

83-163-A
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 rear yard
Variance from Section 1003.3B.3 (301.1) to permit a setback of 32 feet in lieu of the required 50 feet for an enclosed porch and a rear/setback of 32 feet in lieu of the required 37 1/2 feet for a deck.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty.)
To permit the construction of a 15'x37' wood deck on the north side of an existing residential building and to enclose 15'x18' of this deck as a glass enclosed porch. The location of this addition is dictated by the topography of the lot and the location of rooms within the house, being that, the north side constitutes the rear of the residence. No other location would be practical for recreational use intended.

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:	Legal Owner(s):
(Type or Print Name)	(Type or Print Name)
Signature	Signature
Address	Address
City and State	City and State
Attorney for Petitioner:	Address
(Type or Print Name)	14911 Dunstan Lane 666-0049
Address	Address
City and State	Phone No.
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	14911 Dunstan Lane
Same as above	Monkton, MD 21111
City and State	City and State
Attorney's Telephone No.	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Address	Same as above
Phone No.	City and State

MAP 30-27-1
SECTION 1003.3B.3
E-10-163-A
T-10-163-A
BY [Signature]

83-163-A
#102
GARY W. ZIMMERMAN, et ux
E/S Dunstan Lane, 240' S of c/l of
Stansbury Mill Rd.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S Dunstan Lane, 240' :
S of the centerline of Stansbury : OF BALTIMORE COUNTY
Mill Rd., 10th District :
GARY W. ZIMMERMAN, et ux, :
Petitioners : Case No. 83-163-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 *John W. Hession, III*
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

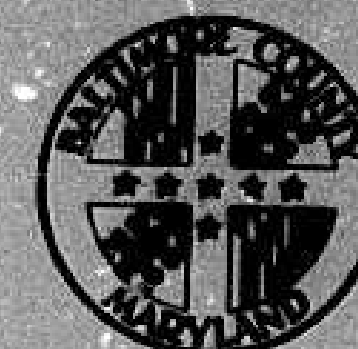
I HEREBY CERTIFY that on this 6th day of January, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Gary W. Zimmerman, 14911 Dunstan Lane, Monkton, Maryland 21111, Petitioners.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 13, 1983

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21286

NICHOLAS B. COMMODARI
Chairman

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

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

RE: Item No. 102 - Case No. 83-163-A
Petitioner - Gary W. Zimmerman, et ux
Variance Petition

Dear Mr. & Mrs. Zimmerman:

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 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 placed 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. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

ORDER RECEIVED FOR FILING
DATE 1-10-83

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of November 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 25th day of January 1983 at 9:30 o'clock A.M.
RESCHEDULED:
Friday, February 11, 1983
at 9:30 A.M.
John W. Hession, III
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 10, 1983

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

Re: Item #102 (1982-1983)
Property Owner: Gary W. & Carl H. Zimmerman
E/S Dunstan Ln. 240' S. from centerline of
Stansbury Mill Rd.
Acreage: 150 x 294.44 District: 10th

Dear Mr. Hammond:

The following comments are furnished in regard to the plan 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.

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 nuisance or damages to adjacent properties, especially by the concentration of surface water. 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 102 (1982-1983).

Very truly yours,

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

RAM:EM:PNR:as

EE-SE Key Sheet
P6 NE 15 Pos. Sheet
NE 22 D Topo.
36 Tax Map

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

NORMAN E. GERBER
DIRECTOR

January 18, 1983

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 # 102 - Zoning Advisory Committee Meeting, November 30, 1982 are as follows:

Property Owner: Gary W & Carl H. Zimmerman
Location: E/S Dunstan Lane 240' S. from centerline of Stansbury Mill Rd.
Acreage: 150 X 294.44
District: 10th

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.

Sincerely yours,

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

JLW:rh

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Dec 2, 1982
Date

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

Zoning Item # 102 - Zoning Advisory Committee Meeting of Nov 30, 1982

Property Owner: *Gary W. & Carl H. Zimmerman*
Location: *E/S Dunstan Lane Stansbury Mill Rd District 10*
Water Supply: *Private* Sewage Disposal: *Private*

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to installation of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 102
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted. The results are valid until Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others 1. The existing well and septic system appear to be functioning properly.

