

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Paul J. Amos, Jr. and
Anita L. Amos, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof,

herby petition for a Variance from Section 1803.15 (211.3) to permit a side yard setback of six feet in lieu of the required eight feet and a sum of both sideyards of 16 feet in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reason: (Anticipate hardship or practical difficulty) Petitioners contracted with a company by the name of Eastern Garage Builders, Inc. to erect a garage in place of an existing structure. Eastern Garage Builders, Inc. assured petitioners that all necessary permits would be obtained. Eastern Garage Builders, Inc. completed approximately 50% of the work, without securing the necessary permit, and then refused to complete the garage. Petitioners were then forced to complete the structure at their own expense.

Petitioners would suffer a hardship if the structure had to be removed. The difficulty was created by misrepresentation and breach of contract by Eastern Garage Builders, Inc., who assured petitioners that the necessary permits would be obtained and who left the job half completed. Petitioners had no alternative but to finish the structure.

See attached description

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

and we agree to pay expense 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.

Contract purchaser
Paul J. Amos, Jr.
Anita L. Amos, Legal Owner
Address: 1043 Marleigh Circle
Baltimore, Md. 21204

Protestant's Attorney
Joseph C. Wich, Jr.
Address: 409 Washington Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 17th day of May, 1976, at 11:15 o'clock.

By: [Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
S/S of Marleigh Circle 751 ft.
NE of Kenilworth Drive
9th District
OF BALTIMORE COUNTY
PAUL J. & ANITA L. AMOS,
Petitioners
Case No. 76-239-A

ORDER TO ENTER APPEARANCE

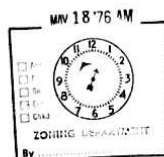
Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2186

I HEREBY CERTIFY that a copy of the above Order was mailed to Joseph C. Wich, Jr., Esquire, 409 Washington Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



June 4, 1976

Joseph C. Wich, Jr., Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: Petition for Variance
S/S of Marleigh Circle, 751' NE of
Kenilworth Drive - 9th Election District
Paul J. Amos, Jr., et ux -
Petitioners
NO. 76-239-A (Item No. 197)

Dear Mr. Wich:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

George J. Portidak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

PROPERTY DESCRIPTION

Petition of Paul J. Amos and Anita L. Amos

Located on the south side of Marleigh Circle, approximately 751 feet northeast of Kenilworth Drive and known as lot #44 as shown on Plat of Orchard Hills which is recorded among the land records of Baltimore County in Liber 25, folio 22.

Also known as 1043 Marleigh Circle.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 5, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-239-A. Petition for Variance for SideYard South Side of Marleigh Circle 751 feet Northeast of Kenilworth Drive
Petitioner - Paul J. Amos, Jr. and Anita L. Amos

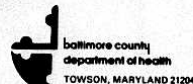
9th District

HEARING: Monday, May 17, 1976 (11:15 A.M.)

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

William D. Fromm
Director of Planning

WDF:JGH:rw



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

June 3, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #197, Zoning Advisory Committee Meeting, April 6, 1976, are as follows:

Property Owner: Paul J. & Anita L. Amos
Location: S/S Marleigh Cir. 751' NE Kenilworth Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 6' in lieu of the required 8' and sum of both sideyards of 16' in lieu of the required 20'

Acres: 67.00 x 115.15
66.70 x 119.20
District: 9th

Since this is an exception for a garage and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pbs



STATE OF MARYLAND

DEPARTMENT OF LICENSING AND REGULATION
MARYLAND HOME IMPROVEMENT COMMISSION
ONE SOUTH CALVERT STREET - BALTIMORE, MARYLAND 21202
SIXTEENTH FLOOR
301/383-8044

April 23, 1976

Mr. and Mrs. Paul Amos
1043 Marleigh Circle
Towson, Maryland 21204

RE: COMPLAINT #10571
D.I.S. #5-576

Dear Mr. and Mrs. Amos:

I regret to inform you that this Commission will be unable to assist you further at this time with your complaint filed against Eastern Garage Builders.

As a result of a complaint received prior to yours an Administrative Hearing was approved by this Commission. However, all attempts to locate the contractor in order to properly serve the Charge Letter has proven negative, therefore, the matter was placed on this Commission Stet Docket and will be acted on should the contractor's current whereabouts become known. It appears he may be temporarily residing in the State of Florida.

It's possible you may receive further assistance by contacting the State's Attorney's Office in your area, at which time our files and assistance will be available.

We can assure you that your complaint will remain on file and be used should the contractor attempt to apply for a license in the future.

