

77-39-A #5 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, Mr. George Mattes, 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, hereby petition for a Variance from Section 1A00.7-B.3 for a side yard setback of 10 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, in the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
Said lot of ground is only 55 feet wide as set out on recorded Plat of Cedar Beach. Additional cannot be acquired to meet the required setbacks.

See attached description

Property is to be posted and advertised as provided by Zoning Regulations.
I, the owner, agree to pay expenses of above Variance advertisement, posting, etc., upon filing of this petition and further agree to and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

George Mattes
Contract purchaser
Address: 301.3 SILVER STREET
City: Baltimore, Maryland 21224

Robert J. Romadka
Attorney
Address: 809 Eastern Boulevard
City: Baltimore, Maryland 21221

ORDERED BY THE Zoning Commissioner of Baltimore County, this 9th day of August, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1976, at 10:00 o'clock.

George Mattes
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION FOR MAP

Beginning at a point on the NW/4 of Poplar Road 327 ft. NW of Silver Lane, and being lot No. 111 of the Plat of "Cedar Beach" (W.P.C. Liber 7 folio 186).

RE: PETITION FOR VARIANCE
from Section 1A00.7-B.3
of the Baltimore County
Zoning Regulations
SW/4 of Poplar Road 327
SW of Silver Lane
15th District
George Mattes, Petitioner
No. 77-39-A

OPINION

This case comes before the Board on an appeal by the Petitioners from a decision of the Deputy Zoning Commissioner which granted a variance at the subject property.

The subject property is located on the northwest side of Poplar Road approximately 327 feet southwest of Silver Lane, in the Fifteenth Election District of Baltimore County.

In the subject instance, the property owner seeks a variance to permit a side yard setback of 10 feet instead of the required 50 feet. If successful, this property owner proposes to construct a single family residential dwelling upon the subject lot. The subject lot is 50 feet in width, and some has public water available to it. However, the subject lot is to be improved with a residence some would have to be served by a private sewage disposal system as there is no public sewer in the area. Within this community the majority of homes are situate on 50 foot lots, although one of the Petitioners and the immediately adjoining property owner has a 100 foot lot. At issue is whether or not the property owner can evidence practical difficulty and/or unreasonable hardship if the Board should fail to grant this variance. An ancillary consideration in this case will be whether or not the granting of this variance would, in fact, violate any of the provisions of Section 502.1 of the regulations.

The case consumed two hearing days before the Board, and a primary concern of the Petitioners might be summarized as to whether or not the subject lot can adequately and safely handle a private sewage disposal system necessary for the planned single family residential dwelling. The subject lot has been approved by the Baltimore County Health Department for the installation of such a private sewage system. The Board will not detail the testimony and evidence presented in this case, but suffice it to say that the Board is satisfied that the granting of this variance will not violate any of the provisions of

George Mattes - 77-39-A

Section 502.1 of the County regulations. Also, the Board is convinced that if this variance would not be granted the property owner would suffer a practical difficulty. Therefore, the Board will grant the requested variance.

In conclusion, the Board feels that the granting of the variance will in no way be detrimental to the health and safety of the surrounding and adjoining property owners. Before any construction may commence upon the subject lot, the property owner must be granted a building permit. In order to receive this building permit the property owner will once again undergo the scrutiny of each and every interested department of the County, and most importantly the Department of Health. Hence, before the granting of such a building permit, and necessarily before any construction may commence on this lot, all regulatory agencies of the County, including the Health Department, will have another opportunity to review the subject property and to decide whether or not, in strict accordance with the respective regulations of each department, the best interest of the County and its property owners would be served by the granting of such a building permit. These safeguard measures will adequately protect all interested people in the subject instance.

The sole issue before the Board, frankly, is the variance requested; i.e., a side yard setback of 10 feet instead of the required 50 feet. After reviewing all the testimony and evidence offered in this case, the Board is convinced that the property owner has satisfied all requirements for the granting of the requested variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of May, 1977, by the County Board of Appeals, ORDERED that the variance petitioned for, be and it is so is hereby GRANTED.

George Mattes - 77-39-A

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gillingham

John A. Miller

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNanno
TO: Zoning Commissioner
Date: August 9, 1976
FROM: Norman E. Garber, Acting Director of Planning
SUBJECT: Petition 77-39-A. Petition for a variance for a side yard, Southwest side of Poplar Road 327 feet southwest of Silver Lane

15th District

Hearing: Thursday, August 19, 1976 at 10:00 A.M.

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

Norman E. Garber
Norman E. Garber
Acting Director of Planning

NEG/JGH/ls

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
Baltimore, Maryland 21221
CBER, MARYLAND 1976

August 9, 1977

MEMORANDUM 8-22-76

Walter A. Reiter, Jr., Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: No. 77-39-A (Item No. 5)
George Mattes, Petitioner

Dear Mr. Reiter:

Per instructions from the Board, I have enclosed herewith revised site plan pertaining to the above captioned case. The revised site plan shows improvements that are located on property on both sides of the Petitioner's property, as well as all improvements that are located on the subject site. You will note I have sent copies of this plan to counsel representing the Petitioner. It is my understanding that upon their receipt of this site plan, they would be allowed to request a hearing concerning the submission of this plan if in the event they found same to be incorrect.

Therefore, I would suggest that unless counsel for the Petitioner request a hearing within the next 10 days, that this proceeding be considered closed, and I would ask that the Board enter its decision at its earliest convenience.

Very truly yours,

Robert J. Romadka

RJR/dal
Enc.
cc: Patrick J. L. Donnelly, Esq.
cc: John W. Henshaw, III, Esq.
People's Counsel
cc: Mr. George Mattes

Seal 1/10/77
JGH

August 20, 1976

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

Re: Petition for Variance
SW/4 of Poplar Road, 327 SW of
Silver Lane - 15th Election District
George Mattes - Petitioner
No. 77-39-A (Item No. 5)

Dear Mr. Romadka:

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

Very truly yours,

George J. Martindale
GEORGE J. MARTINDALE
Deputy Zoning Commissioner

GJM/nac

Attachments

cc: Mrs. Margaret Dopphehouse
111 Poplar Road
Baltimore, Maryland 21221

Mrs. Patricia Lutz
112 Poplar Road
Baltimore, Maryland 21221

John W. Henshaw, III, Esquire
People's Counsel

77-39-A #5 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or George Mattes, 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, hereby petition for a Variance from Section 1A00.3.B.3 for side yard set backs of 10 feet instead of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
Said lot of ground is only 50 feet wide as set out on recorded Plat of Cedar Beach. Additional cannot be acquired to meet the required setbacks.

See attached description

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

George Mattes
George Mattes
Contract purchaser
Legal Owner
Address 301 GUSTYAD STREET
Baltimore, Maryland 21224

Robert J. Romadka
Robert J. Romadka
Address 809 Eastern Boulevard
Baltimore, Maryland 21221
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July, 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 106, County Office Building in Towson, Baltimore County, on the 19th day of August, 1976, at 10:00 o'clock.

Shirley M. Hession
Zoning Commissioner of Baltimore County.

(over)

DESCRIPTION FOR VARIANCE

Beginning at a point on the SE/S of Poplar Road 327 ft. SW of Silver Lane, and being lot No. 111 of the Plat of "Cedar Beach" (W.P.C. Liber 7 folio 186).

RE: PETITION FOR VARIANCE
from Section 1A00.3.B.3
of the Baltimore County
Zoning Regulations
SW/S of Poplar Road 327'
SW of Silver Lane
15th District
George Mattes, Petitioner
No. 77-39-A

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

OPINION

This case comes before the Board on an appeal by the Protestants from a decision of the Deputy Zoning Commissioner which granted a variance at the subject property. The subject property is located on the southwest side of Poplar Road approximately 327 feet southwest of Silver Lane, in the Fifteenth Election District of Baltimore County.

