





111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 1/25/93

Sarkis and Susan Aghazarian  
3001 Jackson Ridge Court  
Phoenix, Maryland 21204

RE:  
CASE NUMBER: 93-203-A (Item 210)  
4/8 Glenberry Court, 1592' S of c/1 Old York Road  
8 Glenberry Court  
10th Election District - 3rd Councilmanic  
Petitioner(s): Sarkis G. Aghazarian and Susan T. Aghazarian  
HEARING: TUESDAY, FEBRUARY 2, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Dear Petitioner(s):

Please be advised that \$ 66.13 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Arnold Jablon*

ARNOLD JABLON  
DIRECTOR

cc: Malcolm F. Spicer, Jr.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JAN 11 1993

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-203-A (Item 210)  
4/8 Glenberry Court, 1592' S of c/1 Old York Road  
8 Glenberry Court  
10th Election District - 3rd Councilmanic  
Petitioner(s): Sarkis G. Aghazarian and Susan T. Aghazarian  
HEARING: TUESDAY, FEBRUARY 2, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to allow a dwelling height of 42 feet in lieu of the required 35 feet.

*Arnold Jablon*

ARNOLD JABLON  
DIRECTOR

cc: Sarkis and Susan Aghazarian  
Malcolm F. Spicer, Jr., Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 19, 1993

Malcolm F. Spicer, Jr., Esquire  
610 Bosley Avenue  
Towson, MD 21204

RE: Case No. 93-203-A, Item No. 210  
Petitioner: Sarkis G. Aghazarian, et ux  
Petition for Variance

Dear Mr. Spicer:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 17th day of December 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:

*W. Carl Richards*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Sarkis G. Aghazarian, et ux  
Petitioner's Attorney: Malcolm F. Spicer, Jr.

Developers Engineering Division (Public Services)  
Development Review Committee Response Form  
Authorized signature: *Denise B. Murphy* Date: 1/4/93

01/04/93

File Number	Waiver Number	Zoning Issue	Meeting Date	
✓ Robert E. Ryan and Marianne H. Gillette	199		12-21-92	NC
DED DEPRM RP STP				
✓ Baker Land Company	200			NC
DED DEPRM RP STP				
✓ Kenneth E. and Carol C. Lentz	201			NC
DED DEPRM RP STP				
✓ Audrey N. and Ruth N. Freeman	202			NC
DED DEPRM RP STP				
COUNT 4				
Charles A. Wagandt	203		12-28-92	Comment
DED DEPRM RP STP TE				
✓ Walter Dempsey Lee and Carolyn Shaw	204			NC
DED DEPRM RP STP TE				
Thomas Booth, Louis and Elmer Morsberger	205			Comment
DED DEPRM RP STP TE				
✓ Michael J. and Bonnie Conner	207			NC
DED DEPRM RP STP TE				
Wyaness Associates Limited Partnership	208			Comment
DED DEPRM RP STP TE				
✓ James G. and Pamela J. Miller	209			NC
DED DEPRM RP STP TE				
✓ Sarkis G. and Susan T. Aghazarian	210			NC
DED DEPRM RP STP TE				
Pickersgill, Inc.	212			
DED DEPRM RP STP TE				

Real 1/4/93

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Julia Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No. 9 210 (LSG)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*Robert Small*  
for John Constantine, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5282 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management

DATE: January 5, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee  
(December 28, 1992)

The Office of Planning and Zoning has no comments on the following petitions:

Charles Wagandt, Item No. 203  
Walter and Carolyn Shaw, Item No. 204  
Michael and Bonnie Conner, Item No. 207  
James and Pamela Miller, Item No. 209  
Sarkis and Susan Aghazarian, Item No. 210  
Stephen and Mary Catherine Fox, Item No. 211

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning at 887-3211.

