

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.C.1. and Section 301.1. to permit a carport on the back of the lot in lieu of the required 7.5 feet for an open projection (carport).

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

1. Carport must be 7.5' from side property line.
2. On day of 1 Public Hearing must be filed on 30th day of June.
3. No owner and 1 or repairs of motor vehicles is permitted from residential property.

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: _____
(Type or Print Name) (Type or Print Name)
Signature _____ Signature _____
Address _____ Address _____
City and State _____ City and State _____
Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June, 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 27th day of July, 1987, at 10:50 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 88-37-A, 88-41-A, 88-43-A, 88-52-A and 88-62-A

Please consider the Chesapeake Bay Critical Area Findings (see memos dated July 13, 1987, from Gerber to Jablon) to represent the position of this office.

NEG/3CH/ef

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director, Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings- William W. Hartman et ux (88-43-A, item 453)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Law and the July 8, 1985 Opinion from the County attorney, it is hereby my "findings" that the proposed development will comply with the terms of Section 8-1813(a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the zoning petition is conditioned on compliance with the following requirements:

1. One (1) major deciduous trees, or two (2) conifers, or two (2) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 1,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.
2. Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration.

NEG/PJS/jaw

cc: Robert W. Sheesley
Janice B. Outen
Tim Dugan
Jim Hoswell
David Fields
Tom Vidmar
People's Counsel

RECEIVED
JUL 10 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

Mr. & Mrs. William W. Hartman
813 Woodrow Avenue
Baltimore, Maryland 21221

RE: Item No. 453 - Case No. 88-43-A
Petitioner: William W. Hartman
Petition Zoning Variance

Dear Mr. & Mrs. Hartman:

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

cc: File

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

C. Richard Moore
Acting Director

JUNE 10, 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 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464, 465, 466, 468, 469, 470, and 471.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

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

Paul H. Reinecke
Chief

May 26, 1987

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

Re: Property Owner: William W. Hartman, et ux (Critical Area)

Location: S/S Woodrow Avenue, 375' W. of S. Marlyn Avenue

Item No.: 453

Zoning Agenda: Meeting of 5/19/87

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.
- () 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: John F. O'Neill
Planning Group
Special Inspection Division

Noted and Approved:

Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: James Dyer, Zoning Supervisor
FROM: James Thompson, Zoning Enforcement Coordinator
SUBJECT: Item No.: 453 (if known)
Petitioner: Hartman (if known)

VIOLATION CASE: 87-323-4
LOCATION OF VIOLATION: 813 Woodrow Avenue
DEFENDANT: William W. & Louise B. Hartman
Bulph. M.D. 21221

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME: Betty Cohea ADDRESS: 817 Woodrow Ave
Bulph. M.D. 21221

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

CPS-008

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of July, 1987, that the Petition for Zoning Variance to permit a side yard setback of 0.25 feet in lieu of the required 7.5 feet for an open projection (carport) be and is hereby GRANTED, from and after the date of this Order, subject to the following restriction which is a condition precedent to the relief granted herein:

1. The carport granted herein may not be permanently enclosed; however, the Petitioners may hang a tarp with the approval of Betty Cohea.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. William W. Hartman

Ms. Betty Cohea

People's Counsel

ORDER RECEIVED FOR FILING

Date July 28, 1987

By *William W. Hartman*

DESCRIPTION FOR VARIANCE
813 Woodrow Avenue
15th Election District

Beginning on the south side of Woodrow Avenue, 30 feet wide, at a distance of 375 feet West of South Marlyn Avenue and being Lot 27 as shown on the plat of Deep Creek Avenue Park, which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 2.

PETITION FOR ZONING VARIANCE

15th Election District - 5th Councilmanic District

Case No. 88-43-A

LOCATION: South Side of Woodrow Avenue, 375 feet West of South Marlyn Avenue (813 Woodrow Avenue)

DATE AND TIME: Monday, July 27, 1987, at 10:50 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 setback of 0.25 feet in lieu of the required 7.5 feet for an open projection (carport)

Being the property of William W. Hartman, 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 : BEFORE THE ZONING COMMISSIONER
S/S of Woodrow Ave., 375' W of
S. Marlyn Ave. (813 Woodrow Ave.) : OF BALTIMORE COUNTY
15th District

WILLIAM W. HARTMAN, et ux, : Case No. 88-43-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 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. William W. Hartman, 813 Woodrow Ave., Baltimore, MD 21221, Petitioners.

