

001 Mr. and Mrs. Otto Pienas  
James D. Nolen, Esq.  
Mr. and Mrs. Richard E. Gardiner  
John W. Menden, III, Esq.  
Mr. S. E. DiNanna  
Mr. George Martinak  
Mr. James Dyer  
Mr. Leslie Groat  
Mr. J. McNeill

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 Petitioners, the Variance should be had, and it further appearing that by reason of the granting of the Variance requested and not adversely affecting the health, safety, and general welfare of the community, Variance to set back lot width of 20 feet in lieu of the required 25 feet, and existing side yard setback of seven feet and a sum of the side yard setbacks of 17 feet in lieu of the required ten feet and 25 feet, respectively, for an existing dwelling, and a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet, for a proposed dwelling, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and Deputy Zoning Commissioner of Baltimore County 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 following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variance should be had, and it further appearing that by reason of the granting of the Variance requested and not adversely affecting the health, safety, and general welfare of the community, Variance to set back lot width of 20 feet in lieu of the required 25 feet, and existing side yard setback of seven feet and a sum of the side yard setbacks of 17 feet in lieu of the required ten feet and 25 feet, respectively, for an existing dwelling, and a sum of the side yard setbacks of 20 feet in lieu of the required 25 feet, for a proposed dwelling, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of September, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Page two - Board of Appeals - September 18, 1978

and this lot if allowed to be developed would pose no health hazard.

I am Again, thanking you for your attention to this matter,

Sincerely,  
James D. Nolan

cc: Jack W. Hession, III, Esquire  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
Mr. James G. Howell  
Office of Planning & Zoning  
County Office Building  
Towson, Maryland 21204  
Mr. and Mrs. Richard E. Gardiner  
217 Lyndale Avenue  
Baltimore, Maryland 21236

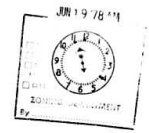
RE: PETITION FOR VARIANCE  
SW/S of Hines Rd., 2273.1'  
NW of Joppa Rd., 11th District  
RICHARD E. GARDINER, et ux,  
Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 79-8-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.

Peter Max Zimmerman  
Deputy People's Counsel  
John W. Hession, III  
People's Counsel  
County Office Building  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of June, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Richard E. Gardiner, 9122 Hines Road, Baltimore, Maryland 21234, Petitioners.



# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

TO: Eric Dillenna, Zoning Commissioner Date: July 3, 1978  
FROM: Leslie H. Graf, Director of Planning  
SUBJECT: Petition #79-8-A, Petition for Variances  
Southwest side of Hines Road, 2273.1 feet Northwest of Joppa Road  
Petitioner - Richard E. and Thelma L. Gardiner

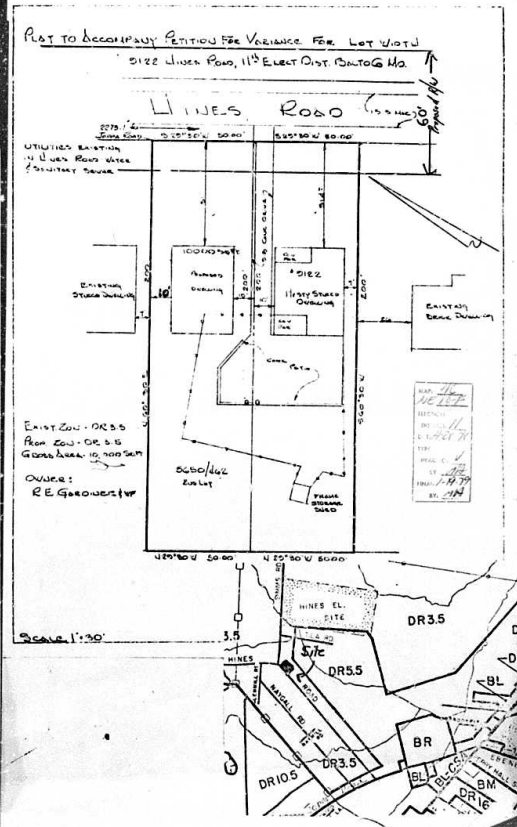
11th District

HEARING: Monday, July 10, 1978 (10:00 A.M.)

