

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

James W. Gosnell, Jr. and Joyce E. Gosnell, wife, legal owners 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 400.1 to allow existing accessory structures to be located in the front yard in lieu of the required rear yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
1. That the location of the pool site is the only reasonable place on the property to have the pool located;
  2. That the granting of the variance will not be detrimental to the health, safety and welfare of the locality;
  3. And for other and further reasons to be presented at the time of the hearing.

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

Contract purchaser: James W. Gosnell, Jr.  
 Address: 7602 Battle Grove Road  
 Baltimore, Md. 21222

S. ERIC DINENNA Petitioner's Attorney  
 Address: Suite 205 Alex. Brown Bldg.  
 Towson, Maryland 21204  
 Phone: 825-1630

ORDERED BY THE Zoning Commissioner of Baltimore County, this 17th day of July 1980 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 21st day of August 1980 at 2:30 o'clock P.M.

James W. Gosnell, Jr.  
 Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING DATE October 9, 1980


*Resubmitted 9/1/80 10:30 AM*

MICROFILMED

**BALTIMORE COUNTY**

**ZONING PLANS**

**ADVISORY COMMITTEE**



**PETITION AND SITE PLAN**

**EVALUATION COMMENTS**

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

August 8, 1980

COUNTY OFFICE BLDG.  
 111 W. Chesapeake Ave.  
 Towson, Maryland 21204

MEMBERS  
 Bureau of Engineering  
 Department of Traffic Engineering  
 State Roads Commission  
 Bureau of Fire Prevention  
 Health Department  
 Project Planning  
 Building Department  
 Board of Education  
 Zoning Administration  
 Industrial Development

S. Eric DiNenna, Esquire  
 Suite 205 Alex. Brown Building  
 Towson, Maryland 21204

RE: Item No. 226  
 Petitioners: James W. Gosnell, et ux  
 Variance Petition

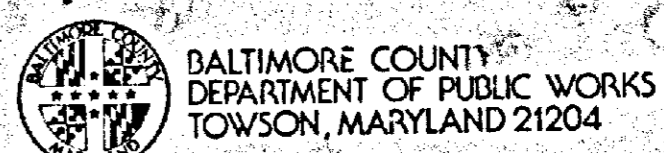
Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,  
*Nicholas B. Commodari*  
 NICHOLAS B. COMMODARI  
 Chairman  
 Zoning Plans Advisory Committee

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



HARRY J. PISTEL, P.E.  
 DIRECTOR  
 June 23, 1980

Mr. William E. Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Re: Item #226 (1979-1980)  
 Property Owner: James W. & Joyce E. Gosnell  
 W/S Battle Grove Rd. 1950' S/W North Point Blvd.  
 Existing Zoning: DR 5.5  
 Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard on a waterfront property.  
 Acres: 0.35 District: 15th

Dear Mr. Hammond:

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:**  
 Old Battle Grove 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.

**Sediment 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.

The property to be developed is located adjacent to tidewaters. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basement) and other special construction features are required.

MICROFILMED

Item #226 (1979-1980)  
 Property Owner: James W. & Joyce E. Gosnell  
 Page 2  
 June 23, 1980

**Water and Sanitary Sewer**  
 There is public 9-inch water main, 8-inch sanitary sewerage and 6-inch sanitary sewerage force main in Old Battle Grove Road.

Very truly yours,  
*Ellsworth N. Diver, P.E.*  
 ELLEWORTH N. DIVER, P.E.  
 Chief, Bureau of Engineering

END:EM:FWR:sc  
 cc: J. Somers  
 E-W Key Sheet  
 10 SE 26 & 27 Pos. Sheets  
 SE 3 G Topo  
 104 Tax Map

MICROFILMED

Baltimore County  
 Department of Traffic Engineering  
 TOWSON, MARYLAND 21204  
 (301) 494-3559

STEPHEN E. COLLINS  
 DIRECTOR  
 June 12, 1980

Mr. William Hammond  
 Zoning Commissioner  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:  
 The Department of Traffic Engineering has no comments on Items 219, 223, 224, 227, and 230 of the Zoning Advisory Committee Meeting of May 20, 1980.

