IN RE: PETITION FOR ZONING VARIANCE S/S Betz Avenue, approx. E of c/l of Lincoln Aven (7405 Betz Avenue) DEPUTY ZONING COMMISSIONER 15th Election District 7th Councilmanic Distri OF BALTIMORE COUNTY Marko R. Radakovic, Jr. FINDINGS OF FACT AND CONCLUSIONS OF LAW Petitioner herein requests a zoning variance to permit a height accessory structure (garage) in lieu of the maximum feet, as more particularly described in Petitioner's Exhibit 1. The Petitioner, Marko R. Hadakovic, Jr., appeared and wa- represented by ansel. There were no Protestants. Testimony indicated that the subject property, zoned D.R. 5.5, consists of approximately 1.36 acres and is located off of Betz Avenue. Mr. Radakovic construct a pre-fab "sturdy-built" two story garage, which is 18'6" high. The indicated he chose this particular garage as it blended in with the ive of the property and neighborhood. The Petitioner testified that he additional height on the garage was necessary for storage of gardening and testified that the garage will not be used for the storage of any Based upon the evidence and testimony presented by the Petitioner, it is opinion of the Deputy Zoning Commissioner that to require strict compliance with the Baltimore County Zoning Regulations (B.C.Z.R.) would result in practical difficulty and unreasonable hardship upon the Petitioner. Granting the reested variance will not adversely affect the health, safety and general welfare of the community and would be within the spirit and intent of the B.C.Z.B.

January 11, 1988

c/l of Lincoln Avenue (7405 Betz Avenue

BALTIMORE COUNTY, MARYLAND No. 41555 OFFICE OF FINANCE - REVENUE DIVISION 9-1-87 ACCOUNT 850- 6/5

- Resident Verson 8 8 D21*****250014 801bf VALIDATION OR EIGNATURE OF CASHIER

ing on this Petition held, and for the reasons given above, the requested vari-

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 11th day of January, 1988 that a height of 18'6" for an accessory Zoning Variance 's nereby GRANTED, subject, however, to the following restric-

The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made mare that proceeding at this time is at his own risk until such time as the applicable app, late process from this Order has expired. If, for whatever vasoo, this Order is reversed, the Petitioner would be required to re-turn, and be responsible for returning, said property to its

The Petitioner will not allow or cause this structure to be converted to a dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen facilities.

The garage/accessory structure shall not be used for the storage of any commercial materials.

ann M No tenow of ANN M. NASTAROWICZ Deputy Zoning Commiss of Baltimore County

I. ROBERT HAINES ZONING COMMISSIONER

AMN ab to

Carl B. Gold, Esquire 406 Allegheny Avenue Towson, Maryland 21204

Petition for Zoning Variance S/S Betz Avenue, approximately 220: 2 of c/l Lincoln Aven (7405 Betz Avenue) (7405 Betz Avenue) 15th Election District; 7th Souncilmanic District Marko R. Hadakovic, Jr. - Petitioner; Case No. 88-242-A

This is to advise you that \$\frac{\psi 80.96}{\text{sol}}\$ is and posting of the above property. This fee must Order is issued. is due for advertising

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE CROEK 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.

No. 45886 inore County, Maryland, and remit BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT EATE 46 188 ACCOUNT & 11613-000 MOUNT \$ 50.96 Marko Radefor 8 8000 --- SERVE

PETITION FOR ZONING VICIANCE

The undersigned, legal owner(s) of the property situate in Baltimore County and which is inscribed in the description and plat attached hereto and made a part hereof, herety position for a

building to lies of the permitted the A beight on

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) The Sturdy-Built garage uniquely fits in with the aesthetic value of the property. The additional height is necessary for additional storage.

The legal owner's property does not have a regular basement and this garage is necessary to have adequate storage space and a work area for the property owner's hobbies.

Property is to be posted and advertised as prescribed by Zoning Regulations

or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and turther agree to and are to be bound by the soning regulations and restrictions of the control of the country.

€ SE 74 Legal Owner(a): 44 Marko R. Radakovic, Jr. 0 1540 M-8-6 TTA Marle R Rodeloni A 150 AF 1000 8+ City and State E-46,500 Attorney for Petitione Corl R. Gold 7405 Betz Avenue (301) 477-4108 Baltimore, Maryland 21212 406 Allegheny Avenue Name, address and phone number of legal owner, con-tract purchaser or representative to be contacted

Towson, Maryland 21204 Marko B. Badakovic, Jr. Attorney's Telephone No.: 301/337=5545... 7405 Betz Ave. (301) 477-4108 Baltimore, MD 21212 3/1 day

day of January 1988 at 9:00 o'clock

I. Robert Haines Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING TMENT OF BALTIMORE COUNTY 87-243- A

District 15 24 Date of Posting 12/17/87 Verience Posted for Petitioner Walter Truim Isun Location of property 5/3 Melly Nort Bd., 580' El Geff Bd 2779 161/4 Norte RS Location of Signer France Holly Nost Red 10000 10' Fr 100 dway On foo forty y late home

Posted by ... Mathemate Number of Stanes

Date of return ... 12/18/82.

CERTIFICATE OF PUBLICATION

Dec 17 1987 THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed Dec 17 10.87

THE IEFFERSONIAN

Gusan Sender Obrect

Prof La P. 8

DESCRIPTION

7405 BETZ AVENUE 15TH ELECTION DISTRICT

BALTIMORE COUNTY, MARYLAND

Reginning for the same at a point located northeasterly 220 feet * and \$ 14°35'00" V - 147.56 feet from the intersect ern boundary of the property, (1) N 87°20'00" East-359-35 feet, thence (2) S 07°57'00" West - 152.48 feet, thence (3) S 87°20'00" West - 377.60 feet, and (4) N 14°35'00" East -

Containing 1.36 acres of land, more or less.