RECEIVED
JUL 1 1987

Peter Max Zimmerman
Peter Max Zimmerman

ZONING OFFICE

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Mr. William W. Hartman
Mrs. Louise B. Hartman
813 Woodrow Avenue
Baltimore, Maryland 21221

RE: PETITION FOR ZONING VARIANCE
S/S Woodrow Ave., 375' W of S. Marlyn
Ave. (813 Woodrow Ave.)
15th Election District - 5th Councilmanic District
William W. Hartman, et ux - Petitioners
Case No. 88-43-A

Dear Mr. and Mrs. Hartman:

This is to advise you that \$110.25 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 Zoning Office, Room 113, County Office Building, Towson, Maryland

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

No. 35994

DATE 7-24-87 ACCOUNT R-01-615-000

Sign + Post
Post.

RECEIVED FROM Mr. William W. Hartman

FOR Advertising and Posting Case 88-43-A

AMOUNT \$ 110.25

8073*****110751 82467

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

Office of

THE AVENUE NEWS

442 Eastern Blvd.
Balto., Md. 21221

JULY 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement of

WILLIAM W. HARTMAN, ET UX 15th E.D.
To advertise P0489725 REQ W03322 S/S
WOODROW DR., 375' W OF S. MARLYN AVE.
(813 WOODROW AVE.) HEARING: MONDAY
JULY 27, 1987 at 10:50am
119 line at \$59.50

was inserted in 'The Avenue News' a weekly newspaper

published in Baltimore County, Maryland once a week for ONE

successive week(s) before the 10th day of JULY 1987.

that is to say, the same was inserted in the issues of 7/09 1987.

The Avenue Inc.

per publisher

By *Deary Caldwell*

PETITION FOR ZONING VARIANCE
15th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT

CASE NO. 88-43-A

LOCATION: South Side of Woodrow Ave., 375 feet West of South Marlyn Ave. (813 Woodrow Ave.)

DATE & TIME: Monday, July 27, 1987, at 10:50 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 setback of 0.25 feet in lieu of the required 7.5 feet for an open projection (carport).

Being the property of William W. Hartman, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, 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

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Woodrow Ave., 375' W of S. Marlyn
Ave. (813 Woodrow Ave.)
15th Election District - 5th Councilmanic District
William W. Hartman, et ux - Petitioners
Case No. 88-43-A

TIME: 10:50 a.m.

DATE: Monday, July 27, 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. 36050

DATE 7/24/87 ACCOUNT R-01-615

AMOUNT \$ 35.00

RECEIVED FROM William W. Hartman

FOR Filing Fee for Variance Item 453

8052*****35001 80567

VALIDATION OR SIGNATURE OF CASHIER

**PETITION FOR
ZONING VARIANCE
15th Election District
5th Councilmanic District
Case No. 88-43-A**

LOCATION: South Side of Woodrow Avenue, 375 feet West of South Marilyn Avenue (813 Woodrow Avenue)
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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of William W. Hartman, 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

7/23 July 9

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 9, 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

July 9, 1987

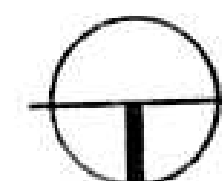
THE JEFFERSONIAN,

Susan Sender O'Brick

Publisher



VICINITY MAP



PLAT FOR ZONING VARIANCE

PUBLIC WATER (SEWER) EXIST TO SITE
15TH ELECTION DISTRICT
DR 5.5 ZONE

1" = 30'

LOT 27 OF DEEP CREEK AVENUE PARK
RECORDED IN WPC No 7, FOLIO 2

SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA (30' WIDE)

ITEM NO. 453 88-43-A

OFFICE COPY

WOODROW AVE.
(30' WIDE)

DEEP CREEK

