

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 28th day of June, 1982, that the herein Petition for Variance(s) to permit a side yard setback of one foot in lieu of the required ten feet and a sum of sixteen feet for both side yards in lieu of the required twenty-five feet, for the expressed purpose of constructing a garage, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The architectural style of the attached garage shall be compatible with the existing dwelling.
2. Run-off from the proposed garage shall be directed away from the adjoining property.
3. The garage shall be no larger than 13.9' x 23.9'.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M. Jung
Deputy Zoning Commissioner of
Baltimore County



HARRY J. PISTEL, P.E.
DIRECTOR

May 25, 1982

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

Re: Item #218 (1981-1982)
Property Owner: Leonard & JoAnne Yaker
N/S Balmoral Circle 381.03' W. from centerline of
Streamwood Drive
Acres: 68.73/74.05 x 122.15/123.42
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 exist and are not directly involved.

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.

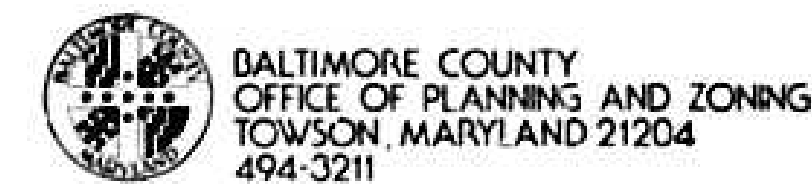
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 218 (1981-1982).

Very truly yours,

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

RAM:EAM:PWR:SS

P-SE Key Sheet
29 NW 27 Pos. Sheet
NW 8 G Topo
77 Tax Map



NORMAN E. GERBER
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 #218, Zoning Advisory Committee Meeting, May 4, 1982, are as follows:

Property Owner: Leonard and JoAnne Yaker
Location: N/S Balmoral Circle 381.03' W. from centerline of Streamwood Drive
Acres: 68.73/74.05 x 122.15/123.42
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

82-282-A
6/24

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 29, 1982

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

Z.A.C. Meeting of: May 4, 1982

RE: Item No: 218, 219, 220, 221, 222, 223,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on enrollment/capacity ratio.

Very truly yours,

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

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

June 4, 1982

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

RE: ZAC Meeting of 5/4/82

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment for items numbered 218 through 220 and 222.

Sincerely,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/GM3/213

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

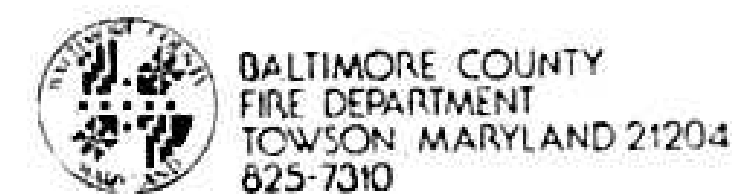
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 22, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

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. Romacka, Jr.
- Item # 191 - Richard W. Ater
- Item # 192 - Vernon E. & Patricia A. Hodges
- Item # 195 - William E. & Jeannette M. Turney
- 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. & Freya 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 Giomoso
- Item # 221 - H M H Company
- Item # 222 - Belair Beltway Partnership

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

IJP/fth



PAUL H. REINCKE
CHIEF

June 14, 1982

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

Attention: Nick Cornodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Leonard and JoAnne Yaker

Location: N/S Balmoral Circle 381.03' W. from centerline of Streamwood Drive

Item No.: 218

Zoning Agenda: Meeting of May 4, 1982

Gentlemen:

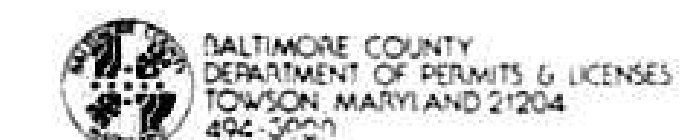
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals 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 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: *George M. McCombs*
Planning Group
Special Inspection Division

Noted and Approved: *George M. McCombs*
Fire Prevention Bureau

JK/mb/cm



TED J. FUKA
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 218 Zoning Advisory Committee Meeting of May 4th, are as follows:

Property Owner: Leonard & JoAnne Yaker
Location: N/S Balmoral Circle 381.03' W. from centerline of Streamwood Dr.
Existing Zoning: D.R. 3-5
Proposed Zoning: Variance to permit a 1' sideyard setback in lieu of the required 10' and a sum of 16' for both sideyards in lieu of the required 25'.
Acres: 68.73/74.05 x 122.15/123.42
District: 2nd

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981, Council Bill 6-82 ~~State of Maryland Code for the Building and other applicable Codes.~~
- X B. A building/_____ permit shall be required before beginning construction. MAY BE
- X C. Residential: Three sets of construction drawings/_____ required to file a permit application. Architect/Engineer seal NOT required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. ~~Structure shall be constructed on 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 lines. A firewall is required if construction is on the lot line. See Table 101, Line 2, Section 1107 and Table 1102.~~
- F. Requested variance conflicts with the Baltimore County Building Code. Section/s _____
- 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 101.
- I. Comments _____

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 #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB:rrj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

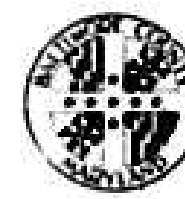
William E. Hammond
 TO: Zoning Commissioner
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 Zoning Petition No. 82-282-A
 SUBJECT: Petitioner: Leonard Yaker, et ux

