

88-148-A

#3

W/S Burke Rd., 120' N of c/1 of Bowleys Quarters  
Rd. (1440 Burke Rd.)

15th E.D.

9/21/87

Variance - filing fee \$35.00 - David L. Ferris, et ux

9/21/87

Hearing set for 10/29/87, at 9:00 a.m., before Mrs. Nastarowicz

10-29-87

Advertising and Posting - \$112.04

10-30-87

Ordered by the Deputy Zoning Commissioner that the Petition for Variance to permit side yard setbacks of 7' and 35' in lieu of the required 50' for each, a front yard setback of 59' from the centerline in lieu of the required 75', and to permit anexisting shed to be located in side yard in lieu of the required rear yard be GRANTED

88-148-A  
IL-43  
#3  
DAVID L. FERRIS, et ux, 88-148-A  
Burke Rd., 120' N of c/l of  
Bowleys Quarters Rd., 1440 Burke  
Rd., Baltimore, Maryland 21220  
JAN 1987

**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 1 A.0.4.3.B.1. to allow for side yard setback of 7' and 35' in lieu of the required 50' for each and front yard setback of 59' from center line of street in lieu of required 75' and 400' in lieu of the on existing storage shed to be located in the side yard in lieu of the required rear yard.

The variance for the purpose of constructing an addition to the existing dwelling. The existing dwelling cannot be moved without destroying same. The existing lot along Burke Road is 80' wide and under the existing zoning regulations pertaining to side yards does not allow the Petitioner to meet said side yard setbacks. The Petitioner cannot acquire any additional property on either side of his lot to accommodate said regulations.

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.

Legal Owner(s):  
David L. Ferris  
Type or Print Name  
Signature  
Date 11/14/87  
200 B.F.  
900 B.F.  
DP  
N-2-685  
E-67,055  
335-6161

Contract Purchaser:  
Type or Print Name  
Signature  
Address  
City and State  
Baltimore, Maryland 21220

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221  
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 21st day of September 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 29th day of October 1987 at 9:00 A.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County

October 30, 1987

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Petition for Zoning Variance  
W/S Burke Rd., 120' N of c/l of Bowleys Quarters Road (1440 Burke Road)  
15th Election District; 5th Councilmanic District  
David L. Ferris, et ux  
Case No. 88-148-A

Dear Mr. Romadka:

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restriction noted in the attached Order.

Any party is dissatisfied with the decision rendered, please be advised that any party may file an appeal to the County Board of Appeals. Please call the office for further information.

Very truly yours,  
ANN M. NASTAROWICZ  
Deputy Zoning Commissioner  
of Baltimore County

AMH/bjs  
Enclosures  
cc: People's Counsel  
File

**BALTIMORE COUNTY, MARYLAND**  
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines  
TO: Zoning Commissioner  
Date: September 29, 1987

Norman E. Gerber, AICP  
FROM: Director of Planning and Zoning  
Zoning Petitions No. 88-140-A, 88-141-A,  
88-142-A, 88-143-A, 88-147-A, 88-148-A, 88-150-A,  
SUBJECT: 88-148-A, 88-149-A, 88-150-A, 88-161-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

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

Norman E. Gerber, AICP  
Norman E. Gerber, AICP  
Director

RECEIVED  
OCT 26 1987  
ZONING OFFICE

CPS-nna

September 24, 1987

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

**NOTICE OF HEARING**  
RE: PETITION FOR ZONING VARIANCE  
W/S Burke Rd., 120' N of c/l of Bowleys Quarters Rd. (1440 Burke Rd.)  
15th Election District - 5th Councilmanic District  
David L. Ferris, et ux - Petitioners  
Case No. 88-148-A

TIME: 9:00 a.m.  
DATE: Thursday, October 29, 1987  
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

DATE 7-2-87 ACCOUNT 890-615  
AMOUNT \$ 35.00  
RECEIVED FROM David L. Ferris Carmichael  
FOR Zoning Variance Petition  
0 8105\*\*\*\*\*35001a 2522F  
VALIDATION OR SIGNATURE OF CASHIER

#3  
Baffis & Associates

Description of David and Terry Ferris Property on Burke Road.  
Beginning on the West side of Burke Road, at a distance of 120 feet North of the centerline of Bowleys Quarter Road. Being Lot 155, in the subdivision of "Bowleys Quarters Plat NO.1" and recorded among the Land Records of Baltimore County in Plat Book W.P.C. No.7, Part 1-12. Also, known as 1440 Burke Road in the 15th Election District. Containing 0.489 AC.

Seal of Baltimore County  
William N. Baffis, P.E. #11641

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 21st day of September 1987.

J. Robert Haines  
ZONING COMMISSIONER

Petitioner: David L. Ferris, et ux  
Petitioner's Attorney: Robert J. Romadka, Esquire

Received by: James E. Zoning Plans Advisory Committee

**PETITION FOR ZONING VARIANCE**  
15th Election District - 5th Councilmanic District  
Case No. 88-148-A

LOCATION: West Side of Burke Road, 120 feet North of Centerline of Bowleys Quarters Road (1440 Burke Road)

DATE AND TIME: Thursday, October 29, 1987, at 9:00 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 side yard setbacks of 7 feet and 35 feet in lieu of the required 50 feet for each, a front yard setback of 59 feet from the centerline of a street in lieu of the required 75 feet, and an existing storage shed in the side yard in lieu of the required rear yard

Being the property of David L. Ferris, 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.

