

88-463-A. #307	Es Stevenson Road, 100'± S Birch Hollow Road (8405 Stevenson Road)
2/24/88	Variance filing fee - \$35.00 - Jerrold M. Cohen, et ux
3/9/88	Hearing set for May 25, 1988 at 2:00 p.m.
6/2/88	ORDERED by Zoning Commissioner Haines, that a zoning variance to allow a side yard setback (for a carport) of 0 feet in lieu of the required 11.25 feet, be and is hereby GRANTED, subject to restrictions.

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 ES Stevenson Road, 100'+/-S
 Birch Hollow Road * ZONING COMMISSIONER
 (8405 Stevenson Road)
 3rd Election District * OF BALTIMORE COUNTY
 2nd Councilmanic District * CASE # 88-463-A

 JERROLD M. COHEN, ET UX
 PETITIONERS

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to allow a side yard setback (for a carport) of 0 feet in lieu of the required 11.25 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared. He testified to his hardship and the reasons for the carport. That the land is insufficient with the current setback requirements and the carport will provide off-street parking.

There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 1B02.3.B 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.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 2 day of JUNE, 1988 that a zoning variance to allow a side yard setback (for a carport) of 0 feet in lieu of the required 11.25 feet, be and is hereby GRANTED, subject 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 enclose or change the open carport and, he shall not enclose a room or cause any other addition to the house of any kind.


J. ROBERT HAINES
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mmm

cc: Peoples Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

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

o0o

Mr. & Mrs. Jerrold M. Cohen
8405 Stevenson Road
Baltimore, Maryland 21208

RE: Item No. 307 - Case No. 88-463-A
Petitioner: Jerrold M. Cohen, et ux
Petition for Zoning Variance

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
Development

Dear Mr. & Mrs. Cohen:

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. 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:dt

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: April 13, 1988

FROM: P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-443-A,
88-447-A, 88-449-A, 88-450-A,
SUBJECT: 88-458-A, 88-459-A, 88-461-A, 88-463-A

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

P. David Fields
P. David Fields
Director

PDF:JCH:dme

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

RECEIVED
APR 15 1988

ZONING OFFICE

cc: Jerrold M. Cohen, et ux

CPS-008

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

Paul H. Reincke
Chief

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

March 10, 1988

Re: Property Owner: Jerrold M. Cohen, et ux
Location: ES Stevenson Rd., 100' +/- S of Birch Hollow Rd.

Item No.: 307

Zoning Agenda: Meeting of 3/8/88

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 or _____ 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: *John F. Kelly* 3-10-88
Special Inspection Division

Noted and
Approved:

John F. Kelly
Fire Prevention Bureau