Prepared by: *Francis Morsey*

Division Chief: *Carolyn*

PK/PH:rdn

ITH20479.ZAC/ZAC1

DPW/Traffic Engineering  
Development Review Committee Response Form  
Authorized signature: *Walter Dempsey Lee* Date: 1/4/93

01/04/93

File Number	Waiver Number	Zoning Issue	Meeting Date	
Charles A. Wagandt	203		12-28-92	
DED DEPRM RP STP TE				
✓ Walter Dempsey Lee and Carolyn Shaw	204			NC
DED DEPRM RP STP TE				
Thomas Booth, Louis and Elmer Morsberger	205			
DED DEPRM RP STP TE				
✓ Michael J. and Bonnie Conner	207			NC
DED DEPRM RP STP TE				
Wyaness Associates Limited Partnership	208			Comment
DED DEPRM RP STP TE				
✓ James G. and Pamela J. Miller	209			NC
DED DEPRM RP STP TE				
✓ Sarkis G. and Susan T. Aghazarian	210			NC
DED DEPRM RP STP TE				
✓ Pickersgill, Inc.	212			NC
DED DEPRM RP STP TE				
✓ Stephen Thomas Fox and Mary Catherine Wilson	211			NC
DED DEPRM RP STP TE				
COUNT 9				
Stonegate at Patapsco (Aerial Property)			6-1-92	
90476				
ZON DED TE (Waiting for developer to submit plans first)				
COUNT 1				
FINAL TOTALS				Rec'd 1/6/93
COUNT 10				



