

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3B(211.9) To permit a rear yard setback of 17 feet instead of the required 30 feet.

We wish to add an addition to the rear of our residence 6 Geary Court, Baltimore County Adding additional bedroom because of growth in family.

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

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

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Harold P. Rothman (Type or Print Name)
Signature: *Harold P. Rothman*
Address: *6 Geary Court*
City and State: *Baltimore, Md.*
Attorney for Petitioner: *Lawrence Lents* (Type or Print Name)
Address: *P.O. Box 4*
City and State: *Garrison, Md.*
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: *Lawrence Lents, P.O. Box 4, Garrison, Md. 21055, 655-8717*

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of November, 1981, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland, on the 5th day of January, 1982, at 9:30 o'clock A.M.

(over)

Mr. Lawrence Lents
P.O. Box 4
Garrison, Maryland 21055

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 November, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Harold P. Rothman, et ux
Petitioner's Attorney: *Nicholas B. Commodari*
Reviewed by: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

HAROLD ROTHMAN, et ux 82-149-A
N/S Geary Ct. 104' W of
Avonhurst Circle
2nd

RE: PETITION FOR VARIANCE BEFORE THE ZONING COMMISSIONER
North side of Geary Ct.,
104' W of Avonhurst Cir.,
2nd District

HAROLD P. ROTHMAN, et ux, Case No. 82-149-A
Petitioners

ORDER TO ADVERTISE

Mr. Commissioner:

Pursuant to the authority contained in Section 521.1 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, and any change of date, and of the passage of any ordinance, or final order in connection therewith.

Harold P. Rothman
Peter Max Zimmerman
John A. Hession, III
County
Rt. 223, Court House
Towson, Maryland 21204
224-21

I HEREBY CERTIFY that on this 20th day of November, 1981, a copy of the foregoing order was mailed to Harold P. Rothman, Petitioner, and John A. Hession, III, Garrison, Maryland 21055, and requested confirmation.

John A. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. William F. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-149-A
Date: December 22, 1981

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

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:dme

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

December 29, 1981

Nicholas B. Commodari
Chairman

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

Mr. Lawrence Lents
P.O. Box 4
Garrison, Maryland 21055

RE: Item No. 87
Petitioner - Harold P. Rothman, et ux
Variance Petition

Dear Mr. Lents:

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

NBC:bcc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 2, 1981

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

Re: Item #87 (1981-1982)
Property Owner: Harold P. & Elaine L. Rothman
N/S Geary Ct. 104' W. of centerline of Avonhurst Cir.
Acres: 66.15/65.00 x 110.46/114.85
District: 2nd

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.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #26519, executed in conjunction with the development of Laydon Park, of which this property comprises Lot 17, Block "B" plat of "Section 6, Laydon Park", recorded O.T.G. 36, Folio 31.

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.

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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 87 (1981-1982).

Very truly yours,
Robert A. Morton
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss
cc: Jack Wimbley
P-SE Key Sheet 28 NW 29 Pos. Sheet
NW 7 H Topo 77 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning
Date: November 24, 1981
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #80 - Edwin J. & Catherine McClaeskey
- Item #83 - John Frank, Sr.
- Item #84 - White Marsh Mall, Inc.
- Item #85 - Harry Giardina
- Item #87 - Harold P. & Elaine L. Rothman
- Item #89 - Donald Ray & Dolores F. McCoy
- Item #90 - Betty Lee Dulany, et al
- Item #91 - Marine Oaks
- Item #92 - John W. Huber
- Item #93 - Anna E. E. Schneider
- Item #94 - Cassius D. & Shirley V. Miller
- Item #95 - American Telephone & Telegraph Co.
- Item #96 - American Telephone & Telegraph Co.
- Item #97 - American Telephone & Telegraph Co.
- Item #98 - William Thomas & Dorothy Lee Palmisano
- Item #99 - Salvatore Spitaleri
- Item #100 - Clarence & Karen Miller

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/rlh

1. No part of the existing dwelling or the proposed addition shall be used to conduct any business operation.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. Lawrence Lentz
P. O. Box 4
Garrison, Maryland 21055

RE: Petition for Variance
N/S Geary Ct., 104' W of Avonhurst Circle
Harold P. Rothman, et ux - Petitioners
Case #82-149-A

Dear Mr. Lentz:

This is to advise you that \$54.50 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:klr