In the subject instance the property owner seeks a variance to permit a side yard setback of 10 feet instead of the required 50 feet. If successful, the property owner proposes to construct a single family residential dwelling upon the subject lot. The subject lot is 50 feet in width, and same has public water available to it. However, if the subject lot is to be improved with a residence same would have to be served by a private sewage disposal system as there is no public sewer in the area. Within this community the majority of homes are situate on 50 foot lots, although one of the Protestants and the immediately adjoining property owner has a 100 foot lot. At issue is whether or not the property owner can evidence practical difficulty and/or unreasonable hardship if the Board should fail to grant this variance. An ancillary consideration in this case will be whether or not the granting of this variance would, in fact, violate any of the provisions of Section 502.1 of the regulations.

The case consumed two hearing days before the Board, and a primary concern of the Protestants might be summarized as to whether or not the subject lot can adequately and safely handle a private sewage disposal system necessary for the planned single family residential dwelling. The subject lot has been approved by the Baltimore County Health Department for the installation of such a private septic system. The Board will not detail the testimony and evidence presented in this case, but suffice it to say that the Board is satisfied that the granting of this variance will not violate any of the provisions of

George Mattes - #77-39-A

2.

Section 502.1 of the County regulations. Also, the Board is convinced that if this variance would not be granted the property owner would suffer a practical difficulty. Therefore, the Board will grant the requested variance.

In conclusion, the Board feels that the granting of the variance will in no way be detrimental to the health and safety of the surrounding and adjoining property owners. Before any construction may commence upon the subject lot, the property owner must be granted a building permit. In order to receive this building permit the property owner will once again undergo the scrutiny of each and every interested department of the County, and most importantly the Department of Health. Hence, before the granting of such a building permit, and necessarily before any construction may commence on this lot, all regulatory agencies of the County, including the Health Department, will have another opportunity to review the subject property and to decide whether or not, in strict accordance with the respective regulations of each department, the best interest of the County and its property owners would be served by the granting of such a building permit. These safeguard measures will adequately protect all interested people in the subject instance.

The sole issue before the Board, frankly, is the variance requested; i.e., a side yard setback of 10 feet instead of the required 50 feet. After reviewing all the testimony and evidence offered in this case, the Board is convinced that the property owner has satisfied all requirements for the granting of the requested variance.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 17th day of May, 1977, by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby GRANTED.

George Mattes - #77-39-A

3.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

Robert L. Gilland

John A. Miller

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. S. Eric DiNenna
TO: Zoning Commissioner Date: August 9, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition #77-39-A Petition for a variance for a side yard.
Southeast side of Poplar Road 327 feet southwest of Silver Lane

15th District

Hearing: Thursday, August 19, 1976 at 10:00 A.M.

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG/JGH/ks

August 20, 1976

Robert J. Romadka, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Petition for Variance
SW/S of Poplar Road, 327' SW of
Silver Lane - 15th Election District
George Mattes - Petitioner
NO. 77-39-A (Item No. 5)

Dear Mr. Romadka:

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

Very truly yours,

George J. Martinak
George J. Martinak
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: Mrs. Margaret Doppelheuer
111 Poplar Road
Baltimore, Maryland 21221

Mrs. Patricia Lutz
112 Poplar Road
Baltimore, Maryland 21221

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

ROBERT J. ROMADKA
ATTORNEY AT LAW
809 EASTERN BOULEVARD
BOWEN FEDERAL BUILDING
ESSEX, MARYLAND 21221

January 7, 1977

MLW0006 6-8274

Walter A. Reiter, Jr., Chairman
County Board of Appeals
County Office Building
Towson, Maryland 21204

Re: No. 77-39-A (Item No. 5)
George Mattes, Petitioner

Dear Mr. Reiter:

Per instructions from the Board, I have enclosed herewith revised site plan pertaining to the above captioned case. The revised site plan shows improvements that are located on property on both sides of the Petitioner's property, as well as all improvements that are located on the subject site. You will note I have sent copies of this plan to counsel representing the Protestants. It is my understanding that upon their receipt of this site plan, they would be allowed to request a hearing concerning the submission of this plan if in the event they found same to be incorrect.

Therefore, I would suggest that unless counsel for the Protestants request a hearing within the next 10 days, that this proceeding be considered closed, and I would ask that the Board enter its decision at its earliest convenience.

Very truly yours,

Robert J. Romadka

RJR/dsl
Enc.

cc: Patrick J. B. Donnelly, Esq.
cc: John W. Hession, III, Esq.
People's Counsel
cc: Mr. George Mattes

Rec'd 1/10/77
2 pm

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be and it further appearing that, by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community.

to permit side yard setbacks of 10 feet instead of the Variance Requires 50 feet.

Dep. Zoning Commissioner of Baltimore County, Md. 21204
IT IS ORDERED by the Zoning Commissioner of Baltimore County, Md. 21204
that the herein Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of:

the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Poplar Rd. 327 West SW of : OF BALTIMORE COUNTY
Silver Lane, 15th District :
GEORGE MATTES, Petitioner : Case No. 77-39-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 therefor, and of the passages of any preliminary or final Order in connection therewith.

Charles E. Kowitz, Jr. John W. Heslon, III
Charles E. Kowitz, Jr. John W. Heslon, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
474-2188

I HEREBY CERTIFY that on this 15th day of August, 1976, a copy of the foregoing Order was mailed to Robert Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

John W. Heslon, III
John W. Heslon, III



PETITION FOR VARIANCE : IN THE
from Section 1400.1.b.3. : CIRCUIT COURT
of the Baltimore County :
Zoning Regulations : FOR
SW/S of Poplar Road 327 : BALTIMORE COUNTY
SW of Silver Lane :
15th District :
George Mattes, Petitioner : No. 77-19-A
Folios: 384
Misc. 4266

MEMORANDUM OPINION AND ORDER

Hearing was held on a Motion to Dismiss the Appeal of George Mattes, Petitioner, on the grounds that the Appellants failed to file a petition within the 10-day period as called for in Rule 92 (e) of the Maryland Rules of Procedure.

Rule B5 (Dismissal of Appeal) states as follows: "If the Appellant shall fail to file his petition within the time prescribed by Rule B2 (c), the Court shall dismiss unless cause to the contrary be shown." Although the Appellants set forth various claims in support of their position to the Motion to Dismiss, this Court is not persuaded that those claims constitute a showing of cause to the contrary.

THEREFORE, it is this 30th day of November 1977, by the Circuit Court for Baltimore County:

ORDERED that the Motion to Dismiss Appeal by George Mattes be and the same is hereby GRANTED.

Judge

RE: PETITION FOR VARIANCE : IN THE
from Section 1400.1.b.3. : CIRCUIT COURT
of the Baltimore County :
Zoning Regulations : FOR
SW/S of Poplar Road 327 : BALTIMORE COUNTY
SW of Silver Lane :
15th District :
George Mattes, Petitioner : No. 77-19-A
Folios: 384
Misc. 4266

ORDER FOR APPEAL

MR. CLERK:

Please enter an Appeal on behalf of Bernard Doppelheuer and Margaret Doppelheuer, his wife, and Joseph Lutz and Patricia Lutz, his wife, appellants, from the decision of the Board of Zoning Appeals for Baltimore County, Maryland entered on May 17, 1977.

Patrick J. B. Donnelly

Robert C. From
Miles, Barton & Wilson
929 North Howard Street
Baltimore, Maryland 21201
(301) 574-3240

I HEREBY CERTIFY that on this 6th day of June, 1977, a copy of the foregoing Order for Appeal was mailed, postage prepaid, to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Essex, Maryland 21221.

Patrick J. B. Donnelly

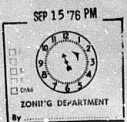
IN THE MATTER OF : BEFORE THE
THE PETITION OF : ZONING COMMISSIONER
GEORGE MATTES :
FOR A VARIANCE FROM : OF
SIDE YARD SET BACK :
REGULATIONS WITH REFERENCE :
TO THE PROPERTY SW/S OF : BALTIMORE COUNTY
POPLAR ROAD, 327 SW OF :
SILVER LANE - 15th ELECTRIC :
DISTRICT. : Case No. 77-39-A (Item No. 5)

NOTICE OF APPEAL
TO THE COUNTY BOARD OF APPEALS

MR. ZONING COMMISSIONER:

Please note an appeal from the Order of George J. Martinak, Deputy Zoning Commissioner of Baltimore County, entered in this matter on August 20, 1976. This appeal is being taken by Bernard D. Doppelheuer and Margaret L. Doppelheuer, 110 Poplar Road, Baltimore, Maryland 21221, and Joseph R. Lutz and Patricia A. Lutz, 112 Poplar Road, Baltimore, Maryland 21221. The appellants own and occupy the properties immediately adjacent to each side of the property for which the variance has been requested.

