in lieu of the required 50 feet.

Testimony by the Petitioners indicated that the daughter and son-in-law moved into the wife's handicapped mother's home following the death of the father with the intention of living there permanently and expanding the house as their family expanded. Although one addition has already been constructed, the living space for this family of 3 adults and 2 children is still inadequate. The Petitioners propose the construction a 12' x 36' addition to provide more habitable space. The original dwelling was constructed in 1916 and does not meet the current requirements of the BCZR as to the side property line setbacks. 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 28th day of July, 1987 that a 16-foot property line setback in lieu of the required 50 feet, in accordance with the plan submitted, be approved and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

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

ORDER RECEIVED FOR FILING
Date 7/28/87
By *Joan M. H. Jones*

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

Arnold Jablon
Zoning Commissioner

July 28, 1987

Joan E. Smith, David W. Jones & Jennie L. Jones
4601 Wards Chapel Road
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance
E/S Wards Chapel Road, 951' N of the c/l of Liberty Road
2nd Election District, 3rd Councilmanic District
Case No. 88-31-A

Dear Ms. Smith and Mr. & Mrs. Jones:

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,

Joan M. H. Jones
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: People's Counsel

ZONING DESCRIPTION

Beginning on the E/S of Wards Chapel Road 951 ft. N. of the centerline of Liberty Road. Thence S. 76° 10' E. 400.81 ft., N. 55° 05' W. 222.10 ft., N. 76° 10' W. 193.7 ft. and S. 13° 50' W. 80 ft. to the place of beginning. Containing 0.574 Ac. in the 2nd Election District. Also Known as 4601 Wards Chapel Road.

PETITION FOR ZONING VARIANCE

2nd Election District - 3rd Councilmanic District
Case No. 88-31-A

LOCATION: East Side of Wards Chapel Road, 951 feet North of Centerline of Liberty Road (4601 Wards Chapel Road)

DATE AND TIME: Friday, July 24, 1987, at 10:00 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 16 foot property line setback in lieu of the required 50 feet

Being the property of Joan E. Smith, et al, 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
E/S Wards Chapel Rd., 951' N of : OF BALTIMORE COUNTY
C/L of Liberty Rd. (4601 Wards :
Chapel Rd.), 2nd District :
JOAN E. SMITH, et al. : Case No. 88-31-A
Petitioners :

ENTRY OF APPEARANCE

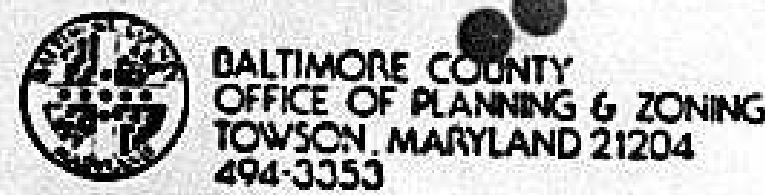
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 Joan E. Smith, David W. Jones and Jennie L. Jones, 4601 Wards Chapel Rd., Owings Mills, MD 21117, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 15, 1987

Ms. Joan E. Smith
Mr. David W. Jones
Ms. Jennie L. Jones
4601 Wards Chapel Road
Owings Mills, Maryland 21117

RE: PETITION FOR ZONING VARIANCE
E/S Wards Chapel Rd., 951' N of c/l of Liberty Rd.
(4601 Wards Chapel Rd.)
2nd Election District - 3rd Councilmanic District
Joan E. Smith, et al - Petitioners
Case No. 88-31-A

Dear Ms. Smith and Mr. Jones and Ms. Jones:

This is to advise you that \$78.08 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 the Treasurer, Baltimore County, Maryland.

No. 35992

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

DATE: 7/15/87 ACCOUNT: 01-615-000

SIGN & POST RETURNED AMOUNT: \$78.08

Mr. David W. Jones, 4601 Wards Chapel Rd., Owings Mills, Md. 21117

ADVERTISING & POSTING COSTS RE CASE #88-31-A

Per: 8 B052*****780812 B2467

VALIDATION OR SIGNATURE OF CASHIER

Ms. Joan E. Smith
Mr. David W. Jones
Ms. Jennie L. Jones
4601 Wards Chapel Road
Owings Mills, Maryland 21117

June 11, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Wards Chapel Rd., 951' N of c/l of Liberty Rd. (4601 Wards Chapel Rd.)
2nd Election District - 3rd Councilmanic District
Joan E. Smith, et al - Petitioners
Case No. 88-31-A

TIME: 10:00 a.m.

DATE: Friday, July 24, 1987

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

[Signature]
Zoning Commissioner
Baltimore County

CERTIFICATE OF POSTING

BEING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-31-A

District: 2nd Date of Posting: July 7, 1987

Posted for: Variance

Petitioner: Joan E. Smith, et al

Location of property: E/S Wards Chapel Rd., 951' N of c/l of Liberty Rd. (4601 Wards Chapel Rd.)

Location of Sign: In front of 4601 Wards Chapel Rd.

