

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE * ZONING COMMISSIONER
 NW/S Jerome Avenue, 233 ft. SW * OF BALTIMORE COUNTY
 of c/l Carrington Drive * Case No. 96-98-A
 11620 Jerome Avenue *
 11th Election District *
 6th Councilmanic District *
 Frank E. Chapman, Jr., et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank E. Chapman, Jr. and Rosemary S. Chapman, his wife, for that property known as 11620 Jerome Avenue in the Darryl Gardens, subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be 26 ft. in height in lieu of the required 15 ft. in a D.R.2 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

ORDER RECEIVED FOR FILING

Date

10/4/95
 M. [Signature]

By

WICKER/LLM/...

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Sulte 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 4, 1995

Mr. and Mrs. Frank E. Chapman, Jr.
11620 Jerome Avenue
White Marsh, Maryland 21162-1102

RE: Petition for Administrative Variance
Case No. 96-98-A
Property: 11620 Jerome Avenue

Dear Mr. and Mrs. Chapman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11620 Jerome Avenue
White Marsh, Maryland 21162-1102
96-98-A which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.2 to Allow An Accessory structure (Garage) to be 26 Ft in height in lieu of the required 15 Ft Height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See the attached write up and photographs.

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

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/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

Frank E Chapman Jr
(Type or Print Name)

[Signature]
Signature

Rosemary S Chapman
(Type or Print Name)

[Signature]
Signature

11620 Jerome Avenue 410-256-4946
Address Phone No.

White Marsh, Maryland 21162-1102
City State Zipcode
Name, Address and phone number of representative to be contacted. r

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 100

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) ~~do~~ do presently reside at 11620 Jerome Avenue
address
White Marsh, Maryland 21162-1102
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See the attached write up and photographs

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Frank E. Chapman Jr
(signature)
Frank E Chapman Jr
(type or print name)



Rosemary S. Chapman
(signature)
Rosemary S Chapman
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank E. Chapman Jr and Rosemary S. Chapman

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

9/6/95
date

Dennis J. Lemay
NOTARY PUBLIC

My Commission Expires: Sept 1, 1996

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at

11620 Jerome Avenue
White Marsh, Maryland 21162-1102

96-98-A

which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 400.2 to allow an Accessory structure (Garage) to be 26 Ft in height in lieu of the required 15 Ft Height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

See the attached write up and photographs.

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

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/Lessee:

Legal Owner(s):

(Type or Print Name)

Frank E Chapman Jr

(Type or Print Name)

Signature

Frank E Chapman Jr

Signature

Address

Rosemary S Chapman

(Type or Print Name)

City

State

Zipcode

Rosemary S Chapman

Signature

Attorney for Petitioner:

11620 Jerome Avenue

410-256-4946

(Type or Print Name)

Address

Phone No.

Signature

White Marsh, Maryland 21162-1102

City State Zipcode

Name, Address and phone number of representative to be contacted. If

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County



REVIEWED BY: _____ DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 110

ESTIMATED POSTING DATE: _____

96-98-A

The following are the facts upon which we base the request for an Administrative Variance at 11620 Jerome, White Marsh, MD 21162 to allow a detached accessory structure (garage) to be 26 Ft in Height, in lieu of the required 15 Ft.

The 26 Ft is broken down as follows: First floor will be twelve (12) Ft due to storing an 18 Ft House Trailer and making allowance for same, plus a car; Second Floor eight (8) Ft for storage, and the Peak of six (6) Ft.

Storage on the first floor level would be for the house trailer and a car. The second floor would be for furniture of Mr Chapman,s mother and/or Mrs Chapmans older sister. The mother is 88 and the sister is 86 and we expect to have to house one or both of them in our house in the immediate near future. The mother has bedroom furnishings, while the sister has two bedrooms, living room, dining room, and kitchen furniture and equipment. We can accomodate both ladies in our house but with no room for their furniture.

Currently we have an old truck body for lawn and garden equipment (ride mower, push mower, cultivator, wheel barrel, chain saw, seed spreader, and hand tools. This shed is rusting through and we would like to move all of this equipment into the garage away from the rain and moisture.

Across the rear of the property there are mature evergreens, down the East side there are Cedar trees, down the west side there are two mature pine trees and some small cedar trees, and across a line at approximately the rear of the house are a maple tree, a couple of apple trees, and a walnut tree.

Once the garage is in and we determine where the driveway to same will be, evergreens such as pine and /or cedars would be planted. Planting of trees would screen the garage from view from the front (Jerome Avenue) and the West side, a few trees would have to be planted on the East side where the neighbors line of trees have gaps, and the rear side already has a sufficient number of trees to screen our property from any one that would build on that side (Bonaparte).

Dividing our property very roughly into four sections we would have the current residence in the South West section, Septic field (2 fifty foot trenches, 3 feet wide, 16 feet deep, distribution box, and septic tank) in the North West section, the North East section would have the proposed garage, and there would be only grass in the South East section. The North and South sections would be separated by the back of the house and a line of trees (currently a maple, two apple trees, and a walnut tree).

Administrative Variance

96-98-A

Twenty-four (24) photographs are submitted as part of our request for a variance. They are described below and a diagram of each photos location and approximate direction is indicated on an enclosed digram. The number of the photograph is indicated to the left with a brief description of each. The photographs are numbered on the back upper left corner. In the comments below the four directions do not match magnetic or true directions. They are approximate directions as indicated on the photograph location sketch on the property boundary lines.

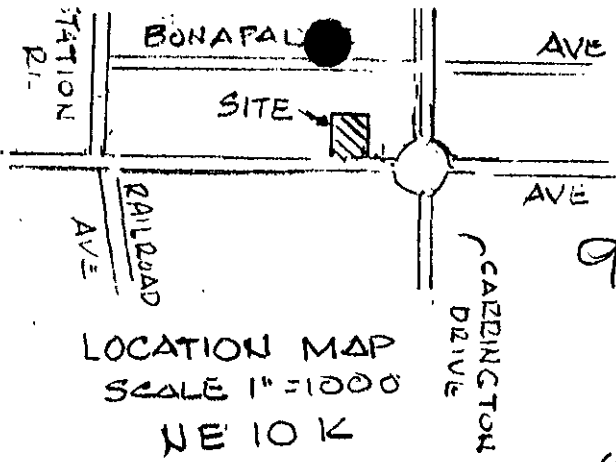
1. This is looking North along the West fence. Note the lack of space between the house, tree and fence.
2. From the same location as No. 1 but turned enough to include the house.
3. Same as No. 2 but closer in to the house.
4. Looking East along Jerome Avenue from the same location as No. 1.
5. From the back side of the house, showing the screened in porch on this side. This porch and the trees and narrow width on the other side of the house is why we did not want to attach the garage to the house.
6. Looking south down the driveway towards Jerome avenue. The hydrant on Mimosa Lane can be seen just to thr right of the telephone pole.
7. From the end of the drive way looking towards the rear of the property. The car and the overturned cans are where the graage is to be located. The truck body to the right of the car is currently being used for storage of ride mower and other yard equipment. The tree branches is from one of the apple trees making a line approximately parrallel to the back of the house.
8. This is looking toward the rear of the property from the side of Jerome Avenue looking towards garage site (car and cans). The two apple trees and the small walnut tree can be seen that make a line behind the house with a mature maple directly behind the house.
9. This is from the electric pole on Jerome Avenue and the the side of the property looking to the rear of the property. The car and upside down cans indicate the site of the proposed garage.
10. Looking to the rear of the property from the Jerome Avenue side of the two apple trees toward the proposed garage location.
11. This looking towards Jerome Avenue from the South East corner of the proposed garage location along the East fence. Note the Pines and Cedars along this fenceline.

96-98-A

12. This is looking across the site of the proposed garage to indicate pines on the rear boundary of the property. In the left side of the photograph can be seen the West fence.
13. This is taken from the side of the truck body looking over the proposed garage site toward the West fence. The house can be seen on the left.
14. This is taken from about the same spot as No. 13. However, I moved more to the front of the truck Body and have turned to take in the two apple trees.
15. This is basically the same as No. 14 but the car is now down in the normal park area for the cars. The driveway is between the two cars and the two apple trees can also be seen with Jerome Avenue in the distance of the photograph.
16. This is the same as No. 12, but this time has the car in the view. The West fence can be seen behind the car at a further distance.
17. This is taken from in front of the pines on the North tree line looking over the proposed garage site towards the East fence.
18. This is taken from the same spot as No. 17 looking South down the drive way towards Jerome Avenue. The apple tree can be seen on the left. The Maple tree is seen on the back side of the house. The white pipe in the photograph in the middle but right of center is an entrance to the sanitary lines. The line comes towards us in the photograph, into a septic tank, into a distributor box, and then into two fifty foot trenches - 16 Ft deep and 3 Ft wide going to the right of the photograph.
19. This photograph is the same as No. 17 as far as direction, except the car has been removed from the shot and I moved out from under a pine tree.
20. This is looking across the site for the proposed garage and looking towards the pine tree on the North end of the East fence and the truck body in this corner.
21. From the rear tree line running across the property we are looking down the West fence towards Jerome Avenue. The two pine trees (one behind the other) and the small cedars can be seen. (Neighbors Dog).
22. This is looking the East fence on the left and Jerome Avenue on the right. Again we see the two apple trees and the walnut tree. We also again see the white pipe from the septic system. The septic tank is to the left of the white pipe and the distributor box further to the left. I was standing over one of the trenches of the septic system when this photo was taken.
23. This photograph was taken from the West fence looking East towards the proposed garage site and East fence. The white pipe from the septic system can again be seen in the middle of the photograph.
24. This photograph is taken of the rear pine tree line and the West pines and short Cedars.