Date: June 14, 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



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

June 9, 1982

Mr. & Mrs. Leonard Yaker
 4126 Balmoral Circle
 Baltimore, Maryland 21208

Re: Petition for Variances
 NE/S Balmoral Cir., 381.03' N of
 centerline of Streamwood Drive
 Leonard Yaker, et ux - Petitioners
 Case #82-282-A Item #218

Dear Mr. & Mrs. Yaker:

This is to advise you that \$48.25 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
 WILLIAM E. HAMMOND
 Zoning Commissioner

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

No. 107675

DATE: 6/14/82 ACCOUNT: 01-662
 AMOUNT: \$40.25
 RECEIVED FROM: Leonard Yaker
 FOR: Advertising & Posting Case #82-282-A

8 076*****462510 8152A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the north/side of Balmoral Circle, 50 feet wide, at a distance of 381.03 feet of the centerline of Streamwood Drive. Being Lot 25, Block C, Section Two, in the subdivision of Willow Glen North. Plat Book O.T.G. No. 32, Folio 143. Also known as 4126 Balmoral Circle in the Second Election District.

PETITION FOR VARIANCES

2nd Election District

ZONING: Petition for Variances
 LOCATION: Northeast side of Balmoral Circle, 381.03 ft. North of the centerline of Streamwood Drive
 DATE & TIME: Thursday, June 24, 1982 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 Variances to permit a 1' side yard setback in lieu of 10' and a sum of 16' for both side yards instead of the required 25'

The Zoning Regulation to be excepted as follows:
 Section 1802.3.B (208.3) - minimum side yard setback and sum of side yard setbacks in a D.R. 3.5 zone

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

Being the property of Leonard Yaker, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, June 24, 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

PUBLIC NOTICE

PETITION FOR VARIANCES
 ZONING: Petition for Variances
 LOCATION: Northeast side of Balmoral Circle, 381.03 ft. North of the centerline of Streamwood Drive
 DATE & TIME: Thursday, June 24, 1982 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 Variances to permit a 1' side yard setback in lieu of 10' and a sum of 16' for both side yards instead of the required 25'
 The Zoning Regulation to be excepted as follows:
 Section 1802.3.B (208.3) - minimum side yard setback and sum of side yard setbacks in a D.R. 3.5 zone
 All that parcel of land in the Second District of Baltimore County
 Being the property of Leonard Yaker, et ux, as shown on plat plan filed with the Zoning Department
 Hearing Date: Thursday, June 24, 1982 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

33742

Pikesville, Md., June 2, 1982

I CERTIFY, that the annexed advertisement

was published in the NORTHWEST STAR, a weekly

published in Pikesville, Baltimore

Maryland before the 24th day of

June, 1982

The publication appearing on the

day of June, 1982

The publication appearing on the

day of June, 1982

The publication appearing on the

day of June, 1982

THE NORTHWEST STAR

William E. Hammond
 Manager

Cost of Advertisement \$24.00

May 25, 1982

Mr. & Mrs. Leonard Yaker
 4126 Balmoral Circle
 Baltimore, Maryland 21208

NOTICE OF HEARING

Re: Petition for Variances
 NE/S of Balmoral Circle, 381.03' N of the
 centerline of Streamwood Drive
 Leonard Yaker, et ux - Petitioners
 Case #82-282-A

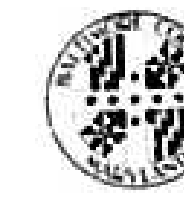
TIME: 9:30 A.M.

DATE: Thursday, June 24, 1982

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

TOWSON, MARYLAND

William E. Hammond
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

July 26, 1982

Mr. & Mrs. Leonard Yaker
 4126 Balmoral Circle
 Baltimore, Maryland 21208

Re: Petition for Variances
 NE/S Balmoral Cir., 381.03' N of the
 centerline of Streamwood Drive
 Case No. 82-282-A

Dear Mr. & Mrs. Yaker:

Please be advised that an Appeal has been filed by Theodore Levin, Esquire, on behalf of Mark & Sandi Kellman from the decision rendered by the Deputy Zoning Commissioner of Baltimore County in the above reference matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Very truly yours,

William E. Hammond
 William E. Hammond
 Zoning Commissioner

WEH:aj

cc: Theodore Levin, Esquire

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

LAW OFFICES
 THEODORE LEVIN
 24 BLADE AVENUE
 BALTIMORE, MARYLAND 21208
 (410) 766-1000

July 21, 1982

Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Sir:

Enclosed please find a check in the amount of \$80.00 to cover the cost of filing the enclosed Appeal.

