

88-102-A #498	SE/cor. Stafford St. and Minebank La. <u>(168 Stafford St.)</u>	13th E.D.
7/29/87	Variance - filing fee \$35.00 - Joseph S. L. Kaufman, Sr., et ux	
7/29/87	Hearing set for 9/2/87, at 2:00 p.m., before Mr. Haines.	
8/31/87	Advertising and Posting - \$73.32	
9/3/87	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory structure (above-ground swimming pool) in the side yard in lieu of the required rear one-third of the lot farthest removed from any street is GRANTED with conditions.	

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of September, 1987, that the Petition for Zoning Variance to permit an accessory structure (above-ground swimming pool) to be located in the side yard in lieu of the required rear one-third of the lot farthest removed from any street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH/srl

cc: Mr. & Mrs. Joseph S. L. Kaufman, Sr.

People's Counsel ✓

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 400.1 to permit an accessory structure (above-ground swimming pool) to be located in the side yard adjacent to the side street in lieu of the required third of the lot farthest removed from any street.

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

- 1) SPACE NOT ADEQUATE TO ACCOMMODATE POOL SIZE
SPACE NOT ADEQUATE TO ACCOMMODATE POOL SIZE
- 2) TO CLOSE TO NEIGHBORS PROPERTY LINE
TO CLOSE TO NEIGHBORS PROPERTY LINE
- 3) ONLY ALTERNATIVE SPACE IS ON SIDE OF HOUSE
ONLY ALTERNATIVE SPACE IS ON SIDE OF HOUSE

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.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Legal Owner(s):
(Type or Print Name)
Signature
(Type or Print Name)
Signature
Address
City and State
Address
City and State
Address
City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of September, 1987, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County.

ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 13th Date of Posting: August 14, 1987
Posted for: Variance
Petitioner: Joseph S. L. Kaufman, Sr. et ux
Location of property: SE/cor. Stafford St. and Minebank La.
Location of Sign: SE/cor. of Stafford St. and Minebank La.
Remarks:
Posted by: J. J. Quata
Signature
Date of return: August 21, 1987
Number of Signs: 1

Case No. 88-102-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 29th day of July, 1987.

J. Robert Haines
Zoning Commissioner

Petitioner: Joseph S. L. Kaufman, Sr.
et ux
Attorney: James E. Davis, Co.
Chairman, Zoning Plans
Advisory Committee

PETITION FOR ZONING VARIANCE

13th Election District - 1st Councilmanic District

Case No. 88-102-A

LOCATION: Southeast Corner of Stafford Street and Minebank Lane
(168 Stafford Street)

DATE AND TIME: Wednesday, September 2, 1987, at 2:00 p.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 an accessory structure (above-ground swimming pool) in the side yard adjacent to the side street in lieu of the required third of the lot farthest removed from any street

Being the property of Joseph S. L. Kaufman, Sr., 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



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3033

J. ROBERT HAINES
ZONING COMMISSIONER

August 25, 1987

Mr. Joseph S. L. Kaufman, Sr.
Mrs. Bernadette V. Kaufman
168 Stafford Street
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Stafford St. and Minebank La.
(168 Stafford St.)
13th Election District - 1st Councilmanic District
Joseph S. L. Kaufman, Sr., et ux - Petitioners
Case No. 88-102-A

Dear Mr. and Mrs. Kaufman:

This is to advise you that \$73.32 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 Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:med

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

No. 37860

DATE: 8/31/87 ACCOUNT: R-01-615-700

SIGN & POST

RETURNED

AMOUNT: \$ 73.32

RECEIVED FROM: Bernadette V. Kaufman, 168 Stafford St.,
Patto., Md. 21227-2916

FOR: ADVERTISING & POSTING COSTS RR CASE #88-102-A

FOR: 8047*****733214 53121

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE Corner of Stafford St. & Minebank La. (168 Stafford Ct.) : OF BALTIMORE COUNTY
13th Election District :
JOSEPH S. L. KAUFMAN, SR., : Case No. 88-102-A
et ux, 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 14th day of August, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Joseph S. Kaufman, 168 Stafford St., Baltimore, MD 21227, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

Mr. Joseph S. L. Kaufman, Sr.
Mrs. Bernadette V. Kaufman
168 Stafford Street
Baltimore, Maryland 21227

August 3, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/cor. of Stafford St. and Minebank La.
(168 Stafford St.)
13th Election District - 1st Councilmanic District
Joseph S. L. Kaufman, Sr., et ux - Petitioners
Case No. 88-102-A

TIME: 2:00 p.m.