MICROFILMED

110

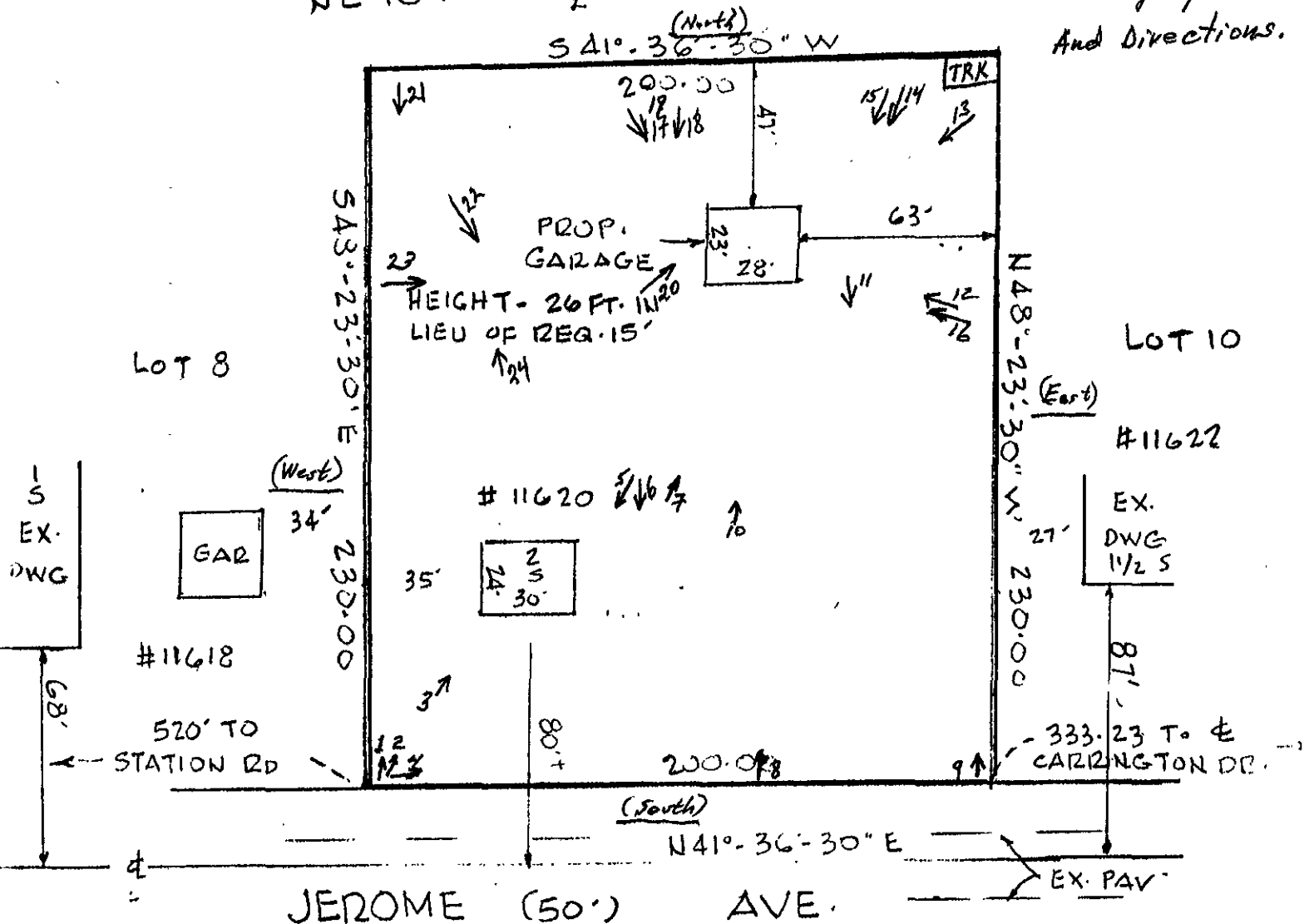


OWNER
 Frank Chapman
 11620 Jerome Avenue
 White Marsh, Md. 21162
 (410) 256 - 4946

96-98-A

Location of
 Photographs
 And Directions.

LOCATION MAP
 SCALE 1" = 1000'
 NE 10 K



Councilmatic District 6
 Zoning ; Dr 2 ^{46,000} / ^{1.06} ~~0.53~~ acres
 Lot size : 23000 Sq. Ft. / ~~0.53~~ acres
 Utilities : private sewer, public water

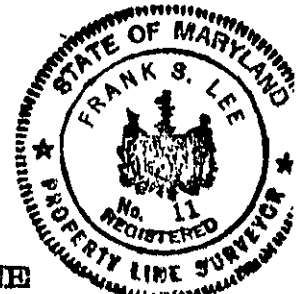
No prior Zoning hearings

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

LOT 9 BLOCK "C"
 DARRYL GARDENS
 PLAT BOOK 13-137

11TH DISTRICT BALTIMORE CO., MARYLAND
 SCALE 1" = 50'
 DATE 8-1-95

FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD, 21237



687-6922

110

FRANK S. LEE

96-98-A

Registered Land Surveyor

1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

August 1, 1995

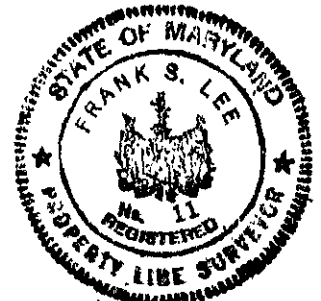
No. 11620 Jerome Avenue
Lot 9, Block "C", Darryl Gardens, 13/137
11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Jerome Avenue at the distance of 233.23 feet measured southwesterly along the northwest side of Jerome Avenue from the center of Carrington Drive, and being known as Lot 9, Block "C", Darryl Gardens, said plat being recorded among the land records of Baltimore County in Plat Book 13 folio 137.

Containing ~~23000~~ square feet or ~~0.53~~ acres of land.

*46,000
FSL*

*1.06
FSL*



11/13/95 6:55 AM

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

110
JPA
007766

9698

DATE 9-8-95 ACCOUNT R 001-6150

FROM: ROSEMARY CHAPMAN
11620 SEASIDE AVE
WHITE PLAINS MD

AMOUNT \$ 85.00

RECEIVED FROM: CIO REG. VAN (MORNING) \$ 50
OSO 1 SIGN 35
TOTAL 85

FOR: _____

BA 0009:30AM09-08-95 \$85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

96-98-A

District: 112

Date of Posting: 9/15/95

Requested for: Variance

Applicant: Frank & Rosemary Chapman

Location of property: 11670 Jerome Ave

Description of Sign: Facing roadway on property being zoned

Remarks: _____

Issued by: [Signature]
Signature

Date of return: 9/22/95

Number of Signs: 1



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-98-A (Item 110)
11620 Jerome Avenue
NW/S Jerome Avenue, 233' SW of c/l Carrington Drive
11th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

cc: Frank and Rosemary Chapman

MICROFILMED



ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 110

Petitioner: CHAPMAN

Location: 11620 JEROME AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Frank Chapman

ADDRESS: 11620 Jerome Avenue

White Marsh, MD 21162

PHONE NUMBER: 410-256-4946



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Frank E. Chapman, Jr.
11620 Jerome Avenue
White Marsh, Maryland 21162-1102

RE: Item No.: 110
Case No.: 96-98-A
Petitioner: F. E. Chapman, et ux

Dear Mr. and Mrs. Chapman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

sent to Mr. Chapman



Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshall's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105,
106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED

SEP 21 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL



**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 110 (JRA)


Dear Ms. Watson:

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 affected 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,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 9/18/95

DATE: 9/25/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 103

104

107

108

109

110

111

112

113

114

115

116

LS:sp

LETTY2/DEPRM/TXTSBP

RECEIVED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., ^{RWB/DAK} Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for September 25, 1995
Items 103, 104, 109, 110, 112, 114, and 115

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

110

PETITION PROBLEMS

#103 --- MJK

1. No telephone number for legal owner.

#104 --- MJK

1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.

#105 --- JCM

1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS"; zoning on special exception and special hearing petition says "BL-AS"; folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.

#106 --- JCM

1. Need authorization for person signing for legal owner.

#107 --- JCM

1. Need authorization for person signing for legal owner.

#109 --- JLL

1. No review information on bottom of petition form.

#110 --- JRA

1. No review information on bottom of petition form.

#112 --- JRF

1. No city, state, or zip code for legal owner.

#113 --- JJS

1. Legal owner did not sign back of petition form.
2. Notary section is invalid -- no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).

#116 --- JCM

1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

September 10, 1995

Zoning Commissioner of Baltimore County

Ladies/Gentlemen

I (WE) have no objection to Frank and Rosemary Chapman building an Accessory Structure (Garage) to be 26 feet in height in lieu of the required 15 feet at the rear of their property at 11620 Jerome Avenue, White Marsh, Maryland 21162.

They have showed us the location of same on their property and discussed the purpose this would be used for with me (us).

Sincerely,

Name: James Claypool

Name: _____

11618 Jerome Avenue

White Marsh, Maryland 21162-1102

ITEM #110

September 10, 1995

Zoning Commissioner of Baltimore County

Ladies/Gentlemen

I (WE) have no objection to Frank and Rosemary Chapman building an Accessory Structure (Garage) to be 26 feet in height in lieu of the required 15 feet at the rear of their property at 11620 Jerome Avenue, White Marsh, Maryland 21162.