Sincerely yours,

Theodore Levin
 THEODORE LEVIN

TE:ek
 enclosures



WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 28, 1982

Mr. & Mrs. Leonard Yaker
4126 Balmoral Circle
Baltimore, Maryland 21208

RE: Petition for Variance
NE/S of Balmoral Circle, 381.03' N of the
center line of Streamwood Drive - 2nd
Election District
Leonard Yaker, et ux - Petitioners
NO. 82-282-A (Item No. 218)

Dear Mr. & Mrs. Yaker:

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

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

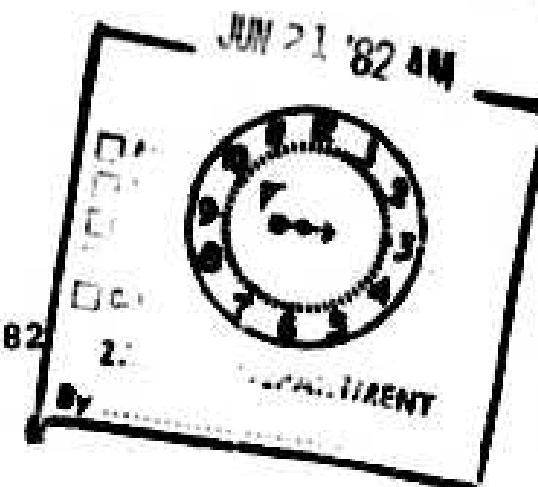
cc: Theodore Levin, Esquire
114 Slade Avenue
Baltimore, Maryland 21208

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

*Noted by AG
JLH
12-12-82
JLH*

LAW OFFICES
THEODORE LEVIN
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208
494-7188

June 10, 1982



Office of Planning
and Zoning
Room 402
401 Bosley Avenue
Towson, Maryland 21204

Re: Case #: 82-282A
4126 Balmoral Circle
Baltimore, Maryland 21208
Property Owner: Leonard (Yeager) YAKER, et ux

Dear Sirs:

Please be advised that I represent Mark Kellman
and Sandi Kellman, his wife, owners of the property adjoin-
ing 4126 Balmoral Circle. The Kellmans live at 4124 Balmoral
Circle.

The above captioned case is scheduled for a public
hearing on June 24, 1982 at 9:30 A.M. Unfortunately, neither
my client nor I will be able to attend the hearing at that
time and I am, therefore, respectfully requesting a postponement.
In the event the postponement is not granted, I would appreciate
the contents of this letter to be considered as an objection to
the special exception application of Mr. Yeager.

Mr. Yeager proposes to build a garage attached to his
house which will violate the setback restrictions on the property.
The two homes are approximately 34 feet from one another with the
proposed garage bringing the Yeager structure within approximately
23 feet from my client's house. The garage will also be placed
on the east side of my client's house with the effect of blocking
out the sun and light of my client's home. The east side of my
client's home contains two bedrooms and two bathrooms with the
sunlight being an important feature of the house. In addition
to the blocking of the sunlight and air, my client's additional
objection is that the attached garage will be out of character
with the surrounding development type homes in that no other
house in the area has a garage built alongside of it.

Office of Planning and Zoning -2- June 10, 1982

I would also draw your attention to Plat Book
O.T.G. No. 32 Folio 143 which shows a 10 foot easement
between the two homes. The easement, in addition to being
employed for utilities, is also used as an easement for
the open space behind the home. Needless to say, imposing
a structure upon a walkway used for open space is out of
character with the design of the neighborhood open space.
It is respectfully requested that the application for
exception be denied.

Sincerely yours,

Theodore Levin
THEODORE LEVIN

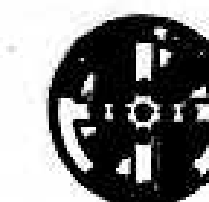
Mark A. Kellman
MARK A. KELLMAN

Sandi A. Kellman
SANDI A. KELLMAN

TL:ss

cc: Leonard Yeager

CERTIFIED MAIL
RETURN RECEIPT REQUESTED



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

November 14, 1984

Leonard and JoAnne K. Yaker
4126 Balmoral Circle
Baltimore, MD 21208

Re: Case No. 82-282-A
Leonard Yaker, et ux

Dear Mr. and Mrs. Yaker:

Enclosed herewith is a copy of the Order of Dismissal
of Petition passed today by the County Board of Appeals in the
above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Theodore Levin, Esquire
Mark and Sandi Kellman
Benjamin Bronstein, Esquire
Phyllis Cole Friedman
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Norman E. Gerber
James G. Hoswell



Baltimore County, Maryland

PEOPLE'S COUNSEL
OLD COURT HOUSE
TOWSON, MARYLAND 21204

PHYLLIS COLE FRIEDMAN
People's Counsel
PETER MAX BRONSTEIN
Esquire People's Counsel

TEL 494-3180

September 6, 1984

Theodore Levin, Esquire
114 Slade Avenue
Baltimore, MD 21208

RE: Leonard Yaker, et ux, Petitioners
Zoning Case No. 82-282-A

Dear Ted:

I see this case has been set in for a hearing Wednesday, November
7, 1984. Would you please advise me as to the status of the settlement
that was being negotiated.

Sincerely yours,

Phyllis
Phyllis Cole Friedman
People's Counsel for Baltimore County

cc: Leonard Yaker

PCF:sh

RECEIVED
COUNTY BOARD OF APPEALS
14 SEP - 1 A 10 07 E

IRVIN L. FISHBEIN
JOAN FISHBEIN FELDMAN
ATTORNEYS AT LAW

32 EXECUTIVE PARK
3701 OLD COURT ROAD
PERSIMMON, MARYLAND 21208

September 20, 1984

County Board of Appeals of Baltimore County
Room 200 Court House
Towson, Maryland 21204

Re: Case No. 82282A
Leonard Yaker, Et Ux

Gentlemen:

In reference to the above captioned case, please be advised
that I am no longer representing the Petitioner in this matter.