Robert C. From
Robert C. From
929 North Howard Street
Baltimore, Maryland 21201
301-539-3240
Attorney for Appellants



I HEREBY CERTIFY that a copy of the foregoing Notice of Appeal was mailed by me, postage prepaid, to John W. Heslon, III, Esq., People's Counsel, Baltimore County, 111 W. Chesapeake Avenue, Towson, Md. 21204; Robert J. Romadka, Esq., 809 Eastern Boulevard, Baltimore, Md. 21221, Attorney for George Mattes, Petitioner, and to J. Carol Holzer, Esq., County Solicitor of Baltimore County, 308 County Office Bldg., Towson, Md., 21204, this 15th day of September, 1976.

Robert C. From
Robert C. From

BALTIMORE COUNTY
ZONING PLAN
NOTICE OF APPEAL
PETITIONER
APPELLANTS
PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
this 10th day of July 1976.
S. Eric Bennett
County Commissioner
Petitioner: Bernard Doppelheuer
Petitioner's Attorney: Robert J. Romadka
Reviewed by: Franklin S. Rogers, Jr.
Chairman, Zoning Plans
Advisory Committee

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit side yard setbacks of 10 feet instead of the Variance Required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 20th day of August, 1976, that the herein Petition for the aforementioned Variance should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1976, that the above Variance be and the same is hereby DENIED.

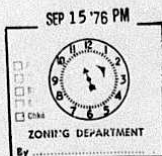
Zoning Commissioner of Baltimore County

IN THE MATTER OF : BEFORE THE
THE PETITION OF : ZONING COMMISSIONER
GEORGE MATTES :
FOR A VARIANCE FROM : OF
SIDE YARD SET BACK :
REGULATIONS WITH RESPECT : BALTIMORE COUNTY
TO THE PROPERTY SW/S OF :
POPLAR ROAD, 327' SW OF : NO. 77-39-A (Item No. 5)
SILVER LANE - 15th ELEC- :
TION DISTRICT. :

NOTICE OF APPEAL
TO
THE COUNTY BOARD OF APPEALS

MR. ZONING COMMISSIONER:

Please note an appeal from the Order of George J. Martinak, Deputy Zoning Commissioner of Baltimore County, entered in this matter on August 20, 1976. This appeal is being taken by Bernard D. Doppelheuer and Margaret L. Doppelheuer, 110 Poplar Road, Baltimore, Maryland 21221, and Joseph R. Lutz and Patricia A. Lutz, 112 Poplar Road, Baltimore, Maryland 21221. The appellants own and occupy the properties immediately adjacent to each side of the property for which the variance has been requested.



Robert C. Prem
929 North Howard Street
Baltimore, Maryland 21201
301-539-3240
Attorney for Appellants

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Poplar Rd. 327 feet SW of : OF BALTIMORE COUNTY
Silver Lane, 15th District :
GEORGE MATTES, Petitioner : Case No. 77-39-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. John W. Hession, III
Charles E. Kountz, Jr. John W. Hession, III
Deputy People's Counsel People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 9th day of August, 1976, a copy of the foregoing Order was mailed to Robert Romadka, Esquire, 809 Eastern Boulevard, Baltimore, Maryland 21221, Attorney for Petitioner.

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



I HEREBY CERTIFY that a copy of the foregoing Notice of Appeal was mailed by me, postage prepaid, to John W. Hession, III, Esq., People's Counsel, Baltimore County, 111 W. Chesapeake Avenue, Towson, Md. 21204; Robert J. Romadka, Esq., 809 Eastern Boulevard, Baltimore, Md. 21221, Attorney for George Mattes, Petitioner, and to J. Carrol Holzer, Esq., County Solicitor of Baltimore County, 308 County Office Bldg., Towson, Md., 21204, this 15th day of September, 1976.

Robert C. Prem
Robert C. Prem

* IN THE
* CIRCUIT COURT
* FOR
* BALTIMORE COUNTY
* Docket: Misc. 10
* Folio: 384
* Misc. 6266

MEMORANDUM OPINION AND ORDER

Hearing was held on a Motion to Dismiss the Appeal of George Mattes, Petitioner, on the grounds that the Appellants failed to file a petition within the 10-day period as called for in Rule B2 (e) of the Maryland Rules of Procedure.

Rule B5 (Dismissal of Appeal) states as follows: If the Appellant "shall fail to file his petition within the time prescribed by Rule B2 (e), the Court shall dismiss unless cause to the contrary be shown." Although the Appellants set forth various claims in support of their opposition to the Motion to Dismiss, this Court is not persuaded that these claims constitute a showing of cause to the contrary.

THEREFORE, it is this 30th day of November, 1977, by the Circuit Court for Baltimore County:

ORDERED that the Motion to Dismiss Appeal by George Mattes be and the same is hereby GRANTED.

J. Frank E. Moore
Judge

Rec'd 12/2/77
11:40am

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

RE: PETITION FOR VARIANCE : IN THE
from Section 1A00.3.B.3 : CIRCUIT COURT
of the Baltimore County :
Zoning Regulations :
SW/S of Poplar Road 327' : FOR
SW of Silver Lane : BALTIMORE COUNTY
15th District :
George Mattes, Petitioner : No. 77-39-A

ORDER FOR APPEAL

MR. CLERK:

Please enter an Appeal on behalf of Bernard Doppelheuer and Margaret Doppelheuer, his wife, and Joseph Lutz and Patricia Lutz, his wife, appellants, from the decision of the Board of Zoning Appeals for Baltimore County, Maryland entered on May 17, 1977.

Patrick J. B. Donnelly
Patrick J. B. Donnelly

Robert C. Prem
Niles, Barton & Wilmer
929 North Howard Street
Baltimore, Maryland 21201
(301) 539-3240

I HEREBY CERTIFY, that on this 6th day of June, 1977, a copy of the foregoing Order for Appeal was mailed, postage prepaid, to Robert J. Romadka, Esquire, 809 Eastern Boulevard, Essex, Maryland 21221.

Patrick J. B. Donnelly
Patrick J. B. Donnelly

Rec'd 6-8-77
9:30 AM

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 2th day of July 1976.

Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner George Mattes

Petitioner's Attorney Robert J. Romadka

Reviewed by Franklin T. Hodans, Jr.
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1976

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Variance Petition
Item 5
George Mattes - Petitioner

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commission with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned RPP, is located on the southeast side of Poplar Road, approximately 327 feet southeast of Silver Lane, in the 15th Election District of the county. This site consists of a 50 foot lot, with a small building situated along the water's edge that is apparently utilized for storage. The properties to the north, south and west are currently improved with single family dwellings. The petitioner is requesting a Variance to permit side yard setbacks of 10 feet in lieu of the required 50 feet in order that construction of a 30'x24' dwelling may be constructed on this site.

Robert J. Romadka, Esq.
Re: Item 5
August 9, 1976
Page 2

It should be noted that the location of the proposed dwelling is oriented toward Poplar Road, while the dwellings on the adjacent lots are situated closer to Sue Creek.

The site plan must be revised prior to the hearing to indicate that the proposed dwelling will be located 75 feet from the center line of Poplar Road instead of the 65 feet as shown on the submitted plan, as well as the ownership of adjoining properties.

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 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Michael S. DiMenna
MICHAEL S. DIMENNA,
Planning & Zoning Associate III

NBC:JD

Enclosure

cc: Frank J. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

August 10, 1976

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

Re: Item #5 (1976-1977)
Property Owner: George Mattes
8/25 Poplar Rd., 327' SW Silver Lane
Existing Zoning: RPP
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50 District: 15th
270.00 50

Dear Mr. DiMenna:

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.

Highways:

Poplar Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

Sediment Control:

Development of this property through strippling, grading and stabilization could result in a sediment pollution problem, affecting private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the strippling of top soil.

Storm Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially to the contamination of surface waters. Correction of any problem which may result due to improper grading or improper installation of drainage facilities, will be the full responsibility of the Petitioner.