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

Leslie H. Graf  
Director of Planning

LHG:JGH:dne



LEAD OFFICES OF  
NOLAN, PETERHOFF & WILLIAMS  
204 WEST PENNSYLVANIA AVENUE  
TOWSON, MARYLAND 21204

September 18, 1978

Walter A. Reiter, Jr., Esquire, Chairman  
Mr. John A. Miller, Member  
Robert L. Gilland, Esquire, Member  
Board of Appeals for Baltimore County  
Court House, Room 219  
Towson, Maryland 21204

Re: The Gardiner Variance Case  
Case No. 79-8-A

Gentlemen:

On Friday, I saw Mr. James Howell of the Office of Planning on the street, and I asked him if Jack Hession had spoken to him about the lots on the recorded plat of Section "C", Joppa Village (Plat Records of Baltimore County at Liber G. 18, folio 15). He stated that Mr. Hession did speak to him about this, and he told Jack that he does not know the facts of what happened at the time of that plat recording. I advised Mr. Howell searched the records and could find nothing that would shed any light on the lots that are lined off with a width of 50 feet and marked "sold".

I do believe that there is a justifiable infer and the Board can conclude that the Planning Staff as well as the Planning Board was aware of these 50-foot lots, and used the Planning Board been opposed to the recording of the plat showing 50-foot lots that some notation would have been made excluding those 50-foot lot lines from the plat on those lots that were marked "sold".

Furthermore, we believe the Petitioners have made a case showing practical difficulty and unreasonable hardship, and that the evidence does reveal that my clients now have a 50-foot lot that without the variance is of no value to them, and of little value to the tax rolls. As you will recall, these properties all have both public water and public sewer,

Rec'd 9/18/78  
11:15 AM

# BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

Mr. Walter A. Reiter Jr.  
County Board of Appeals  
Room 219  
Old Court House  
Towson, Md.

Since we filed for the zoning variance on May 2, 1978, at that time it was only one hardship and that was because we sold our house and after lot subject to a variance.

The people who bought our house couldn't buy the combined house and adjoining lot. So we had to sell separately. Thus the variance was granted July 17, 1978.

Since that time the hardship has increased to the buyer Mr. William Baines, who have sold their house and must make settlement on Sept. 9, 1978. Because their application on the mortgage cannot be extended past that date, without paying a higher interest rate.

The people who bought the Baines home has a hardship because their lease on their apartment will expire Sept. 8, 1978.

We can not make house portion of settlement until lot variance appeal is settled.

I urgently ask for an immediate hearing.

RE: Variance Petition  
Item No. 232  
Thank You!  
Richard E. Gardiner  
9122 Hines Rd  
Baltimore Md. 21234

Rec'd 8-16-78  
5:45 AM  
Hans Deland

Mr. & Mrs. Richard E. Gardiner  
9122 Hines Road  
Baltimore, Maryland 21234

Item No. 232

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing  
this 2nd day of May 1978.

S: ERIC DI NENNA  
Zoning Commissioner

Petitioner: Gardiner  
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
TOWSON, MARYLAND 21204

Nicholas B.  
Commodari,  
Chairman

ZONING  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF  
FIRE PROTECTION  
DEPARTMENT OF  
TRAFFIC ENGINEERING  
OFFICE OF THE  
ADMINISTRATOR  
BUREAU OF  
ENGINEERING  
PROJECT AND  
DEVELOPMENT PLANNING  
INDUSTRIAL  
DEVELOPMENT  
COMMISSION  
OFFICE OF THE  
DIRECTOR  
BUREAU OF  
BUILDINGS ENGINEER

Mr. & Mrs. Richard E. Gardiner  
9122 Hines Road  
Baltimore, Maryland 21234

June 27, 1978

RE: Variance Petition  
Item No. 232  
Petitioner - Gardiner

Dear Mr. & Mrs. Gardiner:

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 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 suitability of the requested zoning.

Located on the southwest side of Hines Road approximately 2273' west of the Joppa Road in the 11th Election District, the subject property, consisting of two 50' lots is presently improved with an individual dwelling and shed on one, while the other is vacant. Adjacent properties are all zoned D.R. 3.5 and are improved with similar uses.

Because of your proposal to construct an additional dwelling on the vacant 50' lot, the Variance for lots widths for this proposed dwelling and the lot for the existing dwelling is required. In addition setback Variances for the proposed as well as the existing dwelling are also included.

