

12-278-7

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 1B02.3.6.1. To permit a rear yard setback of 17' instead of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)

I wish to finish the second floor of the garage as living quarters while I totally renovate the house. I am only one person on this large lot and the job would take 1 1/2 to 2 years. This new garage already has plumbing and electricity. Not much work is needed to complete what I will need for living space.

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: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____
Attorney's Telephone No.: _____
Address _____
Phone No. _____

Legal Owner(s):
Richard W. Ater
(Type or Print Name)
Signature _____
Address _____
City and State _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
City and State _____
Name _____
Address _____
Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of April, 1982, 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 22nd day of June, 1982, at 9:45 o'clock A.M.

[Signature]
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW corner of Trumps Mill Rd.
and Trumps Mill Ct., 14th District : OF BALTIMORE COUNTY
RICHARD W. ATER, Petitioner : Case No. 82-278-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 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 2nd day of June, 1982, a copy of the foregoing Order was mailed to Mr. Richard W. Ater, 5231 Trumps Mill Road, Baltimore, Maryland 21206, Petitioner.

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

RE: PETITION FOR VARIANCE : BEFORE THE
SW corner of Trumps Mill Road and : ZONING COMMISSIONER
Trumps Court (Trumps Mill Court) - :
14th Election District :
Richard W. Ater - Petitioner : OF
NO. 82-278-A (Item No. 191) : BALTIMORE COUNTY

The petitioner herein seeks to secure a variance from Section 1B02.3. C.1 of the Baltimore County Zoning Regulations to permit a rear yard setback of 17 feet in lieu of the required 30 feet for the expressed purpose of allowing a residence in the second floor of the newly constructed garage for the 1 1/2 to 2-year time period necessary for him to renovate the existing residence contained on the same lot. The subject property is located on the southwest corner of Trumps Mill Road and Trumps Court (Trumps Mill Court), contains 0.71 of an acre of land, more or less, and is zoned D.R.3.5 (Density, Residential).

During the hearing, it was disclosed that the petitioner was granted a variance "...to permit a height of 20 feet in lieu of the required 15 feet, for an accessory structure (garage)...subject to the proposed woodwork shop not being used for commercial purposes..." by Order dated March 23, 1979 (Case No. 79-179-A). In view of this restriction being placed on the use of the second floor of the garage, it is obvious that the petitioner proposed to use it for a woodwork shop as a hobby. In addition, the site plan filed for that hearing indicated that the old garage was to be razed.

Edward France, in opposition to the requested variance, testified that the garage, as a residence, would not comply with the setback requirements for a dwelling and that its use as such would be detrimental to the community. In this regard, it should be noted that the petitioner applied for a permit to construct a garage on April 29, 1981 and that a letter was written to the pro- testant on June 26, 1981 which, in addition to other information, indicated that the permit for the construction of an accessory structure (garage) was approved

since it was to be located in the rear yard with a minimum setback of 2 1/2 feet from the side and rear yard property lines. While the garage, as shown on the site plans filed in both Case No. 79-179-A and the instant case, is located more than 2 1/2 feet from the side and rear yard property lines, it does not comply with the minimum front yard setback of 30 feet for a residence. Therefore, it is clear that this building would not have been approved in its present location as a dwelling and, thus, raises the question of whether or not the petitioner should be allowed to use the second floor of the garage as a temporary residence. This question becomes germane since, during the testimony, the petitioner indicated that he planned to use the second floor of the garage as guest quarters when he completed the renovations to his residence—an obvious violation of the expressed intent and the setback requirements for a dwelling. The petitioner, in support of his request, testified that he planned to construct an addition to the front and rear of the existing dwelling which would require removal of the existing roof and negate the use of the dwelling for residential purposes during this period of time. He, therefore, proposes to improve the second floor of the garage so that it may be used as a temporary residence during these renovations.

Taking into consideration that the petitioner could argue that the variance was granted for a residential purpose and then proceed to subdivide the lot, it is incumbent that this Commissioner make it abundantly clear that the variance is not to be construed to be granted for a dwelling or for residential use of the garage beyond a period of one year from the date of this Order.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of July, 1982, that the Petition for Variance to permit a rear yard setback of 17 feet in lieu of the required 30 feet, for the sole and expressed purpose of allowing the petitioner to use the second floor of the existing garage as his residence for a period not to exceed one year and only during those renovations to his existing residence which require his vacating

- 2 -

the said residence, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Violation of the purpose and limited use of the second floor of the garage, as set forth in both Case No. 79-179-A and the instant case, shall terminate the variance granted herein.
2. Any use of the subject property as two single-family dwellings, one of which is the aforementioned garage, or any subdivision of the subject property into two or more lots for use as individual or multi-family dwellings, one of which is the aforementioned garage, shall constitute a violation of the terms and provisions of this grant and shall, therefore, terminate the variance granted herein.
3. Compliance with the comments submitted by the Department of Permits and Licenses requiring that "A minimum one hour fire protection shall be provided separating the dwelling portion of the structure from the private garage. Section 613 thru 613.4 as may be applicable for compliance."
4. A revised site plan, setting forth restrictions 1 and 2 above, shall be submitted for approval by the Department of Public Works and the Office of Planning and Zoning prior to application for an alteration permit for interior improvements to the garage.

[Signature]
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 11, 1982

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

NICHOLAS B. COMMADARI
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. Richard W. Ater
5231 Trumps Mill Road
Baltimore, Maryland 21206

RE: Item No. 191
Petitioner - Richard W. Ater
Variance Petition

Dear Mr. Ater:

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.

