205

PETITION FOR ZONING VARIANCE 83-283-A

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 400.1 to permit an existing accessory structure to be located in the front yard in lieu of required rear yard.

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

Demolition of the pavilion would be extremely expensive and hopes and dreams of the property would be destroyed.

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

Attorney's Telephone No.:

Legal Owner(s):

Steven R. Shores
(Type or Print Name)

Steven R. Shores
Signature

(Type or Print Name)

Signature

3921 New Section Road 574-0466
Address Phone No.

Baltimore, Maryland 21220
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

MAP 58 NO 26 ELECTION DISTRICT 15 DATE 4/11 TYPE HEARING A BY 4/11 FINAL BY

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 1983, 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 21st day of June, 1983 at 9:30 o'clock A.M.

Tues. June 21, 1983
9:30 A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE June 21, 1983
BY Jean M. H. Jones
ADMINISTRATIVE ASSISTANT

Steven R. Shores
S/S New Section Rd., 601.7' NE of Seneca Rd.
83-283-A
15th

83-283-A
#205

PETITION FOR ZONING VARIANCE 83-283-A

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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

Attorney's Telephone No.:

Legal Owner(s):

Steven R. Shores
(Type or Print Name)

Steven R. Shores
Signature

(Type or Print Name)

Signature

3921 New Section Road 574-0466
Address Phone No.

Baltimore, Maryland 21220
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

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PETITION FOR ZONING VARIANCE 83-283-A

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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

Attorney's Telephone No.:

Legal Owner(s):

Steven R. Shores
(Type or Print Name)

Steven R. Shores
Signature

(Type or Print Name)

Signature

3921 New Section Road 574-0466
Address Phone No.

Baltimore, Maryland 21220
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Name

Address Phone No.

MAP 58 NO 26 ELECTION DISTRICT 15 DATE 4/11 TYPE HEARING A BY 4/11 FINAL BY

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Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE
S/S of New Section Rd.,
601.7' NE of Seneca Rd.,
15th District

STEVEN R. SHORES,
Petitioner

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY

: Case No. 83-283-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
Deputy People's Counsel

John W. Hessian, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 10th day of June, 1983, a copy of the foregoing Order was mailed to Mr. Steven R. Shores, 3921 New Section Road, Baltimore, MD 21220, Petitioner.

John W. Hessian, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William E. Hammond, Zoning Commissioner

Date: May 31, 1983

FROM: Norman E. Gerber, Director, Office of Planning and Zoning

SUBJECT: Zoning Petition No. 83-283-A, Steven R. Shores

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

Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

Mr. Steven R. Shores
3921 New Section Road
Baltimore, Maryland 21220

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 5th day of April, 1983.

WILLIAM E. HAMMOND
Zoning Commissioner

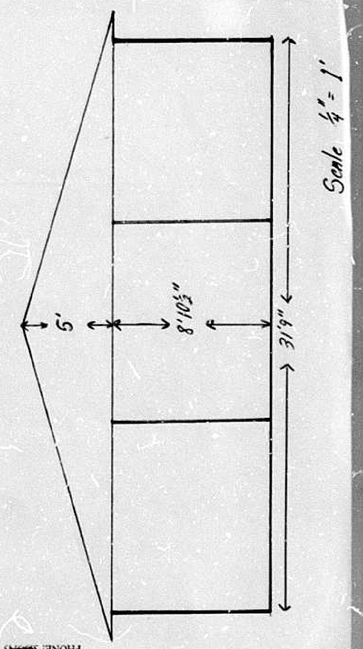
Petitioner Steven R. Shores

Petitioner's Attorney

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

Steven R. Shores
3921 New Section Rd.
Balto. Md. 21220

Open Pavilion:
Total Height = 13'10½"



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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~/should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy ~~Z~~oning Commissioner of Baltimore County, this 24TH day of June, 1983, that the herein Petition for Variance(s) to permit an existing accessory structure, a 30' x 32' open pavilion, to be located in the front yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The open pavilion shall not be enclosed by walls, glass, screening, etc.
2. Approval of the aforementioned site plan by the Department Of Public Works and the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE June 24, 1983
BY [signature]

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/~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~/will not adversely affect the health, safety and general welfare of the community, the variance(s) should ~~/should not~~ be granted.