J. ROBERT HAINES  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353  
J. ROBERT HAINES  
ZONING COMMISSIONER

October 21, 1987

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

Re: PETITION FOR ZONING VARIANCE  
W/S Burke Rd., 120' N of c/l of Bowleys Quarters Rd. (1440 Burke Rd.)  
15th Election District - 5th Councilmanic District  
David L. Ferris, et ux - Petitioners  
Case No. 88-148-A

Dear Mr. Romadka:

This is to advise you that \$112.04 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. 37970

DATE 10/23/87 ACCOUNT 8-01-615-000  
SIGN & POST RETURNED AMOUNT \$ 112.04  
RECEIVED FROM Mr. David L. Ferris, 1440 Burke Rd., Balto., Md. 21220  
ADVERTISING & POSTING COSTS RE CASE #89-143-A  
FOR 8 8011\*\*\*\*\*112041a 2522F  
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County  
Fire Department  
Towson, Maryland 21204-2586  
494-4500  
Paul H. Reinke  
Chief

July 28, 1987

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

Dennis F. Kasmussen  
County Executive

Re: Property Owner: David L. Ferris, et ux (CRITICAL AREA)  
Location: W/S Burke Rd., 120 feet N centerline Bowleys Quarters Rd.  
Item No.: 3 Zoning Agenda: Meeting of 7/14/87

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 of \_\_\_\_\_ 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: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

# BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

Robert J. Romadka, Esquire  
809 Eastern Boulevard  
Baltimore, Maryland 21221

RE: Item No. 3 - Case No. 88-148-A  
Petitioner: David L. Ferris, et ux  
Petitioner for Zoning Variance

Dear Mr. Romadka:

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 Commission 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:kbb

Enclosures

cc: Baftis & Associates  
1249 Engleberth Road  
Baltimore, Maryland 21221

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
Courts Building, Suite 405  
Towson, Maryland 21204  
4043554



Dennis F. Rasmussen  
County Executive

July 29, 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 1, 3, 5, 6, 7, 9, 10, and 13.

Very truly yours,

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

MSF:lt

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
New County Courts Building  
Towson, Maryland 21204

Re: Variance for addition to  
existing home at 1440 Burke Road

Dear Mr. Jablon:

Please be advised that I have reviewed the site plan as shown to me by my neighbors, David and Terri Ferris who wish to build an addition to their home as shown on the site plan. Please be advised that I am in favor of your upgrading a zoning variance allowing Mr. and Mrs. Ferris to build the addition to their existing home at 1440 Burke Road, Baltimore, Maryland 21220.

Very truly yours,

*Edith Holland*  
Edith Holland  
1442 Burke Road Lot #156  
Baltimore, Maryland 21220

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
New County Courts Building  
Towson, Maryland 21204

Re: Variance for addition to  
existing home at 1440 Burke Road

Dear Mr. Jablon:

Please be advised that I have reviewed the site plan as shown to me by my neighbors, David and Terri Ferris who wish to build an addition to their home as shown on the site plan. Please be advised that I am in favor of your upgrading a zoning variance allowing Mr. and Mrs. Ferris to build the addition to their existing home at 1440 Burke Road, Baltimore, Maryland 21220.

Very truly yours,

*Ronald Swinder*  
Ronald Swinder  
1438 Burke Road Lot #154  
Baltimore, Maryland 21220

Petitioner's  
Exhibit 3

## CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct 8 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 Oct 8, 1987.

