

88-187-A
#27

N/S Reynolds Rd., 776' E of Bradshaw Rd.
(11124 Reynolds Rd.)

11th E.D.

9/27/87

Variance - filing fee \$35.00 - Frank Schlosser, III, et ux

9/27/87

Hearing set for 11/18/87, at 9:00 a.m., before Mrs. Nastarowicz

11/18/87

ORDERED, by the Deputy Zoning Commissioner, that the herein Petition for Variance to permit a front yard setback of 48 feet in lieu of the required 50 feet, in accordance with the Petitioner's Exhibit #1, be and is hereby GRANTED, with restrictions.

1988-187-A

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of November, 1987, that the herein Petition for Variance(s) to permit a front yard setback of 48 feet in lieu of the required 50 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, from and after the date of this Order.

Ann M. Nastarowicz

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjs

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 1A04.3 B 3 to allow a front yard setback of 48 feet instead of the required 50 feet.

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

1. The proposed dwelling was staked by the builder who misinterpreted the property lines.
2. The owners are a young couple building their own house.
3. The lot faces a pan handle and common drive.
4. Any dwelling to be built to the north will be at least 100 feet away.

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.

Legal Owner(s):
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Attorney's Telephone 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 106, County Office Building in Towson, Baltimore County, on the 18th day of November, 1987, at 9:00 o'clock a.m.

J. Robert Haines
Zoning Commissioner of Baltimore County.

November 18, 1987

Mr. & Mrs. Frank Schlosser, III
16 Parkwind Court
Baltimore, Maryland 21234
RE: Petition for Zoning Variance
N/S Reynolds Road, 776' E of Bradshaw Road (11124 Reynolds Road)
11th Election District; 5th Councilmanic District
Case No. 88-187-A

De & Mrs. Schlosser:
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.
In the event the decision rendered is unfavorable to any party, please be advised that any party 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. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

AMN:bjjs
Enclosures
cc: People's Counsel
File

88-187
SPELLMAN, LARSON & ASSOCIATES, INC.
SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON
HENRY M. APPEL
ALFRED J. JUNGERS, P.L.S.

DISCRIPTION FOR A VARIANCE TO ZONING - NO. 11124 REYNOLDS ROAD
11th DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the North side of Reynolds Road, 60 feet wide, at the distance of 776 feet, more or less, measured Northeasterly along the North side of Reynolds Road from the centerline of Bradshaw Road and running thence and binding on the North side of Reynolds Road Northeasterly by a curve on the right with a radius of 746.20 feet the distance of 10.04 feet thence leaving the North side of Reynolds Road and running North 18 Degrees 03 Minutes 19 Seconds West 173.39 feet, North 72 Degrees 21 Minutes 04 Seconds East 265.00 feet, North 17 Degrees 38 Minutes 56 Seconds West 180.00, South 72 Degrees 21 Minutes 04 Seconds West 245.38 feet, South 11 Degrees 05 Minutes 31 Seconds East 180.64 feet and South 18 Degrees 03 Minutes 19 Seconds East 173.09 feet to the place of beginning.

Containing 1.13 acres of land, more or less.
7/10/87



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

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

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

Re: Property Owner: Frank Schlosser, et ux
Location: N/S Reynolds Road, 776' E. Bradshaw Road
Item No.: 27 Zoning Agenda: Meeting of 7/28/87

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 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

31
11/18/87

PETITION FOR ZONING VARIANCE
11th Election District - 5th Councilmanic District
Case No. 88-187-A

LOCATION: North Side of Reynolds Road, 776 feet East of Bradshaw Road (11124 Reynolds Road)

DATE AND TIME: Wednesday, November 18, 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 a front yard setback of 48 feet in lieu of the required 50 feet

Being the property of Frank Schlosser, III, 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 4, 1987

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

Mr. Frank Schlosser, III
16 Parkwind Court
Baltimore, Maryland 21234

RE: Item No. 27 - Case No. 88-187-A
Petitioner: Frank Schlosser, III, et ux
Petition for Zoning Variance

Dear Mr. Schlosser:
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
Chairman
Zoning Plans Advisory Committee

JED:kbb
Enclosures
cc: Spellman, Larson & Associates, Inc.
107 Jefferson Building
Towson, Maryland 21204

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554



Dennis F. Rasmussen
County Executive

July 31, 1987

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:
The Baltimore County Bureau of Traffic Engineering has no comments for items number 25, 26, 27, 28, 29, 30, 31, and 32.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

11/18/87

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
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.