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Deputy Zoning Commissioner of Baltimore County

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Jean M. H. Jung
Deputy Zoning Commissioner of Baltimore County

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

STEPHEN E. COLLINS
DIRECTOR

June 23, 1983

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

Item No. 198, 200, 201 202, 203, and 205
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 198, 200, 201, 202, 203, and 205.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/ccm

83-283-A
6/21
Shores

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

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: Steven R. Shores

Location: S/S New Section Road 601.7' N/E of Seneca Road

Item No.: 205 *Zoning Agenda:* Meeting of April 5, 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 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.

( ) 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.

REVIEWER: [signature] *Planning Group* *Special Inspection Division* — *Noted and Approved:* [signature] *Fire Prevention Bureau*

/mb

6/21
83-283-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 10, 1983

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

Nicholas B. Commodari
Chairman

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

Mr. Steven R. Shores
3921 New Section Road
Baltimore, Maryland 21220

RE: Case #83-283-A (Item No. 205)
Petitioner - Steven R. Shores
Variance Petition

Dear Mr. Shores:

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.

In view of your propsal to legalize the location of the existing pavilion, located in the front yard, this variance is required.

As you are aware this property has been the subject of three previous zoning hearings (Case #72-246-A, #74-24-A and #82-44-A). The first hearing granted variances to convert this structure to a dwelling, while the remaining two hearings denied requests to allow this structure to remain as an accessory building in the front yard.

At the time of field inspection, the walls of this structure were removed, and it was your feeling that this would make a difference in your request.

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:mch

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

May 6, 1983

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

Re: Item #205 (1982-1983)
Property Owner: Steven R. Shores
S/S New Section Rd. 601.7' N/E of Seneca Rd.
Acres: 98.5/125 X 406/316.24
District: 15th

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 Items 117 (1971-1972), 245 (1972-1973) and 236 (1980-1981) are referred to for your consideration.

This property is within the Baltimore County Metropolitan District and beyond the Comprehensive Metropolitan Facilities Planning Area. Baltimore County Water Supply and Sewerage Plan W and S-23B, as amended through January 1982, indicate respectively, "Existing Service" and 'No Planned Service" in the area.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 205 (1982-1983).

Very truly yours,

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

RAM:EAM:FWR:ss

Z-SW Key Sheet
7 & 8 NE 46 & 47 Pos. Sheets
NE 2 L Topo
91 Tax Map

July 13, 1981

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

Re: Item #236 (1980-1981)
Property Owner: James A. & Patricia A. Baker
S/SE New Section Road 601.7' N/E of S. Seneca Rd.
Acres: 98.5/124.5 x 406.0/316.24
District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

The comments which were supplied in connection with the Zoning Advisory Committee review for Item 117 (1971-1972) and 245 (1972-1973) are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1980-1981).

Very truly yours,

(SIGNED) EDWARD A. MCDONOUGH
ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: Jack Wimbley

Z-SW Key Sheet
7 & 8 NE 46 & 47 Pos. Sheets
NE 2 L Topo
91 Tax Map

Attachments

Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Bureau of Engineering
ELLSWORTH N. DIVER, P. E. CHIEF

July 16, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #205 (1972-1973)
Property Owner: William T. Tomlinson
New Section Road, 505' NW of Seneca Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard
District: 15th No. Acres: 0.80 acre

Dear Mr. DiNenna:

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 for this property in connection with Item #117 (1971 - 1972) remain valid and applicable to this Item #205 (1972 - 1973). Those comments are referred to for your consideration.