December 30, 1981

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance
LOCATION: North side of Geary Court, 104 ft. West of Avonhurst Circle
DATE & TIME: Tuesday, January 5, 1982 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 permit a rear yard setback of 17 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.4) - Minimum rear yard setback in a D.R. 5.5 Zone

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

Being the property of Harold P. Rothman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 5, 1982, 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

DESCRIPTION

Beginning on the north side of Geary Court at a distance of 104 feet west of the center line of Avonhurst Circle known as Lot 17, Section 6, Block "M" in Plat Book 31, Folio 31. Also known as #6 Geary Court. Known as Laydon Park.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: DEC. 18-81
Posted for: VARIANCE
Petitioner: HAROLD P. ROTHMAN, et ux
Location of property: N/S GEARY CT. 104' W OF AVONHURST CIRCLE
Location of Sign: NORTH SIDE OF GEARY COURT APPROX 145' WEST OF AVONHURST CIRCLE
Remarks: 17' SETBACK
Posted by: [Signature] Date of return: DEC. 23-81

CERTIFICATE OF PUBLICATION

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 in each of the consecutive week before the day of the first publication appearing on the 18th day of December, 1981.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, \$32.00

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										
Plat map checked and outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: DT										
Revised Plans: Change in outline or description									Yes	No
Previous case: 80-794 in inventory										

WILLIAM E. GERBER
ZONING COMMISSIONER

December 22, 1981

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

Dear Mr. Hammond:

Comments on Item #87, Zoning Advisory Committee Meeting, November 17, 1981, are as follows:

Property Owner: Harold P & Elaine L. Rothman
Location: N/S Geary Court 104' W. of centerline of Avonhurst Circle
Acres: 66.15/65.00 X 110.46/114.85
District: 2nd

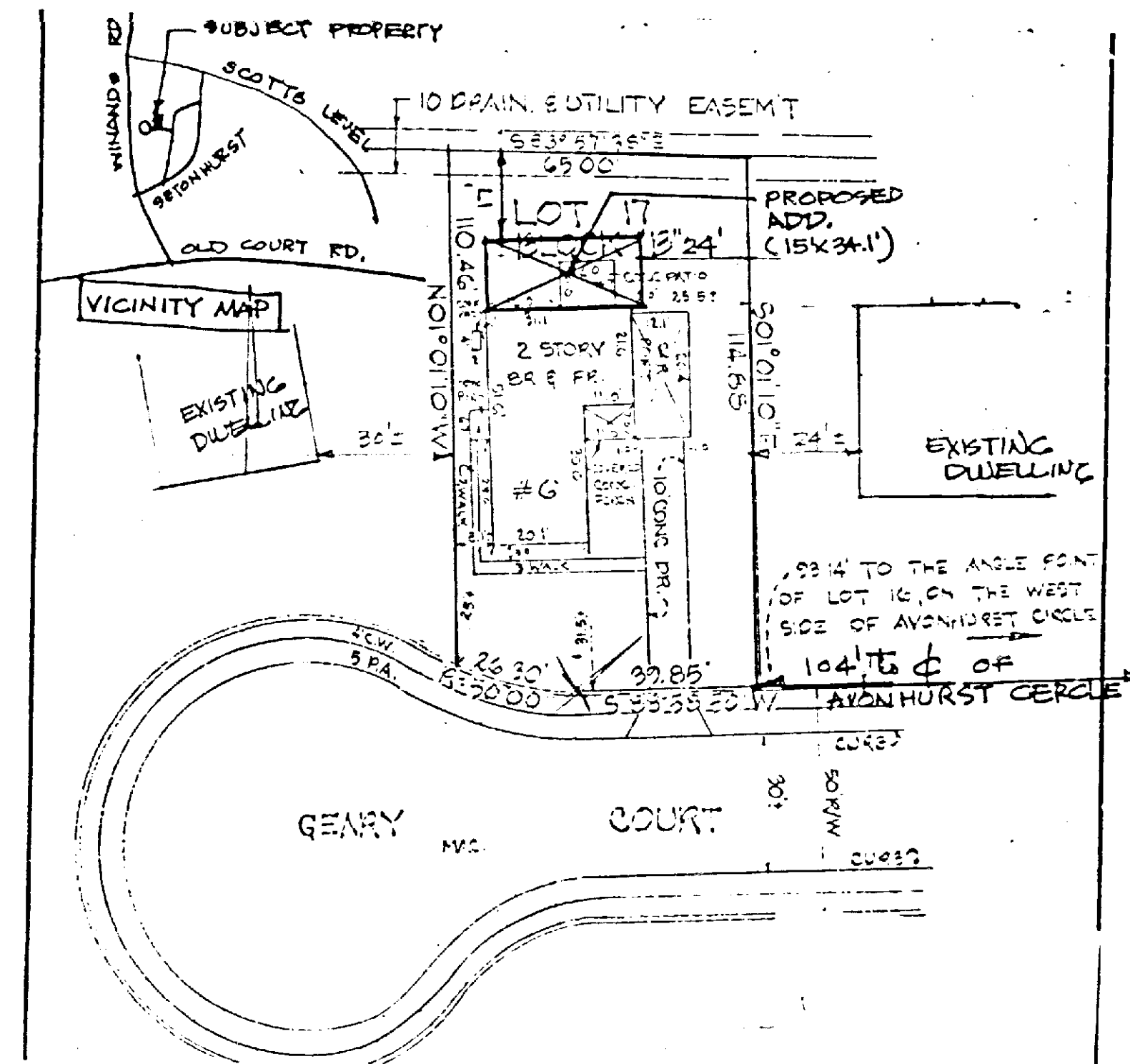
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on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

This petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

JLW:rh



PETITION FOR ZONING VARIANCE
FOR HAROLD & ELAINE ROTHMAN
2ND ELEC. DIST. ZONE D.R. 5.5
PUBLIC UTILITIES EXISTING
IN THE STREET.

1" = 30'

JLW:rh

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

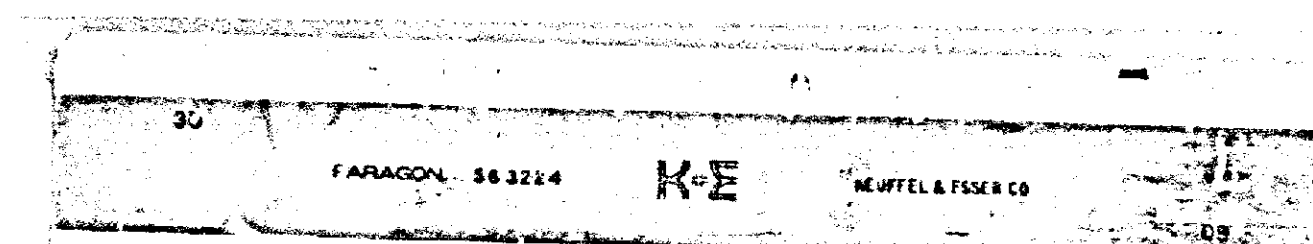
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 1 day of December, 1981.

Filing Fee \$25.00 Received: [X] Check [] Cash [] Other []

Item 87
Petitioner: Harold P. Rothman Submitted by: [Signature]
Petitioner's Attorney: [Signature] Reviewed by: [Signature]

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



LEGAL

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Geary Court, 104 ft. West of Avonhurst Circle

DATE & TIME: Tuesday, January 5, 1982 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Ave., 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 permit a rear yard setback of 17 feet instead of the required 30 feet.

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (211.4) - Minimum rear yard setback in a D.R. 5.5 Zone

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

Being the property of Harold P. Rothman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 5, 1982, 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

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Fikesville, Baltimore County, Md. once in each of the consecutive week before the day of the first publication appearing on the 18th day of December, 1981.

THE NORTHWEST STAR

Manager.

Cost of Advertisement \$32.00

PETITION FOR VARIANCE

2nd DISTRICT

ZONING: Petition for Variance

LOCATION: North side of Geary Court, 104 ft. West of Avonhurst Circle

DATE & TIME: Tuesday, January 5, 1982 at 9:30 A.M.

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

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Hearing Date: Tuesday, January 5, 1982, 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

Dec. 17.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	DATE: 12/27/81	AMOUNT: \$32.00	NO. 102864
PAID TO: Harold P. Rothman	DATE: 12/27/81	AMOUNT: \$32.00	NO. 104518
FOR: Filing Fee for Case #82-149-A	DATE: 12/27/81	AMOUNT: \$32.00	NO. 102864
PAID TO: Harold P. Rothman	DATE: 12/27/81	AMOUNT: \$32.00	NO. 104518
FOR: Filing Fee for Case #82-149-A	DATE: 12/27/81	AMOUNT: \$32.00	NO. 102864

