

88-179-A
#21

NW/cor. Deacon Brook Circle and Glen Granite Rd.
(405 Deacon Brook Circle)

4th E.D.

9/27/87

Variance - filing fee \$35.00 - Donald E. McCombs, et ux

9/27/87

Hearing set for 11/13/87, at 1:00 p.m., before Mrs. Nastarowicz

11/17/87

ORDERED, by the Zoning Commissioner, that the herein Petition for Variance to permit a rear yard setback of 15 feet in lieu of the required 30 foot setback, in accordance with Petitioner's Exhibit #1, be and is hereby GRANTED, with restrictions.

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 1802.3B (208.4) to permit a rear yard setback of 15' in lieu of the required 30' setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
We seek the construction of a deck to add to the usefulness of our home and to add to its value. We selected this site because:
1. It is the most accessible site to the present house.
2. Most of the terrain is level and would not require alterations.
3. Trees along the back of our lot and the adjoining neighbor's lot would screen it from view.
4. Other sites on the lot are not easily accessible to the house, would require the removal of trees, and involve severely sloping terrain.
5. Other adjacent or nearby properties have attached decks or porches.
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.

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.: _____
Address _____
Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th 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 405, County Office Building in Towson, Baltimore County, on the 13th day of November, 1987, at 1:00 o'clock P.M.

ESTIMATED LENGTH OF HEARING 1/2HR.

Mr. & Mrs. Donald E. McCombs
405 Deacon Brook Circle
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
NW/Cor. Deacon Brook Circle and Glen Granite Road
4th Election District; 3rd Councilmanic District
Case No. 88-179-A

Dear Mr. & Mrs. McCombs:
In accordance with the recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been Granted, subject to the restriction noted in the attached Order.

In the event the decision rendered is unfavorable to anyone, please be advised that you may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
ANN M. NASAROWICZ
Deputy Zoning Commissioner
of Baltimore County
AMN:bjs
Enclosures
cc: People's Counsel
File

ZONING DESCRIPTION

Beginning at a point at the northwest intersection of Deacon Brook Circle and Glen Granite Road, being lot #2, Block D, in the subdivision of Chartley East, Liber #33, Folio 27. Also known as 405 Deacon Brook Circle in the 4th Election District.

88-179-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 27th day of September, 1987.

Petitioner: Donald E. McCombs, et ux
Petitioner's Attorney: _____
Received by: J. Robert Haines
Zoning Commissioner
Advisory Committee

PETITION FOR ZONING VARIANCE

4th Election District - 3rd Councilmanic District
Case No. 88-179-A

LOCATION: Northwest Corner of Deacon Brook Circle and Glen Granite Road (405 Deacon Brook Circle)

DATE AND TIME: Friday, November 13, 1987, at 1:00 p.m.

PUBLIC HEARING: Room 405, 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 15 feet in lieu of the required 30 foot setback

Being the property of Donald E. McCombs, 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 ZONING PLANS ADVISORY COMMITTEE

November 9, 1987

Mr. Donald E. McCombs
405 Deacon Brook Circle
Reisterstown, Maryland 21136

RE: Item No. 21 - Case No. 88-179-A
Petitioner: Donald E. McCombs, et ux
Petition for Zoning Variance

Dear Mr. McCombs:

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 /KKB
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

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

Paul H. Reincke
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: Donald E. McCombs, et ux

Location: NE/c Deacon Brook Circle and Glen Granite Road

Item No.: 21

Zoning Agenda: Meeting of 6/21/87

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 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]
Special Inspection Division Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner Date: October 22, 1987

FROM: Mr. Norman E. Gerber, AICP, Director
Office of Planning and Zoning

SUBJECT: Zoning Petitions No. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A, 88-159-A, 88-160-A, 88-161-A, 88-162-A, 88-163-A, 88-164-A, 88-165-A, 88-166-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-172-A, 88-173-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-178-A, 88-179-A, 88-180-A, 88-181-A, 88-182-A, 88-183-A, 88-184-A, 88-185-A, 88-186-A, and 88-187-A.

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

Norman E. Gerber, AICP, Director
Office of Planning and Zoning

NEG/JH/jat

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

File

RECEIVED
OCT 26 1987

ZONING OFFICE

AUG 8 1988

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

J. ROBERT HAINES
ZONING COMMISSIONER

November 3, 1987

Mr. Donald E. McCombs
Mrs. Judith A. McCombs
405 Deacon Brook Circle
Reisterstown, Maryland 21136

RE: PETITION FOR ZONING VARIANCE
NW/cor. Deacon Brook Circle and Glen Granite Rd.
(405 Deacon Brook Circle)
4th Election District - 3rd Councilmanic District
Donald E. McCombs, et ux - Petitioners
Case No. 88-179-A

Dear Mr. and Mrs. McCombs:

This is to advise you that \$75.84 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:mad

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

No. 45804

DATE Nov 13 1987 ACCOUNT 21115-000

AMOUNT \$ 75.84

RECEIVED FROM Donald E. McCombs

FOR Paying advertising

B 8064*****7584** 1302F

25-179-A

VALIDATION OR SIGNATURE OF CARRIER

Mr. Donald E. McCombs
Mrs. Judith A. McCombs
405 Deacon Brook Circle
Reisterstown, Maryland 21136

October 9, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. Deacon Brook Circle and Glen Granite Rd.
(405 Deacon Brook Circle)
4th Election District - 3rd Councilmanic District
Donald E. McCombs, et ux - Petitioners
Case No. 88-179-A

TIME: 1:00 p.m.

DATE: Friday, November 13, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

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

No. 37729

DATE 7-9-87 ACCOUNT 690-615

AMOUNT \$ 35.00

RECEIVED FROM Donald & Judith McCombs

FOR Petition for zoning variance

B 8045*****3500** 6022F

VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 22 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 22, 1987.

THE JEFFERSONIAN,

Susan Sander Obrecht
Publisher

PETITION FOR ZONING VARIANCE
4th Councilmanic District
Case No. 88-179-A

LOCATION: Northwest Corner of Deacon Brook Circle and Glen Granite Road (405 Deacon Brook Circle)

DATE AND TIME: Friday, November 13, 1987 at 1:00 p.m.

PUBLIC HEARING: Room 301, 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, at a public hearing, receive and consider any petition for a zoning variance to permit a use or structure not permitted in the zone in which the property is located, or to permit a use or structure not permitted in the zone in which the property is located, or to permit a use or structure not permitted in the zone in which the property is located.

Being the property of Donald E. McCombs, 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 forty (40) day appeal period. The Zoning Commission will, however, receive any request for a stay of the issuance of said permit during the period for appeal. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
Nov 22 1987

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-179-A

District 4th Date of Posting October 22 1987

Posted for: Variance

Petitioner: Donald E. McCombs, et ux

Location of property: NW/cor. of Deacon Brook Circle and Glen Granite Rd. (405 Deacon Brook Circle)

Location of Sign: In front of 405 Deacon Brook Circle

Remarks: See front of 405 Deacon Brook Circle

Posted by: L. J. Costa Date of return: October 30, 1987

Number of Signs: 1