Very truly yours,

Ellsworth N. Diver

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

Z-SW Key Sheet
8 NE 46 & 47 Pos. Sheets
NE 2 L Topo
91 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna Date February 3, 1972
ATTN: Oliver L. Myers
FROM Ellsworth N. Diver, P.E.

SUBJECT Item #117 (1971-1972)
Property Owner: William T. Tomlinson
S/S New Section Road, 505' W. of Seneca Road
Present Zoning: R.D.P.
Proposed Zoning: Variance from Section 1400,3B (3) - front and side yards
District: 15th
No. Acres: 100' x 400'

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.

Highways:

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way and widening of varying width in respect to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening as shown in red on the attached plan.

In the event this property is intended to be subjected to other than residential use, the entrance locations will be subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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.

Storm Drains:

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.

Item #117 (1971-1972)
Property Owner: William T. Tomlinson
Page 2
February 3, 1972

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite sewerage.

Ellsworth N. Diver

ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

Attachment

cc: John A. Somers

Z-SW Key Sheet
8 NE 46 & 47 Position Sheet
NE 2 L Topo
91 Tax Map

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: Steven R. Shecres
Location: S/S New Section Road District 15
Water Supply Public 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 new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s 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 # 205
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.

( ) No health hazards are anticipated.

(X) Others The proposed accessory structure will not interfere with the location of the sewage disposal system.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: Steven R. Shecres
Location: S/S New Section Road District 15
Water Supply Public Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

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SS 20 1082 (1)

Zoning Item # 205
Page 2

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Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983
Property Owner: Steven R. Shecres
Location: S/S New Section Road District 15
Water Supply Public 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 new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s 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 # 205
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.

( ) No health hazards are anticipated.

(X) Others The proposed accessory structure will not interfere with the location of the sewage disposal system.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Property Owner: Steven R. Shores

Location: S/S New Section Road District 15

Water Supply Public Sewage Disposal Private

COMMENTS ARE AS FOLLOWS:

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SS 20 1080 (2)

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Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Property Owner: Steven R. Shores

Location: S/S New Section Road District 15

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SS 20 1082 (1)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO Mr. Nicholas Commodari, Zoning Department Date April 12, 1983

FROM Charles E. Burnham, Zoning Advisory Committee

SUBJECT Meeting of April 5, 1983

Item #198	See Comments
Item #199	See Comments
Item #200	See Comments
Item #201	Standard Comments
Item #202	See Comments
Item #203	Standard Comments
Item #204	Standard Comments
Item #205	No Comments

Charles E. Burnham
Plans Review Chief

dji

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent — Towson, Maryland – 21204

Date: April 5, 1983

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

Z.A.C. Meeting of: April 5, 1983

RE: Item No: 198, 199, 200, 201, 202, 203, 204, 205
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

ZONING DESCRIPTION

Located on the south side of New Section Road, approximately 601.7' northeast of Seneca Road and being lots 334 and 335, as shown on second addition to Plat #2, Bowley's Quarters; which is recorded in land records of Baltimore County in Book 10 Page 64. Also known as 3921 New Section Road.

OFFICE COPY

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William T. Tomlinson legal owner 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 400.1 to permit an accessory building in the front yard (waterfront) instead of the required rear yard.

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

See attached description

MAP ... ELECTION DISTRICT ... ZONING ... DATE ... BY ...

UNDER RECEIVED FOR FILING

DATE ... BY ...

property is to be posted and advertised as prescribed by Zoning Regulations.
We, 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.