The subject property is improved with a dwelling and two garages. The garage immediately adjacent to Trumps Mill Court was the subject of a previous hearing (Case #79-179-A) in which a variance to the height requirements was granted. Because of your present proposal to convert this same structure to a dwelling, this hearing is required. The special hearing petition that was filed originally was not advertised, because it was determined to be unnecessary.

Particular attention should be afforded to the comments of the Department of Permits and Licenses. For further information concerning these comments, you may contact Mr. Charles Burnham at 494-3987.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be used in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commadari
NICHOLAS B. COMMADARI, Chairman
Zoning Plans Advisory Committee

ENC: bsc
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

May 18, 1982

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

Re: Item #191 (1981-1982)
Property Owner: Richard W. Ater
S/S Trumps Mill Rd. 315' W. of centerline of Rush Rd.
Acres: 0.71 District: 14th

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:

The comments supplied in conjunction with the Zoning Advisory Committee review of this property in connection with Item 115 (1978-1979) are referred to for your consideration.

The structure, subject of this Special Hearing, impacts the proposed improvement of Trumps Court as a 30-foot closed section roadway on a 50-foot right-of-way with a cul-de-sac at the roadway termination, see the plat "Resubdivision of Lot No. 8 Plat 'A' Kenwood Park recorded J.W.S. 1-323", recorded E.H.K., Jr. 42-124. A partial 20-foot cross-section has been constructed per Job Order 5-1-3920 (Drawing 78-0487, file 5), Contract 78283 RSC.

Highway rights-of-way, including a fillet area for sight distance, will be required for Trumps Mill Road and Trumps Court.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 191 (1981-1982).

Very truly yours,

Robert A. Norton
ROBERT A. NORTON, P.E., Chief
Bureau of Public Services

BAW: EAM: FWR: ss

cc: Jack Wimbley, Robert Covahey
4-SE Key sheet
21 NE 20 Pos. Sheet
NW 6 E Topo 81 Tax Map

STEPHEN E. COLLINS
DIRECTOR

May 10, 1982

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

RE: ZAC Meeting of April 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items number 191, 192, 193, 195, 196, 197 and 198.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer
Planning & Design

CRM/bza

cc - Mr. Jack Wimbley
Current Planning

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 2, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 6, 1982

RE: Item No: 190, 191, 192, 193, 194, 195, 196, 197, 198
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 22, 1982
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 # 172 - Salvatore & Deborah A. Frascoketti
- Item # 174 - North Park Associated
- Item # 179 - Abell Communications
- Item # 184 - Dorothy M. Markel
- Item # 185 - Margaret E. Hickey
- Item # 188 - Robert J. Romadka, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Holges
- Item # 195 - William E. & Jeannette M. Tunney
- Item # 197 - Leonard Gordon
- Item # 199 - Charles & Mary L. Gebhard
- Item # 200 - Raymond A. & Linda M. DuVall
- Item # 202 - William T. & Irene P. McKeever
- Item # 203 - Sheldon S. & Preya H. Satsky
- Item # 207 - James J. Ward, III
- Item # 209 - Charles H. & Ora P. Michael
- Item # 213 - Frank A. & Rosemarie Luca
- Item # 218 - Leonard & JoAnne Yaker
- Item # 220 - Joseph Christopher Glorioso
- Item # 221 - H M H Company
- Item # 222 - Belair Beltway Partnership

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

IJP/fth

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Trumps Mill Road and Trumps Mill Court
DATE & TIME: Tuesday, June 22, 1982 at 9:45 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 permit a rear yard setback of 17' instead of 30'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - minimum rear yard setback in a D.R. 3.5 zone

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

Being the property of Richard W. Ater, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 22, 1982 at 9:45 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

PAUL H. REINCKE
CHIEF

April 22, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard W. Ater

Location: S/S Trumps Mill Road 315' W. of centerline of Rush Road

Item No.: 191 Zoning Agenda: Meeting of April 6, 1982

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 operation.

(X) 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.

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

REVIEWED BY: *John W. Hessian, III*
Planning Group
Special Inspection Division

Noted and

Approved: *Henry W. Hammond*

Fire Prevention Bureau

JK/mh/cm

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 8, 1982

Mr. Richard W. Ater
5231 Trumps Mill Road
Baltimore, Maryland 21206

RE: Petition for Variance
SW corner of Trumps Mill Road and
Trumps Court (Trumps Mill Court) -
14th Election District
Richard W. Ater - Petitioner
NO. 82-278-A (Item No. 191)

Dear Mr. Ater:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: Mr. Edward France
3 Trumps Court
Baltimore, Maryland 21206

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

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

Dear Mr. Hammond:

Comments on Item # 191 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard W. Ater
Location: S/S Trumps Mill Road 315' W. of Centerline of Rush Road
Existing Zoning: D.R. 3.5
Proposed Zoning: Variance to permit a rear yard setback of 17' in lieu of the required 30'. Special hearing to allow a second dwelling unit in an existing, separate building on one lot.
Acres: 0.71
District: 14th

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 14-82 State of Maryland Code for the Handicapped and Age: and other applicable Codes.
- X B. A building/ & other _____ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not 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 1'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 1401, Line 2, Section 1407 and Table 1402.
- 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 1401.
- I. Comments: A minimum one hour fire protection shall be provided separating the dwelling portion of the structure from the private garage. Section 613 thru 613.4, as may be applicable for compliance.