Point of beginning being located on the west side of a 15 foot right of way to Betz Avenue for ingress and egress and utilities to this property.



87-048 8-15-87

Engineers - Surgers - Sta 94

CERTIFICATE OF PUBLICATION

Dundalk Eagle

paper published in Baltimore County, Maryland, once a week EXCESSIVE weeks before the 18th day of December 19 87 ; that is to say, the same was inserted in the issues of Dec. 17, 1987

> Kimbel Publication, Inc. per Publisher.

By K. E. O. sle

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryl pl 21204

Your petition has been received and accerted for filing this

3rd day of November , 1987.

Petitioner Marko R. Radakovic, Jr. Received by: James E. Dyer
Petitioner's Chairman, Zoning Flans
Attorney Carl R. Gold, Esquire Advisory Committee

MOSTOR OF APARTIES Petition for Zoning Variance

Case No. 88-242-A

15th Election District; 7th Councilmanic District

LOCATION: 5/3 Sets Avenue, approximately 220° E of c/a Lincoln Avenue (7405 Sets Avenue)

DATE AND TIME: Wednesday, January 6, 1988 at 9:00 Am PUBLIC HEARING: Room 106, County Office Building, 111 W. Chemapeake 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 height of 18'6" for an accessor; building in lieu of the permitted 15 feet.

Marko R. Radakovic, Jr. . as shown on plat Being the property of Harket plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be insued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain may request for a stay of the issuence of maid permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, and shower or mode at the hearing.

JBH:bis

J. ROBERT HAINES ZONING COMMISSIONER OF BALTIMORE COUNTY

cc: Carl R. Gold, Esquire 406 Allegheny Avenue, Towson, Md. 21204

Fire Department Towson, Maryland 21204-2586 494-4500

September 11, 1987 Paul H. Reinche

J. Robert Haines J. MCDERT Baines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Marko R. Radakovic, Jr.

Location: S/S Betz Avenue, 220° + E. of c/1 of Lincoln Avenue Zoning Agenda: Meeting of 9/15/87 Item No.: 89

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and resulted 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 accor-dance with Matisore 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 ____

EXCESES the maximum allowed by the Fire Department.

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 resistements of the Mational Fire Pro-tection Association Standard No. 101 "Life Safety Code," 1976 edition matter to compose. prior to occupancy.

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

() 7. The Fire Prevention Bureau has no comments at this time. REVISED CAT BOARD 9/1/17 Approved Fire Prevention bureau Special Important Division John & o'Neill

INTER-OFFICE CORRESPONDENCE

Norman E. Gerber, AICP
PROM. Birestor of Planning and Zoning
Zoning Petitions No. 88-243-A.

(88-242-A. 88-238-A. 88-217-A.
SUBJECT. 88-215-A. 88-225-A. 88-220-A.

Mr. J. Robert Haines

TO Zoning Commissioner

TOTOGRAMMETRIC MAP OF

There are no comprehensive planning factors requiring comment on this

norma Eleber per Ettowell

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

BALTIMORE COUNTY, MARYLAND

000

Date November 23, 1987

Doard of Discation

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

Carl R. Gold. Esquire

1 . 200

406 Allegheny Aver e Towson, Maryland 21204

Dear Mr. Golds

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BY DATE

SITE

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The Doning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness:

One of the plans of plans or problems with report to the development plans that may have a bearing on this case. The Other Committee of Plansing and File a weight on the plansing of the plansing of the report with recommendations as to the salishility of the required noting.

Objected are all comments makestred from the members of the Committee that its limited offere of request information or prettion. If similar comments from the remaining members are received, twill forward them to you. Otherwise, any comment that is not informative with the pipe of the committee of the committee

Very truly yours. ans & Dyn Kis JAMES E. DYER

cc: Paul Lee Engineering, Inc. 304 W. Pennsylvania Avenue Townon, Maryland 21204

December 18, 1987

RE: Item No. 89 - Case No. 88-242-A Petitioner: Marko R. Radakovic, Jr. Petition for Zoning Variance

ROAD SCALE: 1 = 1000 Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204

Meeting of September 15, 1987

The Queeau of Traffic Engineering has no comments for items number 72, (89) 90, 91, 92, 93, 94, 95, and $80\mathrm{A}$.

Very truly yours,

acident Sterrige

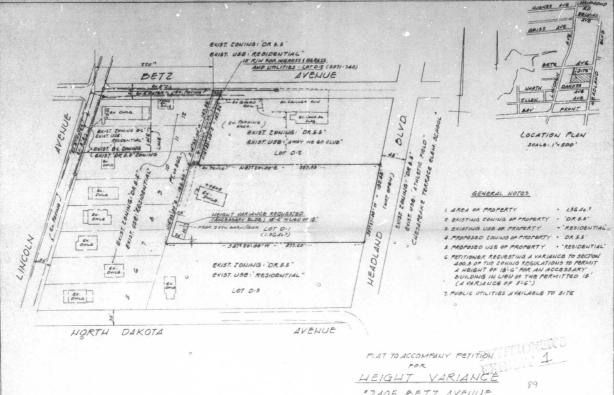
MSFish

/51

Zoning Plans Advisory Committee

Dear Zoning Commissioner:

Michael S. Flanigan Traffic Engineer Associate II



PAUL LEE ENGINEERING, INC 304 W. PENNSYLVANIA AVE TOWSON, MARYLAND 21204



OWNER MARKO RADAKOVIC 7405 BETZ AVENUE BALTIMORE MD. 21212 *7405 BETZ AVENUE

ISTHELECT. DIST BALTIMORE CO. MO

3 CALE: 1" = 50" AUG. 15, 1987