

IN RE: PETITION FOR ZONING VARIANCE
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-409-A
Angelo M. Janouris, Sr., et al
Petitioners

MEMORANDUM AND ORDER

The Petitioners here request a variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit 1.

The Petitioners, by Angelo M. Janouris, Sr., appeared and testified. There were no Protesters.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

WHEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1990 that an accessory structure (garage) in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) The Petitioner shall not allow or cause the accessory structure (garage) to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen facilities.

J. Robert Haines
Zoning Commissioner of
Baltimore County

JRH/jls

COURT RECORDS SECTION
CLERK OF THE COURT
J. Robert Haines

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
64-3553

J. Robert Haines
Zoning Commissioner

FEB 26 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on as follows:

Location and address: 11107 S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of

Variance to permit an accessory structure (garage) in the front yard in lieu of the required rear yard.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of
Baltimore County

Angelo M. Janouris, Sr., et al
Petitioners

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
64-3553

J. Robert Haines
Zoning Commissioner

Mr. & Mrs. Angelo A. Janouris, Sr.
11107 Glen Ave Road
Glen Ave, Maryland 21057

Re: Petition for Zoning Variance
Case number: 88-409-A
11107 Glen Ave Road, 1180' S of
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11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of
11107 Glen Ave Road, 1180' S of

Dear Mr. & Mrs. Janouris:
It is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post notice from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE GROUP SHALL BE FORFEITED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 (fifteen (15) minutes before your hearing is scheduled to begin).

and post notice(s), there for each set out

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 50489

DATE: 4/15/90 ACCOUNT: 01-615-000

AMOUNT: 70.21

RECEIVED BY: Angelo M. Janouris

FOR: 013*****30815 2109 A

VALUATION OR SIGNATURE OF CARRIER

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 (garage) in the front yard in lieu of the required rear yard.

1. Approximately one hundred feet from the front border of the plot a stream crosses the entire width (running north-south), 11107

2. Beginning north-south there is a stone hill of approximately two feet in height that prohibits building without excavating.

3. There is an existing outbuilding running alongside the stone hill

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 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 do solemnly declare and affirm, under the penalty of perjury, that I am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)
Legal Owner(s): (Type or Print Name)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 47473
DATE: 4/15/90 ACCOUNT: 01-615-000
AMOUNT: 34.00
RECEIVED BY: Charles E. Stapp
FOR: 013*****30815 2109 A
VALUATION OR SIGNATURE OF CARRIER

Attorney's Telephone No. _____ Address _____ Phone No. _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of May, 1990, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County in two newspapers of general circulation through 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 15th day of May, 1990 at 9 o'clock.

J. Robert Haines
Zoning Commissioner of Baltimore County

Office of
PATUXENT

10700 Lee Patuxent Plaza
Columbia, MD 21048

March 26, 1988 19 88

THIS IS TO CERTIFY that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following:
Cabrillo Times
Arbuckle Times
Reporter Weekly
was inserted in the following:
Booster Weekly
Change Mtn. Press
Towson Press
Successive weeks before the 10th day of March, 1988 that is to say, the same was inserted in the issues of

March 24, 1988

PATUXENT PUBLISHING COMPANY
By _____

ZONING DESCRIPTION

BEGINNING on the northeast side Glenarm Road, approximately 1180' S. of the centerline of Cromwell Bridge Road, thence the following courses and distances:

1. N. 03°11'12" E. 49.51'
2. N. 30°56'18" E. 49.51'
3. N. 34°56'18" E. 82.41'
4. N. 16°20'18" E. 52'
5. N. 56°14'18" E. 2.5'
6. S. 33°24'18" E. 286.51'
7. S. 74°58'18" E. 130'
8. S. 70°24'18" E. 30'
9. S. 67°02'18" E. 61.24' to the place of beginning. Containing 1.50 Acres

In the 11th Election District. Also known as 11104 Glen Arm Road.