2. The proposed additions will not interfere with the location of the well or septic system.

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

SS 20 1082 (2)

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 ~~not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of February, 1983, that the herein Petition for Variance(s) to permit a rear yard setback of 32 feet in lieu of the required 50 feet for an enclosed porch and a rear yard setback of 32 feet in lieu of the required 27.5 feet for a deck, in accordance with the site plan filed herein, is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jones
Deputy Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7010

PAUL H. RENCKE
CHIEF

December 20, 1982

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: Gary W. and Carl H. Zimmerman

Location: E/S Dunstan Lane 240' S. from centerline of Stansbury Mill Road

Item No.: 102 Zoning Agenda: Meeting of November 30, 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", 1974 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *[Signature]* Noted and Approved: *[Signature]*
Planning Group Fire Prevention Bureau
Special Inspection Division

JWb/cm

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent

Towson, Maryland - 21204

Date: November 29, 1982

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

Z.A.C. Meeting of: November 30, 1982

RE: Item No: 97, 98, 99, 100, 101, 102, 103, 104, 105, 106
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,

Nick Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning

Date: January 12, 1983

SUBJECT: Zoning Petition No. 83-163-A
Gary W. Zimmerman, et ux

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

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

NEG:JGH:slc

cc: Arlene January
Shirley Hess

January 21, 1983

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

RESCHEDULED NOTICE OF HEARING

Re: Petition for Variance
E/S Dunstan La., 240' S of the c/l of
Stansbury Mill Rd.
Gary W. Zimmerman, et ux - Petitioners
Case No. 83-163-A

TIME: 9:30 A. M.

DATE: Friday, February 11, 1983

PLACE: Rooms 106, County Office Building, 11, West

Chesapeake Avenue, Towson, Maryland

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

January 14, 1983

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

Re: Petition for Variance
E/S Dunstan Lane, 240' S of the c/l of
Stansbury Mill Rd.
Case No. 83-163-A

Dear Mr. & Mrs. Zimmerman:

This is to advise you that \$52.55 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,

[Signature]
WILLIAM E. HAMMOND
Zoning Commissioner

LEGAL DESCRIPTION

Beginning on the east side of Dunstan Lane, 240 feet south of the centerline of Stansbury Mill Road, and running the following courses and distances: westerly 294.44 feet, southerly 150 feet, westerly 294.44, northerly 150 feet to the point of beginning. Otherwise known as 14911 Dunstan Lane, in the 10th Election District.

February 10, 1983

TO: Zoning Commissioner
Baltimore County
Towson, Maryland

Mr. Commissioner:

I have reviewed the plans for the addition of a deck and porch to the Zimmerman residence, which is located directly behind (south) of my home (shown as Lot #6, Manor Heights Plat).

By way of this letter, I wish to affirm that in my opinion this construction will not, in any way, be objectionable to me, nor will it infringe on my property.

I join with Mr. & Mrs. Zimmerman in asking your approval of their zoning variance petition.

Betty J. Switzer
14003 Stansbury Mill Rd.
Monkton, Md 21111
(301) 666-1910

**PETITIONER'S
EXHIBIT 1**

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

No. 113061

DATE: 1/21/83 ACCOUNT: R-01-615-000

AMOUNT: \$52.55

RECEIVED FROM: Carol H. Zimmerman
FOR: Advertising & Posting Case No. 83-163-A

6 025*****525510 212A

VALIDATION OR SIGNATURE OF CASHIER

ORDER RECEIVED FOR FILING
DATE: January 15, 1983
BY: *[Signature]*
ADMINISTRATIVE SERVICES

PETITION FOR VARIANCE

10th Election District

ZONING: Petition for Variance
LOCATION: East side Dunstan Lane, 240 ft. South of the centerline of Stansbury Mill Road
DATE & TIME: Tuesday, January 25, 1983 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 permit a rear yard setback of 32 ft. in lieu of the required 50 ft. for an enclosed porch and a rear yard setback of 32 ft. in lieu of the required 37.5 ft. for a deck