William T. Tomlinson
William T. Tomlinson
Contract purchaser — Legal Owner
Address: 231 South Ann Street
Baltimore, Maryland 21231
Petitioner's Attorney — Protestant's Attorney
Address

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of July, 197 2, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 27th day of July, 197 2, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

1 Sign

ZONING DESCRIPTION OF LOTS NOS. 334 AND 335
SECOND ADDITION TO PLAT NO. 2
BOWLEYS QUARTERS
SITUATED IN 15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same on the southeast side of New Section Road, 30 feet wide, at the distance of 505.55 feet, measured northeasterly along the southeastern right-of-way line of said Road, from its intersection with the northeast side of South Seneca Road, 30 feet wide, and fronting on the southeast side of said New Section Road 303.0 feet total distance with an average depth of 309.46 feet.

Being known as Lots Nos. 334 and 335 as shown on the plat titled, "SECOND ADDITION TO PLAT NO. 2, BOWLEYS QUARTERS", recorded among the Land Records of Baltimore County, Maryland in Plat Book No. 15 Folio 64, containing 0.80 acre of land, more or less.

SEAL OF MARYLAND

Samuel P. Thomas

RE: PETITION FOR VARIANCE from Section 400.1 of the Baltimore County Zoning Regulations, SE/S of New Section Road, 505.55' NE of South Seneca Road, 15th District, William T. Tomlinson, Petitioner

BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

No. 74-24-A

OPINION

This case comes before the Board on an appeal by the Petitioner from an Order of the Zoning Commissioner, dated November 5, 1973, denying a requested variance to permit an accessory building in the front yard instead of the required rear yard.

The property that is the subject of this appeal is located on the southeast side of New Section Road, 505.55 feet northeast of South Seneca Road, in the Fifteenth Election District of Baltimore County.

Mr. William Tomlinson, owner of the subject property, testified that he began construction of the subject building sometime during the early part of the year 1971, and that he intended to use it as a dwelling. Mr. Tomlinson also testified that he began this construction without applying for and obtaining a building permit. The record indicates that this was called to the County's attention on April 6, 1971, by the Bowley's Quarters Improvement Association. After investigation by the Buildings Engineer's Office of Baltimore County, Mr. Tomlinson was notified by that office on April 7, 1971, to halt immediately any further construction. Mr. Tomlinson was cited for a violation, and was subsequently fined the sum of $600 by the District Court of Maryland. The record also indicates that on October 26, 1971, a complaint was filed with the Department of Permits and Licenses relative to electrical work being performed in the subject building, even though a stop order had been issued.

This petition was the subject of an earlier variance petition for a dwelling (Case No. 72-246-A), which resulted in the granting by the Zoning Commissioner on April 25, 1972, of two side yard setbacks for the subject building for use as a dwelling. A later site visit by the Buildings Engineer's representative indicated that Mr. Tomlinson had apparently not intended to follow through with his plans to build a dwelling as there

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William T. Tomlinson - #74-24-A 2.

had been no attempt to provide necessary sewage or water hookups, which are mandatory for a dwelling structure. This matter was brought to Mr. Tomlinson's attention, and he was warned that he could be handed for another violation citation. This apparently triggered Mr. Tomlinson into requesting another variance to permit this building to remain as an accessory building in the rear of his property which, as stated previously, has been denied by the Zoning Commissioner.

In the mind of this Board, the evidence and testimony presented is void of proof of practical difficulty and/or unreasonable hardship. All of the evidence that might tend to prove any such difficulty and/or hardship is the result of overt actions by the Petitioner contrary to existing regulations. While not within the duties or responsibilities of this Board, by way of extraneous comment, the Board feels that a solution to the Petitioner's dilemma might lie in a return to his original thinking that was apparently expressed by him to the Zoning Commissioner in Case No. 72-246-A.

After reviewing the evidence and testimony presented in this case, it is the judgment of this Board that under Section 307 of the Zoning Regulations, the Petitioner has failed to prove practical difficulty and/or unreasonable hardship, and should be made to comply with Section 400.1 of the Regulations covering Accessory Buildings in Residence Zones. In fact, had Mr. Tomlinson adhered to Baltimore County Codes and Regulations after being made aware that they do exist by Judge Weisberg in District Court and by the Zoning Commissioner, he would not be before this Board. The Board further concludes that because there is already a dwelling and two accessory buildings on his property, and that Mr. Tomlinson has, in our opinion, created for him. If any hardship or difficulty that exists, the petition for variance shall be denied and the Order of the Zoning Commissioner, dated November 5, 1973, shall be affirmed.