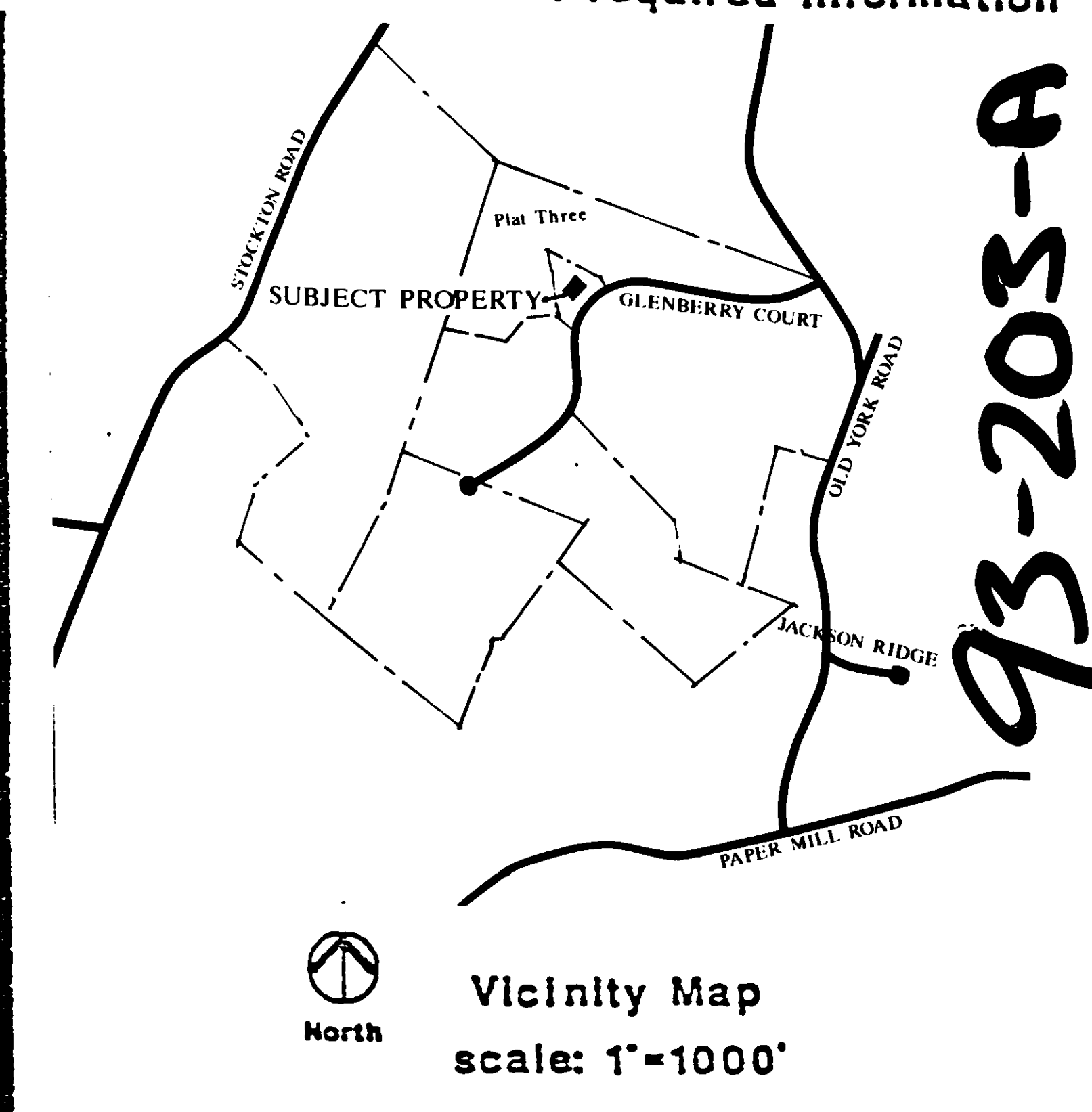
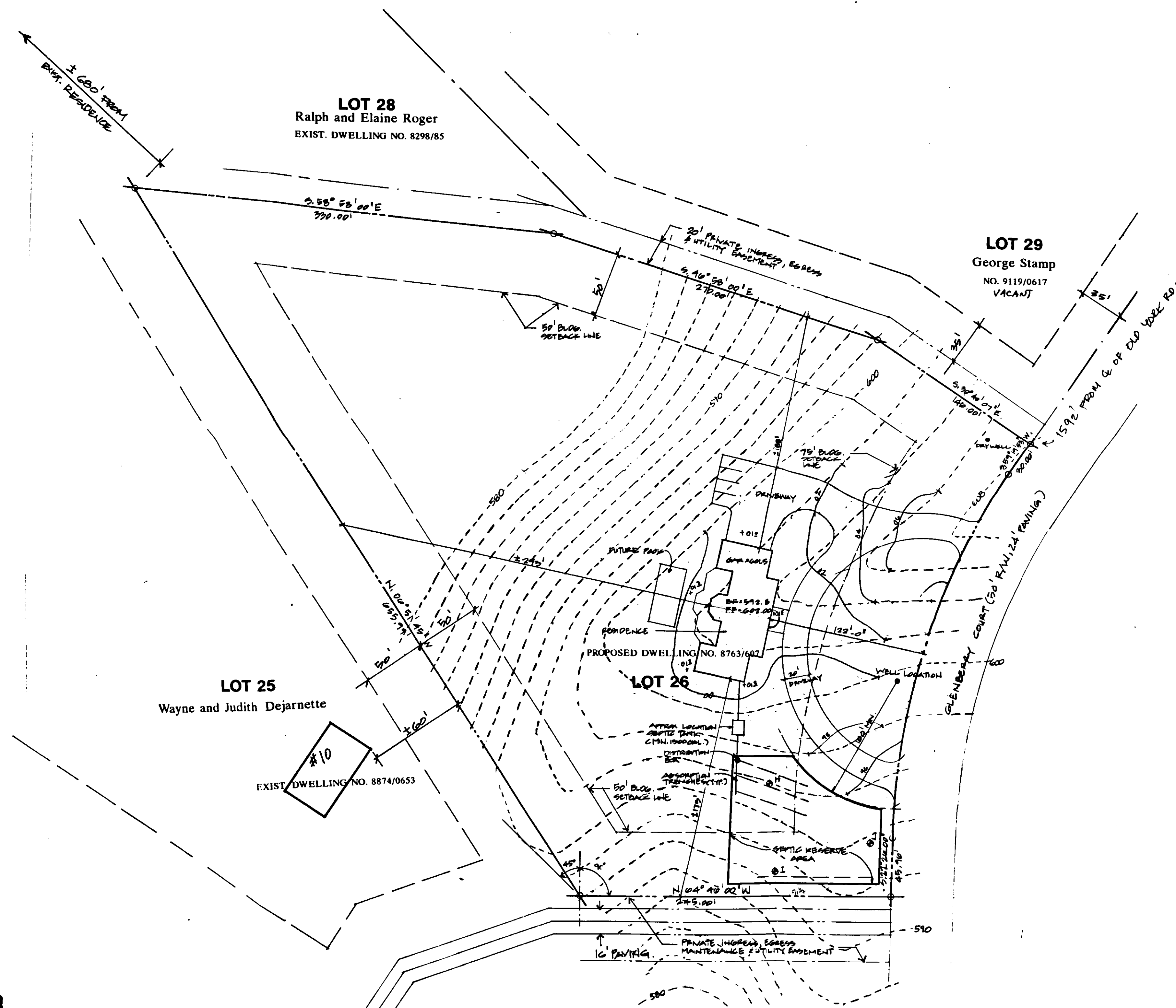
# Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 8 GLENBERRY COURT