Mr. & Mrs. Gardiner  
Page 2  
June 27, 1978

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  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:cmw

Baltimore County  
Department of Public Works  
TOWSON, MARYLAND 21204  
THORNTON M. McQUEEN, P.E.  
DIRECTOR

June 23, 1978

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

Re: Item #232 (1977-1978)  
Property Owner: Richard E. & Thelma L. Gardiner  
5/WS Hines Rd. 2273.1' NW Joppa Rd.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a side setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling.  
Acres: 0.459 District: 11th

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:

Hines Road, an existing public road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-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.

Setback Control:

Development of this property through striping, 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 striping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances 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 #232 (1977-1978)  
Property Owner: Richard E. & Thelma L. Gardiner  
Page 2  
June 23, 1978

Water and Sanitary Sewer:

public 12-inch water main and 6-inch sanitary sewerage exist in Hines Road. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Eric DiNenna  
ERIC DI NENNA, P.E.  
Chief, Bureau of Engineering

END: EAM:PMW:ms

cc: J. Somers  
W. Munchel

H-W Key Sheet  
39 MS 24 Pcs. Sheet  
MS 10 P Topo  
71 Xap

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 496-2011

LESLIE H. GIBNEY  
DIRECTOR

June 9, 1978

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

Dear Mr. DiNenna:

Comments on Item #232, Zoning Advisory Committee Meeting, May 7, 1978, are as follows:

Property Owner: Richard E. and Thelma L. Gardiner  
Location: SW/S Hines Road 2273.1' NW Joppa Road  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a side setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling  
Acres: 0.459  
District: 11th

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  
Planner III  
Current Planning and Development

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

June 1, 1978

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

Dear Mr. DiNenna:

Comments on Item #232, Zoning Advisory Committee Meeting, May 7, 1978, are as follows:

Property Owner: Richard E. & Thelma L. Gardiner  
Location: SW/S Hines Rd. 2273.1' NW Joppa Rd.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling.  
Acres: 0.459  
District: 11th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THD/JRD/TJS

Baltimore County  
Department of Civil Engineering  
TOWSON, MARYLAND 21204  
(301) 496-2000

STEPHEN E. COLLINS  
DIRECTOR

May 24, 1978

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

Item No. 232 - ZAC - May 2, 1978  
Property Owner: Richard E. & Thelma L. Gardiner  
Location: SW/S Hines Rd. 2273.1' NW Joppa Rd.  
Existing Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a side setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling.  
Acres: 0.459  
District: 11th

Dear Mr. DiNenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen E. Weber  
Stephen E. Weber  
Engineer I

SEM/dm

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

Attention: N. Commodari, Chairman  
Zoning Advisory Committee

Re: Property Owner: Richard E. & Thelma L. Gardiner

Location: SW/8 Hines Rd. 2273.1' NW Joppa Rd.

Item No. 032 Zoning Agenda Meeting of 05/02/78

Enclosed:  
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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at \_\_\_\_\_ exceeds the maximum allowed by the Fire Department.
- (4) 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) 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) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *George M. Hageman*  
Planning Group Special Inspection Division Fire Prevention Bureau

May 8, 1978

Mr. T. Eric DiNemmo, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. DiNemmo:

Comments on Item #232 Zoning Advisory Committee Meeting, May 2, 1978 are as follows:

Property Owner: Richard E. & Thelma L. Gardiner  
Location: SW/8 Hines Road 2273.1' NW Joppa Road  
Existing Zoning: R.H. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a side setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling.  
Acres: 0.159  
District: 11th

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional \_\_\_\_\_ permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a registered Maryland architect or engineer's original seal will be required to file an application for a building permit.
- G. Wood frame walls shall not be permitted within 7'0" of a property line. Contact Building Department if distance is between 7'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section \_\_\_\_\_.
- I. No Comment.
- J. Comment: \_\_\_\_\_

*Charles E. Smith*  
Charles E. Smith  
Fire Review Chief

CEB:1

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

S.A.C. Meeting of: May 2, 1978

RE: Item No: 232  
Property Owner: Richard E. & Thelma L. Gardiner  
Location: SW/8 Hines Rd. 2273.1' NW Joppa Rd.  
Present Zoning: D.R. 3.5  
Proposed Zoning: Variance to permit lot widths of 50' in lieu of the required 70' and a side setback of 7' and a sum of the side yards of 17' in lieu of the required 10' and 25' respectively for the existing dwelling and a sum of the side yards of 20' in lieu of the required 25' for the proposed dwelling.