Remarks: S. J. Arata

Posted by: S. J. Arata Date of return: July 16, 1987

Number of Signs: 1



CITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md. July 2, 1987

IFY that the annexed Reg. # M03298 P.O. #89692
(1) Successive weeks/days previous
of July, 1987, in the

County Times, a daily newspaper published
in Westminster, Carroll County, Maryland.
Towson News, a weekly newspaper published
in Baltimore County, Maryland.
County Times, a weekly newspaper published
in Baltimore County, Maryland.

CITY NEWSPAPERS OF MARYLAND, INC.

Per: *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 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
July 2, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

Case No. 88-31-A

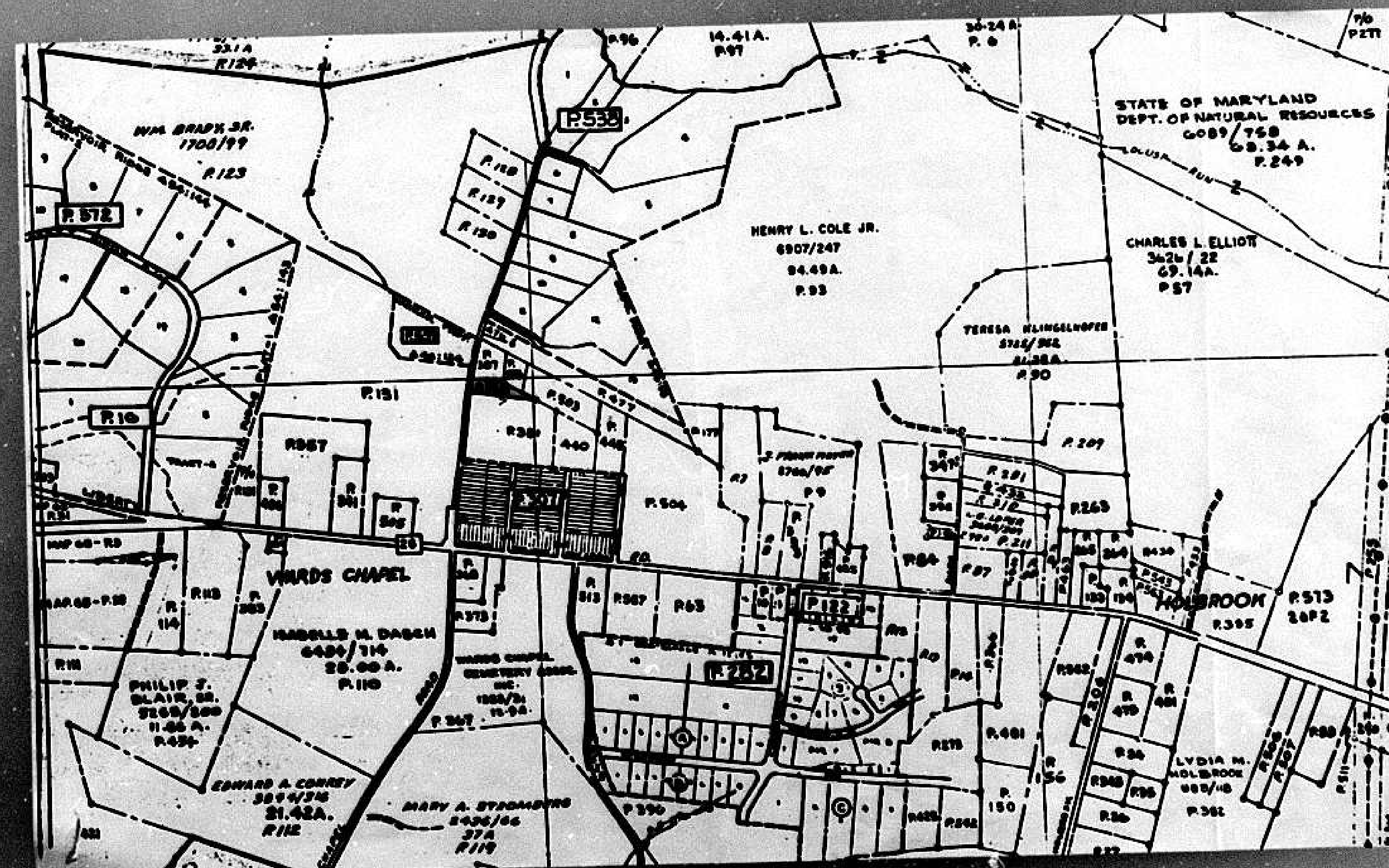
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