Very truly yours,  
*Michael S. Flanigan*  
 Michael S. Flanigan  
 Engineer Associate II

MSF/had

MICROFILMED

BALTIMORE COUNTY  
 OFFICE OF PLANNING  
 TOWSON, MARYLAND 21204  
 494-3211

JOHN D. SEYFFERT  
 DIRECTOR  
 July 2, 1980

Mr. William Hammond, Zoning Commissioner  
 Zoning Office  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:  
 Comments on Item #226, Zoning Advisory Committee Meeting of May 20, 1980, are as follows:

Property Owner: James W and Joyce E. Gosnell  
 Location: W/S Battle Grove Rd. 1950' SW North Point Blvd  
 Acres: 0.35  
 District: 15th

This office has reviewed the subject petition and offers the following comment. 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.

The 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

MICROFILMED

BALTIMORE COUNTY  
 DEPARTMENT OF HEALTH  
 TOWSON, MARYLAND 21204

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

July 11, 1980

Mr. William R. Hammond, Zoning Commissioner  
 Office of Planning and Zoning  
 County Office Building  
 Towson, Maryland 21204

Dear Mr. Hammond:  
 Comments on Item #226, Zoning Advisory Committee Meeting of May 20, 1980, are as follows:

Property Owner: James W. & Joyce E. Gosnell  
 Location: W/S Battle Grove Rd. 1950' SW North Point Blvd.  
 Existing Zoning: D.R. 5.5  
 Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard on a waterfront property.  
 Acres: 0.35  
 District: 15th

Metropolitan water and sewer exist, therefore, the proposed pool should not present any health hazards.

Very truly yours,  
*Isa J. Forrest*  
 Isa J. Forrest, Director  
 BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

MICROFILMED

ORDER RECEIVED FOR FILING

DATE October 3, 1980  
BY John W. Hession, III

Pursuant to the advertisement, posting of property, and public hearing on the 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(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of October, 1980, that the herein Petition for Variance to permit existing accessory structures, a screened patio and aboveground swimming pool, to be located in the front yard in lieu of the required rear yard, in accordance with the site plan prepared by Frank S. Lee, dated April 28, 1980, and marked Petitioners' Exhibit 2, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. A building permit for the existing aboveground swimming pool shall be obtained.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond  
Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
W/S of Battle Grove Rd., 1950'  
SW of North Point Blvd.,  
15th District : OF BALTIMORE COUNTY

JAMES W. GOSNELL, et ux,  
Petitioners : Case No. 81-37-A

\*\*\*\*\*

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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  
Peter Max Zimmerman  
Deputy People's Counsel

John W. Hession, III  
John W. Hession, III  
People's Counsel for Baltimore County  
Rm. 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 5th day of August, 1980, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, Towson, Maryland 21204, Attorney for Petitioners.

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

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204  
825-7310

PAUL H. RENCKE  
Chief

June 18, 1980

Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Comodari, Chairman  
Zoning Plans Advisory Committee

Re: Property Owner: James W. & Joyce E. Gosnell

Location: W/S Battle Grove Road 1950' SW North Point Blvd.

Item No: 226 Zoning Agenda: Meeting of May 20, 1980

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 or \_\_\_\_\_ 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", 1976 Edition prior to occupancy.
- ( ) 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER J.P. Henry Noted and Approved: George M. Wagoner  
Planning Group Fire Prevention Bureau  
Special Inspection Division

BALTIMORE COUNTY  
DEPARTMENT OF PLANNING & LICENSES  
TOWSON, MARYLAND 21204  
494-3310

TED JACUSO, JR.  
DIRECTOR

June 2, 1980

Mr. William E. Hammond, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #226 Zoning Advisory Committee Meeting, May 20, 1980 are as follows:

Property Owner: James W. & Joyce E. Gosnell  
Location: W/S Battle Grove Road 1950' SW North Point Blvd.  
Existing Zoning: D.R. 5-5  
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard on a waterfront property.

