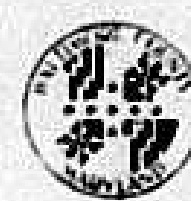


Pursuant to the advertisement, posting of property, and public hearing on the Petition, a subsequent field inspection; and it appearing that strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the petitioners and the granting of the variance requested would adversely affect the health, safety, and general welfare of the community, the variance should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 25th day of April, 1983, that the Petition for Variance to permit a recreational vehicle to be stored in the front yard in lieu of the required rear and/or side yard is hereby DENIED.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

January 21, 1983

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

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Verley H. and Odeal L. Fox

Location: NW/4 Rice Lane 1584' S/W of Windsor Mill Road

Item No.: 133

Zoning Agenda: Meeting of January 18, 1983

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.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *John M. H. Jones*
Planning Group
Special Inspection Division

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

JK/mb/cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Nicholas B. Commodari
Planning and Zoning
Date: February 2, 1983

FROM: Plans Review
ZONING ADVISORY COMMITTEE

SUBJECT: MEETING OF JANUARY 18, 1983

- Item Number #132 - See Comments
- Item Number #133 - No Comments
- Item Number #134 - See Comments
- Item Number #135 - See Comments
- Item Number #136 - See Comments
- Item Number #137 - See Comments
- Item Number #138 - Standard Comments
- Item Number #139 - See Comments
- Item Number #140 - See Comments

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

djl

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: January 17, 1983

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

Z.A.C. Meeting of: January 18, 1983

RE: Item No: 132, 133, 134, 135, 136, 137, 138, 139, 140
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,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
Zoning Petition No. 83-227-A
Verley H. Fox, et ux

FROM: _____

SUBJECT: _____

Date: March 18, 1983

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

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

NEG:JGH:hc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE

2nd Election District

ZONING: Petition for Variance

LOCATION: Northwest side of Rices Lane, 1,584 ft. Southwest of Windsor Mill Road

DATE & TIME: Tuesday, April 5, 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 recreational vehicle to be stored in the front yard instead of the required rear and/or side yard

The Zoning Regulation to be excepted as follows:
Section 415A - Location of recreational vehicle on a lot occupied by a single family dwelling

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

Being the property of Verley H. Fox, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, April 5, 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

VERLEY H. AND ODEAL L. FOX ARE PETITIONING FOR A VARIANCE FROM SECTION 415A-1 FOR THE FOLLOWING REASONS, PHYSICAL HARDSHIP AND PRACTICAL DIFFICULTY ARE BOTH INVOLVED:

THE FOXES ARE BOTH ON DISABILITY RETIREMENT AND WOULD NOT BE ABLE TO HOOK UP AND PULL OUT THEIR RECREATIONAL TRAILER IF IT WERE NOT ON SOLID, LEVEL LAND WITH ACCESS TO THE DRIVEWAY. THE TRAILER WAS PURCHASED IN ORDER TO GO TO FLORIDA IN THE WINTER MONTHS AND IF PUT IN THE BACK OR SIDE YARD AREAS AND IT SNOWED OR EVEN RAINED, IT WOULD BE IMPOSSIBLE TO GAIN ACCESS TO THE TRAILER FOR REMOVAL. DUE TO THE LIMITED (13') ACCESS ON THE WEST SIDE TO THE REAR YARD AND THE SLOPE AND ROUGH TERRAIN OF THAT ACCESS, THE TRAILER CAN NOT BE PUT IN THE REAR OR WEST SIDE YARD. ANY STORAGE OF THE TRAILER ON THE WEST SIDE OF THE HOUSE WOULD TOTALLY ELIMINATE ACCESS TO AND FROM REAR YARD TO YARD TRACTOR, ETC. THE EAST SIDE YARD IS A STEEP HILL. THE FOXES ARE PETITIONING FOR A VARIANCE IN ORDER TO BE ALLOWED TO LEAVE THEIR RECREATIONAL TRAILER PARKED NEATLY TO ONE SIDE OF THEIR LOT ADJACENT TO THE DRIVEWAY FOR EASY ACCESS. PLEASE NOTE THAT IF THE FOXES HAD BUILT THEIR HOME CLOSER TO THE ROAD, THE AREA OF THE TRAILER WOULD BE AT THE SIDE OF THEIR GARAGE. IT DOES NOT EXTEND FORWARD PAST THE NEIGHBOR'S HOME.