The Zoning Regulation to be excepted as follows: Section 1A04.3B.3 (301.1) - rear yard setback for an enclosed addition and an open deck in an R.C. 5 zone

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

Being the property of Gary W. Zimmerman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 25, 1983 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

December 29, 1982

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

NOTICE OF HEARING

Re: Petition for Variance
E/S Dunstan La., 240' S of the c/l of Stansbury Mill Rd.
Gary W. Zimmerman, et ux - Petitioners
Case #83-163-A

TIME: 9:30 A.M.
DATE: Tuesday, January 25, 1983
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Signature of William E. Hammond, Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 112342

DATE: 1/17/83 ACCOUNT: R-01-615-000

AMOUNT: \$35.00

RECEIVED FROM: Gary & Carol Zimmerman Item 102
14911 Dunstan Lane Baltimore 21204

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 15, 1983

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

RE: Petition for Variance
E/S Dunstan Lane, 240' S of the center line of Stansbury Mill Rd. - 10th Election District
Gary W. Zimmerman, et ux - Petitioners
NO. 83-163-A (Item No. 10)

Dear Mr. & Mrs. Zimmerman:

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

Very truly yours,

Signature of William E. Hammond, Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 18-163-A
Building Permit Application No.
Election District

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the permit application prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland, and you from any liability or responsibility for any consequences which might arise during the appeal period.

Very truly yours,

Signature of Gary W. Zimmerman

WEH:bec

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Dist. 10 Date of Posting: 1/18/83
Posted for: Petition for Variance
Petitioner: Gary W. Zimmerman, et ux
Location of property: E/S Dunstan Lane, 240 ft South of the c/l of Stansbury Mill Rd.
Location of Signs: Side of property facing Dunstan Lane
Remarks:
Posted by: [Signature] Date of return: 1/17/83
Number of Signs: 1

PETITION FOR VARIANCE

ZONING: Petition for Variance
LOCATION: East side of Dunstan Lane, 240 ft. South of the centerline of Stansbury Mill Road
DATE & TIME: Tuesday, January 25, 1983 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 permit a rear yard setback of 32 ft. in lieu of the required 50 ft. for an enclosed porch and a rear yard setback of 32 ft. in lieu of the required 37.5 ft. for a deck

The Zoning Regulation to be excepted as follows: Section 1A04.3B.3 (301.1) - rear yard setback for an enclosed addition and an open deck in an R.C. 5 zone

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

Being the property of Gary W. Zimmerman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, January 25, 1983 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

TOWSON, MD., January 6, 1983
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 a week for one time before the 11th day of January, 1983, the first publication appearing on the 6th day of January, 1983.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$

NOTICE HEARING RESCHEDULED

PETITION FOR VARIANCE
ZONING: Petition for Variance
LOCATION: East side of Dunstan Lane, 240 ft. South of the centerline of Stansbury Mill Road
DATE & TIME: Friday, February 11, 1983 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 permit a rear yard setback of 32 ft. in lieu of the required 50 ft. for an enclosed porch and a rear yard setback of 32 ft. in lieu of the required 37.5 ft. for a deck

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

Being the property of Gary W. Zimmerman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Friday, February 11, 1983 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

TOWSON, MD., January 27, 1983
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 a week for one time before the 11th day of February, 1983, the first publication appearing on the 27th day of January, 1983.

THE JEFFERSONIAN, Manager

Cost of Advertisement, \$

CERTIFICATE OF PUBLICATION

TOWSON, MD., 1/7 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 5th day of January 1983.

THE TOWSON TIMES

Signature of Massimo Argelilla

Cost of Advertisement, \$ 26.55

L42011

PETITION FOR VARIANCE
ZONING: Petition for Variance
LOCATION: East side of Dunstan Lane, 240 ft. South of the centerline of Stansbury Mill Road
DATE & TIME: Tuesday, January 25, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/2 1983
THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 26th day of Jan 1983.