Address: 0.35

District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1978, and other applicable Codes.
- X B. A building/\_\_\_\_\_ permit shall be required before beginning construction.
- X C. Residential: Three sets of construction drawings/\_\_\_\_\_ required to file a permit application. /Engineer seal is/\_\_\_\_\_ required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6' 0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot line. A minimum 8" masonry firewall is required if construction is on the lot line.
- F. Requested variance conflicts with the Baltimore County Building Code, Section #\_\_\_\_\_.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed complies with the height/area requirements of Table 305 and the required construction classification of Table 214.
- X I. Comments: The pool and fence (18" high) shall comply with Section 428.0 of the B.O.C.A. Code.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burroughs  
Charles E. Burroughs, Chief  
Plans Review

NOTE: This appears to be in a tidal water flood area-See attached Section 319.1 - Compliance will be required.

Phone: 687-6922

FRANK S. LEE  
Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

May 5, 1980

Lot 51 plat of Battle Grove, 5/75  
15th District Baltimore County, Maryland

Beginning for the same on the west side of Battle Grove road at the distance of 1950 feet more or less measured west, southwest from North Point Blvd. and being known as Lot 51 as laid out and shown on the plat of Battle Grove, said plat being recorded among the Land Records of Baltimore County in Plat Book 5 folio 75.

S. Eric DiNenna  
Attorney at Law  
Suite 205 Alex. Brown Building  
105 W. Pennsylvania Avenue  
Towson, Maryland 21204  
301 - 823-1630

July 31, 1980

The Honorable William E. Hammond  
Zoning Commissioner for Baltimore  
County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 81-37A  
Petitioners: Mr. & Mrs. James  
Gosnell, Jr.  
My File No. 80-8

Dear Mr. Hammond:

I received notice of the hearing set on the above captioned matter for August 21, 1980 at 9:30 A.M. Upon advising my clients on this date and time, Mr. Gosnell advised me that he will be out of town and, accordingly, we respectfully request a postponement of the hearing to another date.

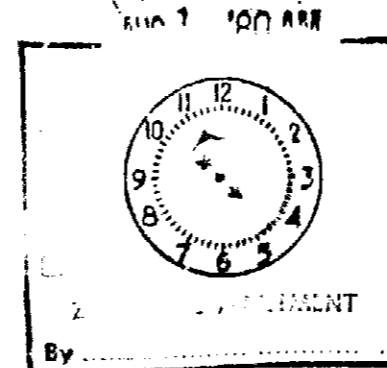
I have advised my client that if any expenditures have been made for advertising and posting and if this postponement is granted, additional expenses for advertising and posting must be borne by him. He is agreeable.

Therefore, please postpone the matter and advise me as to the new date and time at your convenience. Thank you.

Very truly yours,  
S. Eric DiNenna  
S. ERIC DINENNA

SED:cm

cc: John Hessian, Esquire  
People's Counsel  
cc: Mr. & Mrs. James Gosnell, Jr.



SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL 199 - 79 BALTIMORE COUNTY BUILDING CODES 1978

EFFECTIVE MARCH 1, 1980

SECTION 319.0 A new section added to read as follows:

SECTION 319.0 Construction in Areas Subject to Flooding.

319.1 Areas Subject to Inundation by Tidelwaters.

1. Where buildings or additions are built in areas subject to inundation by tidewaters, the lowest floor (including basement) shall not be lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive. Such buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure, be constructed with materials resistant to flood damage.

2. Crawl spaces under buildings constructed in the tidal flood plain as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during floodings.

