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	OROERED by Zoning Commissioner Haines, that a zoning variance to allow a side yard setback (for a carport) of O feet in lieu of the required 11.25 feet, be and is hereby GRANTED, subject to restrictions.

IN RE: PETITION FOR ZONING VARIANCE

ES Stevenson Road, 100'+/-S

Birch Hollow Road (8405 Stevenson Road) 3rd Election District

2nd Councilmanic District

JERROLD M. COHEN, ET UX

PETITIONERS

\* BEFORE THE

\* ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* CASE # 88-463-A

\*\*\*\*\*

## 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 1802.3.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 \_\_\_\_\_ 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

ZONING COMMISSIONER OF BALTIMORE COUNTY

JRH: mmn

cc: Peoples Counsel

\*307 PETITION FOR ZONING VANIANCE 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 1802.3.B. To allow a side yard setback (for a carport) of O feet in lieu of the required 11.25 feet. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Carport needed. Land insufficient with current setback. Will provide additional off-street parking. Property is to be posted and advertised as prescribed by Zoning Regulations. MAP NWIDE 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: Legal Owner(s): Jerrold M. Cohen (Type or Print Name) graved on lone Luda W Cohen City and State Attorney for Petitioner: 8405 Stevenson Road 486-00/9 Baltimore, Md. City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted 8405 Stevenson Road 486-0049 Phone No. ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day County, on the 25th, day of MAY, 1988, at 2 o'clock

Zoning Commissioner of Baltimore County.

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 ghin day of Merch 1983. Petitioner Commet ut Received by: Received by: Chairman, Zoning Plans Advisory Committee

#30 Being Known as Lot NO. 8, Block "A" and as

Shown on the Plat entitled." Section One,

Stevenson at Anton Forms." recorded CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY 88-463-A Posted for: Variance Date of Posting 27247-88 Petitioner: June 1 M. Cohen et six
Location of property: E side of Steamen Pred 100 t sentle of
Birch Holow Rold (8405 Steamen Road) Location of Signe In front of 8405 Stormen Pond Date of return: 2001/3-4-8

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 J. Rubert Haines Zoning Commissioner

NOTICE OF HEARING

March 23, 1988

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 as follows:

Petition for Zoning Varience Case Numbers 88-483-A ES Stevenson Road, 100° ±/- 5 Birch Hollow Road (8405 Stevenson Road) 3rd Election District - 2nd Councilmenic District Putitioner(s): Jerrold N. Cohen, et ux HEARING SCHEDULED: MEDNESOAY, MAY 25, 1988 at 2100 p.m.

Variance from Section 1802.3.8 to allow a side yard setback (for a carport) of 0 feet in lieu of the required 11.25 feet.

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 any request for a stay of the issuance of said permit during this period for good 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

Jerrold M. Cohen, et ux

"DUPLICATE" CERTIFICATE OF PUBLICATION

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

THE JEFFERSONIAN.

Gusan Sender Obrect

I'm Zohung Lummasshat at Babi-imore County, by authority at the Zoning Act and Regulations of Babi-more County will hold a public hearing on the property tabulated hearing in Room 100 at the County Office Building, Joseph at 112 W. Cheespeake Avenue in Towson,

Petitions for Zoning Vertance
Case number 88-663-A
E5 Stevenson Road, 100' g/m

8 Birch Hollow Road
(8405 Stevenson Road)
Jrd Election District
Zond Councilments District

Hearing Date: Wednesday, May 25, 1968 at 2:00 p m.

port) of 0 seet in here to the required 11.25 feet.

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 any, request for a stey of the issuance of and permit during this period for good 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, and a second cause shown.

set above of presented at the hear

FROMERT HAINES

J. ROBERT HAINE

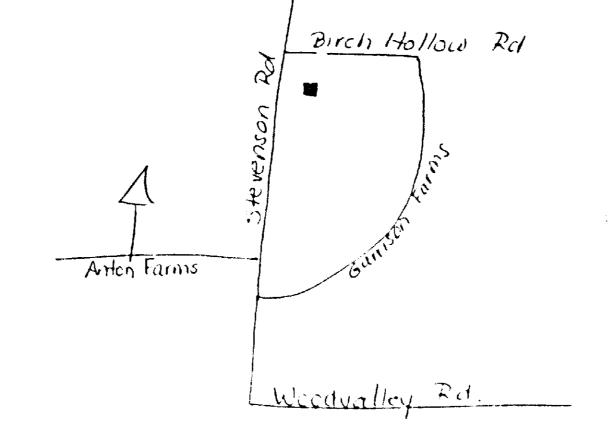
"DUPLICATE" CERTIFICATE OF PUBLICATION

Ziming Act and Regulations of Ball more County will hold a publi herein in Roma 106 of the Coun Office Building, located at 111 W Chesapeake Avenue in Towson, Maryland as follows: Petitions for Ziming Variance Cam number: 18-463-A 25 Stevenson Road, 100' 2/-5 Berts Hollow Road and published in Towson, Baltimore County, Md., once in each of \_\_\_\_\_successive weeks, the first publication appear Protein District
Protein Patrict
Proteiner(s)

Jertid M. Cohen, et az ing on May 4 1988 Hearing Date: Wirdsreaday, May 25, 1988 at 2:00 p.m. Variance from Section 1802 3 B to allier a order yard settack (for a cor-port) of 0 feet in laru of the required TOWSON TIMES. IT 25 feet. In the event that this Petition is to the event that this Printed in granted, a building permit may be mained within the thirty (30) day appeal period. The Ziming Commissioner will, however, entertain any request for a stay of the insuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing and received.