They have showed us the location of same on their property and discussed the purpose this would be used for with me (us).

Sincerely,

Name: Harvey Bowen
P.O. A. J.
Name: Randall Bacon

11619 Jerome Avenue

White Marsh, Maryland 21162-1102

MICROFILMED

110

September 10, 1995

Zoning Commissioner of Baltimore County

Ladies/Gentlemen

I (WE) have no objection to Frank and Rosemary Chapman building an Accessory Structure (Garage) to be 26 feet in height in lieu of the required 15 feet at the rear of their property at 11620 Jerome Avenue, White Marsh, Maryland 21162.

They have showed us the location of same on their property and discussed the purpose this would be used for with me (us).

Sincerely,

Name: James Lough

Name: _____

11622 Jerome Avenue

White Marsh, Maryland 21162-1102

110

September 10, 1995

Zoning Commissioner of Baltimore County

Ladies/Gentlemen

I (WE) have no objection to Frank and Rosemary Chapman building an Accessory Structure (Garage) to be 26 feet in height in lieu of the required 15 feet at the rear of their property at 11620 Jerome Avenue, White Marsh, Maryland 21162.

They have showed us the location of same on their property and discussed the purpose this would be used for with me (us).

Sincerely,

Name: Wiram E. Andrews

Name: Shirley D. Andrews

11623 Jerome Avenue

White Marsh, Maryland 21162-1102

110 -

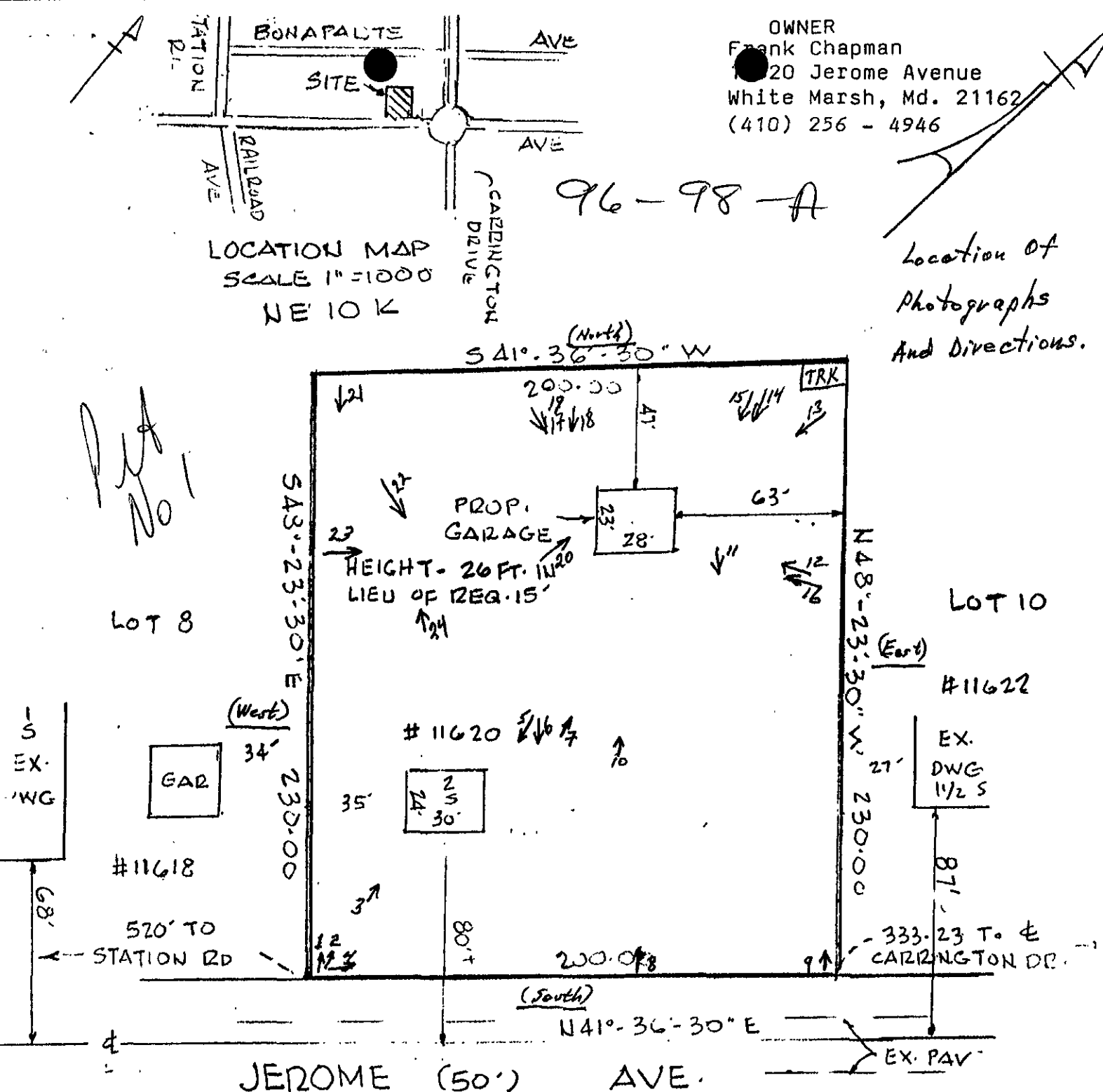
OWNER
 Frank Chapman
 120 Jerome Avenue
 White Marsh, Md. 21162
 (410) 256 - 4946

96-98-A

Location of
 Photographs
 And Directions.

LOCATION MAP
 SCALE 1"=1000'
 NE 10 K

PA
 No 1



Councilmatic District 6
 Zoning ; Dr 2 ⁴⁶⁰⁰⁰ / 1.06
 Lot size : 23000 Sq. Ft. / 0.53 acres
 Utilities : private sewer, public water

No prior Zoning hearings

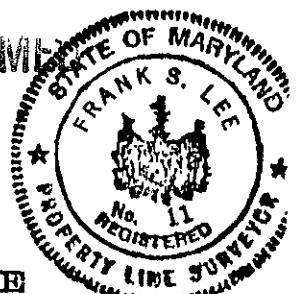
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

MICROFILMED

LOT 9 BLOCK "C"
 DARRYL GARDENS
 PLAT BOOK 13-137

687-6922

FRANK S. LEE
 1277 NEIGHBORS AVE.
 BALTIMORE, MD, 21237



11TH DISTRICT BALTIMORE CO. MARYLAND
 SCALE 1"=50'
 DATE 8-1-95

100

96-98-A

D.R. 2

STATION

BONAPARTE

AVE

CARRINGTON DR

D.R. 2

AVE

JEROME

ROAD

0008N

110 RD.

(SHEET NE 10-K)

E 56,500

E 56,500

E 60,000

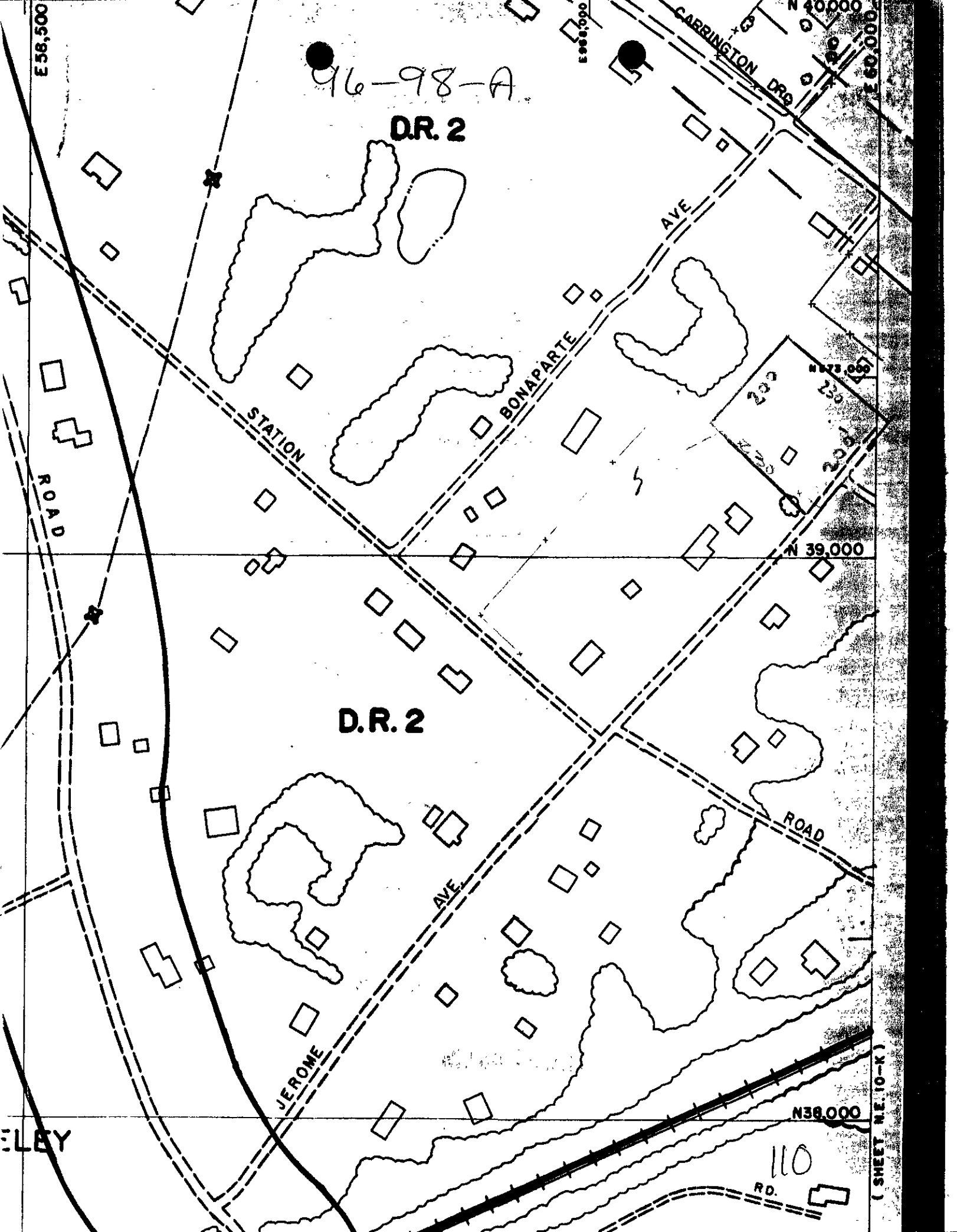
N 39,000

N 39,000

N 38,000

110

ELEY



96-98-A



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 30, 1994

NOTICE OF HEARING
ON MOTION FOR RECONSIDERATION

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 118, Baltimore County Courthouse, Office located at 400 Washington Avenue, Towson, Maryland, as follows:

CASE NUMBER: 94-466-SPH (Item 452)
3 Greenridge Road
W/S Tenbury Road, 171 feet W of c/l of Ridgefield Road
9th Election District - 4th Councilmanic
Legal Owner(s): Nicholas B. Mangione and Louis Mangione

Special Hearing to amend the approved plan in case #87-335-SPH to allow for temporary access to Tenbury Road from Parcel D; to permit permanent access from Parcel E to Greenridge Road; and to permit off-street parking in a residential zone - Parcel E.

HEARING: TUESDAY, OCTOBER 25, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Joseph C. LaVerghetta, Esq.
Michael P. Tanczyn, Esq.



96-98-A



96-98-A

96-98-A



96-98-A



96-98-A



96-98-A



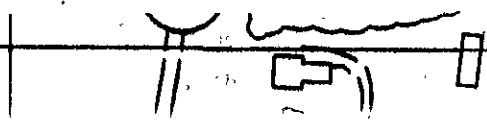
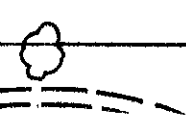
UNIDENTIFIED



UNRECORDED



MICROFILMED





SHEET

LOCATION

SCALE
1" = 200'

N.E.
10-K

LORELEY

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

110

96-98-A



SHEET

LOCATION

SCALE
1" = 200'

N.E.
10-K

LORELEY

DATE
OF
PHOTOGRAPHY
JANUARY
1986

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

110

96-98-A

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
NW/S Jerome Avenue, 233 ft. SW of e/1 Carrington Drive
11620 Jerome Avenue
11th Election District
6th Councilmanic District
Frank E. Chapman, Jr., et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 96-98-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Frank E. Chapman, Jr. and Rosemary S. Chapman, his wife, for that property known as 11620 Jerome Avenue in the Darryl Gardens, subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be 26 ft. in height in lieu of the required 15 ft. in a D.R.2 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of October, 1995 that the Petition for a Residential Variance from Section 400.2 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be 26 ft. in height, in lieu of the required 15 ft., in a D.R.2 zone, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21201

(410) 887-4386

October 4, 1995

Mr. and Mrs. Frank E. Chapman, Jr.
11620 Jerome Avenue
White Marsh, Maryland 21162-1102

RE: Petition for Administrative Variance
Case No. 96-98-A
Property: 11620 Jerome Avenue

Dear Mr. and Mrs. Chapman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
e.a.c.l.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 11620 Jerome Avenue, White Marsh, Maryland 21162-1102, which is presently zoned DR 2

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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(s) 400.2 of the Baltimore County Zoning Regulations to permit an accessory structure (garage) to be 26 ft. in height in lieu of the required 15 ft. height.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
See the attached write up and photographs.

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

Legal Owner(s)
Signature: Frank E. Chapman, Jr.
Signature: Rosemary S. Chapman
Address: 11620 Jerome Avenue, White Marsh, Maryland 21162-1102
City: White Marsh, Maryland 21162-1102
State: MD
Zip Code: 21162

Attorney for Petitioner
Signature: Lawrence E. Schmidt
Address: 400 Washington Avenue, Towson, Maryland 21201
City: Towson, Maryland 21201
State: MD
Zip Code: 21201

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 4th day of October, 1995, that the subject matter of this petition be set for a public hearing, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: DATE: ESTIMATED POSTING DATE: ITEM #: 110

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) herein competent to testify (to wit) in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) presently reside at 11620 Jerome Avenue, White Marsh, Maryland 21162-1102

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)
See the attached write up and photographs

That Affiant(s) acknowledge(s) that if a grant is filed, Affiant(s) will be required to pay a posting and advertising fee and may be required to provide additional information.

Frank E. Chapman, Jr. and Rosemary S. Chapman
Petitioners

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of September, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Frank E. Chapman, Jr. and Rosemary S. Chapman
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in the form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESS my hand and Notarial Seal, this 9th day of September, 1995

My Commission Expires: Sept 1, 1996

The following are the facts upon which we base the request for an Administrative Variance at 11620 Jerome, White Marsh, MD 21162 to allow a detached accessory structure (garage) to be 26 Ft in Height, in lieu of the required 15 Ft.

The 26 Ft is broken down as follows: First floor will be twelve (12) Ft due to storing an 18 Ft House Trailer and making allowance for same, plus a car. Second Floor eight (8) Ft for storage, and the Peak of six (6) Ft.

Storage on the first floor level would be for the house trailer and a car. The second floor would be for furniture of Mr Chapman's mother and/or Mrs Chapman's older sister. The mother is 82 and the sister is 86 and we expect to have to house one or both of them in our house in the immediate near future. The mother has bedroom furnishings, while the sister has two bedrooms, living room, dining room, and kitchen furniture and equipment. We can accommodate both ladies in our house but with no room for their furniture.

Currently we have an old truck body for lawn and garden equipment (ride mower, push mower, cultivator, wheel barrel, chain saw, seed spreader, and hand tools. This shed is rusting through and we would like to move all of this equipment into the garage away from the rain and moisture.

Across the rear of the property there are mature evergreens, down the East side there are Cedar trees, down the west side there are two mature pine trees and some small cedar trees, and across a line at approximately the rear of the house are a maple tree, a couple of apple trees, and a walnut tree.

Once the garage is in and we determine where the driveway to same will be, evergreens such as pine and/or cedars would be planted. Planting of trees would screen the garage from view from the front (Jerome Avenue) and the West side, a few trees would have to be planted on the East side where the neighbors line of trees have gaps, and the rear side already has a sufficient number of trees to screen our property from any one that would build on that side (Bonaparte).

Dividing our property very roughly into four sections we would have the current residence in the South West section, Septic field (2 fifty foot trenches, 3 feet wide, 16 feet deep, distribution box, and septic tank) in the North West section, the North East section would have the proposed garage, and there would be only grass in the South East section. The North and South sections would be separated by the back of the house and a line of trees (currently a maple, two apple trees, and a walnut tree).

110

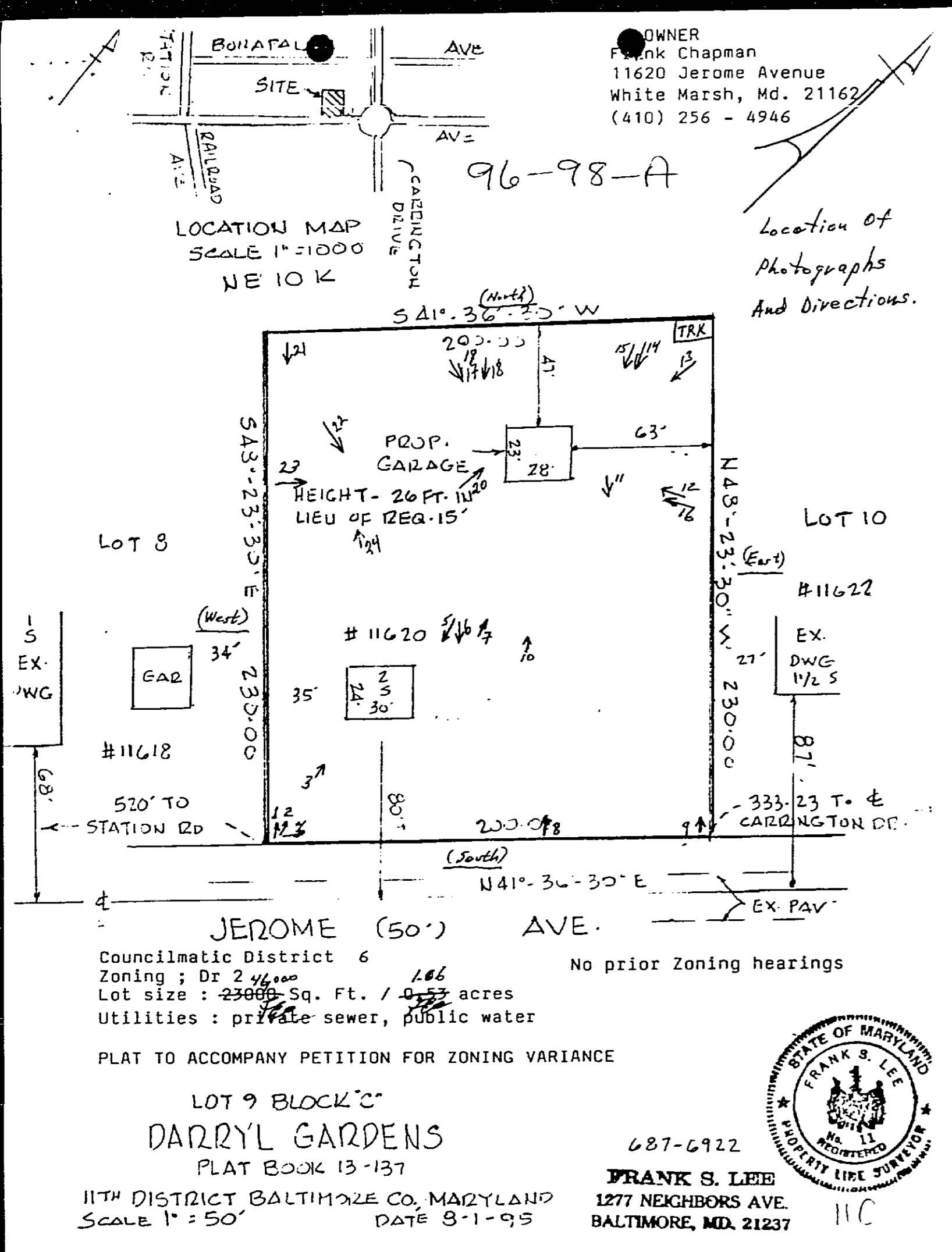
Twenty-four (24) photographs are submitted as part of our request for a variance. They are described below and a diagram of each photos location and approximate direction is indicated on an enclosed diagram. The number of the photograph is indicated to the left with a brief description of each. The photographs are numbered on the back upper left corner. In the comments below the four directions do not match magnetic or true directions. They are approximate directions as indicated on the photograph location sketch on the property boundary lines.