319.2 Riverine areas subject to inundation by surface waters within the 100 year flood plain.

1. No structure or additions shall be allowed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding or residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of subsection 319.1 of this section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 319.1 when damage exceeds 50 percent of physical value.

rrj/

PETITION FOR VARIANCE  
15th District

ZONING: Petition for Variance for Accessory Structures

LOCATION: West side of Battle Grove Road, 1950 feet Southwest of North Point Boulevard

DATE & TIME: Tuesday, September 9, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to allow existing accessory structures to be located in the front yard in lieu of the required rear yard

The Zoning Regulation to be accepted as follows:

Section 400.1 - Accessory structures

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of James W. Gosnell, Jr., et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, September 9, 1980 at 10:30 A.M.  
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

August 11, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

**NOTICE OF HEARING**

RE: Petition for Variance - W/S Battle Grove Rd., 1950' SW of North Point Boulevard - James W. Gosnell, Jr., et ux Case No. 81-37-A

TIME: 10:30 A.M.

DATE: Tuesday, September 9, 1980 (Rescheduled from 8/21/80)

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

Mr. W. E. Hammond  
Zoning Commissioner  
TO: \_\_\_\_\_ Date: July 29, 1980  
John D. Seyffert, Director  
FROM: \_\_\_\_\_  
Office of Planning and Zoning  
SUBJECT: Petition No. 81-37-A Item 226

Petition for Variance for Accessory Structures  
West side of Battle Grove Road, 1950 feet Southwest of North Point Boulevard  
Petitioner- James W. Gosnell, Jr. et ux

Fifteenth District

HEARING: Thursday, August 21, 1980 (9:30 A.M.)

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

*John D. Seyffert*  
John D. Seyffert, Director  
Office of Planning and Zoning

JDS:JGH:ob

July 21, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Bldg.  
Towson, Maryland 21204

**NOTICE OF HEARING**

RE: Petition for Variance - W/S Battle Grove Rd., 1950' SW of North Point Blvd. - James W. Gosnell, et ux Case No. 81-37-A

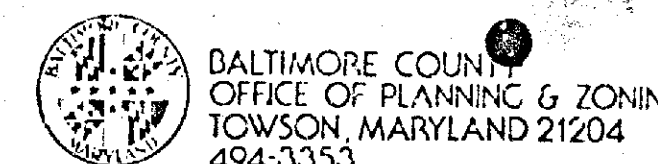
TIME: 9:30 A.M.

DATE: Thursday, August 21, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

*William E. Hammond*  
ZONING COMMISSIONER OF  
BALTIMORE COUNTY



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 26, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

REF Petition for Variance  
W/S Battle Grove Rd., 1950' SW  
of N. Pt. Blvd.  
James W. Gosnell, Jr., et ux  
Case No. 81-37-A

Dear Sir:

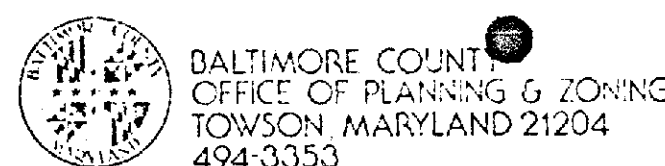
This is to advise you that \$91.15 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,  
*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

*Total for bond, etc of ad*



WILLIAM E. HAMMOND  
ZONING COMMISSIONER

August 8, 1980

S. Eric DiNenna, Esquire  
Suite 205 - Alex Brown Building  
Towson, Maryland 21204

RE: Petition for Variance  
W/S Battle Grove Rd., 1950'  
SW of North Point Blvd.  
James W. Gosnell, Jr., et ux  
Case No. 81-37-A

Dear Mr. DiNenna:

This is to advise you that \$44.88 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:sj

S. Eric DiNenna  
Attorney at Law  
Suite 205 Alex. Brown Building  
172 W. Pennsylvania Avenue  
Towson, Maryland 21204  
301 - 625-1430

July 31, 1980

The Honorable William E. Hammond  
Zoning Commissioner for Baltimore  
County  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No. 81-37A  
Petitioners: Mr. & Mrs. James  
Gosnell, Jr.  
My File No. 80-8

Dear Mr. Hammond:

I received notice of the hearing set on the above captioned matter for August 21, 1980 at 9:30 A.M. Upon advising my clients of this date and time, Mr. Gosnell advised me that he will be out of town and, accordingly, we respectfully request a postponement of the hearing to another date.