Very truly yours,

Irvin L. Fishbein
Irvin L. Fishbein

ILF:egm
cc: Theodore Levin, Esquire

LAW OFFICES
THEODORE LEVIN
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208
494-7188

October 22, 1984

Phyllis Cole Friedman, Esquire
People's Counsel
Old Court House
Towson, Maryland 21204

RE: Leonard Yaker, et ux.
Zoning Case No. 82-282-A

Dear Phyllis:

In response to your letter of September 6, 1984, the settle-
ment negotiations would have to be viewed as terminated in that Mr. Irv
Fishbein, the Attorney for Leonard Yaker, has apparently withdrawn his
appearance leaving Mr. Yaker without representation. Further, my client
has indicated to me that perhaps Mr. Yaker has abandoned his attempt to
obtain the exception. Hopefully, the hearing on the 7th of November will
be a short one.

Sincerely yours,

Theodore Levin
THEODORE LEVIN

TL:ek

9/24/82 - Following were notified hearing set for Wed., Oct. 13, 1982, at 11 a.m.:

Leonard Yaker et ux
Theo. Levin, Esq.
Mark and Sandi Kellman
Irvin Fishbein, Esq.
J. Dyer
W. Hammond
J. Jung
N. Gerber
J. Hoswell
J. Hession, Esq.

Wed., Oct. 13, 1982

10/13/82 - Per W.T.H. - Continued for two to three months - at which time attorney for the

Petitioner will notify the Board their decision as to whether:

1. They want the case scheduled for a continued hearing
2. Consider case completed and will submit Memo
3. Case completed and Board is to make ruling

5/24/83 - Per W.T.H. - Letter to be sent requesting status. - Sent 7/26
Reply rec'd 4/13 - Still
negotiating

8/24/84 - Above notified of continued hearing set for Wed. Nov. 7, 1984, at 10 a.m.

RECEIVED
COUNTY BOARD OF APPEALS
14 SEP 21 A 10 08

IRVIN L. FISHBIN
ATTORNEY AT LAW

80 EXECUTIVE PARK
2701 OLD COURT ROAD
PIMMIDLE, MARYLAND 21204

September 17, 1982

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Variance
NE/S of Balmoral Circle, 381.03' of the
center line of Streamwood Drive
2nd Election District
Leonard Yaker, et ux - Petitioners
No. 82-282-A (Item No. 218)

Gentlemen:

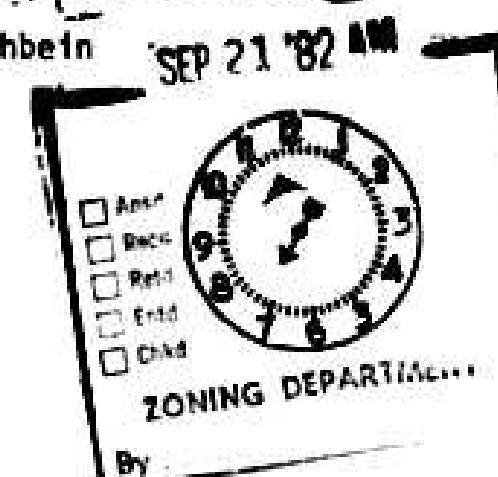
Please enter my appearance for the Petitioners, Leonard and Joanne Yaker, in the above captioned case.

It would be very much appreciated if this case could be heard as soon as possible. The hearing time for this case would probably not take more than 1 hour in total, and therefore, the parties could be ready for hearing in very short notice.

Thank you for your cooperation in this matter.

Very truly yours,

Irvin L. Fishbein



RECEIVED
BALTIMORE COUNTY
SEP 22 11 30 AM '82
COUNTY CLERK
BY: [initials]

Let 10/13 11am
31st

BENJAMIN BRONSTEIN
ATTORNEY AT LAW

SUITE 100
102 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

(301) 826-4442

October 5, 1982

Board of Zoning Appeals for Baltimore County
Court House
Towson, MD 21204

RE: Variance 4126 Balmoral Circle
Leonard Yaker, Owner
Your No. 82/282A

Gentlemen:

I wish to be added as an additional appellant in the above entitled case.

Very truly yours,
Benjamin Bronstein

BB/jaa

cc: Irvin L. Fishbein, Esquire
John W. Hession, Esquire
People's Counsel for Baltimore County
Theodore Levin, Esquire
Attorney for Appellant

BALTIMORE COUNTY
OCT 8 11 00 AM '82
COUNTY CLERK
BY: [initials]

494-3180

County Board of Appeals

Room 219, Court House
Towson, Maryland 21204

September 24, 1982

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 82-282-A

LEONARD YAKER, et ux

NE/S Balmoral Cir., 381.03' N of the
centerline of Streamwood Drive

2nd District

Var. - Side yard setback of 1' in lieu of 10'
and 16' for both side yards in lieu of 25'

6/28/82 - D.Z.C. GRANTED variance
w/restrictions

WEDNESDAY, OCTOBER 13, 1982, at 11 a.m.

ASSIGNED FOR:

cc: Leonard Yaker and JoAnne
Yaker

Theodore Levin, Esq.

Mark & Sandi Kellman

Irvin L. Fishbein, Esq.