[Signature]
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

Mr. Frank Schlosser, III
Mrs. Gloria R. Schlosser
16 Parkwind Court
Baltimore, Maryland 21234

October 19, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Reynolds Rd., 776' E of Bradshaw Rd.
(11124 Reynolds Rd.)
11th Election District - 5th Councilmanic District
Frank Schlosser, III, et ux - Petitioners
Case No. 88-187-A

TIME: 9:00 a.m.
DATE: Wednesday, November 18, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

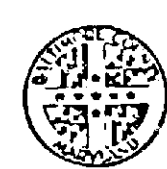
JRH:med

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

No. 37751

DATE July 14, 1987 ACCOUNT 01-615-020
AMOUNT \$ 35.00

RECEIVED FROM Zoning
FOR Fee - 1st Variance
B 8031*****350010 01424F
Validation or Signature of Cashier John # 27



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

J. ROBERT HAINES
ZONING COMMISSIONER

*Mrs. Mrs. Frank Schlosser, III
16 Parkwind Court
Balt, Md. 21234*

*Del for zoning variance
N/S Reynolds Rd. 776' E of
Bradshaw Rd. (11124 Reynolds Rd.)
11th E.D. 5th C.D.
88-187-A*

This is to advise you that 67.79 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
Typed Copy sent 11/2/87

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

No. 45812

DATE 11/2/87 ACCOUNT 01-615-020
AMOUNT \$ 67.79

RECEIVED FROM Mrs. Mrs. Schlosser
FOR Posting & Advertising
B 8019*****677910 01424F
Validation or Signature of Cashier 88-187-A

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-187-A

District 1114 Date of Posting 10/20/87
Posted for Variance
Petitioner Frank Schlosser, III, et ux
Location of property N/S Reynolds Rd. 776' E of Bradshaw Rd.
11124 Reynolds Rd.
Location of Sign 11124 Reynolds Rd. 776' E of Bradshaw Rd.
on property of Petitioner Reynolds Rd. et ux in parcel
marked and being to development
Posted by J. Robert Haines Date of return 11/2/87
Number of Signs 1

Petition For Zoning Variance

11th Election District
5th Councilmanic District
Case No. 88-187-A
LOCATION: North Side of Reynolds Rd. 776' East of Bradshaw Rd. (11124 Reynolds Rd.)
DATE AND TIME: Wednesday, November 18, 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 on the Petition for Zoning Variance to permit a front yard setback of 45 feet in lieu of the required 50 feet.
Being the property of Frank Schlosser, III, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building setback may be used within the thirty (30) day appeal period. The Zoning Commissioner will, however, maintain 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
J. Robert Haines
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., Oct 29 1987

This is to Certify, That the annexed

Photo

Key M 05640

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of one successive

weeks before the 29th day of

Oct, 1987

John B. Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 29 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 29, 1987

THE JEFFERSONIAN,

Susan Susan Abbott
Publisher

PETITION FOR ZONING VARIANCE
11th Election District
5th Councilmanic District
Case No. 88-187-A
LOCATION: North Side of Reynolds Rd. 776' East of Bradshaw Rd. (11124 Reynolds Rd.)
DATE AND TIME: Wednesday, November 18, 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 on the Petition for Zoning Variance to permit a front yard setback of 45 feet in lieu of the required 50 feet.
Being the property of Frank Schlosser, III, et ux, as shown on plat plan filed with the Zoning Office.
In the event that this Petitioner is granted a building setback may be used within the thirty (30) day appeal period. The Zoning Commissioner will, however, maintain 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
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County
10410 Oct 29

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

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner Frank Schlosser, III, et ux Received by: Charles E. Zoning Plans
Petitioner's Attorney Spellman, Larson & Associates, Inc. Advisory Committee