District: 11th  
No. Acres: 0.159

Dear Mr. DiNemmo:

No hearing on student population.

Very truly yours,

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

NSP/tp

JOSEPH N. WICKSWAN, FARRINGTON  
T. BARBAR WILLIAMS, JR., LICE-REPRESENT  
MARCEL M. BERNARD

THOMAS H. BOWER  
MRS. LORNAINE F. CHICKS  
ROBERT A. PATTERSON  
ROBERT V. DUGAN, BALTIMORE

ALV. W. LORECK  
MRS. MILTON W. WATTS, JR.  
ROBERT M. TRACY, D.V.M.

Case #79-8-A

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 5-26-78  
Posted for: *Richard E. Gardiner, et al.*  
Petitioner: *Richard E. Gardiner, et al.*  
Location of property: *SW/8 Hines Rd. 2273.1'*  
Location of Sign: *9122 Hines Rd.*

Remarks:  
Posted by: *Thomas L. Hageman* Date of return: *9/6/78 Back in mail from zoning office*

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11th Date of Posting: 6/22/78  
Posted for: *Richard E. Gardiner*  
Petitioner: *Richard E. Gardiner*  
Location of property: *SW/8 Hines Rd. 2273.1' NW Joppa Rd.*  
Location of Sign: *9122 Hines Rd.*

Remarks:  
Posted by: *George M. Hageman* Date of return: *6/22/78*

## CERTIFICATE OF PUBLICATION

TOWSON, MD. June 22, 1978

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 \_\_\_\_\_, 1978, at \_\_\_\_\_ o'clock \_\_\_\_\_ day of \_\_\_\_\_, 1978, the same publication appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1978.

THE JEFFERSONIAN,

*L. Leland Hageman*  
Manager

Cost of Advertisement \$ \_\_\_\_\_

## OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 June 22 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE, Richard E. Gardiner, et al., was inserted in the following:

- |                                              |                                              |
|----------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Catwinkle Times     | <input type="checkbox"/> Towson Times        |
| <input type="checkbox"/> Dundalk Times       | <input type="checkbox"/> Arbutus Times       |
| <input type="checkbox"/> Essex Times         | <input type="checkbox"/> Community Times     |
| <input type="checkbox"/> Suburban Times East | <input type="checkbox"/> Suburban Times West |

weekly newspapers published in Baltimore, County, Maryland, once a week for \_\_\_\_\_ successive weeks before the 21st day of \_\_\_\_\_, 1978, that is to say, the same was inserted in the issues of June 22, 1978

STROMBERG PUBLICATIONS, INC.

BY *Erin Engle*

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received this 20 day of April 1978. Filing Fee \$ 25.00. Received ✓ Cash ✓ Other \_\_\_\_\_

Petitioner *Richard E. Gardiner* Submitted by *May Ann Yekey*  
Petitioner's Attorney \_\_\_\_\_ Reviewed by *SP*

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

## PETITION MAPPING PROGRESS SHEET

| FUNCTION                                                                                                                | Wall Map<br>date by | Original<br>date by | Duplicate<br>date by | Tracing<br>date by | 200 Sheet<br>date by |
|-------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------|----------------------|--------------------|----------------------|
| Descriptions checked and outline plotted on map                                                                         |                     |                     | 4-8                  | 4-8                |                      |
| Petition number added to outline                                                                                        |                     |                     |                      |                    |                      |
| Denied                                                                                                                  |                     |                     |                      |                    |                      |
| Granted by<br>ZC, BA, CC, CA                                                                                            |                     |                     |                      |                    |                      |
| Reviewed by <i>SP</i>                                                                                                   |                     |                     |                      |                    |                      |
| Revised Plans:<br>Change in outline or description _____ Yes<br>Previous case: <i>None</i> Map # <i>NE 11F</i> _____ No |                     |                     |                      |                    |                      |

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

DATE: August 22, 1978 ACCOUNT: 01-662

AMOUNT: August \$10.00

RECEIVED BY: *Marie A. Plummer*

FOR: Cost of Appraisal for Case No. \_\_\_\_\_

87 MAR 23 400012

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: July 17, 1978 ACCOUNT: 01-662

AMOUNT: \$51.24

RECEIVED BY: *Richard E. Gardiner, 9122 Hines Rd. Balto. Md.*

FOR: \$10.00, Cost of Advertising and Posting Item No. \_\_\_\_\_

83 MAR 26 512412

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: April 20, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED BY: *Mr. Richard E. & Thelma L. Gardiner*