J. Dyer

W. Hammond

J. Jung

N. Gerber

J. Hoswell

J. W. Hession, Esq.

Petitioners

Counsel for Protestants

Protestants

Counsel for Petitioners

People's Counsel

June Holmen, Secretary

County Board of Appeals of Baltimore County

Room 200 Court House

Towson, Maryland 21204

(301) 494-3180

May 26, 1983

Theodore Levin, Esquire
114 Slade Avenue
Baltimore, Md. 21208

Re: Leonard Yaker, et ux
Case No. 82-282-A

Dear Mr. Levin:

I note from the docket that the last formal activity in the above entitled case occurred on Wednesday, October 13, 1982. The Board recessed further action at the request of the parties so that they might have the opportunity to review the regulations and determine whether any stipulations could be achieved.

We have heard nothing from any of the parties since that time and I would, therefore, appreciate a status report at your very earliest convenience.

Very truly yours,

William T. Hackett
William T. Hackett, Chairman

WTH:m

cc: Benjamin Bronstein, Esquire
Irvin L. Fishbein, Esquire
Mark and Sandi Kellman
John W. Hession, III, Esquire

LAW OFFICES
THEODORE LEVIN
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208
494-7986

May 31, 1983

Mr. William T. Hackett
County Board of Appeals of Baltimore
County
Room 200 Court House
Towson, Maryland 21204

RE: Leonard Yaker et ux
Case No. 82-282-A

Dear Mr. Hackett:

In response to your letter of May 26, 1982, the parties are still attempting to negotiate a settlement of the case.

Sincerely yours,

Theodore Levin

TL:ek

LAW OFFICES
THEODORE LEVIN
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208
494-7986

August 20, 1984

Mr. William T. Hackett, Chairman
County Board of Appeals
Court House Room 200
Towson, Maryland 21204

RE: Leonard Yaker, et ux.
Case No. 82-282-A

Dear Mr. Hackett:

In response to your letter of August 17, 1984, please schedule the above captioned case for a hearing.

Sincerely yours,

Theodore Levin

TL:ek
cc: Irvin L. Fishbein, Esquire

RECEIVED
COUNTY BOARD OF APPEALS
AUG 23 10 10 AM '84

August 17, 1984

Theodore Levin, Esquire
114 Slade Avenue
Baltimore, MD 21208

Re: Case No. 82-282-A
Leonard Yaker, et ux

Dear Mr. Levin:

The last correspondence we have had from you on the above entitled case was May 31, 1983, at which time you advised that the parties were attempting to negotiate a settlement of the case. We would like to clear this case from our docket and, therefore, are seeking to do one of two things.

If the matter has been settled we would appreciate receiving an Order of Dismissal of appeal from you, OR if you consider the case still open we would like to schedule it for hearing. Please advise.

Very truly yours,

William T. Hackett, Chairman

LAW OFFICES
THEODORE LEVIN
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208
494-7986

July 21, 1982

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Sir:

Enclosed please find a check in the amount of \$80.00 to cover the cost of filing the enclosed appeal.

Sincerely yours,

Theodore Levin

TL:ek
enclosures

Rec'd 6/15/83
10:15 AM

Let for 10/15/83

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

Year Petition has been received and accepted for filing this _____ day of _____ 1982

William E. Harrison
William E. Harrison
Zoning Commissioner

Filed for: Leonard Yaker, et ux
Petitioner's Attorney: _____
Reviewed by: *William E. Harrison*
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well 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										

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

No. 106863

DATE: 4/19/82 ACCOUNT: 01-662
PREVIOUS CASE: _____
AMOUNT: \$25.00

RECEIVED FROM: Leonard Yaker
FOR: Flag for Review
Item 218

PLANES:
in outline or description Yes _____ No _____

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: June 4, 1982

Posted for: *Varian*

Petitioner: *Leonard Yaker et ux*

Location of property: *NE 1/4 of Balmoral Circle 381.63' N of the Centerline of Streamwood Drive*

Location of Signs: *North east side of Balmoral Circle approx. 430' north of Streamwood Drive*

Remarks: _____

Posted by: *A. J. Costa* Date of return: *June 11, 1982*

Number of Signs: *1*

June 31, 1984

Mr. William T. Backett Jr., Chairman
County Board of Appeals

Ref: Zoning Case No. 82-282-A

Dear Sir:

Please be advised that I wish to withdraw the above.

Yours truly,
Leonard Yaker
cc: Peter Zimmerman

RECEIVED
COUNTY BOARD OF APPEALS
JUN 27 1984
A 4 50

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., ~~365-00-0000~~ at one time _____ successive weeks before the 24th day of June, 1982, the first publication appearing on the 3rd day of June, 1982.

THE JEFFERSONIAN
L. Frank Smith
Manager.