Very truly yours,

James A. Moskowsky
Executive Director

PETITIONER'S
EXHIBIT 72

JAM:scb

c.c. Division of Investigative Services

Dear Mr. DiNenna:

I understand that there is a 30 day appeal period until the final order on this case. In order to process Blue permit, I would appreciate your allowing me to file for this Blue permit during this appeal period. I realize consequences and will assume responsibility for any problems that develop.

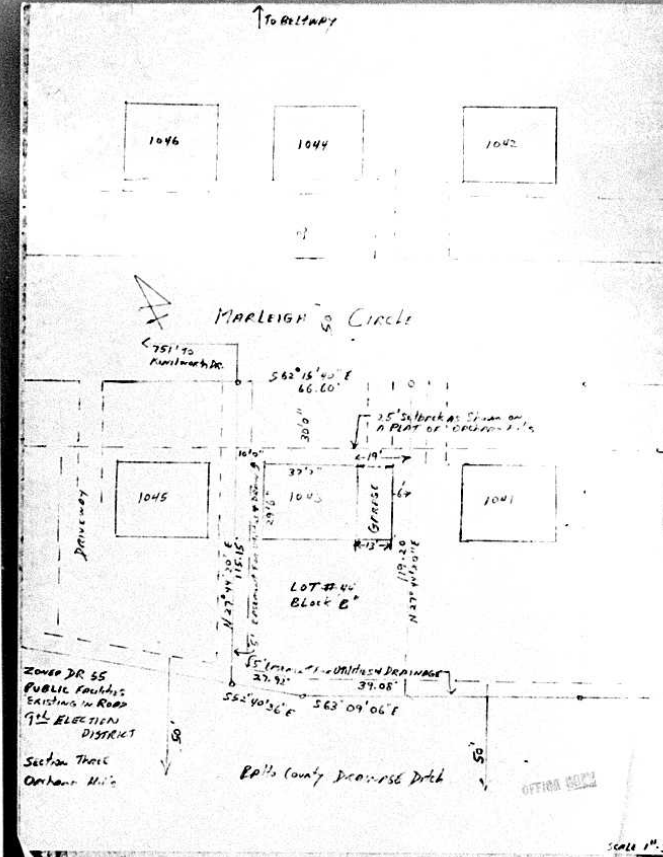
Paul J. Amos, Jr.
6/30/76

76-239-A

Zoning Commissioner of Baltimore County

EXHIBIT A TH

By 9176 RED BRANCH RD 4600.00 EXTRA. PAY ON
COLUMBIA, MD FINAL PAYMENT TW



EVALUATION COMMENTS	
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Petitioner Paul J. Jr., and Anita L. Jones
 Petitioner's Attorney Joseph C. Wick, Jr. Reviewed by Franklin T. Hoagans, Jr.
 Chairman, Zoning Plans
 Advisory Committee

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than

Franklin T. Hogans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD



Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

May 5, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #197 (1975-1976)

Property Owner: Paul J. & Anita L. Amos
S/S Marleigh Cir. 751' N/E Kenilworth Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback
of 6' in lieu of the required 8' and sum of both
sideyards of 16' in lieu of the required 20'.
Acres: 67.00 x 115.15 District: 9th
66.60 119.20

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The submitted plan should be revised to include a location plan and indicate the location of public water main and sanitary sewer in Marleigh Circle and the 15-inch and 18-inch sanitary interceptor sewers to the rear of this property.

Any construction or reconstruction of sidewalk, curb and gutter, entrance, apron, etc. as may be required will be the full responsibility of the Petitioner.

Additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR: ss

cc: W. Munchel

S-SE Key Sheet
43 NW 2 Pos. Sheet
NW 11 A Topo
69 Tax Map



Baltimore County
Department of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3210

Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Paul J. & Anita L. Amos

Location: S/S Marleigh Cir. 751' NE Kenilworth Drive

Item No. 197

Zoning Agenda April 6, 1976

Gentlemen:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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 operations.

() 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", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

(xx) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. B. G. Kelly* Noted and Approved: _____
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 484-3550

STEPHEN E. COLLINS
DIRECTOR

April 26, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 197 - ZAC - April 6, 1976

Property Owner: Paul J. & Anita L. Amos
Location: S/S Marleigh Cir. 751' NE Kenilworth Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 8' and sum of both sideyards of 16' in lieu of the required 20'

Acres: 67.00 x 115.15
66.60 119.20
District: 9th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the variance to the side yard setbacks.