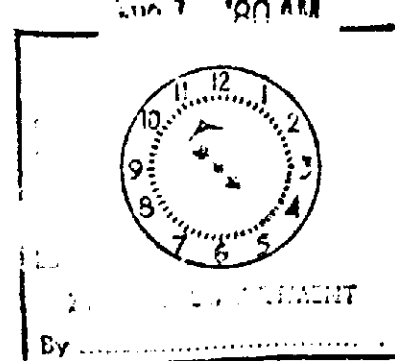
I have advised my client that if any expenditures have been made for advertising and posting and if this postponement is granted, additional expenses for advertising and posting must be borne by him. He is agreeable.

Therefore, please postpone the matter and advise me as to the new date and time at your convenience. Thank you.

Very truly yours,  
*S. Eric DiNenna*  
S. ERIC DINENNA

SED:cm

cc: John Hessian, Esquire  
People's Counsel  
cc: Mr. & Mrs. James Gosnell, Jr.



October 8, 1980

S. Eric DiNenna, Esquire  
Suite 205, Alex. Brown Building  
Towson, Maryland 21204

RE: Petition for Variance  
W/S of Battle Grove Road, 1950' SW  
of North Point Boulevard - 15th  
Election District  
James W. Gosnell, et ux -  
Petitioners  
NO. 81-37-A (Item No. 226)

Dear Mr. DiNenna:

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

Very truly yours,

WILLIAM E. HAMMOND  
Zoning Commissioner

WEH:eri

Attachments

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

S. Eric DiNenna, Esquire  
Suite 205 Alex. Brown Building  
Towson, Maryland 21204

cc: Frank S. Lee,  
1277 Mcighbors Ave.  
Baltimore, Md. 21237

**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 17th day of July, 1980

*William E. Hammond*  
WILLIAM E. HAMMOND  
Zoning Commissioner

Petitioner James W. Gosnell, et ux

Petitioner's Attorney S. Eric DiNenna, Esq.

Reviewed by *Nicholas E. Commodari*  
Nicholas E. Commodari  
Chairman, Zoning Plans  
Advisory Committee

**BALTIMORE COUNTY OFFICE OF PLANNING & ZONING**

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

Your Petition has been received this 7 day of May, 1980

Filing Fee \$ 25 Received:  Check  
 Cash  
 Other

#226

*William E. Hammond*  
William E. Hammond, Zoning Commissioner

Petitioner Gosnell

Petitioner's Attorney DiNenna

Submitted by *S. DiNenna*

Reviewed by *W. H.*

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

**PETITION FOR VARIANCE**

Zoning: Petition for Variance for Accessory Structures  
Location: West side of Battle Grove Road, 1950 feet southwest of North Point Boulevard  
Date & Time: Tuesday, September 9, 1980 at 10:30 A.M.  
Public Hearing, Room 106

County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

Petition for Variance to allow existing accessory structures to be located in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:  
Section 400.1 - Accessory structures

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the west side of Battle Grove Road at the distance of 1950 feet more or less measured west, southwest from North Point Blvd. and being known as Lot 51 as laid out and shown on the plat of Battle Grove, said plat being recorded among the land records of Baltimore County in Plat Book 5, folio 76.

Being the property of James W. Gosnell, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date:  
TUESDAY, SEPTEMBER 9, 1980 AT 10:30 A.M.

Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

**The Essex Times**

Essex, Md., July 21 1980

*Petition*  
**This is to Certify, That the annexed**

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 21st day of July, 1980

John D. Wajtko, Jr. Publisher.