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: July 30, 1982

Posted for: *A. J. Costa*

Petitioner: *Leonard Yaker*

Location of property: *NE 1/4 Balmoral Circle 381.63' N of the Centerline of Streamwood Drive*

Location of Signs: *East front of 4126 Balmoral Circle approx. 430' north of the Centerline of Streamwood Drive*

Remarks: _____

Posted by: *A. J. Costa* Date of return: *August 6, 1982*

Number of Signs: *1*

STATE OF MARYLAND
COUNTY OF BALTIMORE

I HEREBY CERTIFY THAT I HAVE LOCATED THE IMPROVEMENTS ON THE PROPERTY SITUATED IN BALTIMORE COUNTY, MARYLAND AND KNOWN AS *4126 Balmoral Circle* AND THE IMPROVEMENTS ARE LOCATED AS SHOWN THIS PLAT IS NOT TO BE USED FOR THE PURPOSE OF ESTABLISHING PROPERTY LINES

Richard W. Banney 11/2/80

TEMPLAR ENGINEERING, INC.
19 F NUTMEG KNOLL COURT
COCKEYSVILLE, MARYLAND 21030
SCALE 1"=50' PHONE 666-2354

Lot 26, Block C as shown on Plat recorded among the Land Records of Baltimore County in Plat Book 32, Folio 143 entitled "Section Two, Willow Glen North"

531°21'59"E, 98.45'
10' Drainage/Utility Easement
Lot 26
57.75' R=200.00'
10' Drainage/Utility Easement
10' Easement for Walkway

BALMORAL CIRCLE

BOARD OF APPEALS
CONTESTANTS

RECEIVED
COUNTY BOARD OF APPEALS
JUN 27 1984
A 4 50



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

No. 108923

DATE: 7/26/82 ACCOUNT: 01-662
AMOUNT: \$90.06

RECEIVED FROM: Theodore Levin, Esquire
FOR: Appeal of Case No. 82-282-A (Leonard Yaker, et ux)

VALIDATION OR SIGNATURE OF CASHIER



Mr. & Mrs. Leonard Yaker
4756 National Circle
Baltimore, Md. 21204

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 14th day
of May, 1982.

William E. Hammond
Zoning Commissioner

Petitioner Leonard Yaker, et ux
Petitioner's Attorney _____

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

F2-282-A

District 2nd Date of Posting June 11, 1982
Posted for Variance
Petitioner Leonard Yaker, et ux
Location of property NE 1/4 of Balmoral Circle, 381.03' N. of
the centerline of Streamwood Drive
Location of Signs North east side of Balmoral Circle approx.
430' north of Streamwood Drive
Remarks _____
Posted by S.D. Smith Date of return June 11, 1982
Signature _____
Number of Signs: 1

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., 6/3/82
at one time successive weeks before the 24th
day of June, 1982, the first publication
appearing on the 3rd day of June
1982.

THE JEFFERSONIAN

S. L. Smith
Manager

Cost of Advertisement, \$ _____

PETITION FOR VARIANCE

2nd Edition 1982

BUNING: Petition for Variance

LOCATION: Northeast side of Bal-

more Circle, 381.03' North of

the centerline of Streamwood

Drive

DATE & TIME: Thursday, June 24,

1982 at 9:30 A.M.

PUBLIC HEARING: Room 106,

County Office Building, 111 W.

Chesapeake Avenue, Towson,

Maryland

The Zoning Commissioner of Bal-

timore County, by authority of the

Zoning Act and Regulations of Bal-

timore County will hold a public

hearing:

Petition for Variance: to permit a

1' side yard setback to, less of 10'

and a sum of 18' for both side yards

instead of the required 20'.

The Zoning Regulation to be re-

vised as follows:

Section 100.1.1 (2)(2) - minimum

side yard setback and sum of side

yard setbacks in a D.R. 1.5 zone

All that parcel of land in the

Second District of Baltimore County

beginning on the northeast side

of Balmoral Circle, 10 feet wide, at

a distance of 381.03 feet North of

the centerline of Streamwood Drive,

Being Lot 26, Block C, Section Two,

in the subdivision of Willow Glen

North, Plat Book 32, Folio 143,

Filed for Record in the Office of

the Clerk of the Circuit Court for

Baltimore County, in the Second

District.

Being the property of Leonard

Yaker, et ux, as shown on plat plan

filed with the Zoning Department

Hearing Date: Thursday, June 24,

1982 at 9:30 A.M.

Public Hearing: Room 106, Coun-

ty Office Building, 111 W. Ches-

apeake Ave., Towson, Maryland.

By order of

WILLIAM E. HAMMOND,

Zoning Commissioner of

Baltimore County

June 2

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 2nd Date of Posting June 11, 1982
Posted for Variance
Petitioner Leonard Yaker, et ux
Location of property NE 1/4 of Balmoral Circle, 381.03' N. of
the centerline of Streamwood Drive
Location of Signs North east side of Balmoral Circle approx.
430' north of Streamwood Drive
Remarks _____
Posted by S.D. Smith Date of return June 11, 1982
Signature _____
Number of Signs: 1