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: BROOKFIELD  
 plat book# 57, folio# 16, lot# 26, section# 1

OWNER: SARKIS AND SUSAN AGHAZARIAN



## LOCATION INFORMATION

Councilmanic District: 3  
 Election District: 10TH  
 1"=200' scale map#: NE 22-B  
 Zoning: R-C4  
 Lot size: 5.144 224,072.64  
           acreage       square feet

	public	private
SEWER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
WATER:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Chesapeake Bay Critical Area:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Prior Zoning Hearings:	<u>NONE</u>	

## Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
<u>LG</u>	<u>210</u>	

date: DECEMBER 6, 1992  
 prepared by: M. WANG, AIA

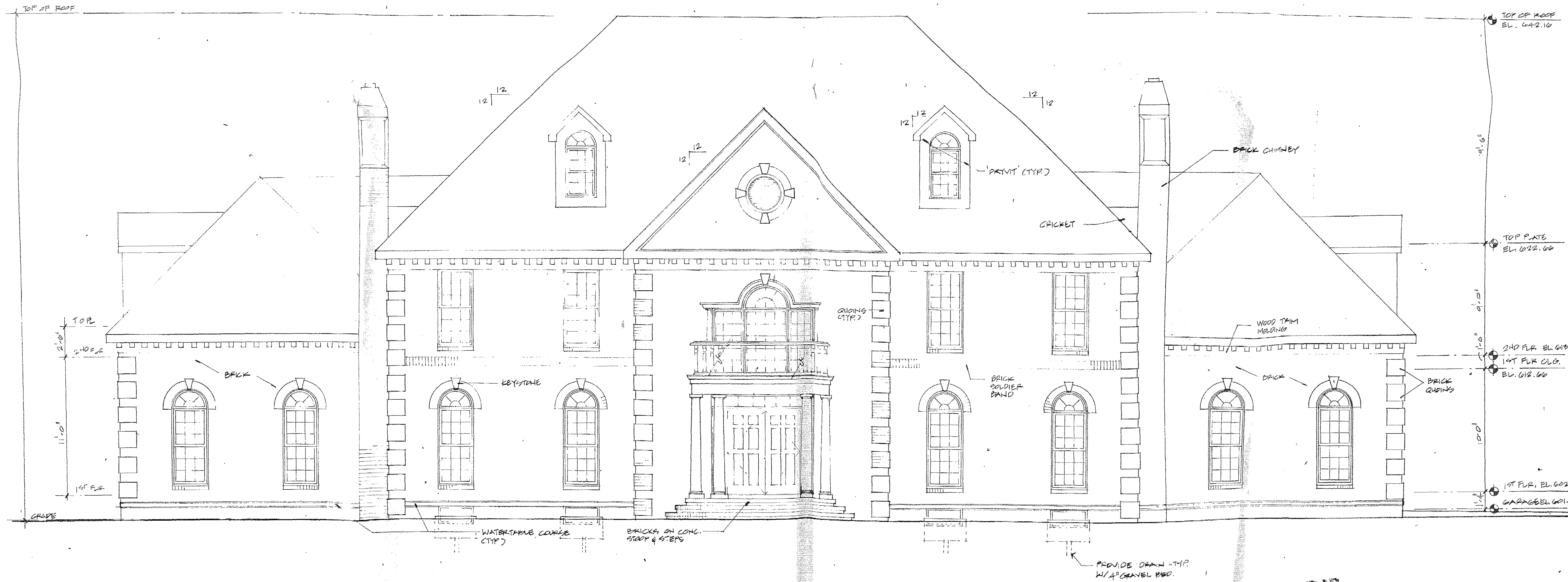
Scale of Drawing: 1" = 50'-0

PETITIONER'S  
 EXHIBIT No 1

SCHEDULE OF DOORS								
MARK	QTY	SIZES		LOCATION	MAT'L	FRAME	FINISHES	REMARKS
		W.	H.					
BASEMENT								
B-1	1	2'	6"		HM	WD	PTD	
FIRST FLR.								
F-1	PR.	3'	6"	FOYER				W/SIDEITE @ BOTH SIDES
F-2	3	2'	6"	CLOSETS & PANTRY	SW	WD		PANEL DR.
F-3	2	2'	6"	POWDER RM & BATH	SW	WD		PANEL DR.
F-4	1	3'	6"	LIBRARY	SW	WD		PANEL DR.
F-5	1	2'	6"	UTILITY RM	SW	WD		PANEL DR.
F-6	1	4'	6"	"		WD		BI-FOLD
F-7	1	3'	6"	GARAGE	HM	WD		PANEL DR. 1 HR FIRE RATED W/CLOSER
F-8	2	3'	6"	UTILITY / EXTERIOR	HM	WD		FRENCH DR.
F-9	2	6'	6"	GREAT RM.		WD		PATIO DR. W/ TRANSOM
F-10	1	3'	6"	GARAGE	HM	WD	PTD	
F-11	3	7'	8"	GARAGE	SW	WD	PTD.	FOLLOW UP OVERHEAD DOOR

SCHEDULE OF DOORS								
MARK	QTY	SIZES		LOCATION	MAT'L	FRAME	FINISHES	REMARKS
		W.	H.					
SECOND FLR.								
S-1	1-PR	2'	6"	M. BEDROOM	SW	WD		PANEL DR.
S-2	1	3'	6"	M. BATH	SW	WD		POCKET DR.