NOTE: These comments reflect only on the information provided by the drawings 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 1122 (Plans Section) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Gerder
Charles E. Gerder, Chief
Plans Review

C28177

NORMAN E. GERDER
DIRECTOR

June 11, 1982

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

Dear Mr. Hammond:

Comments on Item #191, Zoning Advisory Committee Meeting, April 6, 1982, are as follows:

Property Owner: Richard W. Ater
Location: S/S Trumps Mill Road 315' W. of Centerline of Rush Road
Acres: 0.71
District: 14th

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

82-278-A
6/22

May 25, 1982

Mr. Richard W. Ater
5231 Trumps Mill Road
Baltimore, Maryland 21206

NOTICE OF HEARING

Re: Petition for Variance
SW/Corner of Trumps Mill Rd. & Trumps Mill Ct.
Richard W. Ater - Petitioner
Case #82-278-A

TIME: 9:45 A.M.

DATE: Tuesday, June 22, 1982

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

TOWSON, MARYLAND

Plat to Accompany Petition for Zoning Variance

beginning for the same on the south side of Trumps Mill Road, 40' wide, at a point 315' west of the intersection of Rush Road and Trumps Mill Road, thence leaving said point of beginning and running 1) S 25°00'00"W 225.00', 2) N 67°08'00"W 130.47', 3) E 25°00'00"E 250.00' to the west side of Trumps Mill Road and thence running and binding on the west side of said road 4) S 56°13'00"E 132.00' to the place of beginning

Being known as 5321 Trumps Mill Road

Containing 0.71 acre ±

This description has been prepared for zoning purposes only and is not intended for conveyance.

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner of Trumps Mill Road and Trumps Mill Court
DATE & TIME: Tuesday, June 22, 1982 at 9:45 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 permit a rear yard setback of 17' instead of 30'

The Zoning Regulation to be excepted as follows:
Section 1B02.3.C.1 - minimum rear yard setback in a D.R. 3.5 zone

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

Being the property of Richard W. Ater, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 22, 1982 at 9:45 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: Norman E. Gerber, Director
Office of Planning and Zoning
FROM: Zoning Petition No. 82-278-A
SUBJECT: Petitioner: Richard W. Ater

Date: June 11, 1982

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

PROTESTANT'S EXHIBIT 23

Sheet 1 of 2

June 16, 1982

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Hammond:

Re: Case #82-278A

We the neighbors of 5321 Trumps Mill Road would like to register our objection to a variance requested for property at 5321 Trumps Mill Road.

We feel this property has already been granted two exemptions from normal requirements; 1. a. - height of structure and set-back from Trumps Court. We also strongly believe that to grant this variance would lead to a precedent which would be used in developing several vacant lots in the neighborhood and also on neighboring developed property. There also will be no place for residents of this property to park except on 20' wide Trumps Court. Other homes on this Court have two spaces for parking.

Again, let us emphasize, we do not believe it is good to start changing the zoning laws, which are established to stabilize neighborhoods.

Sincerely yours,

Ed. Lamer

J. Ed. Lamer, Jr.
3 Trumps Court
Baltimore, Md. 21206

Mr. & Mrs. Lamber 9 Trumps Ct
Dorothy DiMino 5 Trumps Ct.
Helen Dupont 5400 East Ave
Barry M. Rock 5316 East Avenue
Fred. Braken 5318 East Ave
Alexander 11 Trumps Ct

PROTESTANT'S EXHIBIT 22

Sheet 2 of 2

June 16, 1982

Mr. William E. Hammond
Zoning Commissioner of Baltimore County
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Dear Mr. Hammond:

Re: Case #82-278A

We the neighbors of 5321 Trumps Mill Road would like to register our objection to a variance requested for property at 5321 Trumps Mill Road.

We feel this property has already been granted two exemptions from normal requirements; 1. a. - height of structure and set-back from Trumps Court. We also strongly believe that to grant this variance would lead to a precedent which would be used in developing several vacant lots in the neighborhood and also on neighboring developed property. There also will be no place for residents of this property to park except on 20' wide Trumps Court. Other homes on this Court have two spaces for parking.

Again, let us emphasize, we do not believe it is good to start changing the zoning laws, which are established to stabilize neighborhoods.

Sincerely yours,

Ed. Lamer

J. Ed. Lamer, Jr.
3 Trumps Court
Baltimore, Md. 21206

John R. Meyer 7 Trumps Ct.
John R. Meyer 5225 Trumps Mill Rd.
John R. Meyer 5223 Trumps Mill Rd. 91206
John R. Meyer 1 Trumps Ct 12120
John R. Meyer 5404 East Ave. Balto., Md. 21206

SEE/HR #15042 FOR ALL PLANS
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204 CJB

1419009175

5231 TRUMPS MILL RD.
RICHARD ATER
5231 TRUMPS MILL RD. 21206

DATE 4-29-81
HR 15 7

OWNER

5/5 TRUMPS MILL RD. 1072' S/E OF KENWOOD AVE./

A. TYPE OF IMPROVEMENT
RESIDENTIAL
1. ADDITIONAL CONSTRUCTION
2. ALTERATION
3. REPAIR
4. OTHER

C. TYPE OF USE
NON-RESIDENTIAL
1. OFFICE OR PROFESSIONAL PLACE OF BUSINESS
2. SERVICE OR REPAIR SHED
3. STORAGE
4. OTHER

CONSTRUCT 2 STORY GARAGE IN REAR YARD;
REFER TO HR#15042 FOR ALL PLANS.