1. This is looking North along the West fence. Note the lack of space between the house, tree and fence.
2. From the same location as No. 1 but turned enough to include the house.
3. Same as No. 2 but closer in to the house.
4. Looking East along Jerome Avenue from the same location as No. 1.
5. From the back side of the house, showing the screened in porch on this side. This porch and the trees and narrow width on the other side of the house is why we did not want to attach the garage to the house.
6. Looking south down the driveway towards Jerome Avenue. The hydrant on Mimosa Lane can be seen just to the right of the telephone pole.
7. From the end of the drive way looking towards the rear of the property. The car and the overturned cans are where the garage is to be located. The truck body to the right of the car is currently being used for storage of ride mower and other yard equipment. The tree branches is from one of the apple trees making a line approximately parallel to the back of the house.
8. This is looking toward the rear of the property from the side of Jerome Avenue looking towards garage site (car and cans). The two apple trees and the small walnut tree can be seen that make a line behind the house with a mature maple directly behind the house.
9. This is from the electric pole on Jerome Avenue and the side of the property looking to the rear of the property. The car and upside down cans indicate the site of the proposed garage.
10. Looking to the rear of the property from the Jerome Avenue side of the two apple trees toward the proposed garage location.
11. This looking towards Jerome Avenue from the South East corner of the proposed garage location along the East fence. Note the Pines and Cedars along this fence line.

110

12. This is looking across the site of the proposed garage to indicate pines on the rear boundary of the property. In the left side of the photograph can be seen the West fence.
13. This is taken from the side of the truck body looking over the proposed garage site toward the West fence. The house can be seen on the left.
14. This is taken from about the same spot as No. 13. However, I moved more to the front of the truck body and have turned to take in the two apple trees.
15. This is basically the same as No. 14 but the car is now down in the normal park area for the cars. The driveway is between the two cars and the two apple trees can also be seen with Jerome Avenue in the distance of the photograph.
16. This is the same as No. 12, but this time has the car in the view. The West fence can be seen behind the car at a further distance.
17. This is taken from in front of the pines on the North tree line looking over the proposed garage site towards the East fence.
18. This is taken from the same spot as No. 17 looking South down the drive way towards Jerome Avenue. The apple tree can be seen on the left. The Maple tree is seen on the back side of the house. The white pipe in the photograph in the middle but right of center is an entrance to the sanitary lines. The line comes towards us in the photograph, into a septic tank, into a distributor box, and then into two fifty foot trenches - 16 Ft deep and 3 Ft wide going to the right of the photograph.
19. This photograph is the same as No. 17 as far as direction, except the car has been removed from the shot and I moved out from under a pine tree.
20. This is looking across the site for the proposed garage and looking towards the pine tree on the North end of the East fence and the truck body in this corner.
21. From the rear tree line running across the property we are looking down the West fence towards Jerome Avenue. The two pine trees (one behind the other) and the small cedars can be seen. (Neighbors Dog).
22. This is looking the East fence on the left and Jerome Avenue on the right. Again we see the two apple trees and the walnut tree. We also again see the white pipe from the septic system. The septic tank is to the left of the white pipe and the distributor box further to the left. I was standing over one of the trenches of the septic system when this photo was taken.
23. This photograph was taken from the West fence looking East towards the proposed garage site and East fence. The white pipe from the septic system can again be seen in the middle of the photograph.
24. This photograph is taken of the rear pine tree line and the West pines and short Cedars.

110



Phone: 687-6922

FRANK S. LEE 96-98-A
Registered Land Surveyor
1277 NEIGHBORS AVE. — BALTIMORE, MD. 21237

August 1, 1995

No. 11620 Jerome Avenue
Lot 9, Block "C", Darryl Gardens, 13/137
11th District Baltimore County, Maryland

Beginning for the same on the northwest side of Jerome Avenue at the distance of 233.23 feet measured southwesterly along the northwest side of Jerome Avenue from the center of Carrington Drive, and being known as Lot 9, Block "C", Darryl Gardens, said plat being recorded among the land records of Baltimore County in Plat Book 13 folio 137.

Containing 23000 square feet or 0.53 acres of land.

4000
106
120

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-98-A

Date of Posting: 9/12/95

Name: Frank S. Lee, Registered Land Surveyor

Address of Property: 11620 Jerome Ave.

Date of Return: 9/21/95

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:
Item No.: 40
Petitioner: Frank Chapman
Location: 11620 Jerome Ave.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Frank Chapman
ADDRESS: 11620 Jerome Avenue
White Marsh, MD 21162
PHONE NUMBER: 410-256-4946

AD: ggs
(Revised 04/09/93)

Baltimore County
Department of Permits and Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 15, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-98-A (Item 110)
11620 Jerome Avenue
11th District Baltimore County, Maryland

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

- Your property will be posted on or before September 17, 1995. The closing date (October 2, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Frank and Rosemary Chapman

Baltimore County
Department of Permits and Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 26, 1995

Mr. and Mrs. Frank E. Chapman, Jr.
11620 Jerome Avenue
White Marsh, Maryland 21162-1102

RE: Item No.: 110
Case No.: 96-98-A
Petitioner: F. E. Chapman, et ux

Dear Mr. and Mrs. Chapman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21286-5500

DATE: 09/19/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1106

RE: Property Owner: SEE BELOW
LOCATION: DISTRIBUTION MEETING OF SEPT. 18, 1995.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the project.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 102, 103, 104, 105, 106, 107, 109, 110, 112, 113, 114 AND 115.

RECEIVED
SEP 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: September 14, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):
Item Nos. 78, 80, 93, 94, 97, 99, 103, 104, 109, 110, 112, and 113

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey M. Long
Division Chief: Cary L. Kern

PK/JL

ITEM78/PZONE/TXTJWL



David L. Winstead
Secretary
Hal Kassoff
Administrator

9-15-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 110 (JRA)

Dear Ms. Watson:

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 affected 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,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM DATE: 9/25/95
FROM: DEPRM Development Coordination
SUBJECT: Zoning Advisory Committee Agenda: 9/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s: 103
104
107
108
109
110
111
112
113
114
115
116

LS:sp

LETTY2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 25, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review
RE: Zoning Advisory Committee Meeting
for September 25, 1995
Items 103, 104, 109, 110, 112, 114, and 115

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:sw

PETITION PROBLEMS

- #103 --- MJK
1. No telephone number for legal owner.
- #104 --- MJK
1. Need attorney - incorporated.
2. Need printed name of person signing for legal owner.
- #105 --- JCM
1. Need authorization for person signing for legal owner.
2. Zoning on variance petition says "BR-AS", zoning on special exception and special hearing petition says "BL-AS", folder says "BL-AS". Which is correct? Incorrect one needs to be corrected.
- #106 --- JCM
1. Need authorization for person signing for legal owner.
- #107 --- JCM
1. Need authorization for person signing for legal owner.
- #109 --- JLL
1. No review information on bottom of petition form.
- #110 --- JRA
1. No review information on bottom of petition form.
- #112 --- JRF
1. No city, state, or zip code for legal owner.
- #113 --- JJS
1. Legal owner did not sign back of petition form.
2. Notary section is invalid - no signature to notarize & no notary seal on the petition form. Also notary cannot notarize a signature of a relative (same last name - related?).
- #116 --- JCM
1. Need typed name of person signing for Gilman School.
2. Need typed title of persons signing for both legal owners. Also authorization to sign for these owners.