S-3	5	2'	6"	CLOSETS	SW	WD		
S-4	1	3'	6"	SITTING / BALCONY	HM	WD		FRENCH DR.
S-5	4	2'	6"	BEDRM & STAIRS	SW	WD		
S-6	3	2'	6"	BATH	SW	WD		
ATTIC								

SCHEDULE OF WINDOWS						
MARK	SIZES		LOCATION	DESCRIPTION	FLR TO SILL HGT.	REMARKS
	W.	H.				
BASEMENT						
B-1	3'	4'	STORAGE			
FIRST FLR.						
F-1	3'	6"	LIV., DIN., LIBRARY, SUN RM. & GARAGE	DOUBLE HUNG	8"	W/ARCH. WDM. AOV.
F-2	3'	6"	SUN RM.	FIXED	"	"
F-3	3'	4'	KITCHEN	DOUBLE HUNG	3'-4"	
F-4	2'	4'	KITCHEN & UTILITY	CASEMENT	3'-4"	
F-5	3'	6"	BREAKFAST	D-H	8"	W/2'-2" @ BOTH SIDES & ARCH WDM. SEE S-32
SECOND FLR.						
S-1	8'	5'	NEW FOYER	FIXED		W/2'-2" @ BOTH SIDES & ARCH WDM.
S-2	3'	6"	M. BEDRM & BDM #2	DOUBLE HUNG	8"	
S-3	3'	4'	M. BATH & BDM #4	D-H		
S-4	6'	4'	ABN. GREAT RM.	FIXED	8"	W/ARCH. AOV.
S-5	3'	4'	BDM #3	D-H	2'-4"	
S-6	2'	4'	BDM #3 & SITTING	CASEMENT	2'-4"	
ATTIC						
A-1	3'	4'	STORAGE	DOUBLE HUNG		W/ARCH. AOV.



1 FRONT ELEVATION  
1" = 2'-0"

PETITIONER'S EXHIBIT No. 4

Aghazarian Residence  
Brookfield, Lot 26  
8 Glenberry Court  
Phoenix, Maryland 21131

FRONT ELEVATION  
SCHEDULE OF DOORS  
SCHEDULE OF WINDOWS

REVISION	
DATE	DESCRIPTION
12/21/12	EL. REV.

Scale

Sheet

A-6

Date

OCT. 20, 1992

File Number



EE - SW

1988 COMPREHENSIVE ZONING MAP  
 Adopted by the Baltimore County Council  
 Oct. 13, 1988  
 Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

*Dale F. Voss*  
 Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
 BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY  
 OFFICE OF PLANNING AND ZONING  
 OFFICIAL ZONING MAP

SCALE 1" = 200' ±	LOCATION SOUTHWEST CLYNMALIRA CHURCH	SHEET N. E. 22-B
DATE OF PHOTOGRAPHY JANUARY 1986		

93-203-A

210