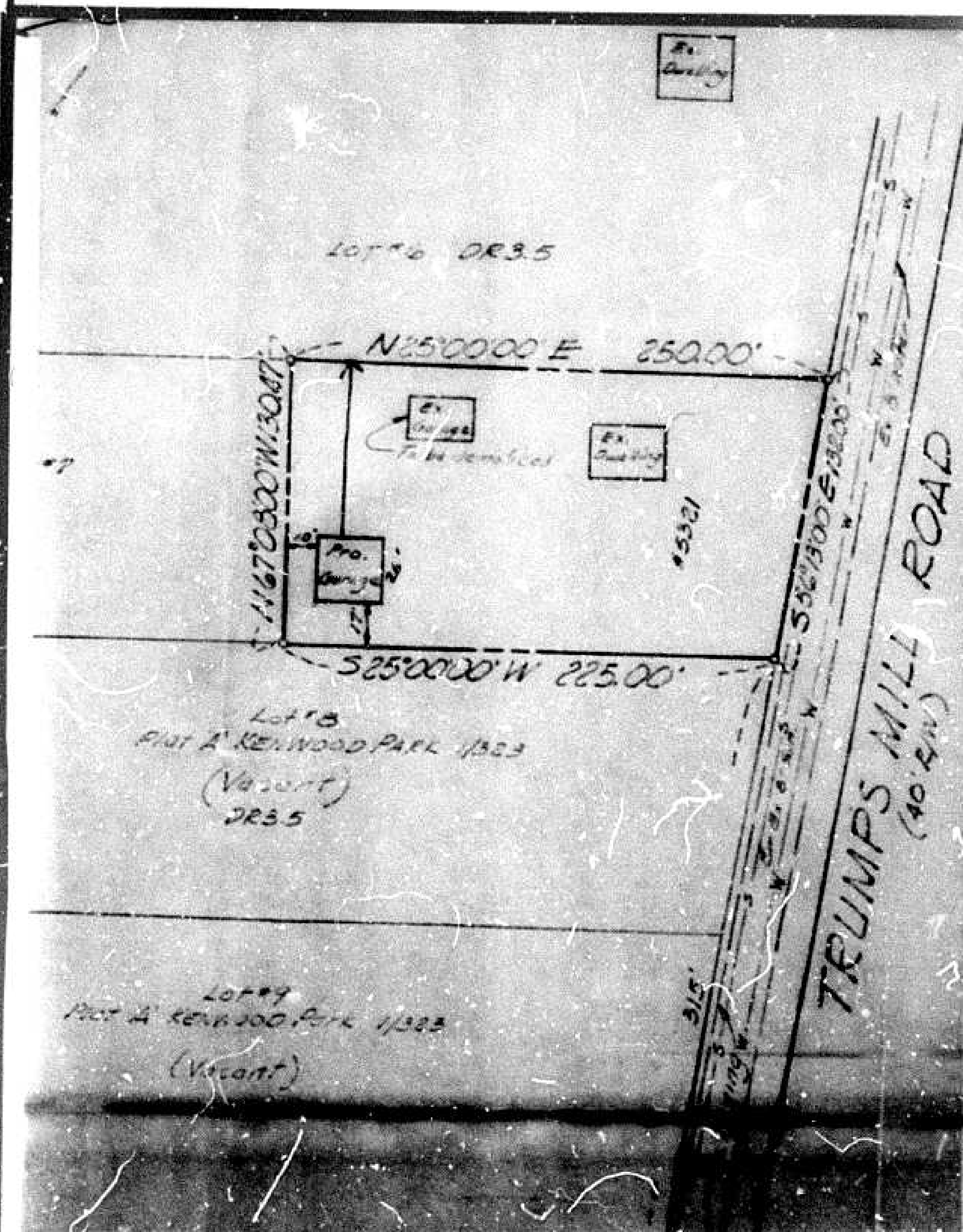
B. OWNERSHIP
1. INDIVIDUAL
2. PARTNERSHIP
3. CORPORATION
4. OTHER

D. TYPE OF CONSTRUCTION
1. SINGLE FAMILY
2. MULTIFAMILY
3. OTHER

E. RESIDENTIAL ONLY
1. SINGLE FAMILY UNITS
2. MULTIFAMILY UNITS
3. OTHER

F. DIMENSIONS
1. LOT AREA
2. LOT WIDTH
3. LOT DEPTH
4. LOT COVERAGE
5. LOT YIELD

G. RICHARD ATER
5231 TRUMPS MILL RD. BALTO., MD. 21206
668-2333



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 23, 1982

Mr. Richard W. Ater
5231 Trump Mill Rd.
Baltimore, Maryland 21204

Re: Petition for Variance
SW/Corner Trump Mill Rd. & Francis Mill Ct.
Richard W. Ater, Petitioner
Case #82-778-A Item #191

This is to advise you that \$52.46 is due for advertising and posting of the above property.