Item #5 (1976-1977)
Property Owner: George Mattes
Page 2
Print 10, 1976

Water and Sanitary Sewer:

Public water supply is serving the premises: improvements on this property. Public sanitary sewerage is available to serve this property, which is located beyond the Urban Sanitary Sewer Line. The Baltimore County Comprehensive Sewer Plan, amended August 1974, indicates "Planned Service" in the area in 1' to 30' years.

Very truly yours,

Edward M. Liver, P.E.
EDWARD M. LIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PO:SS

cc: J. Somers

2-NE Key Sheet
6 NE 39 P.M. Sheet
CE 2 J Topo
98 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
201-484-2111

August 2, 1976

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

Dear Mr. DiMenna:

Comments on Item #5, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: George Mattes
Location: SW/5 Poplar Road 327' SW Silver Lane
Existing Zoning: R.O.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'
Acres: 283.50 x 50
270.00 50
District: 15th

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 are 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 III
Project and Development Planning

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 5, 1976

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

Dear Mr. DiMenna:

Comments on Item #5, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: George Mattes
Location: SW/5 Poplar Road, 327' SW Silver Lane
Existing Zoning: R.O.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50
270.00 50
District: 15th

This lot is substantial in size for a private sewage disposal system, therefore, a building permit will not be approved until public sewer is available.

Very truly yours,

Thomas E. Twila, Director
THOMAS E. TWILA, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:HEM/DAE

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
201-484-3550

STEPHEN E. COLLINS
DIRECTOR

July 26, 1976

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

Re: Item 5 ZAC - July 6, 1976
Property Owner: George Mattes
Location: SW/5 Poplar Rd. 327' SW Silver Lane
Existing Zoning: R.O.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50
270.00 50
District: 15th

Dear Mr. DiMenna:

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

Very truly yours,

Michael G. Pannigan
Michael G. Pannigan
Traffic Engineer Associate

MSF/DAE

Baltimore County
Department of Planning
TOWSON, MARYLAND 21204
201-485-7210

Paul H. Reincke
CHIEF

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

Attention: Mr. Frank Hogen, Chairman
Zoning Advisory Committee

Re: Property Owner: George Mattes

Location: SW/5 Poplar Rd. 327' SW Silver Lane

Item No. 5

Zoning Agenda July 6, 1976

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with "a" 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 _____ EXCEEDED the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 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. 111 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: *John J. Kelly*
Planning Group
Special Inspection Division

Noted and
Approved: _____
Battalion Chief
Fire Prevention Bureau

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 9, 1976

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXRobert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221RE: Variance Petition
Item 5
George Mattes - Petitioner

Dear Mr. Romadka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, currently zoned RDP, is located on the southeast side of Poplar Road, approximately 327 feet southwest of Silver Lane, in the 15th Election District of the county. This site consists of a 50 foot lot, with a small building situated along the water's edge that is apparently utilized for storage. The properties to the north, south and west are currently improved with single family dwellings. The petitioner is requesting a Variance to permit side yard setbacks of 10 feet in lieu of the required 50 feet in order that construction of a 30'x24' dwelling may be constructed on this site.

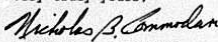
Robert J. Romadka, Esq.
Re: Item 5
August 9, 1976
Page 2

It should be noted that the location of the proposed dwelling is oriented toward Poplar Road, while the dwellings on the adjacent lots are situated closer to Sue Creek.

The site plan must be revised prior to the hearing to indicate that the proposed dwelling will be located 75 feet from the center line of Poplar Road instead of the 65 feet as shown on the submitted plan, as well as the ownership of adjoining properties.

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 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,


NICHOLAS B. COMMODARI,
Planning & Zoning Associate III

NBC:JD

Enclosure

cc: Frank S. Lee
1277 Neighbors Avenue
Baltimore, Md. 21237

baltimore county
department of public works
TOWSON, MARYLAND 21204

August 10, 1976

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

Re: Item #5 (1976-1977)
Property Owner: George Mattes
S/ES Poplar Rd., 327' S/W Silver Lane
Existing Zoning: RDP
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50 District: 15th
270.00 x 50

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.

Highways:

Poplar Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening including any necessary reversible easements for slopes will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any misuses or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #5 (1976-1977)
Property Owner: George Mattes
Page 2
August 10, 1976Water and Sanitary Sewer:

Public water supply is serving the present improvements on this property. Public sanitary sewerage is not available to serve this property, which is located beyond the Urban Rural Demarcation Line. The Baltimore County Comprehensive Sewer Plan, amended August 1974, indicates "Planned Service" in the area in 11 to 30 years.

Very truly yours,


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

END:EAM:PMR:ss

cc: J. Somers

E-NE Key Sheet
6 NE 39 Pos. Sheet
SE 2 J Topo
98 Tax Map

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 484-3211
WILLIAM D. FROMM
DIRECTOR

August 2, 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:

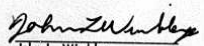
Comments on Item #5, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: George Mattes
Location: SE/S Poplar Road 327' S., Silver Lane
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50
270.00 x 50
District: 15th

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 are 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
Planner III
Project and Development Planning


baltimore county
department of health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 5, 1976

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

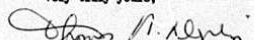
Dear Mr. DiNenna:

Comments on Item #5, Zoning Advisory Committee Meeting, July 6, 1976, are as follows:

Property Owner: George Mattes
Location: SE/S Poplar Road, 327' SW Silver Lane
Existing Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50/270.00 x 50/50
District: 15th

This lot is substandard in size for a private sewage disposal system, therefore, a building permit will not be approved until public sewer is available.

Very truly yours,


Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED:HRB/B:EG


baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550
STEPHEN E. COLLINS
DIRECTOR

July 26, 1976

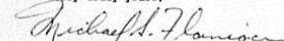
Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 5 - ZAC - July 6, 1976
Property Owner: George Mattes
Location: SE/S Poplar Rd. 327' SW Silver Lane
Existing Zoning: R. D. P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.
Acres: 283.50 x 50
270.00 x 50
District: 15th

Dear Mr. DiNenna:

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

Very truly yours,


Michael T. Flanigan
Traffic Engineer Associate

MSF/bza


baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310
Paul H. Reinecke
CHIEFOffice of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Frank Hogans, Chairman
Zoning Advisory Committee

Re: Property Owner: George Mattes

Location: SE/S Poplar Rd. 327' SW Silver Lane

Item No. 5

Zoning Agenda July 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.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER

Planning Group
Special Inspection DivisionNoted and
ApprovedBattalion Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 6, 1976

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

T.A.C. Meeting of: July 6, 1976

Re: Item 5
Property Owner: George Mattes
Location: 327 1/2 Poplar Rd. 327 1/2 S.W. Silver Ln.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.

District: 15th
No. Acres: 285.50 x 50
270.00 50

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,
W. Nick Petrovich,
Field Representative.

NRP/ml

BALTIMORE COUNTY DEPARTMENT OF HEALTH
JERRY EMMETT HALL
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

Donald J. Poop, M.D., M.P.H.
Deputy State and County Health Officer

February 20, 1969

Mr. George Mattes
301 Gursary Street
Baltimore, Maryland 21224

Re: Lot 111, Cedar Beach, Poplar Road
Election District 15

Dear Mr. Mattes:

A representative of this office conducted a percolation test on the subject lot. The results are as follows:

PERCOLATION	DEPTH	SOIL
2 minutes 55 seconds	6 feet	Sand 5 to 10 ft., clay 10 to 14 ft.

The plot plan submitted by you has been reviewed by the Sanitarian. Based on the test and the plot plan, approval will be granted for the installation of a private sewage disposal system. The size of the system will be determined by data appearing on the building permit application.

Very truly yours,

Timothy H. Kagan
Timothy H. Kagan, Director
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL HEALTH

cc: Mr. Andrew Gravett, Chief Plumbing Inspector

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

Donald J. Poop, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 18, 1976

Mr. George Mattes
301 Gursary Street
Baltimore, Maryland 21224

Re: 3/4 acre, east side Poplar Road south
of Silver Lane, lot 11 Cedar Beach,
Election District 15

Dear Mr. Mattes:

A representative of this office, Mr. Marvin H. Cook, evaluated the soil on the subject property. The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
1	3 minutes	9 feet	Clay 0 - 10 ft., sand 10 - 16 ft.
2	3 minutes	9 feet	Clay 0 - 8 ft., sand and clay 8 - 16 ft.