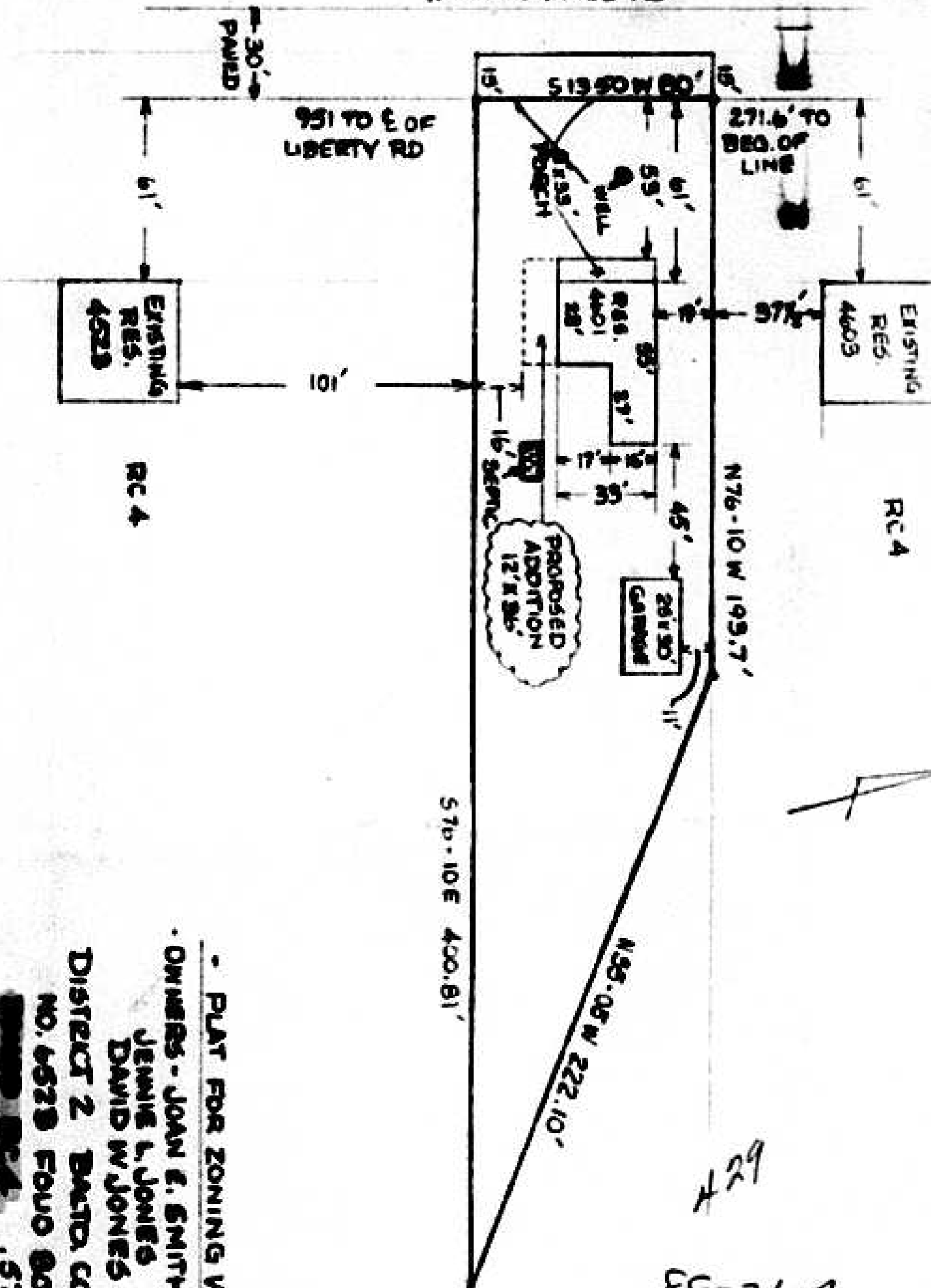
Your petition has been received and accepted for filing this
15th day of July, 1987.

[Signature]
Zoning Commissioner

Petitioner: Joan E. Smith, et al Received by: Joan E. Jung
Petitioner's Attorney: Chairman, Zoning Plans
Advisory Committee



WARDS CHAPEL RD



SCALE 1" = 50'

- PLAT FOR ZONING VARIANCE -
OWNERS: JOAN E. SMITH
JENNIE L. JONES
DAVID W. JONES
DISTRICT 2, BALTO CO. MD.
NO. 6678 EPOD 800 ACB
574 ACB

88-31-A

OFFICE COPY

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: June 17, 1987

Norman E. Gerber, AICP, Director
FROM: 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.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
JUN 17 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 19, 1987

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

ooc

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

Ms. Joan E. Smith
4601 Wards Chapel Road
Owings Mills, Maryland 21117

RE: Item No. 429 - Case No. 88-31-A
Petitioner: Joan E. Smith, et al
Petition for Zoning Variance

Dear Ms. Smith:

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:bjjs

Enclosures



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

~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~
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 408, 419, 421, 422, 425, 426, 427, 428, 429, 430, 433, and 432.

Very truly yours,

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

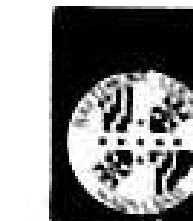
MSF:lt

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

Paul H. Reincke
Chief

April 28, 1987

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



Dennis F. Rasmussen
Chief Executive

Re: Property Owner: Joan E. Smith, et al

Location: E/S Wards Chapel Road, 951' N. centerline Liberty Road

Item No.: 429

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: *Capt. Joseph Kelly* 4/31/87
Planning Group
Special Inspection Division

Noted and
Approved:

John F. O'Neill
Fire Prevention Bureau