Gusan Sender Obrect

8405 Stevenson Road Vicinity Map



Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines Zoning Communication

Pe. & Pes. Jerrold R. Cohen 8405 Stevenson Road Baltimose, Maryland 21208

Petition for Zoning Verlar ( Coop Numbers 88-463-A ES Stevenson Road, 100° s/- 5 Birch Hollow Road (8405 Stevenson Road) 3rd Election District - 2rd Councilmenic District Petitioner(s): Jerrold R. Cohen, et us

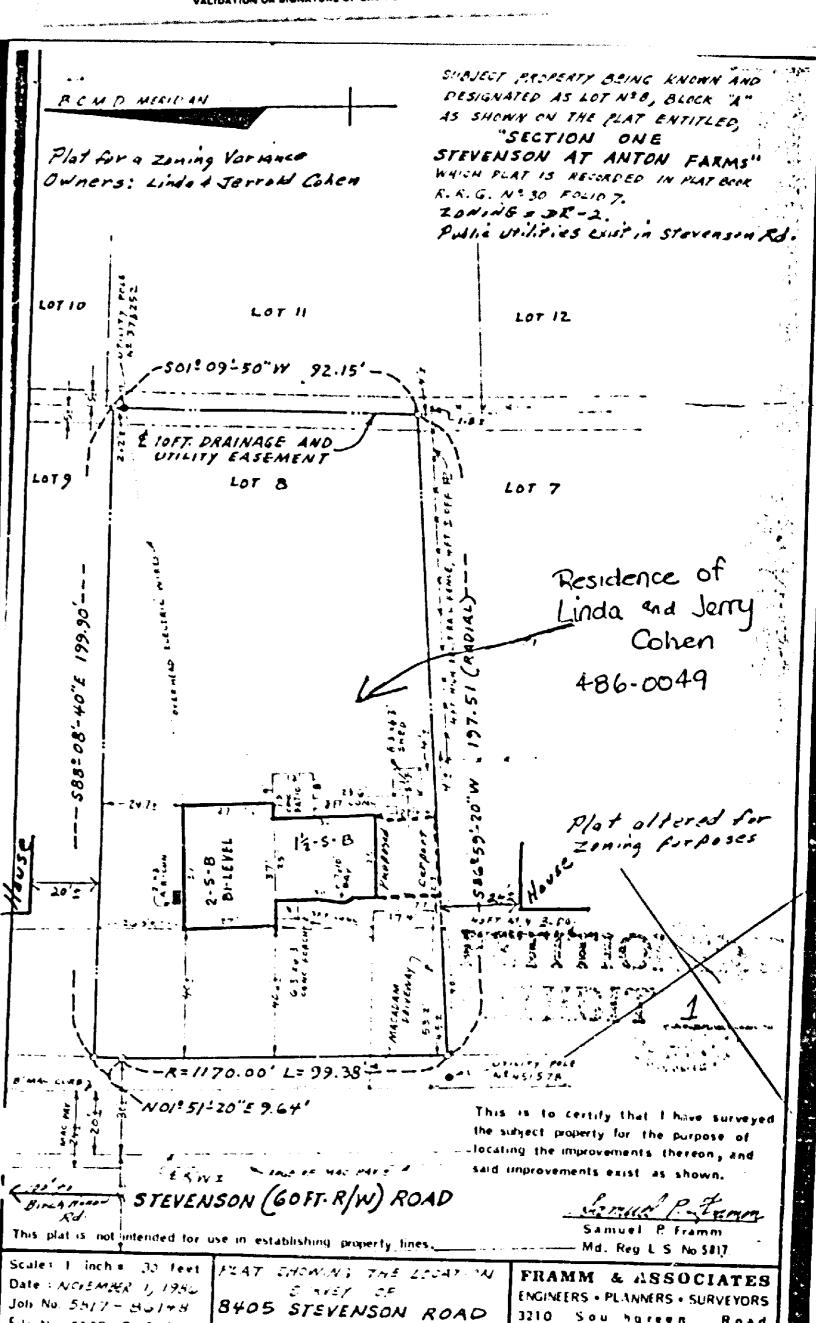
HEARDIG SCHEDULED: MEDINESDAY, PAY 25, 1988 at 2100 p.m.

Door Mr. & Mrs. Column

Please be advised that  $\frac{300.95}{100.95}$  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 set(s) 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 ORDER SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION		No. 52427		g Office, County Office (15) minutes before
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File No. 0303-008-10-1 W THE THIRD ELECTION DISTRICT Ballimore , Maryland. 21207

OF BALTIMONE COUNTY, MARYLAND. Telephone: (301) 922-4457

3210 Sou hyreen Road

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1988

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

MEMBERS

Bureau of

Traffic Engineering

State Roads Commission

Bureau of Fire Prevention **Health Department** 

Project Planning

Building Department

Board of Education Zoning Administration

Industrial

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

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,

Zoning Plans Advisory Committee

JED:dt

Enclosures

BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Mr. J. 1 To Zoning (	Robert Haines Commissioner
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Date\_\_\_\_April 13, 1988

P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-443-A, Zoning retition nos. 00-443-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

PDF:JGH:dme

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

cc: Jerrold M. Colon, et up

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

Paul H. Reincke

March 10, 1988

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



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
- ( ) 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
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments it this time.

Fire Prevention Buteau

/51