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										

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

No. 106863

DATE 4/19/82 ACCOUNT 01-662
AMOUNT \$2.00

RECEIVED FROM Leonard Yaker
FOR Flag for Review
Item 218

B 8142*****250010 819MF

VALIDATION OR SIGNATURE OF CASHIER

Plans:
in outline or description Yes _____
No _____

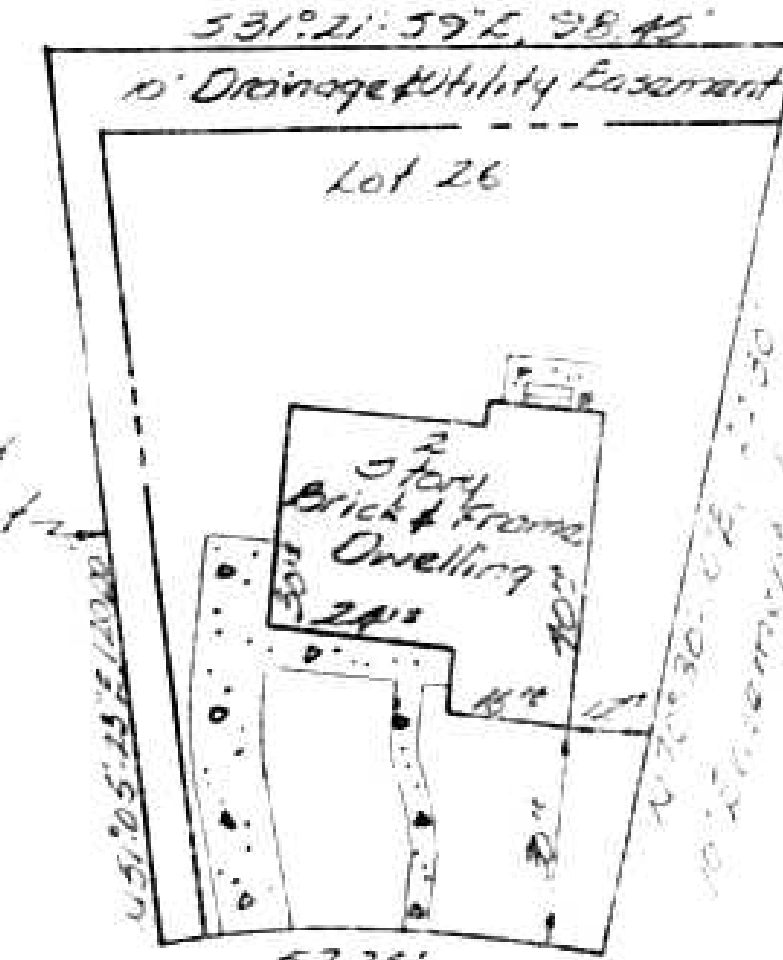
No. 82-282-A

2nd District

NE 1/4 Balmoral Cir., 381.03' N
of the centerline of Streamwood Dr.

Leonard Yaker, et ux

1 SIGN



BALMORAL CIRCLE

I HEREBY CERTIFY THAT I HAVE LOCATED
THE IMPROVEMENTS ON THE PROPERTY
SITUATED IN BALTIMORE COUNTY, MARYLAND
AND KNOWN AS 474 Balmoral Circle
AND THE IMPROVEMENTS ARE LOCATED AS SHOWN
THIS PLAT IS NOT TO BE USED FOR THE
PURPOSE OF ESTABLISHING PROPERTY LINES

Richard W. Banney 11/2/80

TEMPLAR ENGINEERING, INC.
19 F. NUTMEG KNOLL COURT
COCKEYSVILLE, MARYLAND 21030

SCALE 1" = 30' PRINT 060-154

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

DATE 7/26/82 ACCOUNT 01-662
AMOUNT \$80.06

RECEIVED FROM Theodore Levin, Esquire
FOR Appeal of Case No. 82-282-A (Leonard Yaker, et ux)

B 030*****800010 8202A

VALIDATION OR SIGNATURE OF CASHIER



CURVE DATA									
FROM	TO	RADIUS	LENGTH	Δ	TANGENT	CHORD BEARING	DISTANCE		
402	89	700.00	52.77	42° 46' 25"	278.68	N 66° 10' 42.5" W	500.78		
71	975	640.00	47.90	42° 52' 57"	291.34	S 65° 34' 55.5" E	467.90		
973	140	440.00	27.03	35° 13' 43"	139.91	N 01° 51' 36" W	266.67		
142	150	200.00	9.42	38° 13' 32"	230.99	N 68° 38' 46" N	302.43		
151	146	182.75	28.42	100° 55' 05"	204.93	S 72° 47' 32.5" E	244.98		
141	372	390.00	22.76	35° 26' 53"	117.18	N 02° 42' 39.5" W	224.46		
971	120	1030.00	120.21	00° 41' 15"	60.17	N 77° 54' 22.5" W	120.41		
21	353	570.00	80.00	04° 43' 32"	40.02	N 78° 03' 07" W	79.98		
174	75	525.00	98.26	10° 46' 23"	49.27	N 78° 50' 18.3" N	98.11		
175	403	475.00	40.47	04° 54' 34"	20.25	N 67° 42' 10" W	40.46		
403	170	475.00	62.64	07° 38' 20"	31.86	N 61° 29' 05" W	62.59		
292	77	325.00	44.74	04° 52' 34"	22.38	S 6° 42' 10" E	44.72		
177	79	975.00	107.31	10° 43' 23"	53.96	S 75° 30' 16.5" E	107.40		

COORDINATES					
NO	WEST	NORTH	NO	WEST	NORTH
140	35775.60	28399.51	278	39001.54	27534.22
141	35822.73	28379.82	282	39093.76	27569.94
142	35792.22	28443.46	284	47060.83	27682.09
146	35836.57	28418.00	284	39581.07	27607.54
170	40027.83	27661.24	403	40057.10	27611.09
174	39840.41	27591.45	366	40019.37	27680.48
175	39835.40	27616.00	370	39894.23	27699.86
177	39852.35	27569.98	403	39872.85	27691.95
178	39848.35	27542.08			