THE TOWSON TIMES

Signature of Massimo Argelilla

Cost of Advertisement, \$ 26.10

4860-42032

Mr. & Mrs. Gary W. Zimmerman
14911 Dunstan Lane
Monkton, Maryland 21111

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 30th day of November, 1982

Signature of William E. Hammond, Zoning Commissioner

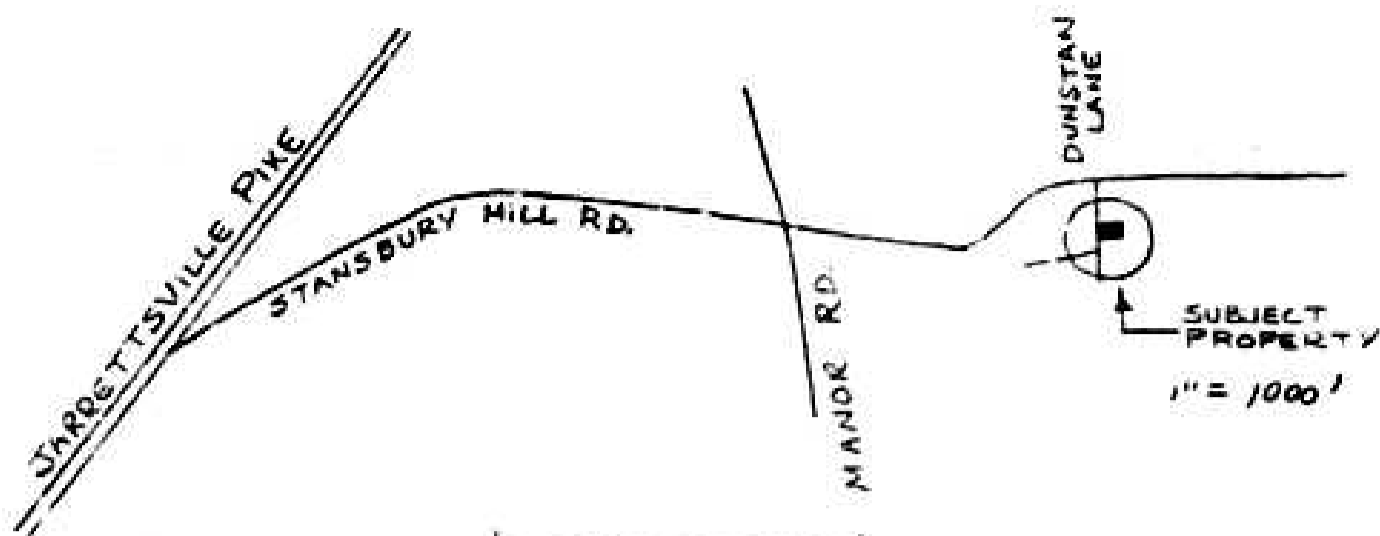
Petitioner Gary W. Zimmerman, et ux

Petitioner's Attorney

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

#L42011 p 46
Zoning

PETITION FOR VARIANCE
ZONING: Petition for Variance
LOCATION: East side of Dunstan Lane, 240 ft. South of the centerline of Stansbury Mill Road
DATE & TIME: Tuesday, January 25, 1983 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland



MAP	9 E
LIBER	523
ELECTION	
DISTRICT	10
DATE	1/17
TYP.	
FILE	of
BY	WT
BY	

EXISTING DWELLING GREATER THAN 100' FROM PROPERTY LINE

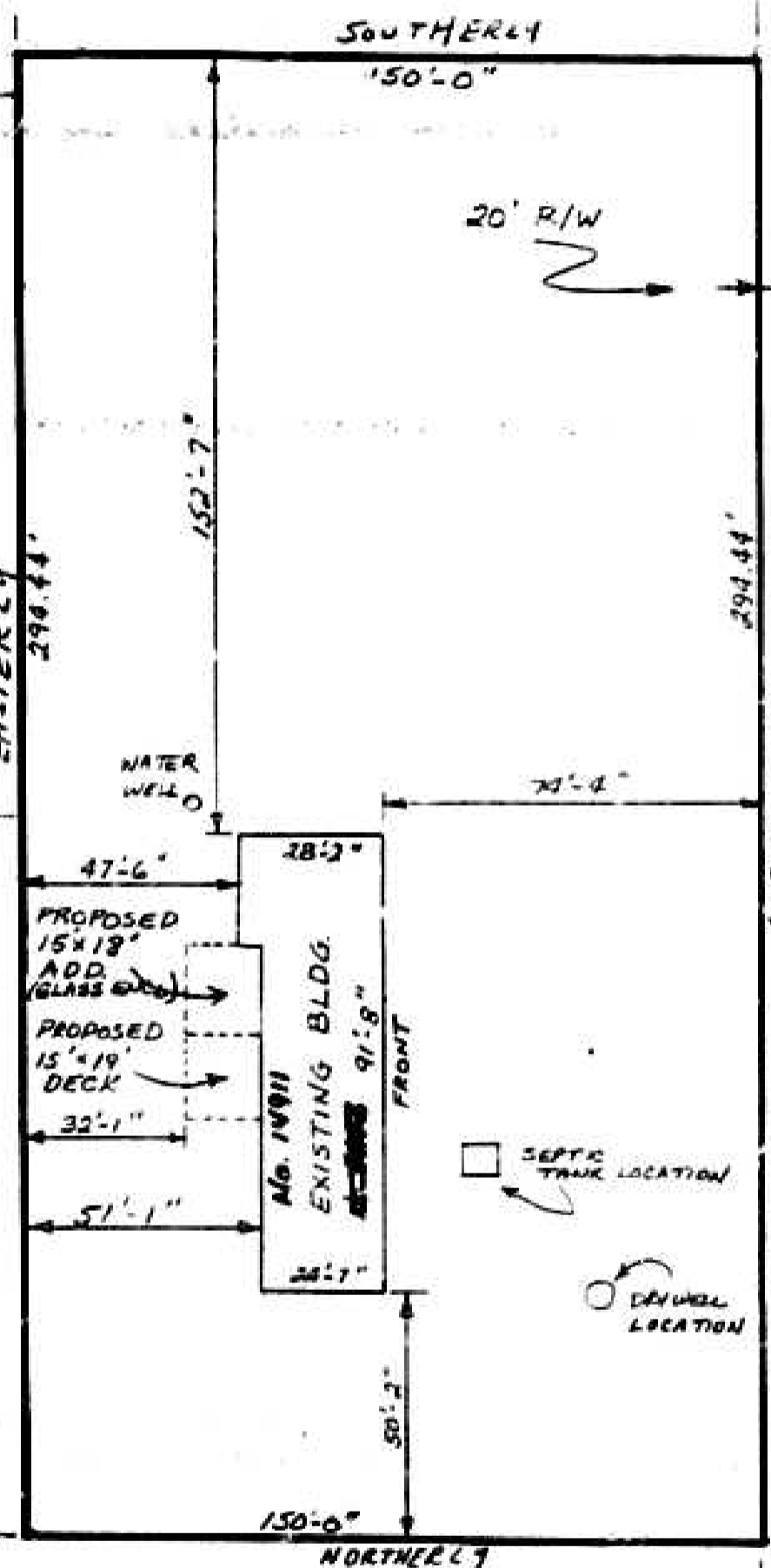
EXISTING DWELLING GREATER THAN 100' FROM PROPERTY LINE

EXISTING DWELLING GREATER THAN 100' FROM PROPERTY LINE

MANOR HEIGHTS G.L.B. #18 FOLIO #61

LOT-7

LOT-6



TO E OF STANSBURY MILL RD.

DUNSTAN LANE (50' R/W, 36' PAVING)

PLAT FOR ZONING VARIANCE
OWNERS - GARY W. AND CAROL H. ZIMMERMAN
DISTRICT - 10, ZONED R.C. 5
LIBER 523 PAGE 053 (ORIGINALLY RECORDED IN 1965)
SCALE: 1" = 40'

ALLENDALE COURT
50' R/W, 36' PAVING

ITEM #102