**PETITION FOR VARIANCE 15th DISTRICT**

ZONING: Petition for Variance for Accessory Structures  
LOCATION: West side of Battle Grove Road, 1950 feet Southwest of North Point Boulevard.  
DATE & TIME: Thursday, August 21, 1980 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to allow existing accessory structures to be located in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:  
Section 400.1 - Accessory structures

All that parcel of land in the Fifteenth District of Baltimore County

Beginning for the same on the west side of Battle Grove Road at the distance of 1950 feet more or less measured west, southwest from North Point Blvd. and being known as Lot 51 as laid out and shown on the plat of Battle Grove, said plat being recorded among the land records of Baltimore County in Plat Book 5, folio 76.

Being the property of James W. Gosnell, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, August 21, 1980 at 9:30 A.M.  
Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County  
July 21

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., July 31, 1980

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~~ of one time ~~successive weeks~~ before the 21st day of August, 1980, the first publication appearing on the 31st day of July, 1980.

THE JEFFERSONIAN,  
L. Lusk Struth Manager.

Cost of Advertisement, \$.....

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 8/13/80

Posted for: Petition for Variance

Petitioner: James W. Gosnell, Jr., et ux

Location of property: W 15 Battle Grove Rd., 1950' SW of N. Pt. Blvd.

Location of Signs: back of property Lt. 7602 Battle Grove Rd.

Remarks: None

Posted by: Gear Coleman Signature Date of return: 8/13/80

Number of Signs: 1

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District 15 Date of Posting 8/19/80

Posted for: Petition for Variance

Petitioner: James W. Gosnell, Jr., et ux

Location of property: W 15 Battle Grove Rd., 1950' SW of N. Pt. Blvd.

Location of Signs: rear of property Lt. 7602 Battle Grove Rd.

Remarks: noted for rescheduled hearing

Posted by: Gear Coleman Signature Date of return: 8/25/80

Number of Signs: 1

**PETITION FOR VARIANCE**

15th District  
Zoning: Petition for Variance for Accessory Structures  
Location: West side of Battle Grove Road, 1950 feet southwest of North Point Boulevard  
Date & Time: Thursday, August 21, 1980 at 9:30 A.M.  
Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to allow existing accessory structures to be located in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:  
Section 400.1 - accessory structures

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Being the property of James W. Gosnell, Jr., et ux as shown on plat plan filed with the Zoning Department.

Hearing Date:  
THURSDAY, AUGUST 21, 1980 AT 9:30 A.M.

Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF  
WILLIAM E. HAMMOND  
Zoning Commissioner of Baltimore County

**The Essex Times**

Essex, Md., July 31 1980

*Petition - Gosnell*  
**This is to Certify, That the annexed**

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 31st day of July, 1980

John D. Wajtko, Jr. Publisher.

**PETITION FOR VARIANCE 15th DISTRICT**

ZONING: Petition for Variance for Accessory Structures  
LOCATION: West side of Battle Grove Road, 1950 feet Southwest of North Point Boulevard.  
DATE & TIME: Tuesday, September 9, 1980 at 10:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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

Petition for Variance to allow existing accessory structures to be located in the front yard in lieu of the required rear yard.

The Zoning Regulation to be excepted as follows:  
Section 400.1 - Accessory structures

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Public Hearing, Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order Of  
WILLIAM E. HAMMOND,  
Zoning Commissioner of Baltimore County  
Aug. 21

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., August 21, 1980

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THE JEFFERSONIAN,  
L. Lusk Struth Manager.

Cost of Advertisement, \$.....

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

No. 089630

DATE September 9, 1980 ACCOUNT C1-662

DATE July 21, 1980 ACCOUNT 01-662

AMOUNT \$91.13

AMOUNT \$25.00

RECEIVED FROM: James W. Gosnell, Jr.

RECEIVED FROM: Joyce E. Gosnell

FOR: Adv. & Posting for Case No. 81-37-A

FOR: Filing Fee for Case No. 81-37-A

VALIDATION OR SIGNATURE OF CASHIER

VALIDATION OR SIGNATURE OF CASHIER