Zoning Commissioner of Baltimore County

Ladies/Gentlemen

I (WE) have no objection to Frank and Rosemary Chapman building an Accessory Structure (Garage) to be 26 feet in height in lieu of the required 15 feet at the rear of their property at 11620 Jerome Avenue, White Marsh, Maryland 21162.

They have showed us the location of same on their property and discussed the purpose this would be used for with me (us).

Sincerely,

Name: *Jane Chapman*

Name: _____

11618 Jerome Avenue

White Marsh, Maryland 21162-1102

Item # 110

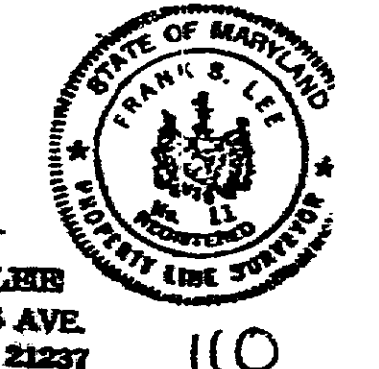
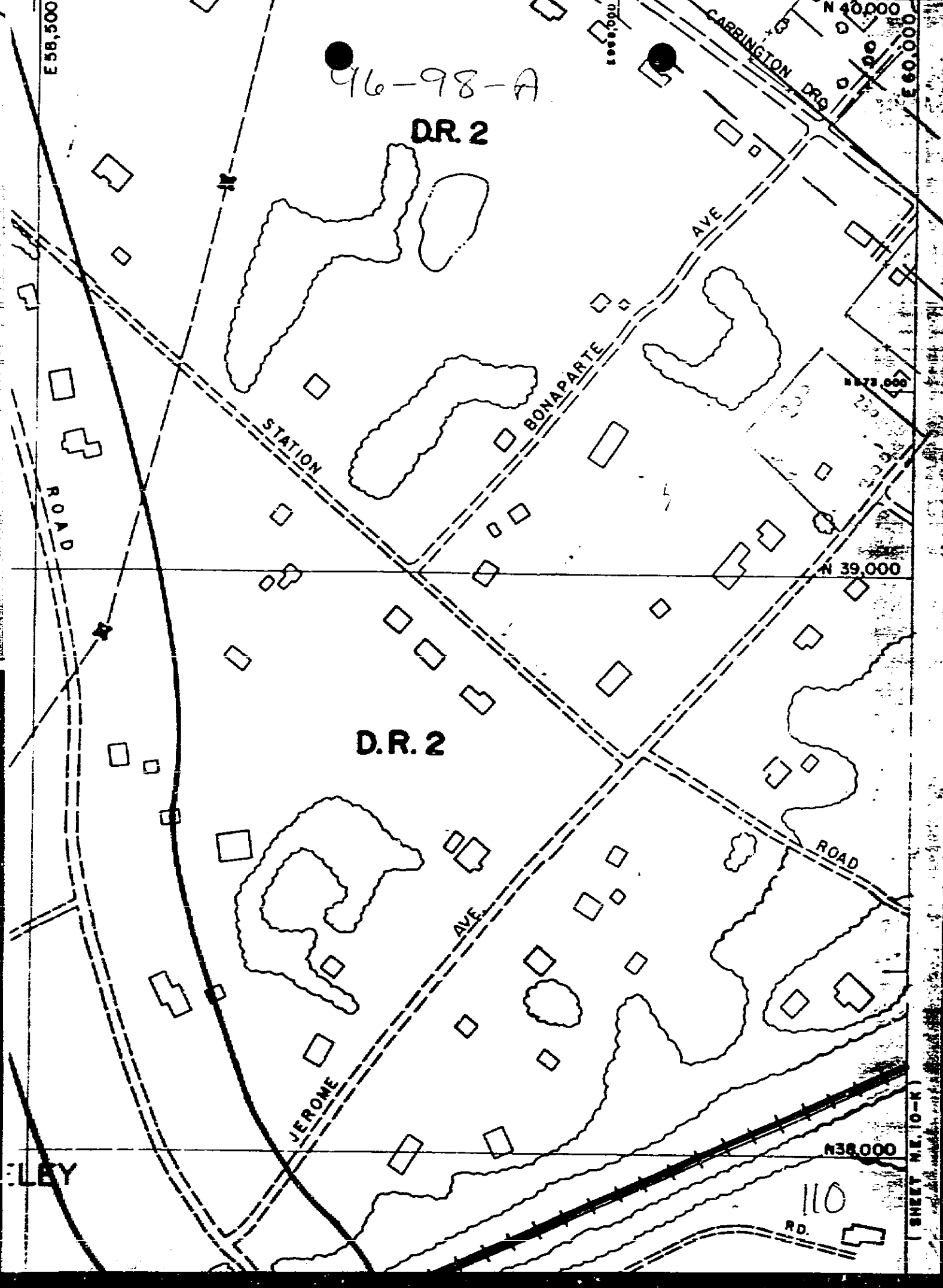
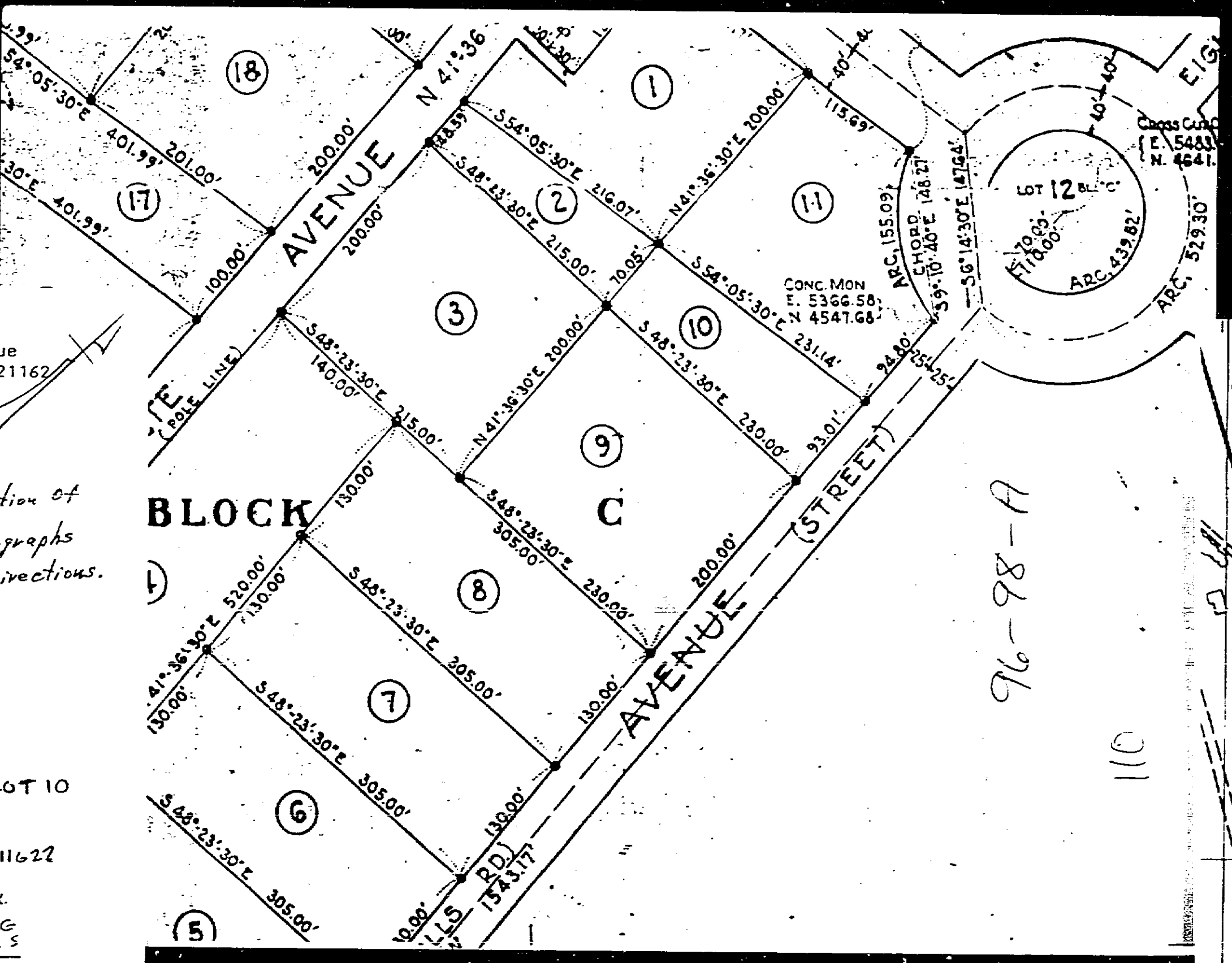
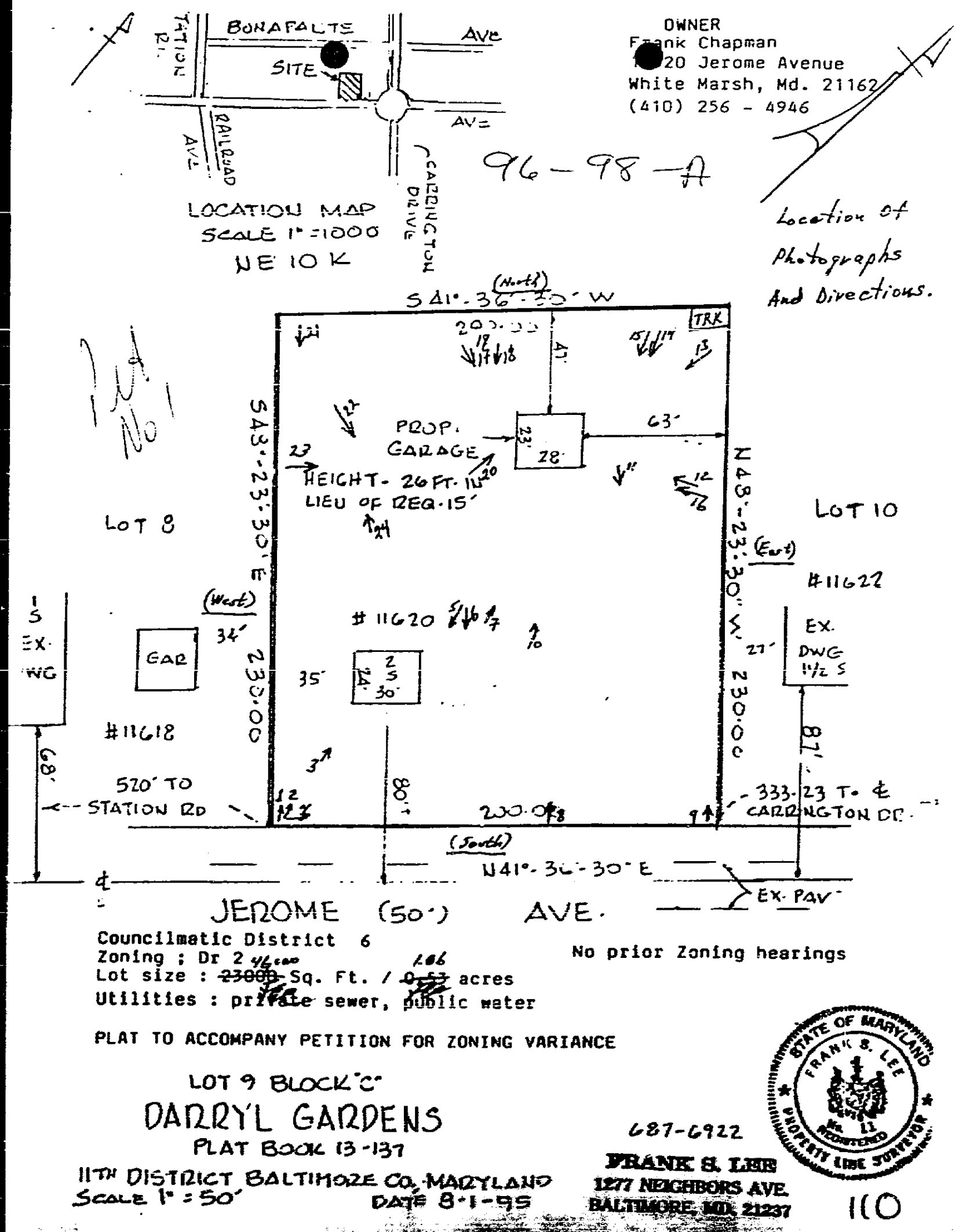
Sincerely,