Very truly yours,

Michael S. Planigan
Michael S. Planigan
Traffic Engineer Associate

MSF:nc



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3211

WILLIAM D. FROMM
DIRECTOR

April 20, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #197, Zoning Advisory Committee Meeting, April 6, 1976, are as follows:

Property Owner: Paul J. and Anita L. Amos
Location: S/S Marleigh Circle 751' NE Kenilworth Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 8' and sum of both sideyards of 16' in lieu of the required 20'
Acres: 67.00 x 115.15
66.60 119.20
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 8, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: April 6, 1976

Re: Item 197
Property Owner: Paul J. & Anita L. Amos
Location: S/S Marleigh Cir. 751' N.E. Kenilworth Drive
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit side setback of 6' in lieu of the required 8' and sum of both sideyards of 16' in lieu of the required 20'.

District: 9th
No. Acres: 67.00 x 115.15
66.60 119.20

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

NNP/ml

JOSEPH M. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MR. ROBERT L. BERNY

MARCUS W. BOUTARIS
THOMAS H. BOYER
MR. LOUISIANA F. CHURCH
JOHN A. B. WHEELER, SUPERINTENDENT

ROGER B. HAYDEN
ALVIN LORECH
RICHARD W. TRACEY, D.D.



TOWSON, MD. 21204

April 29, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for a Variance - Amos
was inserted in the following:

- | | |
|--|--|
| ☐ Catonsville Times | ☒ Towson Times |
| ☐ Dundalk Times | ☐ Arbutus Times |
| ☐ Essex Times | ☐ Community Times |
| ☐ Suburban Times East | ☐ Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland,
once a week for one successive weeks before the
17th day of May 1976, that is to say, the same
was inserted in the issues of April 29, 1976.

STROMBERG PUBLICATIONS, INC.

BY *E. Patricia Strome*

PETITION FOR A VARIANCE IN DISTRICT

ZONING Petition for Variance for
Side Yard.
LOCATION: South side of Marleigh
Circle 751' NE, Northeast of
Kenilworth Drive.
DATE & TIME: Monday, May 17,
1976 at 11:15 A.M.
PUBLIC HEARING: Room 116, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 6 feet instead of the required 8 feet and a sum of both sideyards of 16 feet instead of the required 20 feet.

The Zoning Regulation to be amended as follows:
Section 1902.28 (B)(3) - Side yards - 8 feet wide for one side yard and not less than 20 feet for the rear of both.

All that parcel of land in the Ninth District of Baltimore County located on the south side of Marleigh Circle, approximately 751 feet northeast of Kenilworth Drive and known as lot 20, 40 is shown on Plat of Orchard Hills which is recorded against the land records of Baltimore County in Liber 28, folio 2.

Also known as 1943 Marleigh Circle.
Being the property of Paul J. Amos, Jr. and Anita L. Amos, as shown on plat plan filed with the Zoning Department.

Given under my hand and the Seal of Baltimore County, Maryland, this 29th day of April, 1976.
By Order of
ERIC DI NENNA
Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 22, 1976

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on _____ day of _____, 1976, the _____ day of _____, 1976, the _____ day of _____, 1976, the _____ day of _____, 1976.

THE JEFFERSONIAN,
L. L. Smith
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: PETITION FOR VARIANCE
Petitioner: PAUL J. AMOS
Location of property: S/S OF MARLEIGH CIRCLE 751' NE OF KENILWORTH DR.
Location of Sign: FRONT 1043 MARLEIGH CIRCLE
Remarks: Thomas B. Ireland
Posted by: Thomas B. Ireland
Date of return: May 7, 1976

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 1 day of April 1976. Filing Fee \$ 25. Received ☒ Check ☐ Cash ☐ Other

Petitioner: Mr. Amos
Submitted by: J. Mox
Petitioner's Attorney: J. Mox
Reviewed by: MBL

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33358
DATE: April 26, 1976 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: Messrs. Cook, Murray, Howard & Tracy
109 Washington Ave., Towson, Md. 21204
FOR: Petition for Variance for Paul J. Amos
#16-239-A
25.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 33397
DATE: May 17, 1976 ACCOUNT: 01-662
AMOUNT: \$41.00
RECEIVED FROM: Messrs. Cook, Murray, Howard & Tracy
109 Washington Ave., Towson, Md. 21204
FOR: Advertising and posting of property for Paul J. Amos, Jr. #16-239-A
41.00 CASH
VALIDATION OR SIGNATURE OF CASHIER