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

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108903

DATE 7/8/82 ACCOUNT 01-662

AMOUNT \$52.46

RECEIVED FROM Richard W. Ater
FOR Advertising & Posting Case #82-778-A

C 007*****524616 8082A

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: <u>RAH</u>	Revised Plans: Change in outline or description Yes ☐ No ☒									
Previous case: <u>79-179H</u>	Map # <u> </u>									

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14 Date of Posting 6/4/82
Posted for Petition for Variance
Petitioner Richard W. Ater
Location of property SW/Corner Trump Mill Rd. & Francis Mill Ct.
Location of Signs SW/Corner Trump Mill Rd. & Francis Mill Ct.
Remarks
Posted by William E. Hammond Date of return 6/4/82
Number of Signs 1

Mr. Richard W. Ater
5231 Trump Mill Road
Baltimore, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 6th day of April, 1982

Petitioner Richard W. Ater

Petitioner's Attorney

Reviewed by Nicholas B. Commodari

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION FOR VARIANCE 14th District

ZONING: Petition for Variance
LOCATION: Southwest corner of Trump Mill Road and Francis Mill Ct.
DATE & TIME: Tuesday, June 22, 1982 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Choesapeake 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 for the purpose of receiving testimony and evidence in support of or in opposition to the proposed variance.

The Zoning Regulation to be varied is as follows:
Section 1002.2.C.1 - minimum rear yard setback of 17' instead of 25'.
The Zoning Regulation to be varied is as follows:
Section 1002.2.C.1 - minimum rear yard setback of 17' instead of 25'.
All that parcel of land in the Fourteenth District of Baltimore County, beginning for the same on the south side of Trump Mill Road, 40' wide, at a point 215' west of the intersection of Rush Road and Trump Mill Road, thence bearing said point of beginning and running 11' E 25' 00' 00" W 225.00' to 1' E 25' 00' 00" W 130.00' to 23' N 25' 00' 00" W 130.00' to the west side of said road, 40' E 25' 00' 00" W 130.00' to the place of beginning, being known as 5231 Trump Mill Road.

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 3, 1982
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 the 22nd day of June, 1982, the 6th publication appearing on the 2nd day of June, 1982.