FOR: \$122 Hines Rd. Baltimore, Md. 21204 for petition for Variance, Petition paid for by May Ann Yekey

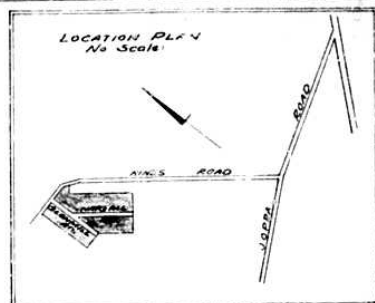
84 APR 21 250012

VALIDATION OR SIGNATURE OF CASHIER

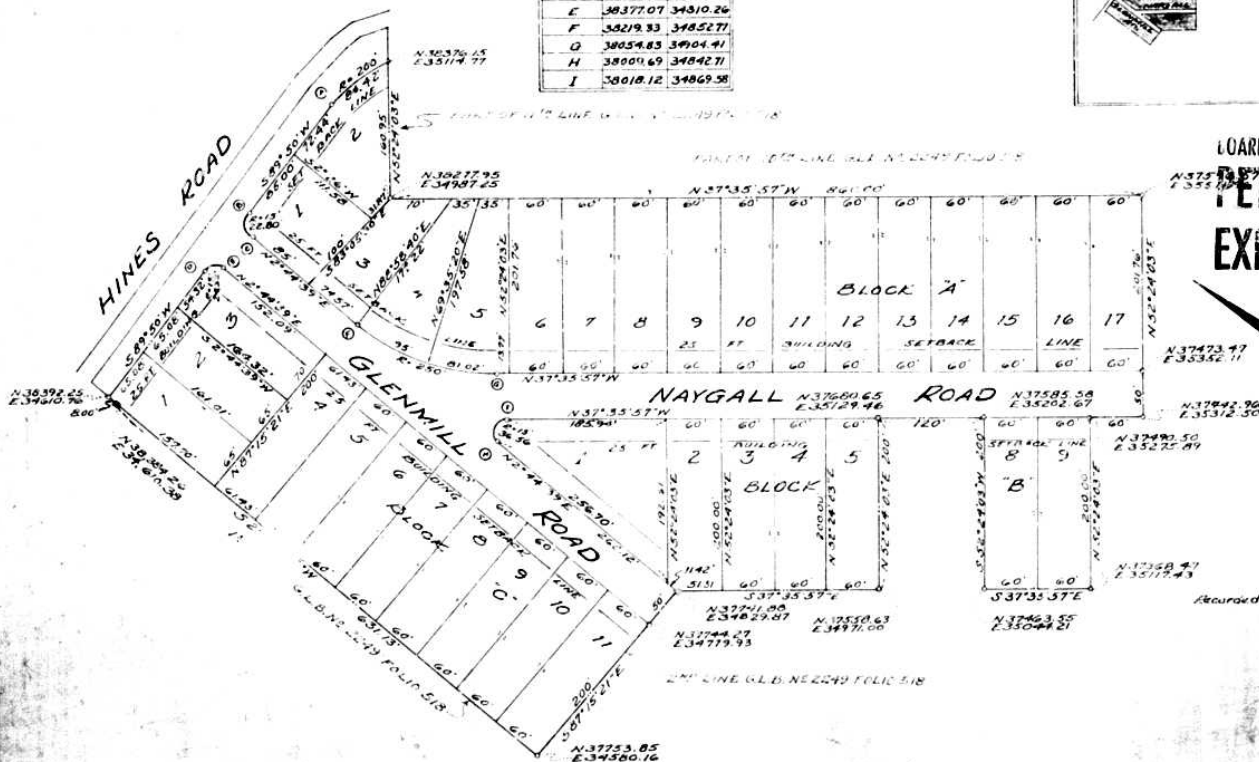


**ELEVENTH ELECTION DISTRICT OF  
BALTIMORE COUNTY, MARYLAND**

| STATION | NORTH    | EAST     |
|---------|----------|----------|
| A       | 38393.47 | 35032.79 |
| B       | 38393.01 | 34875.35 |
| C       | 38378.72 | 34860.41 |
| D       | 38392.78 | 34795.24 |
| E       | 38377.07 | 34810.26 |
| F       | 38219.33 | 34852.71 |
| G       | 38054.83 | 34904.41 |
| H       | 38001.69 | 34842.11 |
| I       | 38018.12 | 34869.58 |



BOARD OF APPEALS  
**PETITIONER'S  
EXHIBIT L**



Recorded in Plat Book G.L.B. No. 14

**OWNER'S CERTIFICATE**  
I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN SECTIONS 78A, 78B, 78C, ADDED TO ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (1947 SUPPLEMENT) AS FAR AS THEY CONCERN THE MAKING OF THIS PLAT HAVE BEEN COMPLIED WITH.