DATE: Wednesday, September 2, 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. 36157

DATE: 8/31/87 ACCOUNT: 01-615

AMOUNT: \$ 35.00

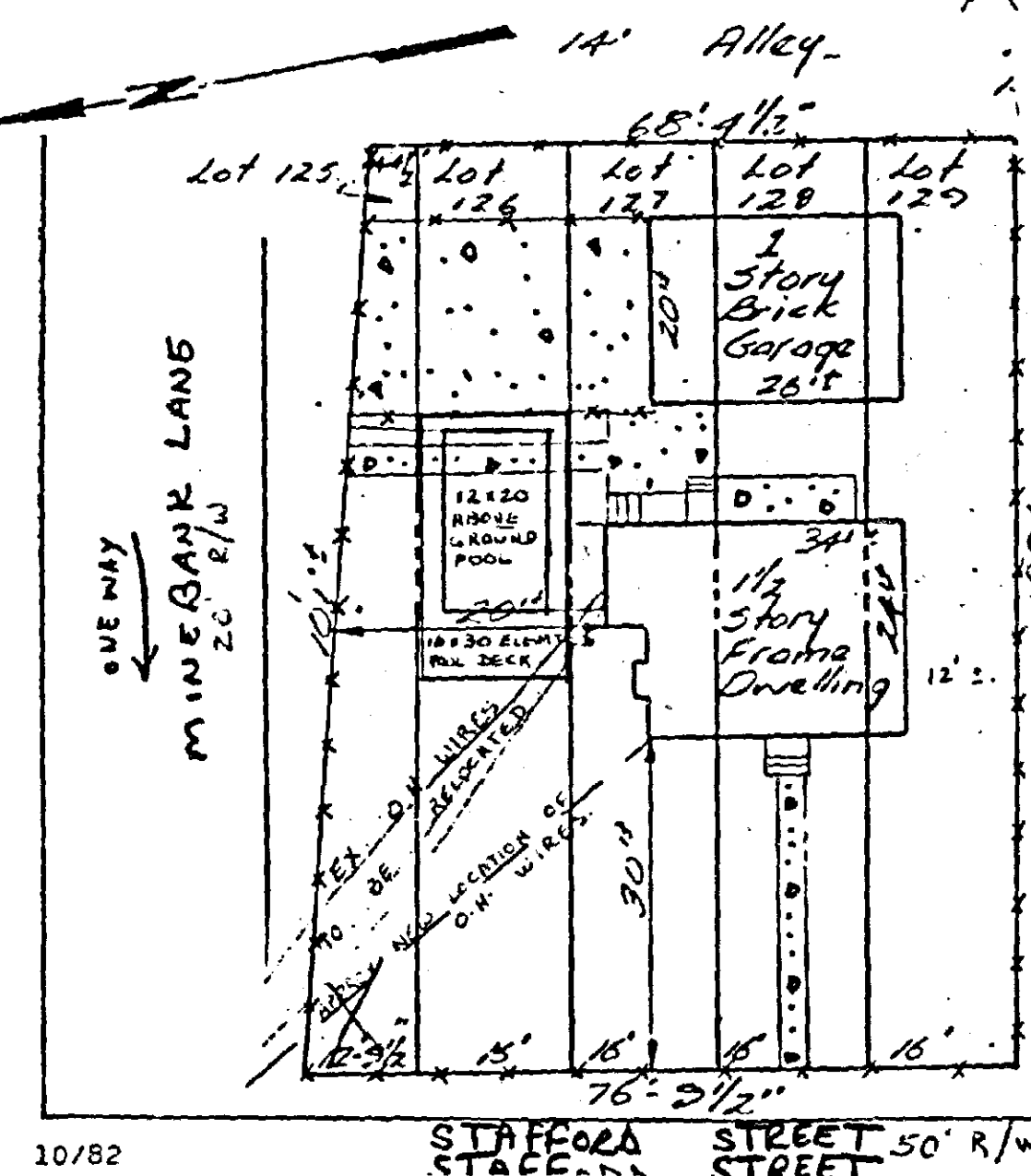
RECEIVED FROM: Bernadette V. Kaufman

FOR: FILING FEE FOR VARIANCE Item 499

8047*****350014 5200F

VALIDATION OR SIGNATURE OF CASHIER

PETITIONER'S EXHIBIT 1



PUBLIC UTILITIES EXIST IN ROAD
ENTIRE YARD ENCLOSED WITH 42"
CHAIN LINK FENCE
LOTS 125 TO 129, PLAT OF "JOSHUA"
PLAT BOOK 1, FOLIO 144

1' x 20'
13TH DISTRICT
DA 5.5 ZONE
88-102-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines, Zoning Commissioner
TO: Zoning Administration Date: August 20, 1987
FROM: Norman E. Gerber, AICP
Norman E. Gerber, AICP
Director of Planning and Zoning
SUBJECT: Zoning Petition 88-102-A

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, AICP
Director

NEG:KAK:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

JUL 27 1987

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

August 25, 1987

ooo

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. Joseph S. L. Kaufman, Sr.
168 Stafford Street
Baltimore, Maryland 21227

RE: Item No. 498 - Case No. 88-102-A
Petitioner: Joseph S. L. Kaufman, Sr., et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Kaufman:

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, Jr.

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: File



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

XXXXXXXXXXXX
XXXXXXXXXXXX
C. Richard Moore
Acting Director

June 11, 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 495, 497, and 498.

Very truly yours,

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

MSF:lt

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

Paul H. Reincke
Chief

June 11, 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: Joseph S. Kaufman, et ux

Location: SE/C Stafford St. and Minebank La.