THE JEFFERSONIAN

L. Frank Smith
Manager

Cost of Advertisement, \$

Petition for Variance

14TH DISTRICT
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The Times

Middle River, Md., June 3, 1982

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed

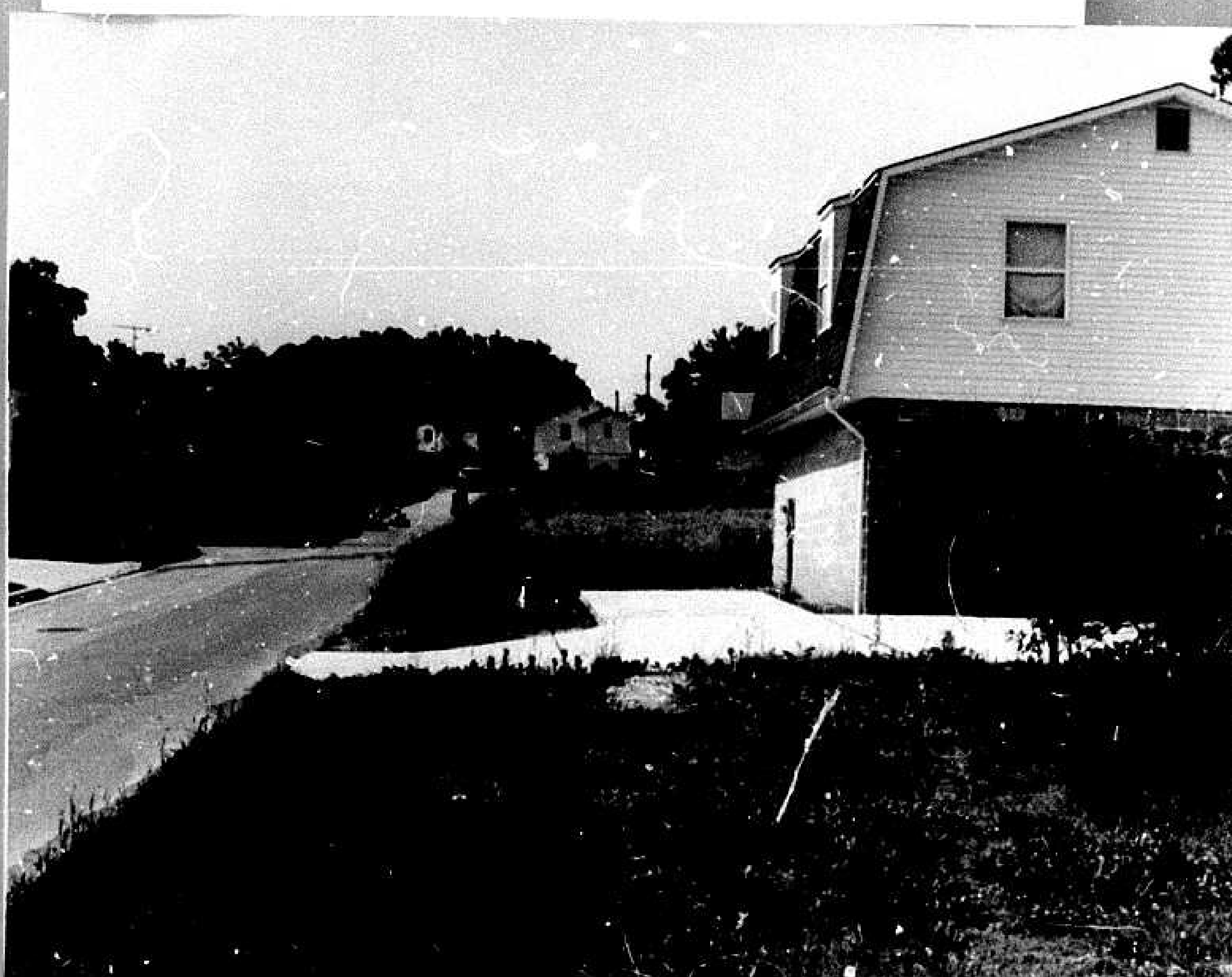
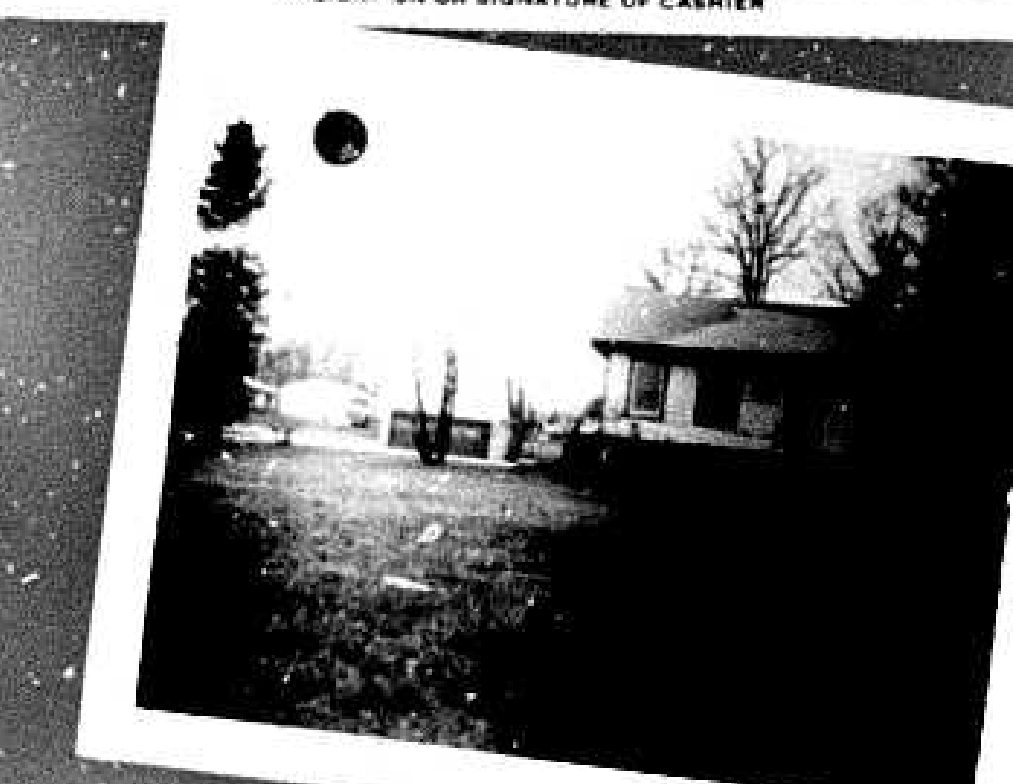
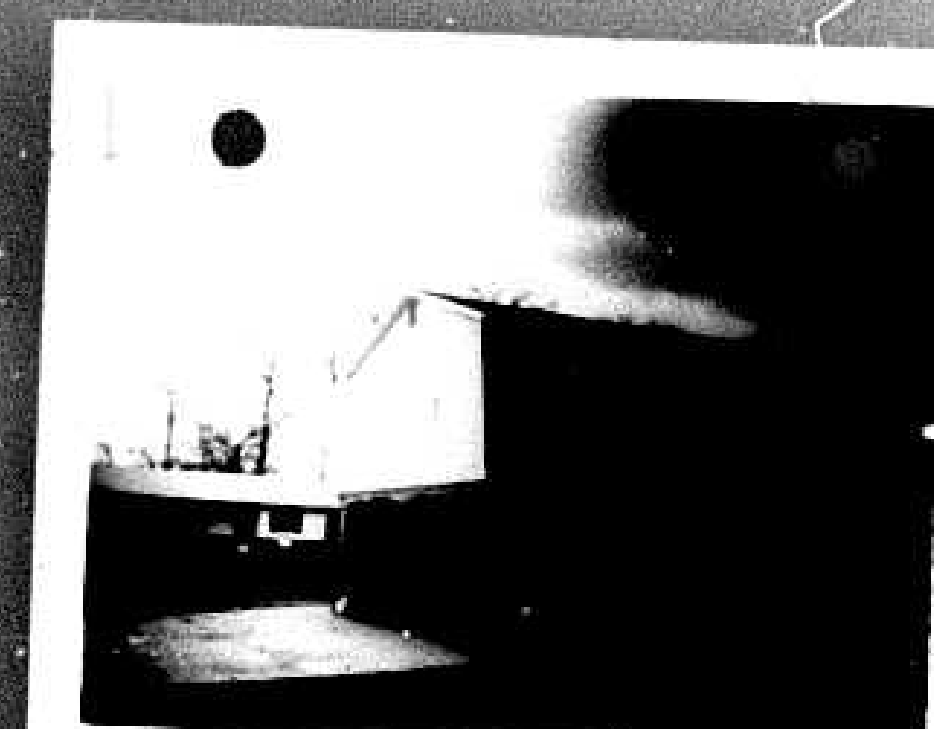
and published in Baltimore County, once in each