CERTIFICATE OF POSTING
BUREAU OF POSTING
BUREAU OF POSTING
TOWSON, MARYLAND

Document: 11107
Date of Posting: 3/24/88
Postage: \$10.00
Postmaster: Angelo M. Janouris, Sr.
Location of property: 11107 Glen Ave Road, Towson, Maryland
Location of Sign: 11107 Glen Ave Road, Towson, Maryland
Remarks: 11107 Glen Ave Road, Towson, Maryland
Date of return: 4/15/88
Number of Signs: 1

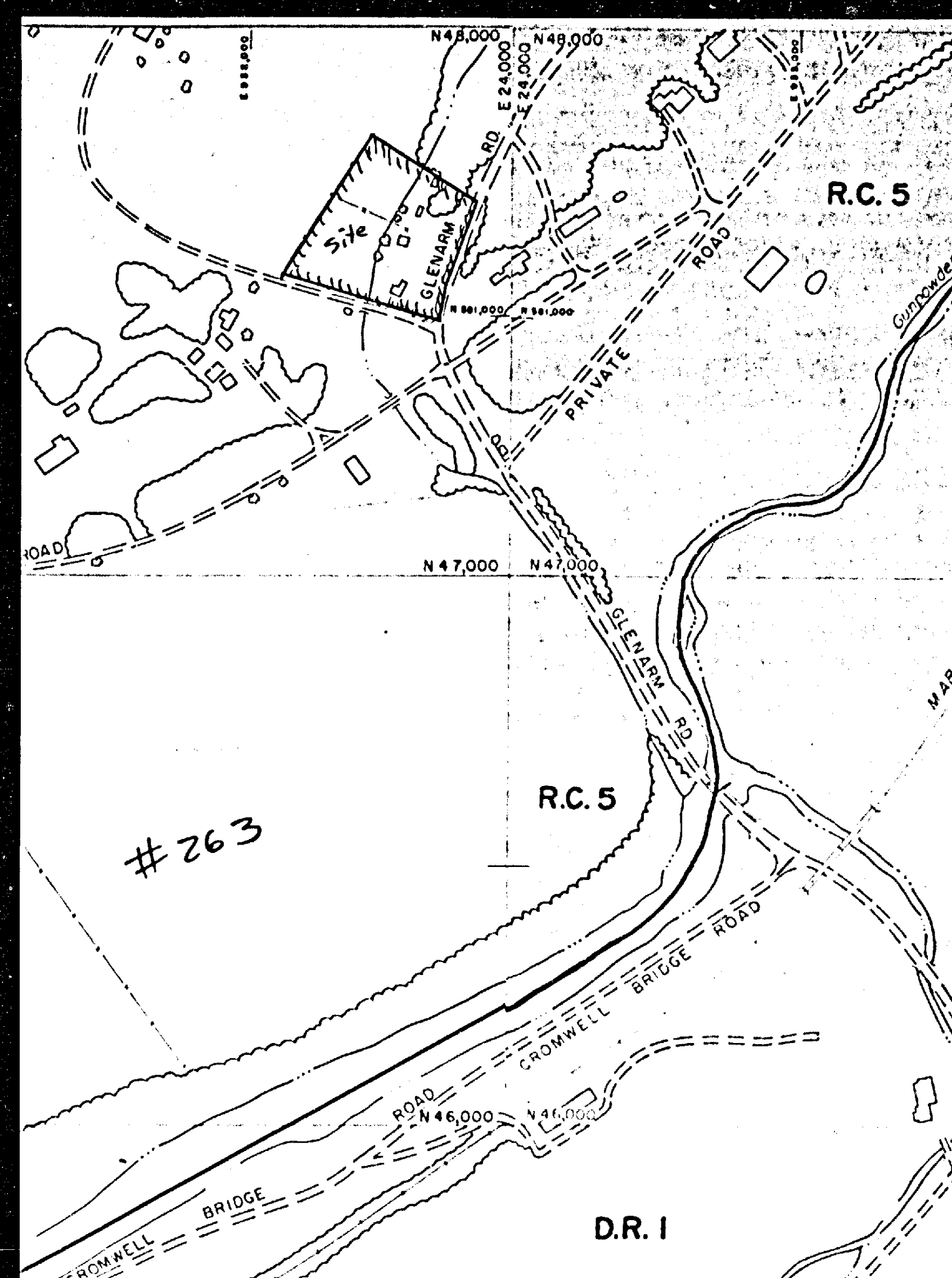
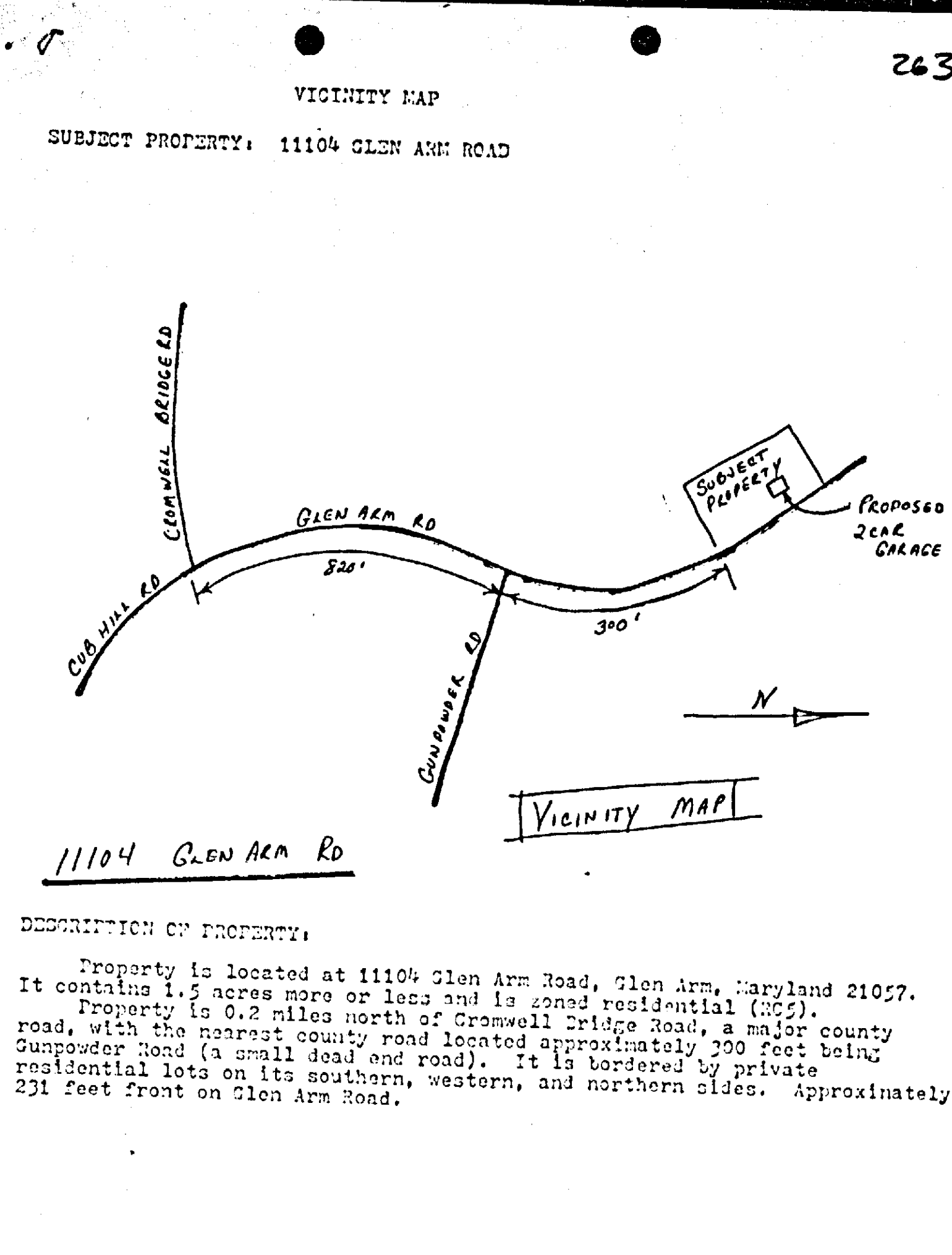
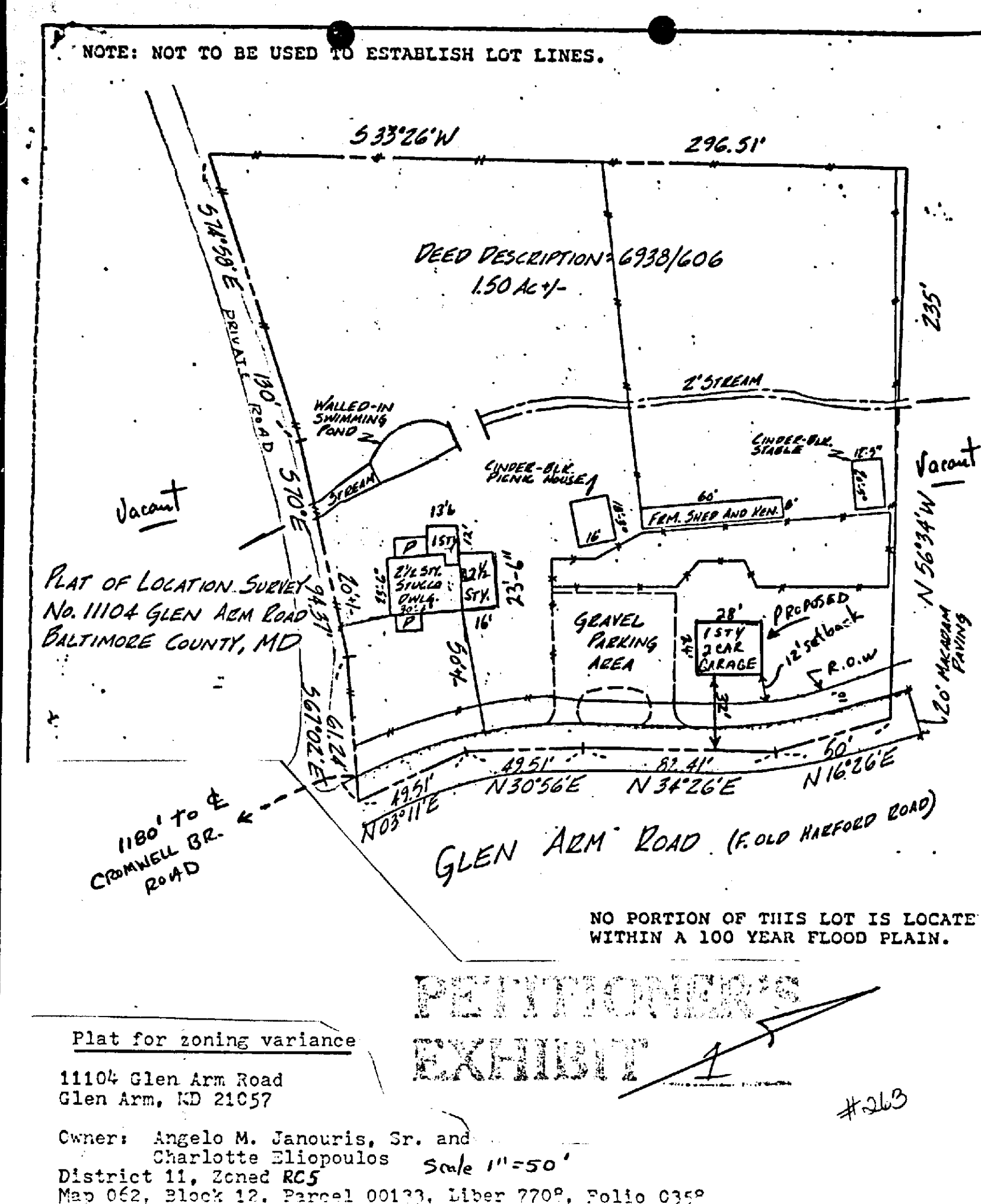
CERTIFICATE OF PUBLICATION