William T. Tomlinson - #74-24-A 3.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 14th day of May, 1974, by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Carter, Jr., Chairman

John A. Miller

Walter C. Ham, Jr.

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY AT LAW

RE: PETITION FOR VARIANCE from Section 400.1 of the Baltimore County Zoning Regulations, SE/S of New Section Road, 505.55' NE of South Seneca Road, 15th District

William T. Tomlinson, Petitioner-Appellant

Zoning File No. 74-24-A

Misc. Docket No. 9
Folio No. 438
File No. 5321

PETITION IN SUPPORT OF APPEAL

The Petition of William T. Tomlinson, by his attorney, A. Gordon Boone, Jr., respectfully represents unto Your Honor:

1. That the above named Petitioner and Appellant filed a Petition for a Zoning Variance SE/S of New Section Road, 505.55' NE of South Seneca Road, 15th District.

2. That the County Board of Appeals by Opinion dated May 14, 1974 denied the said Petition for the reasons set forth in the aforesaid opinion.

3. That your Petitioners aver that the action of the County Board of Appeals of Baltimore County is erroneous, arbitrary, capricious, illegal and constitutes an abuse of its administrative discretion for the following reasons:

a. That the decision was improper and against the weight of evidence presented by the petitioners.

b. And for other good and sufficient reasons to be assigned at the time of the hearing on this Appeal.

WHEREFORE, your Petitioners pray that this Honorable Court reverse the action and decision of the County Board of Appeals dated May 14, 1974 and enter an Order granting the petition for zoning variance SE/S of New Section Road, 505.55' NE of South Seneca Road 15th District, Baltimore County and grant such other relief as the nature of this case may require.

A. Gordon Boone, Jr.
11 W. Pennsylvania Avenue
Towson, Maryland 21204
825-5800
Attorney for Appellants

Rec'd 6/21/74

I HEREBY CERTIFY, that a copy of the aforegoing Petition was served on the Secretary of the County Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204, this 21st day of June, 1974.

A. Gordon Boone, Jr.

I, ..., Secretary of the County Board of Appeals for Baltimore County, do hereby acknowledge receipt of a copy of the aforegoing Petition for and on behalf of the County Board of Appeals for Baltimore County.

6/21/74

Secretary
County Board of Appeals
for Baltimore County

Rec'd 6/21/74
3 copies
(Check Rec'd)

MAR 0 6 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts

the above Variance should be NOT GRANTED

It is ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of September, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

"that it was arbitrary, unreasonable or capricious. Eastman v. Montgomery County Council, supra; Annesland, Inc. v. Lucas, supra; Bosley v. Hospital for Consumptives, supra; Mayor & City Council of Balto. v. Sapern, 230 Md. 291, 186 A.2d 884 (1962)."

The questions before the Court at this time are: (1) was there ample legally sufficient evidence to make the issue before the Board "fairly debatable," and if so; (2) has the Appellant shown that the Board's determination was arbitrary, unreasonable or capricious.

This Court realizes that it has no authority to substitute its judgment for that of the zoning authority but is limited to the above determinations.

A review of the transcript reveals to this Court that the evidence presented before the Board was sufficient to make the issue "fairly debatable." The Petitioner, having filed this appeal has the burden of proving to this Court that the Board's action was arbitrary, capricious or unreasonable. It is this Court's opinion that the Petitioner has failed to establish that the Board abused the discretion vested in it by law.

For the above reasons, the opinion of the County Board of Appeals of Baltimore County is hereby AFFIRMED this 4th day of September, 1974, and the Petitioner's appeal is hereby DENIED.