Based on the evaluations and the plot plan, approval will be granted for the installation of a private sewage disposal system. Soil evaluation results will be valid for a period of three years. As the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Very truly yours,

William M. Greenwalt, R.S., Chief
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

MHC:pb

DZC PETITIONER'S
EXHIBIT
#2

DZC PETITIONER'S EXHIBIT #3
Pidemark Enterprises, Inc.
P.O. BOX 278, MILLERSVILLE, MARYLAND 21108

Agreement made this 20 day of March 1976 by and between: **TERPES, INC.**
and **GEORGE MATTES**
hereinafter called "Owner" residing at **301 S. GURRY STREET**
City **BALTIMORE** State **MD**
Home Phone **328-5651** Bus. Phone **328-5474**

WITNESSETH:
1. The Builder hereby agrees to build and construct upon the herein described parcel of land of the Owner, a house known as a **Pidemark Homes** Model **SALAM 1**
substantially in accordance with the Specifications and Description of Materials attached hereto and hereby made a part hereof, in consideration of which the Owner agrees to pay to the Builder the following Contract Price: **\$29,000**

The Contract Price shall be paid as follows:
(a) The Builder hereby acknowledges receipt from the Owner of a deposit of **\$1,000** to be held by the Builder.
(b) Additional payments are to be made by the Owner as follows:
\$23,000

(c) The balance shall be paid at the completion of the house program in accordance with the Schedule of Progress Payments herewith attached and referred to as the "Schedule of Progress Payments".
Total Contract Price **\$29,000**

The Owner agrees to promptly procure a loan at the Owner's expense from an institution approved by the Builder, in an amount sufficient to pay the above balance of the Contract Price, the terms of such loan to be provided for a Schedule of Progress Payments acceptable to the Builder.

2. The Owner warrants and represents that he is the owner of good and marketable title, in fee simple, free of any liens, encumbrances, restrictions or defects, of the parcel of land including rights-of-way with access roads and bridges thereon, upon which this house is to be constructed, and the Owner agrees to warrant that the present value of said parcel of land is not less than **\$15,000** and is located in **TOWSON** County, Town of **TOWSON** and that the size of said parcel of land is approximately **1.00** acre.

3. The Builder shall begin construction pursuant to this Agreement after it has received satisfactory evidence that (a) the mortgage obtained for financing the balance of the Contract Price has been duly executed and settled by the financial institution approved by the Builder, and (b) that no building or zoning regulations or title restrictions will be violated by the construction to be performed. The Builder agrees to construct to complete all said work within one hundred (100) working days from commencement of the construction or completion of the construction called for hereunder which shall be caused by or result from any of the following: any act or default of the Owner, adverse weather conditions, damage caused by fire, storm, earthquake or other casualty or act of God, force majeure, strikes, lockouts, or other labor disputes, including organizational disputes, governmental conditions, injunctions, regulations or restrictions, including governmental allocation of labor, supplies or materials, any act or default of subcontractor, or any other cause which shall not be due to the act or default of the Builder.

4. The Builder guarantees the Contract Price of the said house by the Builder to the Owner. If the Builder fails to complete the house within the time and the price of the said house by the Builder shall be increased, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the said house by the Builder. If the Builder fails to complete the house within the time and the price of the said house by the Builder shall be increased, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the said house by the Builder. If the Builder fails to complete the house within the time and the price of the said house by the Builder shall be increased, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the said house by the Builder.

5. The parties hereto agree that the parties hereto shall be holding upon their respective heirs, personal representatives, successors and assigns. The Agreement shall not be binding upon the Builder unless and until the same has been approved in writing by an officer thereof or connection by the Builder.

EACH OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND THE SPECIFICATIONS AND DESCRIPTION OF MATERIALS REFERRED TO HEREIN.
THIS AGREEMENT IS FURTHER SUBJECT TO ALL TERMS, COVENANTS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF, ALL OF WHICH THE OWNER UNDERSTANDS AND ACCEPTS.
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed the day and year first above written.

GEORGE MATTES, ETAL OWNERS, SINCE 1976

WITNESSETH:
By: **Salomon of Builder**
APPROVED BY: **PIDEMARK ENTERPRISES, INC.**
By: **Officer of Builder**

WITNESSETH:
I, **GEORGE MATTES**, residing at **301 S. GURRY STREET**, City **BALTIMORE**, State **MD**, Home Phone **328-5651**, Bus. Phone **328-5474**
WITNESSETH:
1. The Builder hereby agrees to build and construct upon the herein described parcel of land of the Owner, a house known as a **Pidemark Homes** Model **SALAM 1**
substantially in accordance with the Specifications and Description of Materials attached hereto and hereby made a part hereof, in consideration of which the Owner agrees to pay to the Builder the following Contract Price: **\$29,000**

The Contract Price shall be paid as follows:
(a) The Builder hereby acknowledges receipt from the Owner of a deposit of **\$1,000** to be held by the Builder.
(b) Additional payments are to be made by the Owner as follows:
\$23,000

(c) The balance shall be paid at the completion of the house program in accordance with the Schedule of Progress Payments herewith attached and referred to as the "Schedule of Progress Payments".
Total Contract Price **\$29,000**

The Owner agrees to promptly procure a loan at the Owner's expense from an institution approved by the Builder, in an amount sufficient to pay the above balance of the Contract Price, the terms of such loan to be provided for a Schedule of Progress Payments acceptable to the Builder.

2. The Owner warrants and represents that he is the owner of good and marketable title, in fee simple, free of any liens, encumbrances, restrictions or defects, of the parcel of land including rights-of-way with access roads and bridges thereon, upon which this house is to be constructed, and the Owner agrees to warrant that the present value of said parcel of land is not less than **\$15,000** and is located in **TOWSON** County, Town of **TOWSON** and that the size of said parcel of land is approximately **1.00** acre.

3. The Builder shall begin construction pursuant to this Agreement after it has received satisfactory evidence that (a) the mortgage obtained for financing the balance of the Contract Price has been duly executed and settled by the financial institution approved by the Builder, and (b) that no building or zoning regulations or title restrictions will be violated by the construction to be performed. The Builder agrees to construct to complete all said work within one hundred (100) working days from commencement of the construction or completion of the construction called for hereunder which shall be caused by or result from any of the following: any act or default of the Owner, adverse weather conditions, damage caused by fire, storm, earthquake or other casualty or act of God, force majeure, strikes, lockouts, or other labor disputes, including organizational disputes, governmental conditions, injunctions, regulations or restrictions, including governmental allocation of labor, supplies or materials, any act or default of subcontractor, or any other cause which shall not be due to the act or default of the Builder.