VERLEY H. AND ODEAL L. FOX ARE PETITIONING FOR A VARIANCE FROM SECTION 415A-1 FOR THE FOLLOWING REASONS, PHYSICAL HARDSHIP AND PRACTICAL DIFFICULTY ARE BOTH INVOLVED:

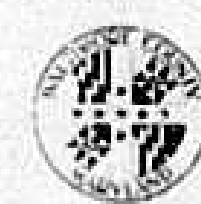
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DESCRIPTION

Beginning at a point on the northwest side of Rice's Lane, and running the following bearings and distances: South 45° 48' West 100'; thence North 44° 12' West 660.10'; thence North 52° 58' East 100'; thence South 44° 12' East 648.71'. Otherwise known as 3104 Rice's Lane. In the second Election District.



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 30, 1983

Mr. & Mrs. Verley H. Fox
3104 Rice's Lane
Baltimore, Maryland 21207

Re: Petition for Variance
NW/8 of Rice's Lane, 1,584' SW of
Windsor Mill Road
Verley H. Fox, et ux - Petitioners
Case No. 83-227-A

Dear Mr. & Mrs. Fox:

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
Zoning Commissioner

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

No. 117316

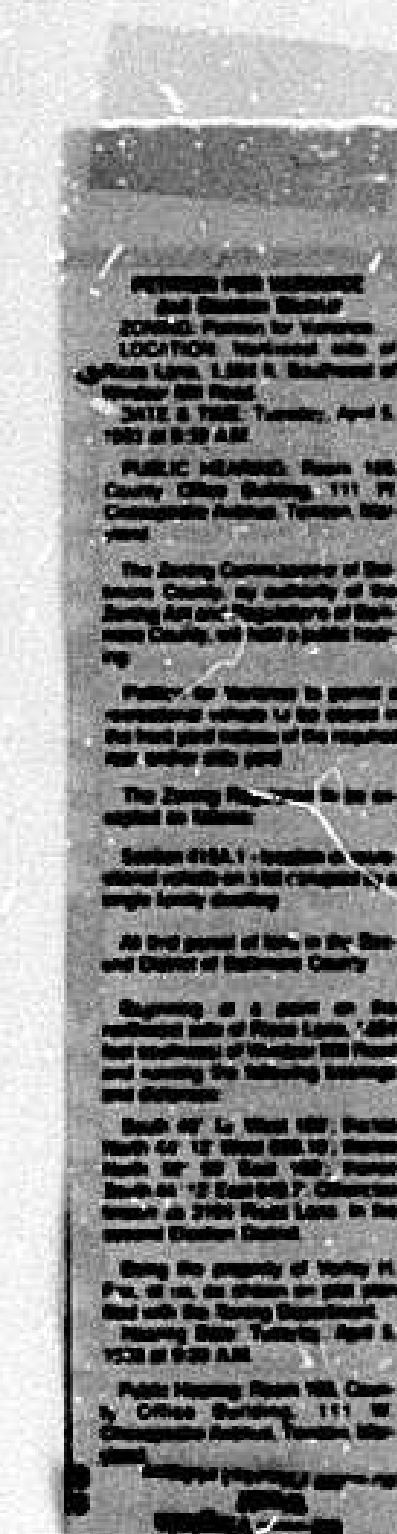
DATE: 4/5/83 ACCOUNT: R-01-615-000

AMOUNT: \$48.25

RECEIVED FROM: Verley H. Fox
FOR: Advertising & Posting Case #83-227-A

6 009*****482516 0052A

VALIDATION OR SIGNATURE OF CASHIER



Office of
PATUXENT
10750 Little Patuxent Pkwy
Columbia, MD 21044

March 17 19 83

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance 42340

was inserted in the following:

☒ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 19 day of March 19 83, that is to say,
the same was inserted in the issues of

March 17 1983

PATUXENT PUBLISHING CORP.
By: *[Signature]*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

March 9, 1983

Mr. & Mrs. Verley H. Fox
3104 Rice's Lane
Baltimore, Maryland 21207

NOTICE OF HEARING

Re: Petition for Variance
NW/8 of Rice's Lane, 1,584' SW of
Windsor Mill Road
Verley H. Fox, et ux - Petitioners
Case No. 83-227-A

TIME: 9:30 A.M.