TOWSON, MD, March 24, 1988

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 March 24, 1988

THE JEFFERSONIAN

Robert Haines
Publisher



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
1st day of February, 1988.

J. Robert Haines
ZONING COMMISSIONER

Petitioner Angelo M. Janouris, Sr., et ux
Petitioner's Attorney

Received by: James E. Dyer
Chairman, Zoning
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: March 24, 1988

FROM: P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-408-A,
88-409-A, 88-410-A, 88-411-A,
SUBJECT: 88-414-A, 88-416-A, 88-417-A

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

P. David Fields per J. Howell
P. David Fields
Director

PDF:JCH:dme

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

RECEIVED
APR 4 1988
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 8, 1988

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

Mr. Angelo M. Janouris, Sr.
11104 Glen Arm Road
Glen Arm, Maryland 21057

Item No. 263 - Case No. 88-409-A
Petitioner: Angelo M. Janouris, Sr.
et ux
Petition for Zoning Variance

Dear Mr. Janouris:

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
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:cer
Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

February 18, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 258, 260, 261, 262, 263, 265, 266 and 268.

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

MSF/jml-b

Baltimore County
Fire Department
Towson, Maryland 21204 2366
494-4500

January 28, 1988

Paul H. Runckle
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Angelo M. Janouris, Sr., et ux
Location: NW/4 Glenarm Rd., 1180' N. of c/l Cromwell Bridge Rd.
Item No.: 263
Zoning Agenda: Meeting of 2/2/88

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 100 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 shown.
7. The Fire Prevention Bureau has no comments at this time.

Noted and
Approved: John F. O'Neill
Special Inspection Division
Fire Prevention Bureau