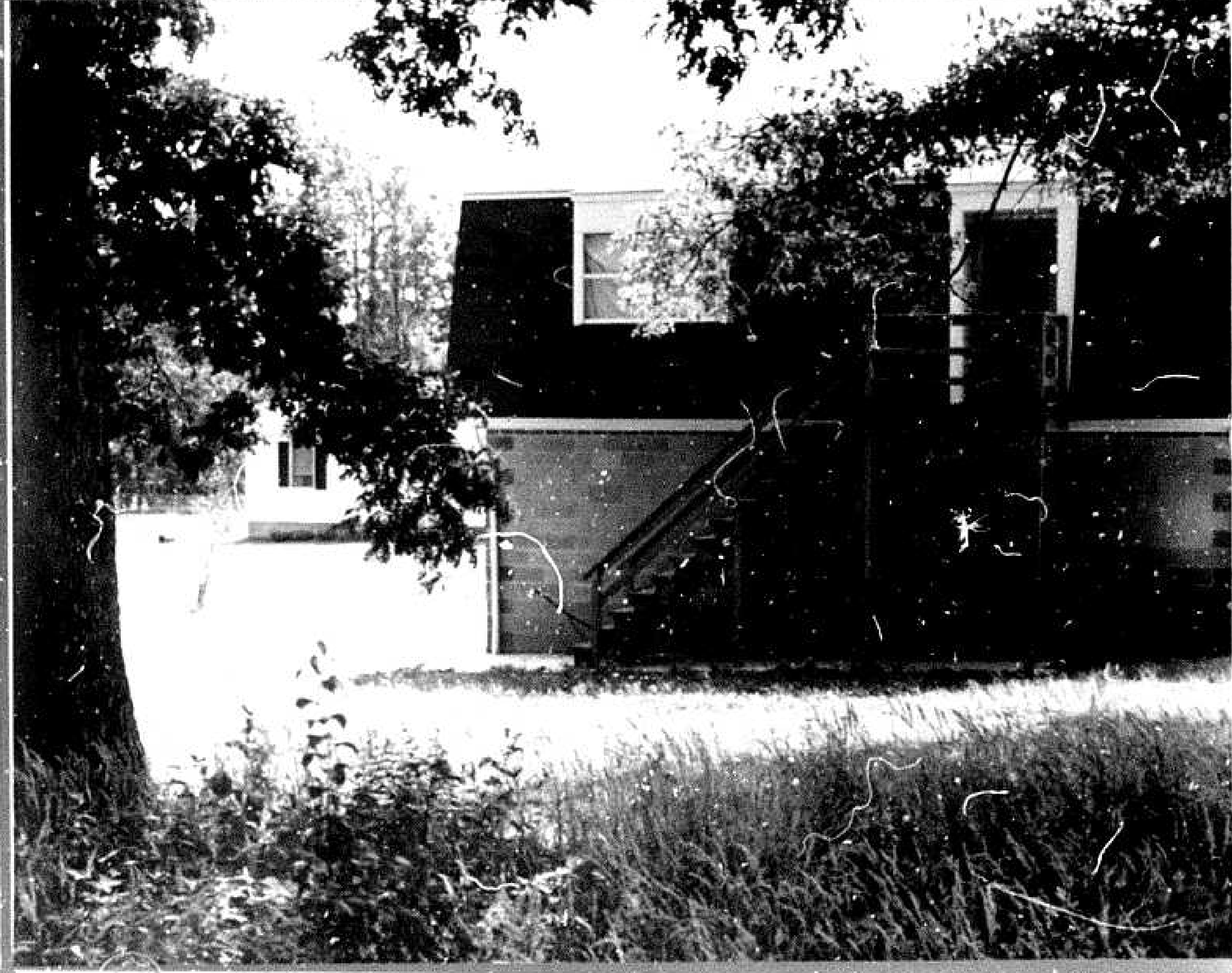
of one successive

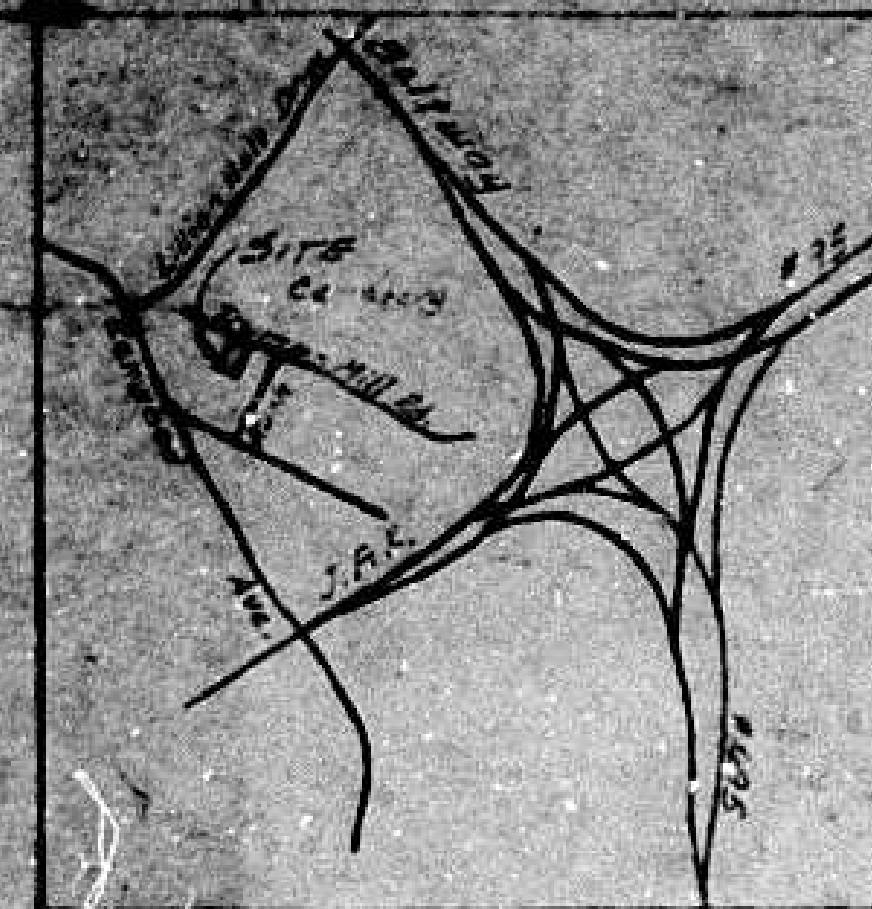
weeks before the 3rd day of

June, 1982

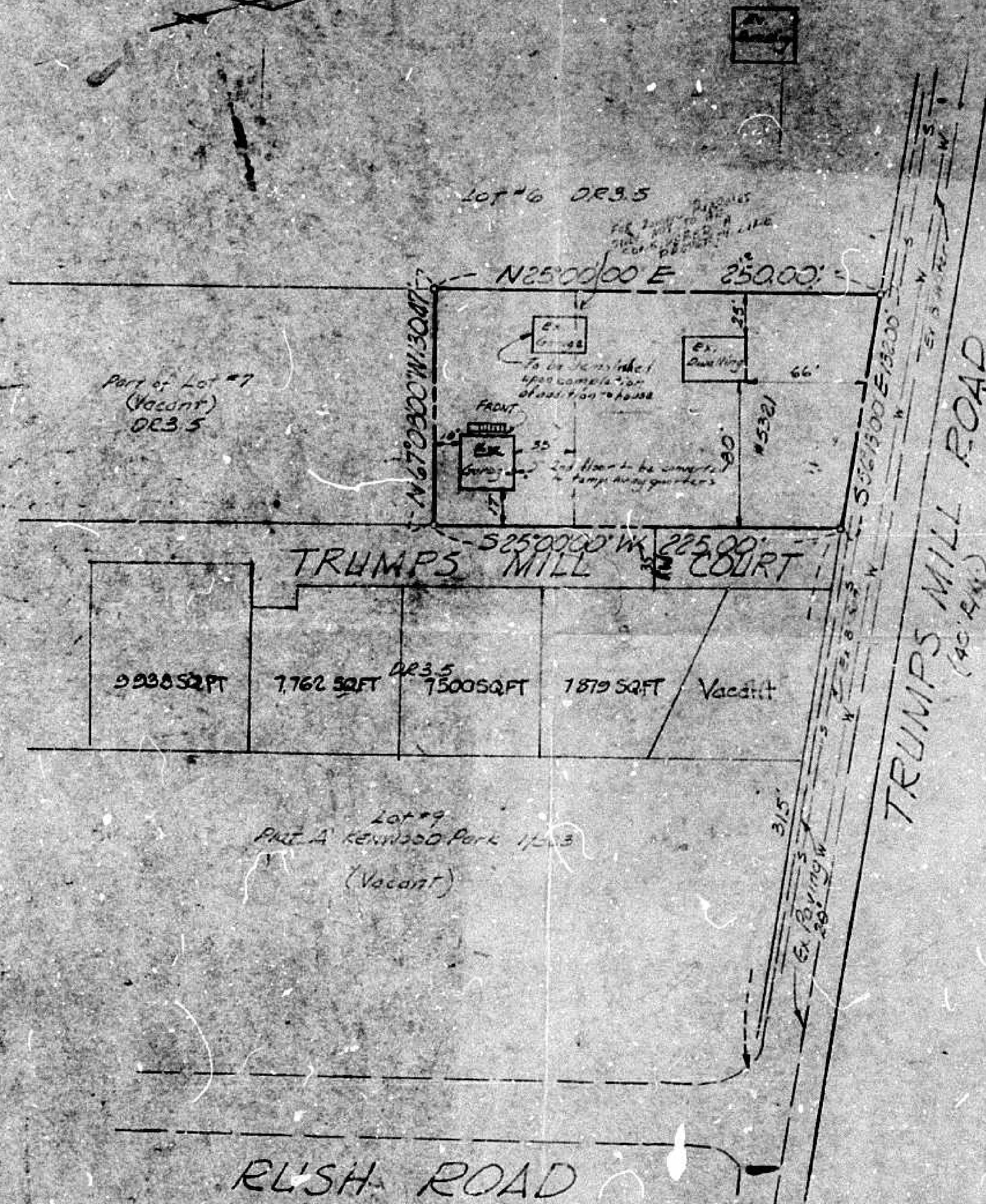
Publisher.







VICINITY MAP
Scale 1"=2000'



GARDENS OF FAITH
CEMETERY
DR 3.5

NOTES

1. Area 30875 sq. ft.
2. Ex. Zoning DR 3.5
3. Ex. Use Residential + Garage
4. Proposed Dwelling + garage w/ temp. living quarters
5. Height variance granted for garage in case 79-129A

PLAT FOR VARIANCE + SPECIAL HEARING

RICHARD W. ATER
#5321 TRUMPS MILL ROAD
14th Elect. Dist. - Balto. Co. Md.

Scale 1"=50'

**PETITIONER'S
EXHIBIT** 1

Don Ater