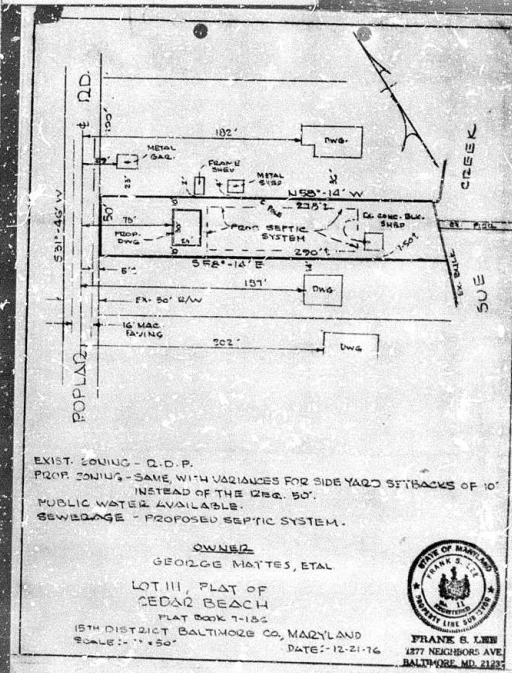
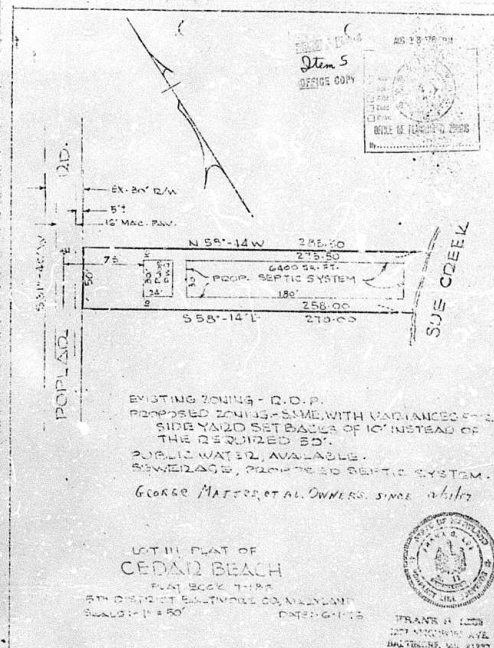
4. The Builder guarantees the Contract Price of the said house by the Builder to the Owner. If the Builder fails to complete the house within the time and the price of the said house by the Builder shall be increased, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the said house by the Builder. If the Builder fails to complete the house within the time and the price of the said house by the Builder shall be increased, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the said house by the Builder.

5. The parties hereto agree that the parties hereto shall be holding upon their respective heirs, personal representatives, successors and assigns. The Agreement shall not be binding upon the Builder unless and until the same has been approved in writing by an officer thereof or connection by the Builder.

EACH OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND THE SPECIFICATIONS AND DESCRIPTION OF MATERIALS REFERRED TO HEREIN.
THIS AGREEMENT IS FURTHER SUBJECT TO ALL TERMS, COVENANTS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF, ALL OF WHICH THE OWNER UNDERSTANDS AND ACCEPTS.
IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed the day and year first above written.

GEORGE MATTES, ETAL OWNERS, SINCE 1976

WITNESSETH:
By: **Salomon of Builder**
APPROVED BY: **PIDEMARK ENTERPRISES, INC.**
By: **Officer of Builder**



BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 6, 1976

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

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

Re: Item 5
Property Owner: George Mattes
Location: SE/S Poplar Rd. 327' S.W. Silver La.
Present Zoning: R.D.P.
Proposed Zoning: Variance to permit side setbacks of 10' in lieu of the required 50'.

District: 15th
No. Acres: 283.50 x 50
270.00 50

Dear Mr. DiNenna:
No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

JOSEPH H. WILSON, PRESIDENT
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT
HIS ROBERT L. GORNEY
MARCEL M. BODINIS
THOMAS H. BOYER
MRS. LORRAINE F. CHURCH
JOSHUA A. WHEELER, SECRETARY
ROGER B. HAYDEN
ALVIN LOROCK
RICHARD W. TRACY, D.V.

BALTIMORE COUNTY DEPARTMENT OF HEALTH
JEFFERSON BUILDING
181 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
Deputy State and County Health Officer

Phone: 822-2446

February 20, 1967

Mr. George Mattes
301 Gusryan Street
Baltimore, Maryland 21224

Re: Lot 111, Cedar Beach, Poplar Road
Election District 15

Dear Mr. Mattes:

A representative of this office conducted a percolation test on the subject lot. The results are as follows:

PERCOLATION	DEPTH	SOIL
2 minutes 55 seconds	6 feet	Sand 5 to 10 ft., clay 10 to 14 ft.

The plot plan submitted by you has been reviewed by the Sanitarian. Based on the test and the plot plan, approval will be granted for the installation of a private sewage disposal system. The size of the system will be determined by data appearing on the building permit application.

Very truly yours,

Timothy M. Margerum
Timothy M. Margerum, Director
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL HEALTH

PDD/pb
cc: Mr. Andrew Gravetz, Chief Plumbing Inspector

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

March 18, 1976

Mr. George Mattes
301 Gusryan Street
Baltimore, Maryland 21224

Re: 3/4 acre, east side Poplar Road south
of Silver Lane, lot 111 Cedar Beach,
Election District 15

Dear Mr. Mattes:

A representative of this office, Mr. Marvin H. Cook, evaluated the soil on the subject property. The results are as follows:

TEST PIT	DRAWDOWN	DEPTH	SOIL
A	3 minutes	9 feet	Clay 0 - 10 ft., sand 10 - 16 ft.
B	3 minutes	9 feet	Clay 0 - 8 ft., sand and clay 8 - 16 ft.

Based on the evaluations and the plot plan, approval will be granted for the installation of a private sewage disposal system. Soil evaluation results will be valid for a period of three years. At the expiration of this period of time, the results will become void without notice to that effect having been given by the approving authority.

Very truly yours,

William M. Greenwalt
William M. Greenwalt, R.S., Chief
Division of Sanitary Engineering
BUREAU OF ENVIRONMENTAL SERVICES

MHC:pb

DZC PETITIONER'S
EXHIBIT
#2

DZC PETITIONER'S EXHIBIT #3
Pridemark Enterprises, Inc. P.O. BOX 278, MILLERSVILLE, MARYLAND 21108

THIS AGREEMENT, made this 20 day of March, 1976, by and between PRIDEMARK ENTERPRISES, INC., a Maryland corporation, hereinafter called "Builder" and JOHN W. McDONOUGH, his wife, hereinafter called "Owner" residing at 301 S. GUSRYAN City PALMDALE State CA Zip 91344 Home Phone 633-8651 Bus. Phone 91-5-3474

WITNESSETH:

1. The Builder hereby agrees to build and construct upon the herein described parcel of land of the Owner, a house known as a Pridemark Homes Model SALINA substantially in accordance with the Specifications and Description of Materials attached hereto and hereby made a part hereof, in consideration of which the Owner agrees to pay the Builder the following Contract Price: \$39,000

The Contract Price shall be paid as follows:

(a) The Builder hereby acknowledges receipt from the Owner of a deposit of 1,000.00 plus 23,000

(b) Additional payments are to be made by the Owner as follows:

ANNUAL PAYMENTS 23,000

(c) The balance shall be paid as the construction of the house progresses in accordance with the Schedule of Progress Payments immediately hereinafter referred to: 5,176

Total Contract Price \$39,000

2. The Owner warrants and represents that he is the owner of good and marketable title, in fee simple, free of any liens, encumbrances, restrictions or defects, of the parcel of land including rights-of-way with access roads and bridges thereon, upon which this house is to be constructed, and the Owner represents and warrants that the present value of said parcel of land is not less than \$ 15,000 and it is located in PALMDALE County, Town of Palmdale State of Maryland, and known as JOHN W. McDONOUGH and that the size of said parcel of land is approximately 5,176 sq. ft.

3. The Builder shall begin construction pursuant to this Agreement after it has received satisfactory evidence that: (a) the mortgage obtained for financing the balance of the Contract Price has been duly executed and settled by the financial institution approved by the Builder, and (b) that no building or zoning regulations or title restrictions will be violated by the construction to be performed. The Builder agrees to endeavor to complete all said work within one hundred fifty (150) working days from commencement of the construction or obtaining the Building Permit, whichever shall occur later. The Builder shall not be liable for any failure of or delay in the prosecution or completion of the construction called for hereunder which shall be caused by or result from any of the following: any act or default of the Owner; adverse weather conditions; damage caused by fire, storm, earthquake or other casualty or act of God; force majeure; strikes, lockouts, or other labor disputes; including organizational disputes; governmental controls, procedures, regulations or restrictions, including governmental allocation of labor, supplies or materials; acts of suppliers of labor or materials; any act or default of subcontractors; or any other cause which shall not be due to the act or default of the Builder.

4. The Builder guarantees the Contract Price of the said house for 12 months from the date of completion of construction if construction is not begun within that time and the price of the Pridemark Homes Model herein sold increases, the Builder shall have the option to charge the Owner, and the Owner hereby agrees to pay to the Builder, any such increase over the current price of the Pridemark Homes Model herein sold. However, in no event can the price be increased after construction is begun.

5. The parties hereto agree this Agreement shall be binding upon their respective heirs, personal representatives, successors and assigns. This Agreement shall not be binding upon the Builder unless and until the same has been approved in writing by an officer thereof or construction by the Builder has begun.