H. EMIL MacDANIEL
JUDGE

Copy to:
A. Gordon Boone, Esq.
Mr. Joseph Kashen
County Board of Appeals
Richard D. Byrd, Assistant County Solicitor

- 4 -

PETITION FOR VARIANCE from Section 400.1 of the Baltimore County Zoning Regulations SE/S of New Section Road 505.55 NE of South Seneca Road 15th District	*	IN THE CIRCUIT COURT FOR BALTIMORE COUNTY
WILLIAM T. TOMLINSON Petitioner	*	MISC. CASE: 5321 DOCKET : 9 FOLIO : 438

****

MEMORANDUM OPINION

This matter involves an appeal from the County Board of Appeals of Baltimore County, which by its Order dated May 14, 1974, denied to Mr. William T. Tomlinson a requested variance from Section 400.1 of the Baltimore County Zoning Regulations to permit an accessory building in the front yard instead of the required rear yard. The property involved is located on the southeast side of New Section Road 505.55 feet northeast of South Seneca Road in the 15th Election District of Baltimore County, also known as 650 New Section Road.

The appeal was filed with this Court on June 11, 1974. A hearing was held by the Court on August 21, 1974 at which time counsel for Appellant presented argument. Appellant's counsel has submitted a memorandum of fact and law which has been reviewed by the Court. Having reviewed the transcript, memorandum and the law, the Court is now in a position to make its decision.

The petition was filed pursuant to Section 307 of the Zoning Regulations which states in part:

> "Sec. 307 Variances
> The Zoning Commissioner of Baltimore County and the County Board of Appeals upon appeal, shall have and they are hereby given the power

Rec'd 9-20-74 11:30 AM

"to grant variances from height and area regulations, from off-street parking regulations and from sign regulations, only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare." (Emphasis added.)

The Board found that the testimony presented by the Petitioner was "void of proof of practical difficulty and/or unreasonable hardship." The Board went on to state, "All of the evidence that might tend to prove any such difficulty and/or hardship is the result of overt actions by the Petitioner contrary to existing regulations." This finding was based principally on the testimony of Mr. William Tomlinson, the Petitioner. The facts are as follows:

Mr. Tomlinson began construction of the subject building sometime during the early part of 1971; he intended to use it as a dwelling. He had begun construction without applying for or obtaining a building permit. Upon a complaint by the Bowleys Quarters Improvement Association on April 6, 1971, and after an investigation by the Buildings Engineer's Office of Baltimore County, Mr. Tomlinson was notified on April 7, 1971 to halt immediately any further construction. Mr. Tomlinson was cited for a violation and subsequently fined the sum of Six Hundred ($600.00) Dollars by the District Court of Maryland.

This property was the subject of an earlier variance

- 2 -

petition for a dwelling (Case No. 72-246-A) which resulted in the granting by the Zoning Commissioner on April 25, 1972, of two side yard setbacks for the subject building for use as a dwelling. A later site visit by the Buildings Engineer representative indicated that Mr. Tomlinson had apparently not intended to complete his plan to erect a dwelling as there had been no attempt to provide necessary sewage or water hook-ups, which are mandatory for such a structure. This matter was brought to Mr. Tomlinson's attention, whereupon he subsequently requested another variance to permit this building to remain as an accessory building in the front of his property. The second requested variance, having been denied by the Zoning Commissioner and the County Board of Appeals, is now the subject of this appeal.