THE JEFFERSONIAN,

*Susan Sander Abbott*  
Publisher

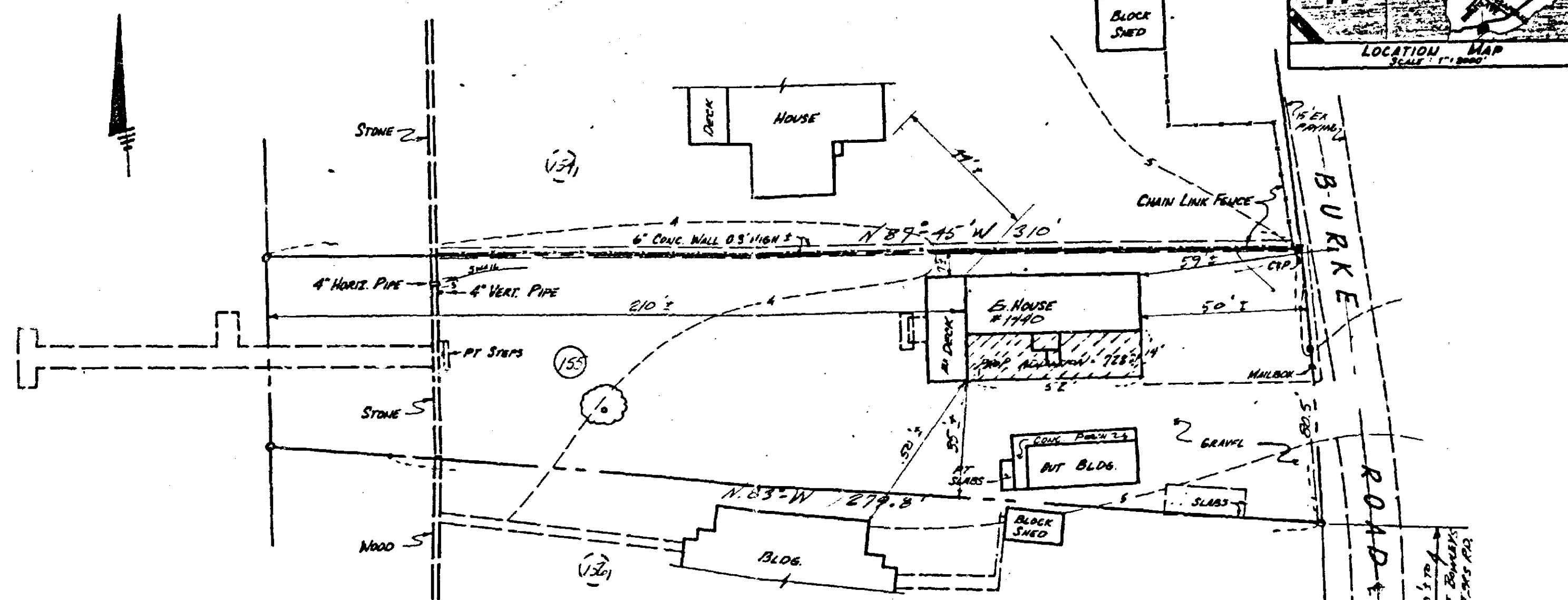
## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th  
Posted for: Variance  
Petitioner: David L. Ferris, et ux  
Location of property: 1440 Burke Rd., Lot #156, 1440 Burke Rd.  
Location of signs: 1440 Burke Rd., Lot #156, 1440 Burke Rd.  
Remarks: Property of David L. Ferris, et ux  
Posted by: *Michael S. Flanagan*  
Number of Signs: 1  
Date of return: 10/17/87

## VARIANCE NOTES:

PETITION FOR ZONING VARIANCE TO ALLOW THE SIDE YARD SETBACK OF 7 FEET AND 36 FEET IN LIEU OF REQUIRED 50 FEET REAR AND FRONT YARD SETBACK OF 50 FEET FROM CENTERLINE OF STREET IN LIEU OF REQUIRED 75 FEET. SEC. 1A04.3.B.3.



## GENERAL NOTES:

- OWNER: DAVID & TERRY FERRIS  
1440 BURKE ROAD  
BALTIMORE, MD 21220
- ELECTION DISTRICT: 15th, Zone RE-5
- SUBDIVISION: "BOWLEY'S QUARTERS" PLAT No. 1  
Lot No. 155  
PLAT BOOK W.P.C. No. 7, Page 1-12
- EXISTING PUBLIC WATER IN BURKE RD.  
EXISTING SEWER SYSTEM

#3  
#1  
Petitioner's Exhibit 88-148-A  
FOR  
BUILDING PERMIT  
ZONING VARIANCE  
SCALE: 1"=30'

## CERTIFICATE OF PUBLICATION

Office of

## THE AVENUE NEWS

442 Eastern Blvd.  
Balto., Md. 21221

OCT 8 1987

THIS IS TO CERTIFY, that the annexed advertisement of

PG#93460 REQ# M05272 TO ADVERTISE W/S  
BURKE RD., 1201N OF C/O OF BOWLEYS  
QUARTERS RD. (1440 BURKE RD.), HEARING:  
THURSDAY, OCTOBER 29, 1987, AT 9:00am  
PETITION FOR ZONING VARIANCE, PETITIONERS:  
DAVID L. FERRIS, ET UX 15th E.D.  
119 lines 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 9th day of OCT 1987.

that is to say, the same was inserted in the issues of 10/8 1987

The Avenue Inc.

per publisher

By *David Coldwell*

## PETITION FOR ZONING VARIANCE

15th Election District  
5th Councilmanic District  
Petitioner

Case No. 88-148-A

LOCATION: West Side of Burke Road, 1201 North of Bowleys Quarters Road (1440 Burke Road)

DATE AND TIME: Thursday, October 29, 1987, at 9:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission 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 side yard setbacks of 7 feet and 36 feet in lieu of the required 50 feet for each, a front yard setback of 50 feet from the centerline of a street, and an existing storage shed in the side yard in lieu of the required rear yard.

Being the property of David L. Ferris, et ux, as shown on plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for a period of 14 days after the date of the hearing set above or made at the hearing.

15th ELECTION DISTRICT  
5th COUNCILMANIC DISTRICT  
BALTIMORE COUNTY