EACH OWNER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND THE SPECIFICATIONS AND DESCRIPTION OF MATERIALS REFERRED TO HEREIN.

THIS AGREEMENT IS FURTHER SUBJECT TO ALL TERMS, COVENANTS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF. ALL OF WHICH THE OWNER UNDERSTANDS AND ACCEPTS.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed the day and year first above written.

PRIDEMARK ENTERPRISES, INC.
By: John W. McDough (SEAL)
Salesman of Builder
APPROVED BY:
PRIDEMARK ENTERPRISES, INC.
By: George M. McDough (SEAL)
Officer of Builder

and corporation, hereinafter called "Builder" and JOHN W. McDONOUGH, hereinafter called "Owner" residing at 301 S. GUSRYAN City PALMDALE State CA Zip 91344 Home Phone 633-8651 Bus. Phone 91-5-3474

WITNESSETH:

1. The Builder hereby agrees to build and construct upon the herein described parcel of land of the Owner, a house known as a Pridemark Homes Model SALINA substantially in accordance with the Specifications and Description of Materials attached hereto and hereby made a part hereof, in consideration of which the Owner agrees to pay the Builder the following Contract Price: \$39,000

The Contract Price shall be paid as follows:

(a) The Builder hereby acknowledges receipt from the Owner of a deposit of 1,000.00 plus 23,000

(b) Additional payments are to be made by the Owner as follows:

ANNUAL PAYMENTS 23,000

(c) The balance shall be paid as the construction of the house progresses in accordance with the Schedule of Progress Payments immediately hereinafter referred to: 5,176

Total Contract Price \$39,000

2. The Owner agrees to promptly procure a loan at the Owner's expense from an institution approved by the Builder, in an amount sufficient to pay the above balance of the Contract Price, the terms of such loan to provide for a Schedule of Progress Payments acceptable to the Builder.

3. The Owner warrants and represents that he is the owner of good and marketable title, in fee simple, free of any liens, encumbrances, restrictions or defects, of the parcel of land including rights-of-way with access roads and bridges thereon, upon which this house is to be constructed, and the Owner represents and warrants that the present value of said parcel of land is not less than \$ 15,000 and it is located in PALMDALE County, Town of Palmdale State of Maryland, and known as JOHN W. McDONOUGH and that the size of said parcel of land is approximately 5,176 sq. ft.

4. The Builder shall begin construction pursuant to this Agreement after it has received satisfactory evidence that: (a) the mortgage obtained for financing the balance of the Contract Price has been duly executed and settled by the financial institution approved by the Builder, and (b) that no building or zoning regulations or title restrictions will be violated by the construction to be performed. The Builder agrees to endeavor to complete all said work within one hundred fifty (150) working days from commencement of the construction or obtaining the Building Permit, whichever shall occur later. The Builder shall not be liable for any failure of or delay in the prosecution or completion of the construction called for hereunder which shall be caused by or result from any of the following: any act or default of the Owner; adverse weather conditions; damage caused by fire, storm, earthquake or other casualty or act of God; force majeure; strikes, lockouts, or other labor disputes; including organizational disputes; governmental controls, procedures, regulations or restrictions, including governmental allocation of labor, supplies or materials; acts of suppliers of labor or materials; any act or default of subcontractors; or any other cause which shall not be due to the act or default of the Builder.

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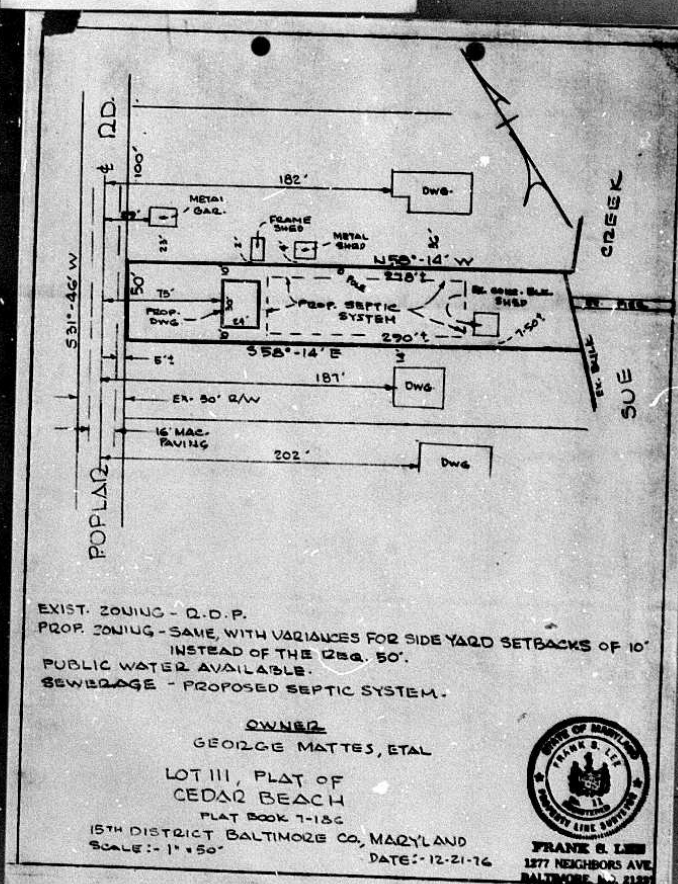
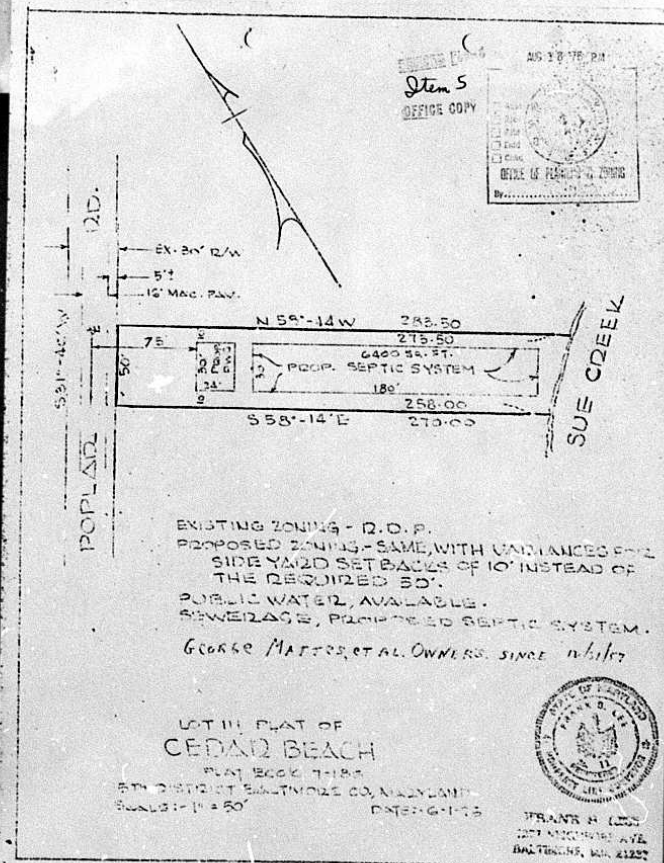
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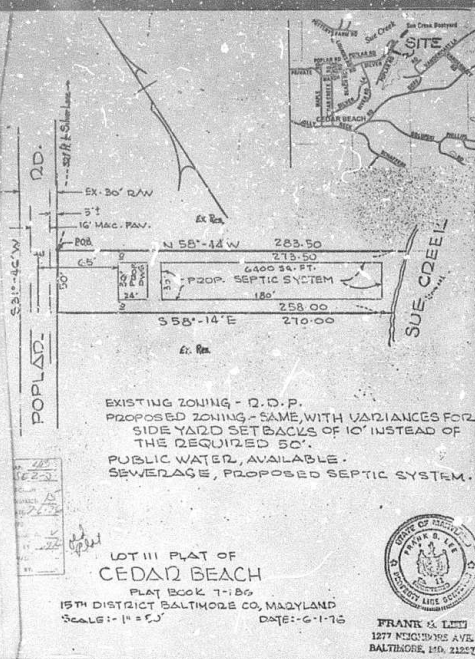
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IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed the day and year first above written.