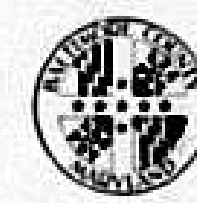
DATE: Tuesday, April 5, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

cc: Mrs. Ronald L. Corbett
190 Calhoun Street
Edgewater, Maryland 21037

WILLIAM E. HAMMOND
ZONING COMMISSIONER



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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

April 25, 1983

Mr. & Mrs. Verley H. Fox
3104 Rice's Lane
Baltimore, Maryland 21207

RE: Petition for Variance
NW/8 of Rice's Lane, 1,584' SW
of Windsor Mill Rd. - 2nd Election
District
Verley H. Fox, et ux - Petitioners
NO. 83-227-A (Item No. 133)

Dear Mr. & Mrs. Fox:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mrs. Ronald L. Corbett
190 Calhoun Street
Edgewater, Maryland 21037

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

CERTIFICATE OF PUBLICATION

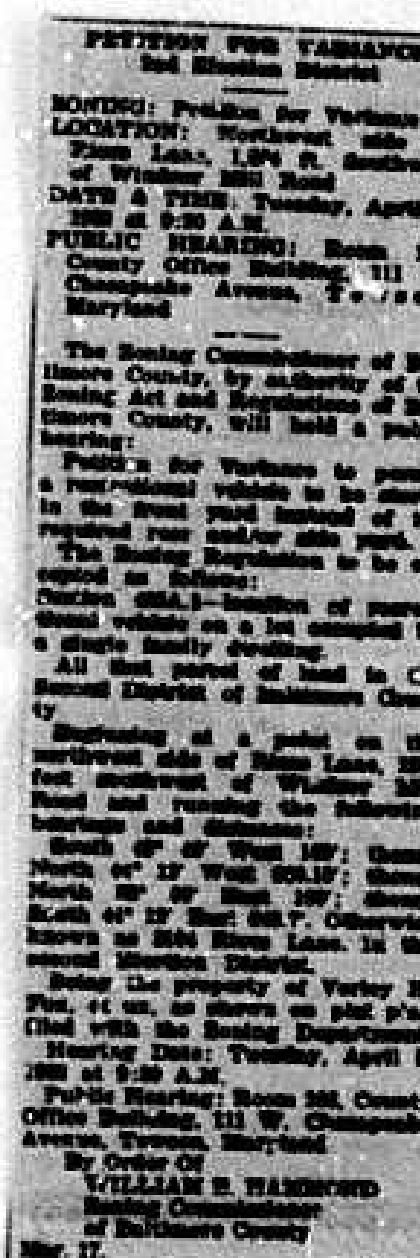
TOWSON, MD., March 17, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time before the 5th day of April, 1983, the 17th day of March, 1983.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$



Mr. & Mrs. Verley H. Fox
3104 Rice's Lane
Baltimore, Md. 21207

Mrs. Ronald L. Corbett
190 Calhoun Street
Edgewater, Md. 21037

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 18th day of January, 1983

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Verley H. Fox, et ux
Petitioner's Attorney

Reviewed by: *[Signature]*
Nicholas B. Commeyari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

83-227-A

District: 2nd

Date of Posting: 3-19-83

Posted for: Variance

Petitioner: Verley H. Fox, et ux

Location of property: NW/8 of Rice's Lane, 1,584' SW of Windsor Mill Road

Location of Sign: In front of 3104 Rice's Lane, approx. 1,584' S.W. of Windsor Mill Road

Remarks:

Posted by: *[Signature]*

Date of return:

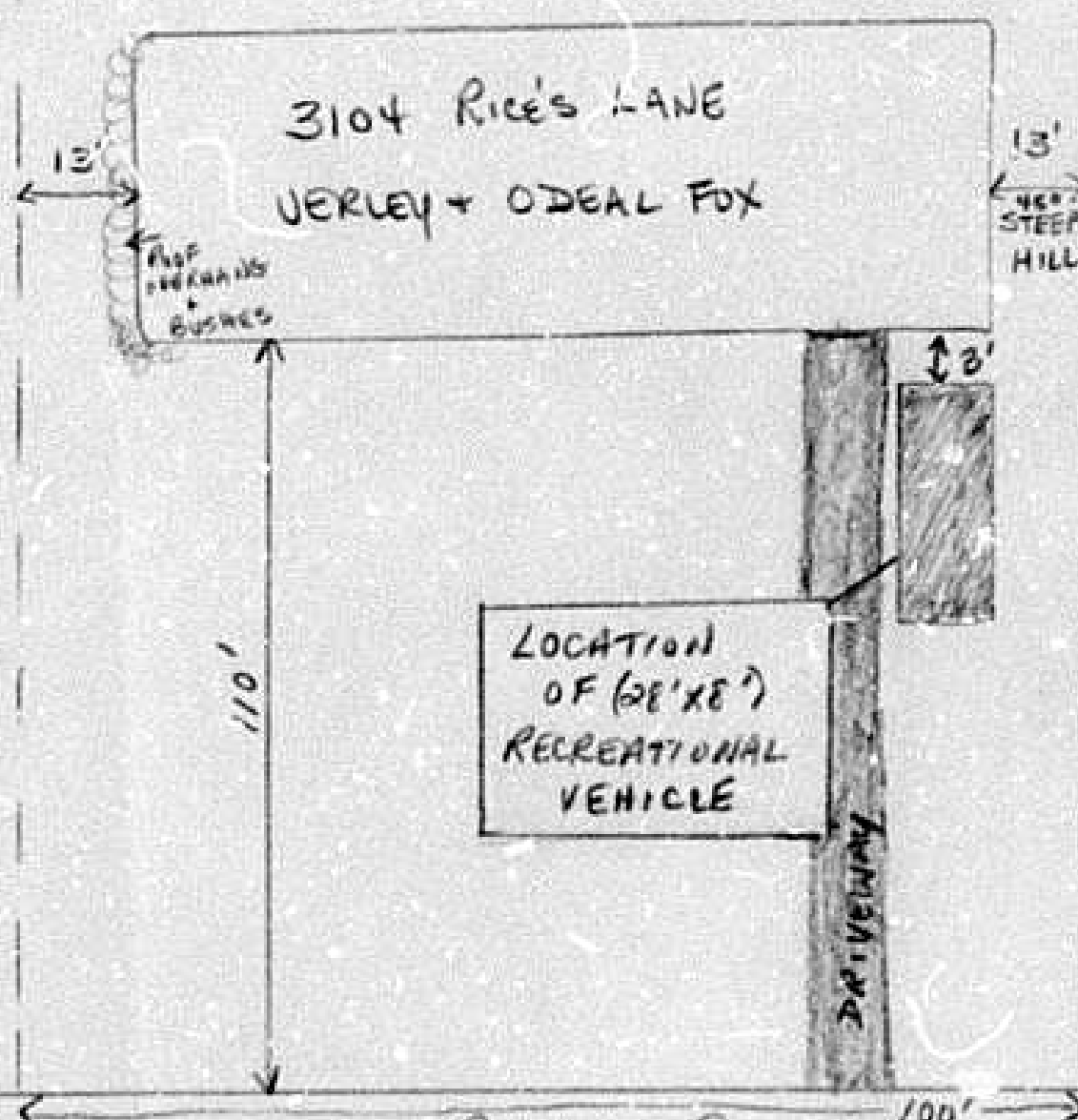
Number of Signs: 1



PETITIONER'S EXHIBIT 2

MAP NOT TO SCALE

OPEN FIELD



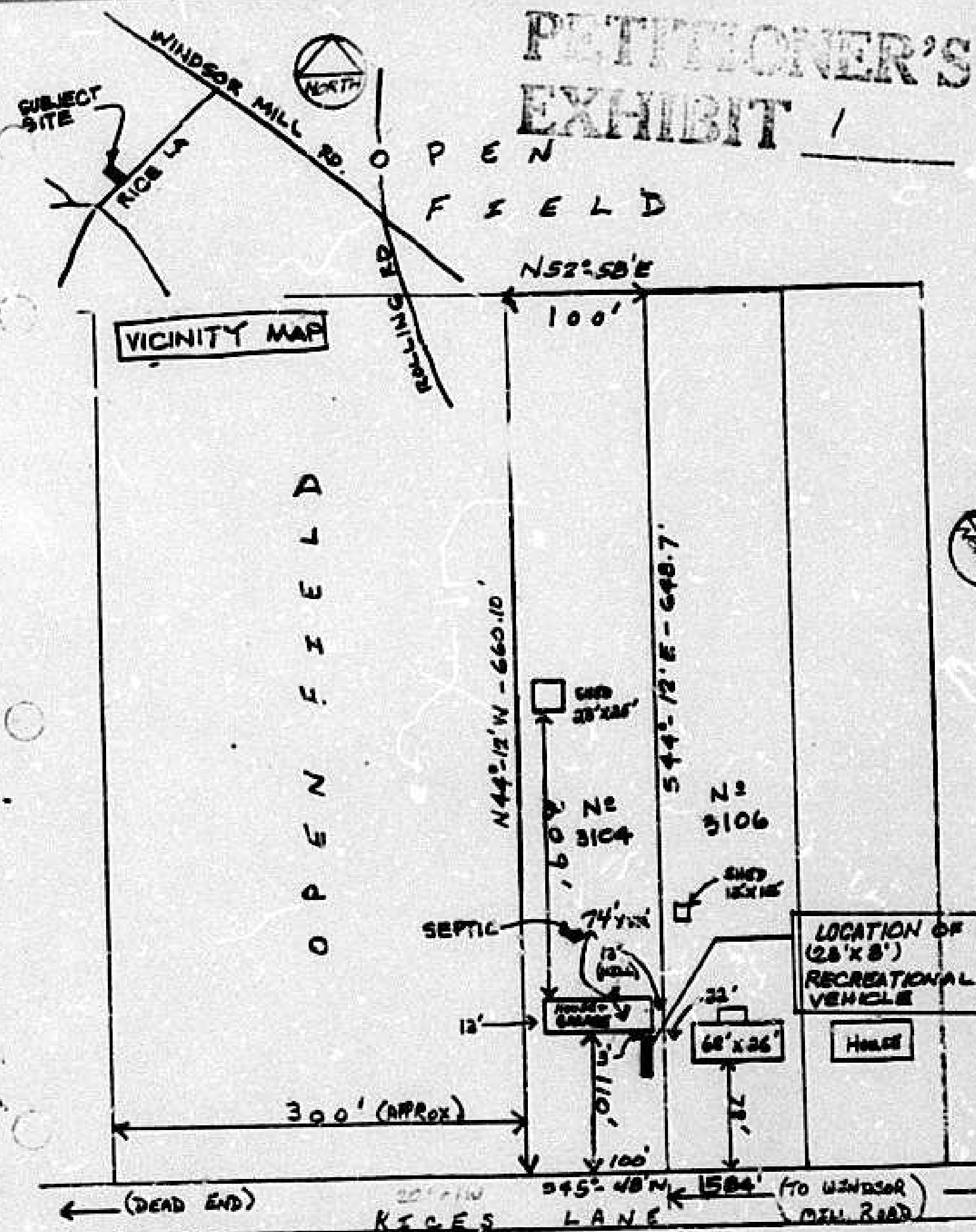
Rice's Lane



3106
Rice's
Lane

18'

PETITIONER'S EXHIBIT 1



PLAY FOR ZONING VARIANCE
OWNER - VERLEY + ODEAL FOX
DISTRICT - 2 ZONED RC-3
BOOK 1924 PAGE 193 (LIBER R.J.S. 1361 FOLIO 392)
WELL AND SEPTIC MARKED BY *
SCALE: 1" = 100'

Plan #133