Item No.: 498

Zoning Agenda: Meeting of 6/9/87

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.

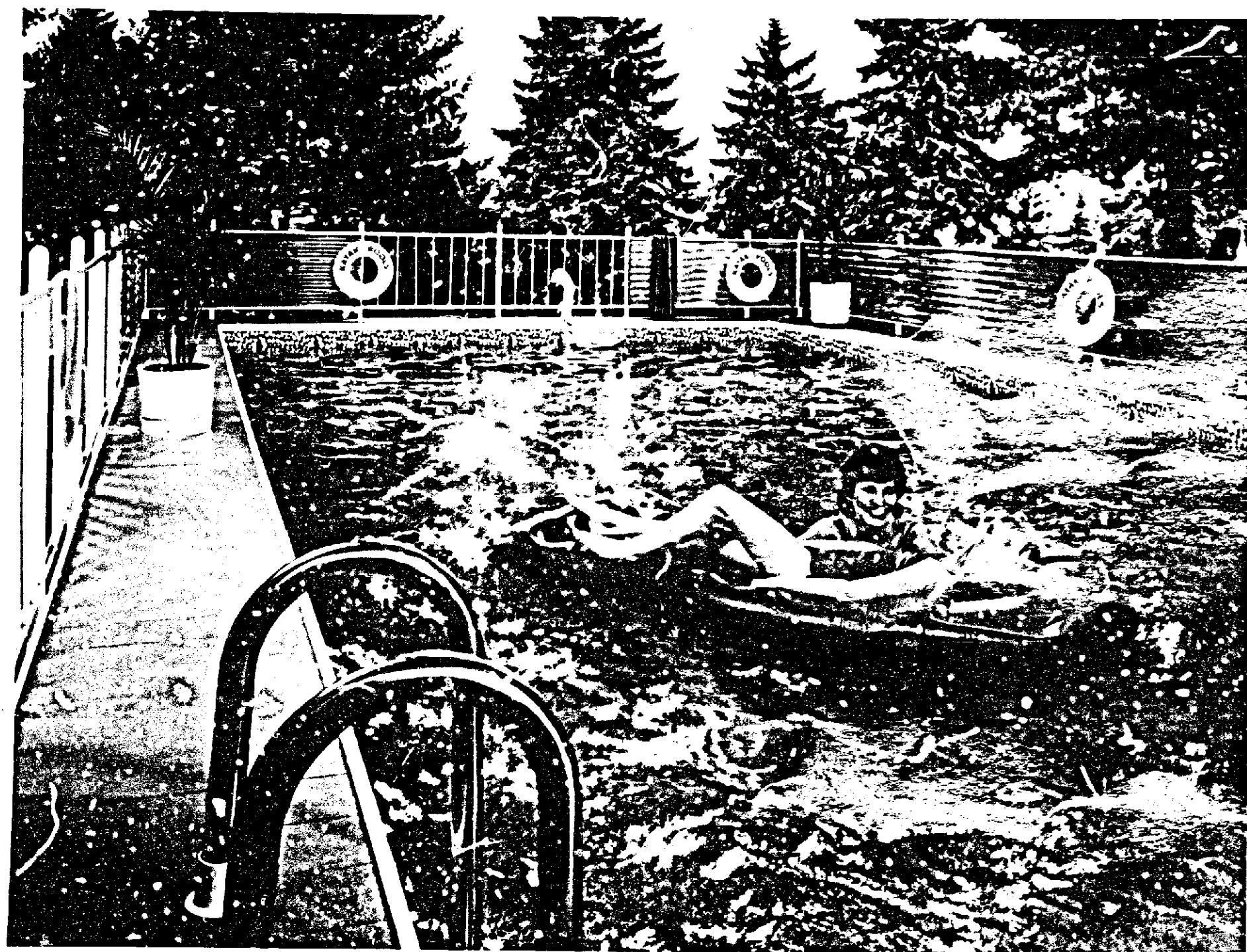
() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl Joseph Kelly* 6-5-87 Noted and Approved: *John F. O'Neill*
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/



CERTIFICATE OF PUBLICATION

TOWSON, MD., *August 13, 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 *August 13, 1987*

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

PETITION FOR
ZONING VARIANCE
15th Election District
1st Councilmanic District
Case No. 88-102-A
LOCATION: Southeast Corner of
Stafford Street and Minebank
Lane (168 Stafford Street)
DATE AND TIME: Wednesday, Sep-
tember 2, 1987 at 2:00 p.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W
Chesapeake Avenue, Towson,
Maryland
The Zoning Commissioner of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing:
Petition for Zoning Variance to
permit an accessory structure
(above ground swimming pool) in
the side yard adjacent to the side
street in lieu of the required third of
the lot (setback) removed from any
street.
Being the property of Joseph S. L.
Kaufman, Sr., et ux, as shown on
plat plan filed with the Zoning Of-
fice.
In the event that this Petition(s) is
granted, a building permit may be
issued within the thirty (30) day ap-
peal period. The Zoning Commis-
sioner 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
8094 Aug. 13.