PRIDEMARK ENTERPRISES, INC.
By: John W. McDough (SEAL)
Salesman of Builder
APPROVED BY:
PRIDEMARK ENTERPRISES, INC.
By: George M. McDough (SEAL)
Officer of Builder





Appeal

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9-22-76

Posted for: George Mattes

Petitioner: George Mattes

Location of property: SW 1/4 of Poplar Rd. 327' SW of Silver Lane

Location of Sign: SW 1/4 of Poplar Rd. 327' SW of Silver Lane

Remarks: None

Posted by: Frank H. Lee Date of return: 10-9-76

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7-28-76

Posted for: Henry Shaw Aug 19th 1976 c. 10:00 P.M.

Petitioner: George Mattes

Location of property: SW 1/4 of Poplar Rd. 327' SW of Silver Lane

Location of Sign: SW 1/4 of Poplar Rd. 327' SW of Silver Lane

Remarks: None

Posted by: Frank H. Lee Date of return: 8-5-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22 day of September, 1976. Filing Fee \$ 25 Received check

Eric DiNanno
Zoning Commissioner

Petitioner: Mattes Submitted by: Eric DiNanno

Petitioner's Attorney: Comella Reviewed by: Eric

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CU, CA										
Reviewed by: <u>FW</u>										
Previous case:										

Revised Plans: Change in outline or description. Yes Yes No No

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Post J. Donnelly, Esq.
285 Eastern Boulevard
Baltimore, Md. 21211

Item 5

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

☐ Cantonville 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 20 successive weeks before the 15th day of July, 1976, that is to say, the same was inserted in the issues of July 27, 1976.

Petitioner: George Mattes

Petitioner's Attorney: Robert J. Donnelly

Reviewed by: Frank H. Lee
Chairman, Zoning Plans Advisory Committee

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 28, 1976

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

☐ Cantonville 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 20 successive weeks before the 15th day of July, 1976, that is to say, the same was inserted in the issues of July 27, 1976.

STROMBERG PUBLICATIONS, INC.
BY: Robert Smith

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 28, 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.

at one time before the 15th day of July, 1976, that is to say, the same was inserted in the issues of July 27, 1976.

THE JEFFERSONIAN
By: Robert Smith

Cost of Advertisement \$ 25.00

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

No. 38922

DATE: July 26, 1976 ACCOUNT: 01-662

AMOUNT: \$5.00

RECEIVED BY: Robert G. Papp, Reader
Cost of Filing of an Appeal and Posting of Property on Case No. 77-39-A (Item No. 5)
SW 1/4 of Poplar Road, 327' SW of Silver Lane - 15th Election Districts - 20-21-23
George Mattes - Petitioner

250 CASH

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

No. 38995

DATE: August 20, 1976 ACCOUNT: 01-662

AMOUNT: \$40.00

RECEIVED BY: Robert G. Papp, Reader
Cost of Filing of an Appeal and Posting of Property on Case No. 77-39-A (Item No. 5)
SW 1/4 of Poplar Road, 327' SW of Silver Lane - 15th Election Districts - 20-21-23
George Mattes - Petitioner

400 CASH

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

No. 15394

DATE: 7/13/77 ACCOUNT: 01-712

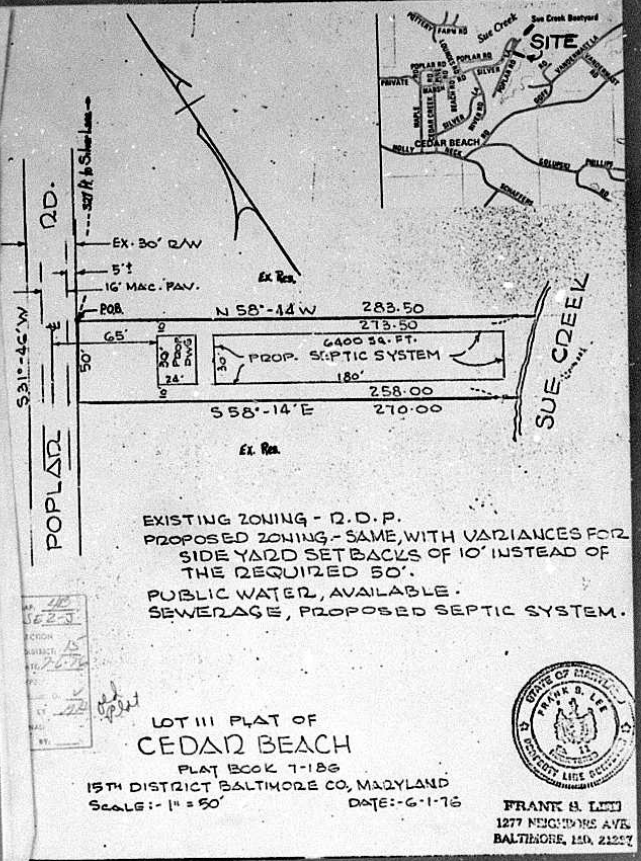
AMOUNT: \$19.00

RECEIVED BY: Parrot-J.B. Donnelly, Esq.
N.C. Jones & Wilson
929 N. Howard Street
Baltimore, Md. 21201

Cost of certified documents in Case 77-39-A
George Mattes
SW 1/4 of Poplar Rd. 327' SW of Silver Lane

190 CASH





APPEAL

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 9-30-76

Posted for: _____

Petitioner: George Mattes

Location of property: 327' SW of Silver Lane - 15th Election District

Location of Signs: 15th Election District - 327' SW of Silver Lane

Remarks: _____

Posted by: Mark H. New Date of return: 10-7-76

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 7-29-76

Posted for: Hearing Thurs. Aug. 19th 1976 9:00 A.M.

Petitioner: George Mattes

Location of property: 327' SW of Silver Lane - 15th Election District

Location of Signs: 15th Election District - 327' SW of Silver Lane

Remarks: _____

Posted by: Mark H. New Date of return: 8-5-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 22 day of June 1976 Filing Fee \$ 25 Received _____

Petitioner: Mattes Submitted by: S. Eric DiNenna, Zoning Commissioner

Petitioner's Attorney: Romadka Reviewed by: FRA

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map	Original	Duplicate	Tracing	200 Sheet
	date by	date by	date by	date by	date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: FRA		Revised Plans: Change in outline or description	Yes		
Previous case:		Map #	No		

Robert J. Romadka, Esq.
499 Eastern Boulevard
Baltimore, Md. 21221

Item 5

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

this 9th day of July 1976.

Your Petition has been received and accepted for filing

Petitioner: George Mattes

Petitioner's Attorney: Robert J. Romadka

Reviewed by: Franklin T. Hogans, Jr., Chairman, Zoning Plans Advisory Committee

THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 28, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Mattes 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 19th day of Aug. 1976, that is to say, the same was inserted in the issues of July 29, 1976.

STROMBERG PUBLICATIONS, INC.
BY: Pat Smink

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 29, 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., once each week for one successive weeks before the 19th day of August, 1976, the first publication appearing on the 29th day of July 1976.

THE JEFFERSONIAN
Manager: L. L. Smith

Cost of Advertisement, \$ _____

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

No. 38922

DATE: July 26, 1976 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: H.O. 80296052 - Petition for Variance for George Mattes, 477-39-A

2500 MSC

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

No. 38995

DATE: September 20, 1976 ACCOUNT: 01-662

AMOUNT: \$40.00

RECEIVED FROM: Robert C. Prem, Esquire

FOR: Cost of Filing of an Appeal and Posting of Property on Case No. 77-39-A (Item No. 5)

SW/S of Poplar Road, 327' SW of Silver Lane - 15th Election District

George Mattes - Petitioner

4000 MSC

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

No. 15394

DATE: 7/13/77 ACCOUNT: 01-712

AMOUNT: \$19.00

RECEIVED FROM: Patrick J.B. Donnelly, Esq., Niles, Barton & Wilmer, 929 N. Howard Street, Baltimore, Md. 21201

FOR: Cost of certified documents in Case #77-39-A

George Mattes

SW/S of Poplar Rd. 327' SW of Silver Lane

1900 MSC