Edgar C. Bowen (Pm)  
OWNER

APPROVED: BALTO. CO. HIGHWAYS DEPARTMENT  
Edgar C. Bowen DATE

APPROVED: BALTO. CO. PLANNING COMMISSION  
Edgar C. Bowen DATE 7/2/55

APPROVED: BALTO. CO. HEALTH DEPARTMENT  
William H. Warriner DATE 7/28/55  
DEPUTY STATE & COUNTY HEALTH OFFICER

COORDINATES SHOWN HEREON ARE BASED ON THE SYSTEM OF COORDINATES AS ESTABLISHED BY THE BALTIMORE CO. METROPOLITAN DISTRICT AND REFER TO SECTIONS B AND C OF JOPPA VILLAGE PLAT BOOK G.L.B. NO. 18 FOLIO 15 AND PLAT BOOK G.L.B. NO. 18 FOLIO 14

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE BEDS THE TOP IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

**6LB 22 FOLIO 14**

JULY 5 1955

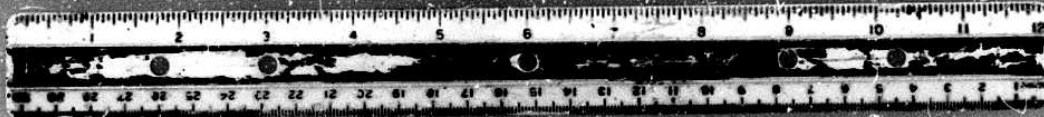
**PLAT No. ONE  
SECTION "D"  
JOPPA VILLAGE**

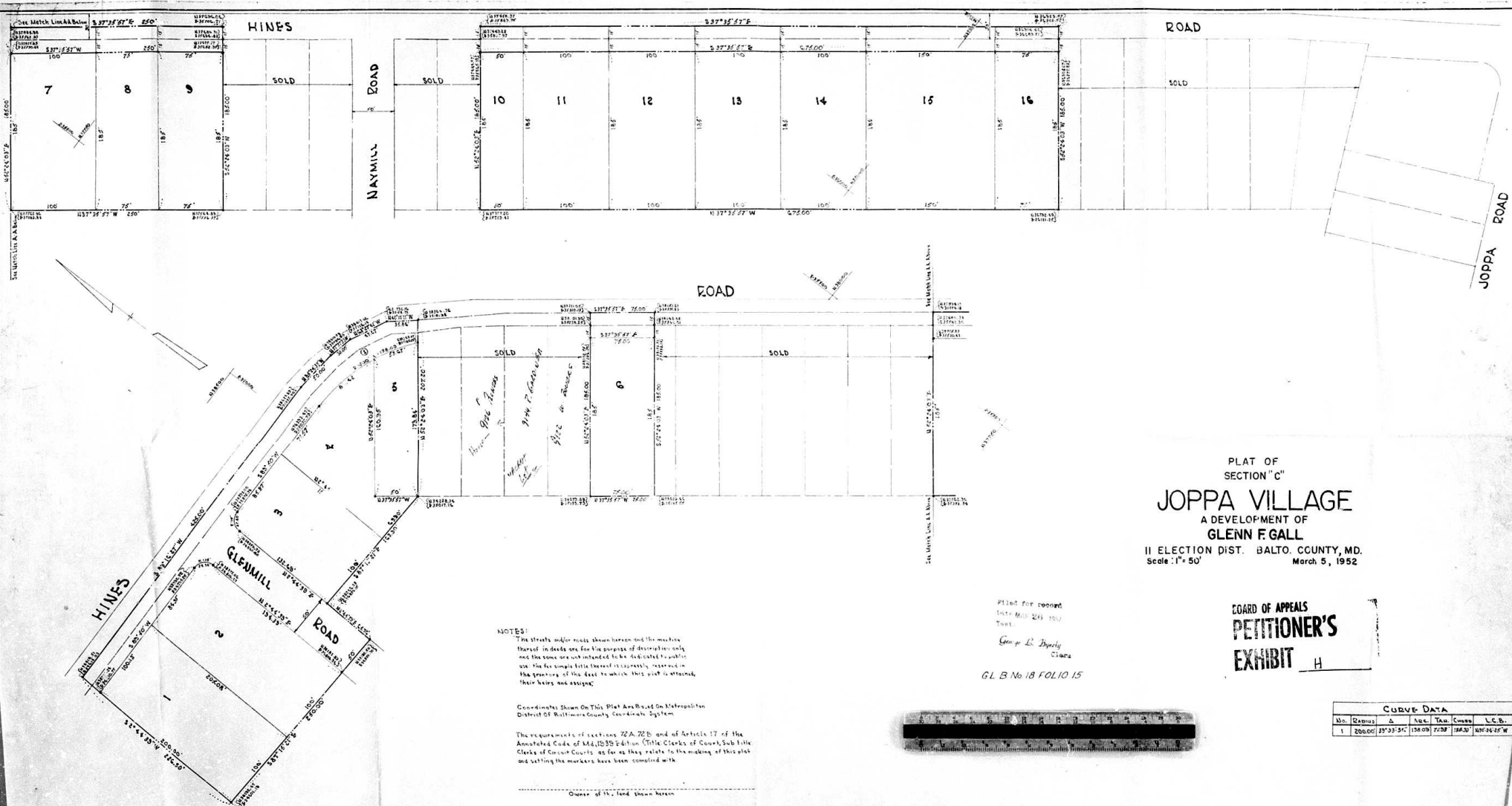
SUBDIVIDED BY  
Perry Mill Land Company  
HENRY AVENUE  
BALTIMORE 6, MD