Name: *Hanna Bauer*

Name: *Frank Bauer*

11619 Jerome Avenue

White Marsh, Maryland 21162-1102



JEROME (50') AVE.
Councilmatic District 6
Zoning: Dr 2
Lot size: 23000 Sq. Ft. / 0.53 acres
Utilities: private sewer, public water
No prior Zoning hearings
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE
LOT 9 BLOCK 'C'
DARRYL GARDENS
PLAT BOOK B-137
11TH DISTRICT BALTIMORE CO. MARYLAND
Scale 1" = 50'
DATE 8-1-95
FRANK S. LEIS
1277 NEIGHBORS AVE.
BALTIMORE, MD 21207
687-6722

96-98-A



96-98-A



96-98-A



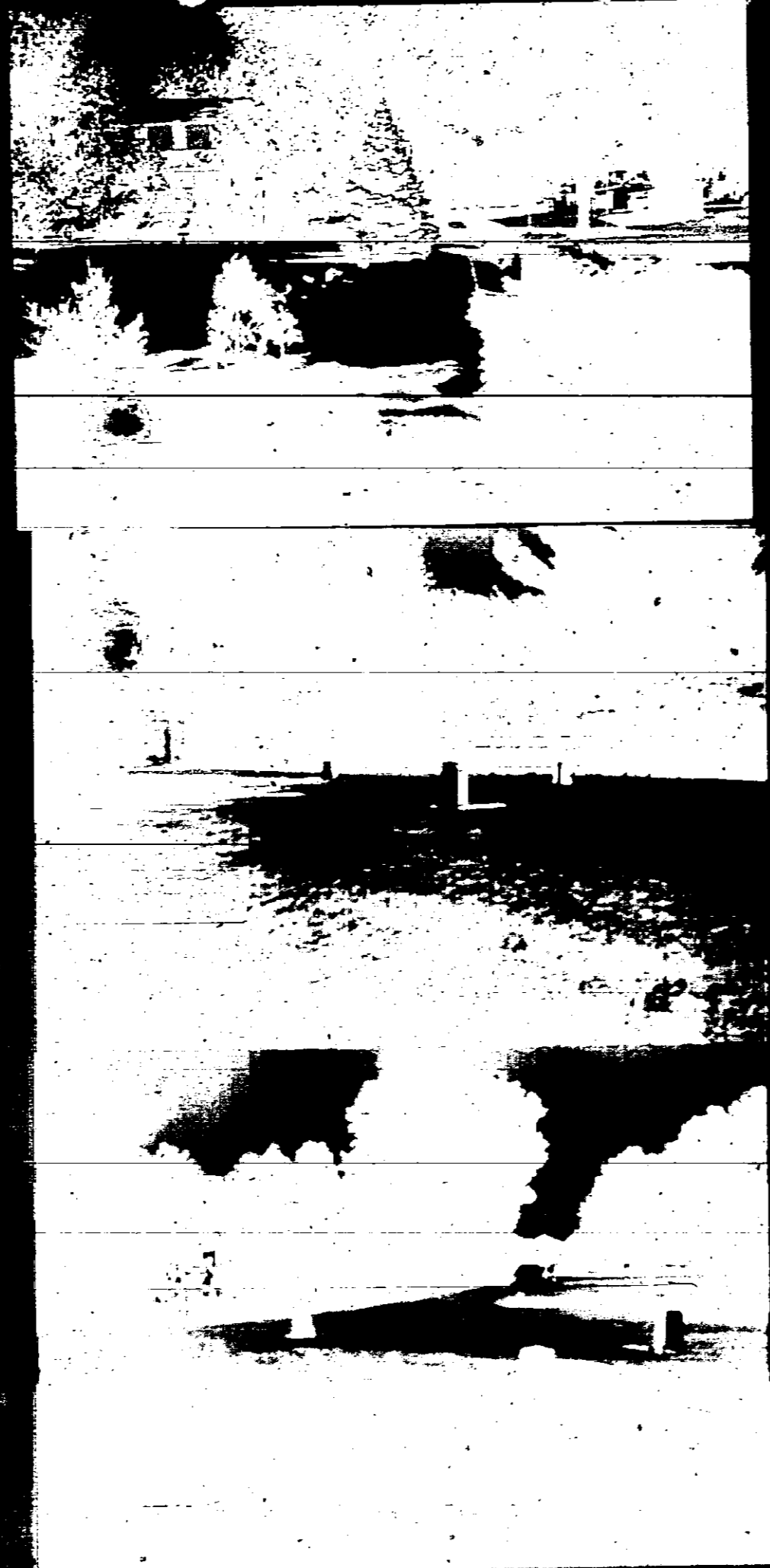
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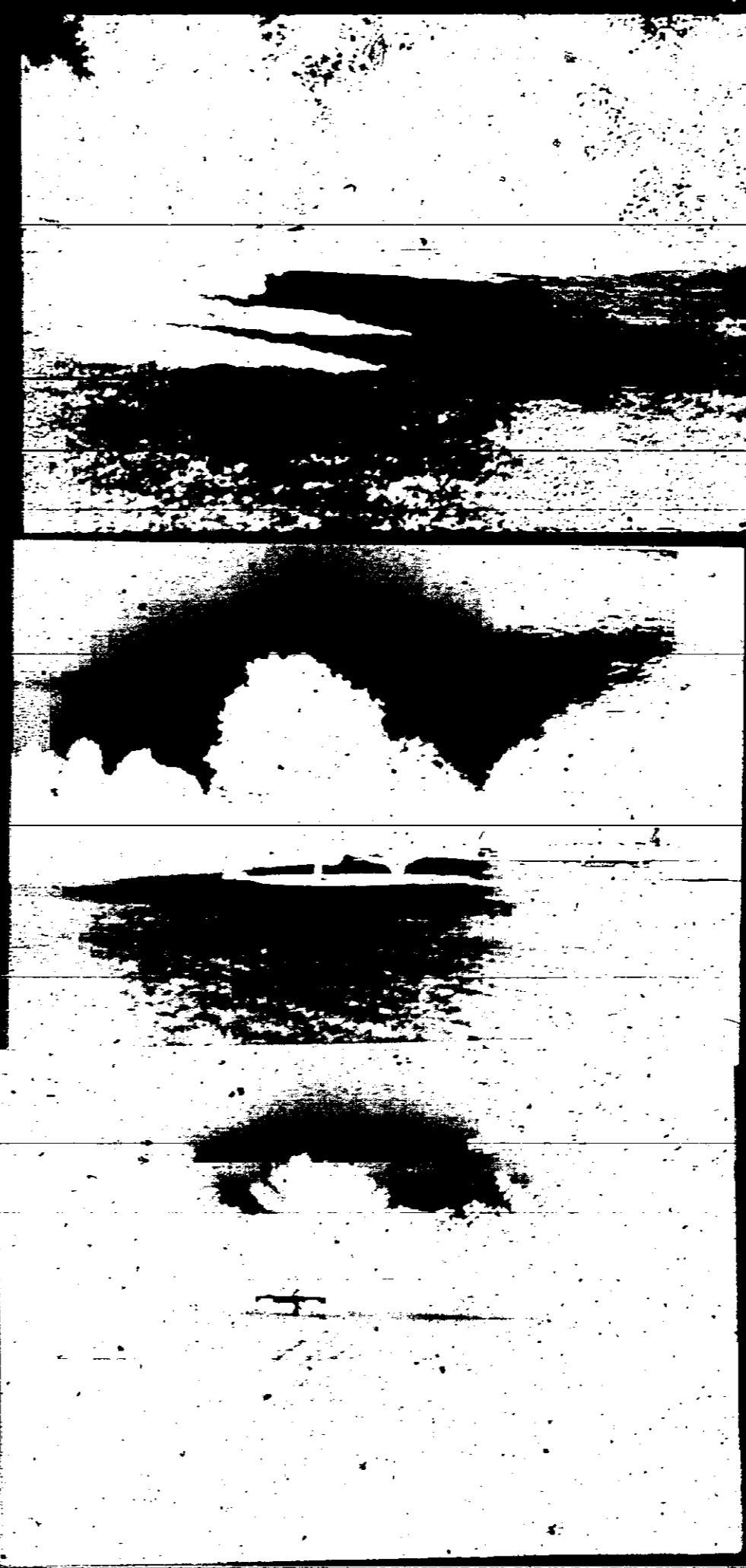
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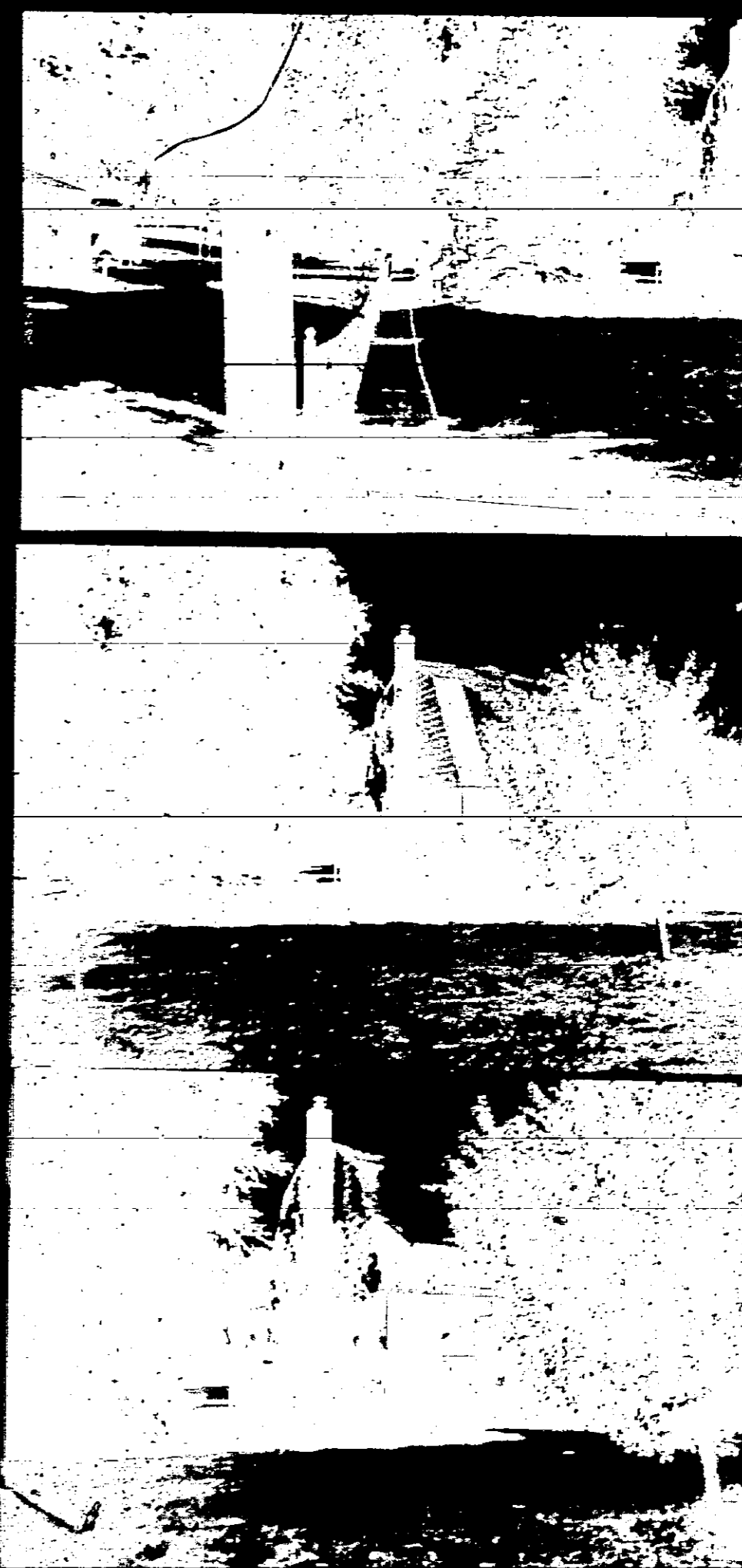
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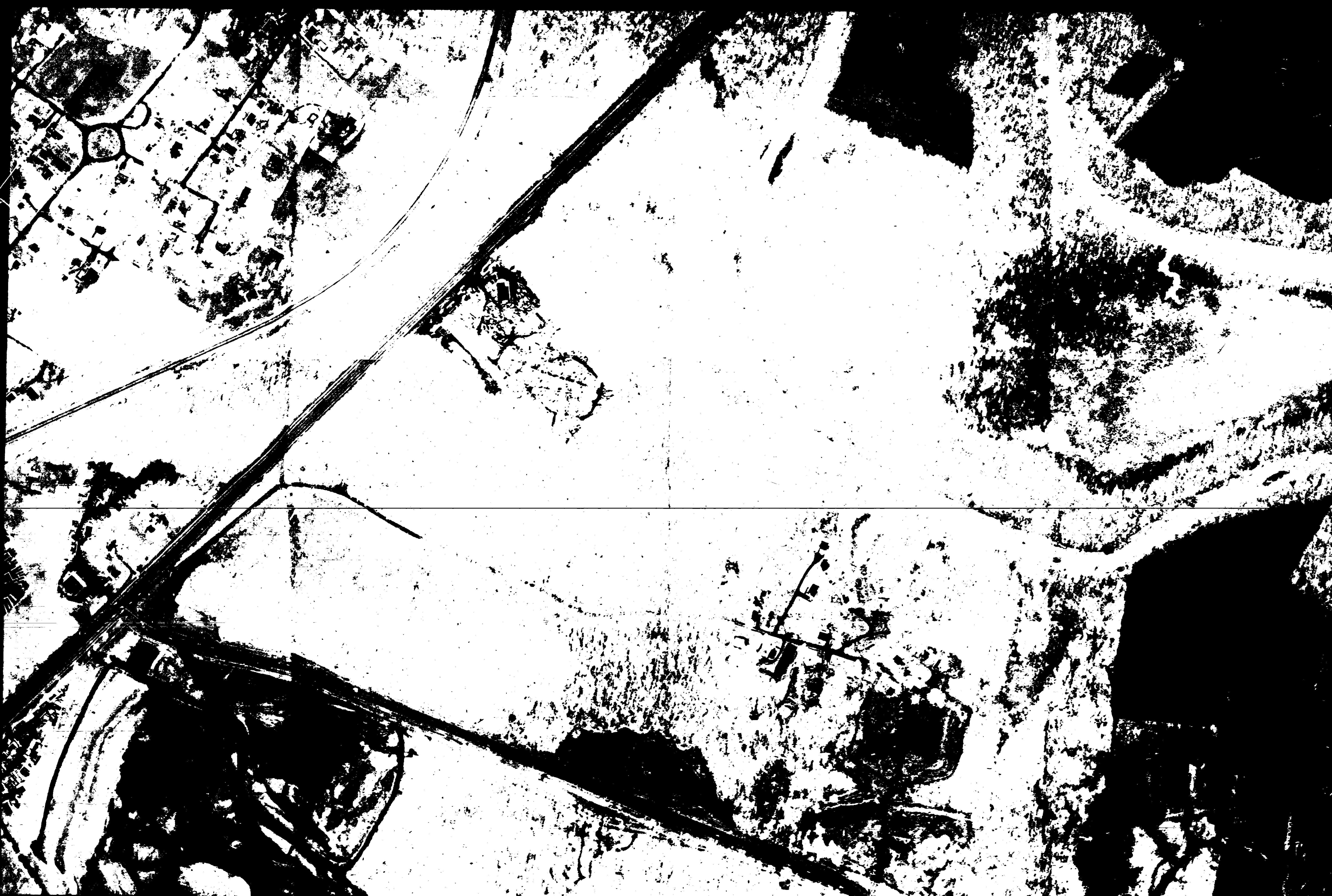
96-98-A



96-98-A



96-98-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	LORELEY	N.E. 10-K
DATE OF PHOTOGRAPHY		
JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401