The Court must look at all of the facts and circumstances of a zoning appeal in light of the principles set forth in Maldeman v. Board of County Commissioners of Howard County, 253 Md. 298 (1969), where the Court, concerning the scope of review, said:

> "We have often repeated the principles here applicable: courts have no power to rezone and may not substitute their judgment for that of the expertise of the zoning authority. Eirkman v. Montgomery County Council, 251 Md. 273, 247 A.2d 255 (1968); Bosley v. Hospital for Consumptives, 244 Md. 197, 223 A.2d 346 (1967); Board of County Comm'rs for Prince George's County v. Carr, 242 Md. 315, 218 A.2d 923 (1966). It has long been settled that the zoning authority's determination is correct if there were such legally sufficient evidence as would make the question fairly debatable. Ark Redi-Mix Concrete Corp. v. Smith, 245 Md. 1, 248 A.2d 225 (1968); Mayor and City Council of Greenbelt v. Bd. of County Comm'rs for Prince George's County, 247 Md. 470, 232 A.2d 140 (1967); Annesland, Inc. v. Lucas, 247 Md. 412, 233 A.2d 757 (1967). Further, the one who attacks the determination made by the authority must show

- 3 -

Petition for Variance SE/S of New Section Road 505.55' NE of South Seneca Road- 15th District William T. Tomlinson Petitioner NO. 74-24-A (Item NO. 245)	*	Baltimore County Office of PLANNING & ZONING

****

APPEAL TO THE COUNTY BOARD OF APPEALS

Now comes the Petitioner, William T. Tomlinson, by his Attorney, A. Gordon Boone, Jr. and requests an Appeal from the decision of the Zoning Commissioner of Nov. 5, 1973 in the above captioned case, to the County Board of Appeals.

William T. Tomlinson
Petitioner

A. Gordon Boone, Jr.
11 W. Pennsylvania Avenue
Towson, Maryland 21204
Va 4-5696

ZONING DEPARTMENT

November 5, 1973

A. Gordon Boone, Jr., Esquire
11 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/S of New Section Road, 505.55' NE of South Seneca Road - 15th District
William T. Tomlinson - Petitioner
NO. 74-24-A (Item No. 245)

Dear Mr. Boone:

I have this date passed my Order in the above captioned matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/erl

Attachments

cc: Mr. Joseph Kashen
650 New Section Road
Baltimore, Maryland 21220

MAR 0 6 1975

PETITION FOR VARIANCE from Section 400.1 of the Baltimore County Zoning Regulations SE/S of New Section 505.55 NE of South Seneca Road 15th District	*	IN THE CIRCUIT COURT FOR BALTIMORE COUNTY MISC. CASE: 5321 DOCKET : 9 FOLIO : 438
WILLIAM T. TOMLINSON Petitioner	*	

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MEMORANDUM OPINION

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This property was the subject of an earlier variance petition for a dwelling (Case No. 72-245-A) which resulted in the granting by the Zoning Commissioner on April 25, 1972, of two side yard setbacks for the subject building for use as a dwelling. A later site visit by the Buildings Engineer representative indicated that Mr. Tomlinson had apparently not intended to complete his plan to erect a dwelling as there had been no attempt to provide necessary sewage or water hook-ups, which are mandatory for such a structure. This matter was brought to Mr. Tomlinson's attention, whereupon he subsequently requested another variance to permit this building to remain as an accessory building in the front of his property. The second requested variance, having been denied by the Zoning Commissioner and the County Board of Appeals, is now the subject of this appeal.

The Court must look at all of the facts and circumstances of a zoning appeal in light of the principles set forth in Baldemen v. Board of County Commissioners of Howard County, 253 Md. 298 (1969), where the Court, concerning the scope of review, said:

> "We have often repeated the principles here applicable: courts have no power to reason and may not substitute their judgment for that of the expertise of the zoning authority. Kirkman v. Montgomery County Council, 251 Md. 273, 247 A.2d 255 (1968); Bowley v. Hospital for Consumptives, 246 Md. 197, 227 A.2d 746 (1967); Board of County Comm'rs for Prince George's County v. Fair, 242 Md. 315, 218 A.2d 923 (1966). It has long been settled that the zoning authority's determination is correct if there were such legally sufficient evidence as would make the question fairly debatable. Ark Redi-Mix Concrete Corp. v. Smith, 251 Md. 1, 246 A.2d 220 (1968); Mayor and City Council of Greenbelt v. Bd. of County Comm'rs for Prince George's County, 247 Md. 670, 234 A.2d 740 (1967); Annapolane, Inc. v. Lomas, 247 Md. 613, 233 A.2d 757 (1967). Further, the one who attacks the determination made by the authority must show