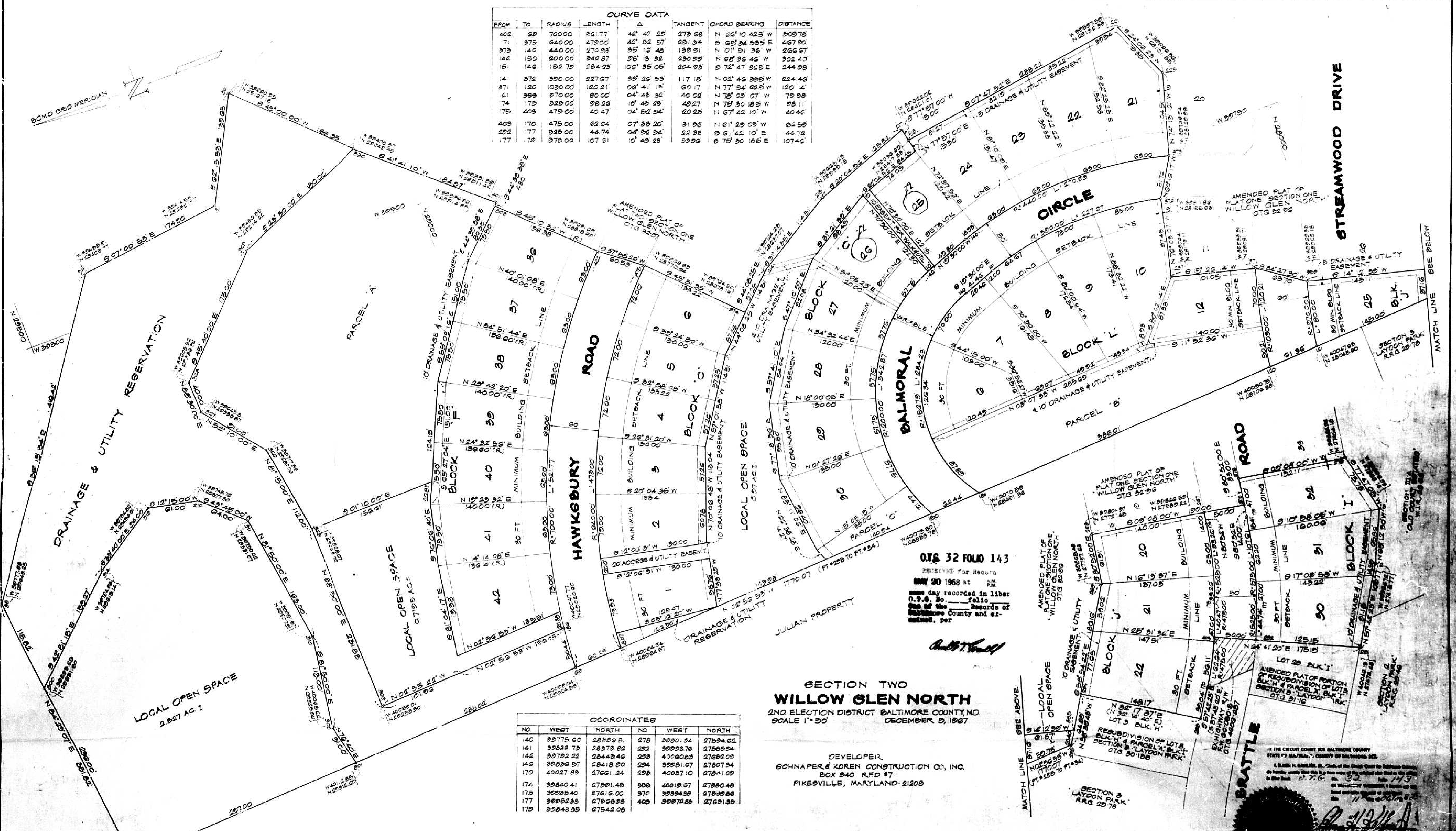
SECTION TWO
WILLOW GLEN NORTH
2ND ELECTION DISTRICT BALTIMORE COUNTY, MD
SCALE 1"=50'
DECEMBER 5, 1967

DEVELOPER
BOHNAPER & KOREN CONSTRUCTION CO., INC.
BOX 340 RFD #7
PIKEVILLE, MARYLAND 21208

OWNERS CERTIFICATE:
The requirements of Section 72-2, Article 17 of the Annotated Code of Maryland, (Hatch 1947 Supplement) as far as they relate to the preparation of this plat have been complied with.
BOHNAPER & KOREN CONSTRUCTION CO., INC.
[Signature]
DATE

SURVEYORS CERTIFICATE:
I, JOHN C. CHILDS SR., a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out, and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill 4459, Chapter 1016 of the Acts of 1945 and subsequent amendments.
[Signature]
REGISTERED LAND SURVEYOR, No. 3422 DATE

MATZ, CHILDS & ASSOCIATES
1020 CROMWELL BRIDGE ROAD
BALTIMORE 4, MD.



APPROVED, BALTIMORE COUNTY PLANNING BOARD
5/15/68
George E. Garrelia
DIRECTOR

APPROVED:
5/17/68
Deputy State & County Health Officer
DATE
5/17/68
County Roads Engineer

NOTE:
STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only, and the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

NOTE:
COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations:
X 1810 W 50691.04 N 25248.00
X 1911 W 58659.11 N 99091.04