W. M. MATHADIER, COUNTY SURVEYOR  
REGISTERED ENGINEER & LAND SURVEYOR  
ROOM 4 DELVAN BLDG. TOWSON 4, MD.  
SCALE: 1"=100' MAY 23, 1955



Wm. M. Mathadier





PLAT OF  
SECTION "C"  
**JOPPA VILLAGE**  
A DEVELOPMENT OF  
**GLENN F. GALL**  
II ELECTION DIST. BALTO. COUNTY, MD.  
Scale: 1" = 50' March 5, 1952

**NOTES:**  
The streets and/or roads shown herein and the markers  
thereon in deeds are for the purpose of description only  
and the same are not intended to be dedicated to public  
use. The fee simple title thereto is expressly reserved in  
the grant of the deed to which this plat is attached,  
their heirs and assigns.

Coordinates Shown On This Plat Are Based On Metropolitan  
District Of Baltimore County Coordinate System

The requirements of sections 22A, 22B and of Article 17 of the  
Annotated Code of Md., 1935 Edition (Title Clerks of Court, Sub Title  
Clerks of Circuit Courts) as far as they relate to the making of this plat  
and setting the markers have been complied with.

Owner of 1/4 Acre Shown Herein

Registered Professional Engineer and Land Surveyor

Filed for record  
Date: Mar 24 1952  
Twp.  
George D. Dwyer  
Clerk  
GL B No 18 FOLIO 15

BOARD OF APPEALS  
**PETITIONER'S**  
**EXHIBIT** H

| CURVE DATA |         |           |         |        |         |
|------------|---------|-----------|---------|--------|---------|
| No.        | Radius  | Δ         | Angle   | Chord  | L.C.D.  |
| 1          | 200.00' | 29°33'34" | 158.09' | 72.38' | 184.30' |

|                                                                                                                                                          |                                                                                                                        |                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| HIGHWAYS DEPARTMENT OF BALTIMORE COUNTY<br>APPROVED FOR STREET ALIGNMENT AND LAYOUT<br><i>Paul Giffitt</i><br>CHAS. GIFFITT<br>DATE: <i>Mar 21, 1952</i> | APPROVED FOR BALTIMORE COUNTY PLANNING COMMISSION<br><i>Frederick V. Dine</i><br>DIRECTOR<br>DATE: <i>Mar 21, 1952</i> | THOMPSON, GRACE AND MAYS, INC.<br>ENGINEERS - CONTRACTORS<br>FIDELITY TRUST COMPANY BLDG.<br>TOWSON 4, MARYLAND |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|