> "that it was arbitrary, unreasonable or capricious. Kirkman v. Montgomery County Council, supra; Annapolane, Inc. v. Lomas, supra; Bowley v. Hospital for Consumptives, supra; Mayor & City Council of Balto. v. Supero, 230 Md. 291, 186 A.2d 604 (1962)."

The questions before the Court at this time are: (1) was there ample legally sufficient evidence to make the issue before the Board "fairly debatable," and if so; (2) has the Appellant shown that the Board's determination was arbitrary, unreasonable or capricious.

This Court realizes that it has no authority to substitute its judgment for that of the zoning authority but is limited to the above determinations.

A review of the transcript reveals to this Court that the evidence presented before the Board was sufficient to make the issue "fairly debatable." The Petitioner having filed this appeal has the burden of proving to this Court that the Board's action was arbitrary, capricious or unreasonable. It is this Court's opinion that the Petitioner has failed to establish that the Board abused the discretion vested in it by law.

For the above reasons, the opinion of the County Board of Appeals of Baltimore County is hereby AFFIRMED this 6 day of September, 1974, and the Petitioner's appeal is hereby DENIED.

H. Kemp MacDaniel
JUDGE

Copy to:
A. Gordon Boone, Esq.
Mr. Joseph Kirchen
County Board of Appeals
Richard D. Byrd, Assistant County Solicitor

PROTESTANT'S EXHIBIT 4-1

PROTESTANT'S EXHIBIT A-2

BUILDINGS ENGINEER'S OFFICE
CITY OFFICE BUILDING
[illegible] W. CHESAPEAKE AVE.
BALTIMORE, MARYLAND 21204

COMPLAINANT'S NAME [illegible]
[illegible] Road
[illegible], Maryland 21220

DISTRICT 15
DATE April 8, 1971
PHONE
FILE NO. B-71-457-A-5

NATURE OF COMPLAINT Mr. Wood, was advised letter from complainant.

DEFENDANT'S NAME PHONE
ADDRESS 650 New Section Road
RECEIVED BY R. Gallison PHONE LETTER X PERSON

The above complaint has been received and is being investigated. If the field inspection discloses a violation of the Baltimore County Building Code, necessary action will be taken.

Buildings Engineer

Mr. Stanley Wood - Area Supervisor
494-3957

This job was stopped by Mr. Wood on the day the telephone call was received on April 7, 1971.

Complain.rts
Copy

Form 058

PROTESTANT'S EXHIBIT A-3

Baltimore County, Maryland
DEPARTMENT OF PERMITS AND LICENSES
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204
ELECTRICAL INSPECTION DIVISION

George A. Kistler
Assistant Director
Charles E. Wheeler
Buildings Engineer

DISTRICT 15
DATE [illegible]
PHONE
FILE NO.

[illegible]

RECEIVED BY [illegible] PHONE LETTER X PERSON

The above complaint has been received and is being investigated. If the field inspection discloses a violation of the Baltimore County Electrical Code, necessary action will be taken.

Inspector

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. S. Eric DiNenna, Zoning Commissioner Date July 18, 1973

FROM William E. Fromm, Director
OFFICE OF PLANNING AND ZONING

SUBJECT Petition #74-254-A. Southeast side of New Section Road 505.55 feet Northeast of Seneca Road.
Petition for Variance for a Rear Yard.
Petitioner - William T. Tomlinson

15th District

HEARING: Monday, July 30, 1973 (10:00 A.M.)

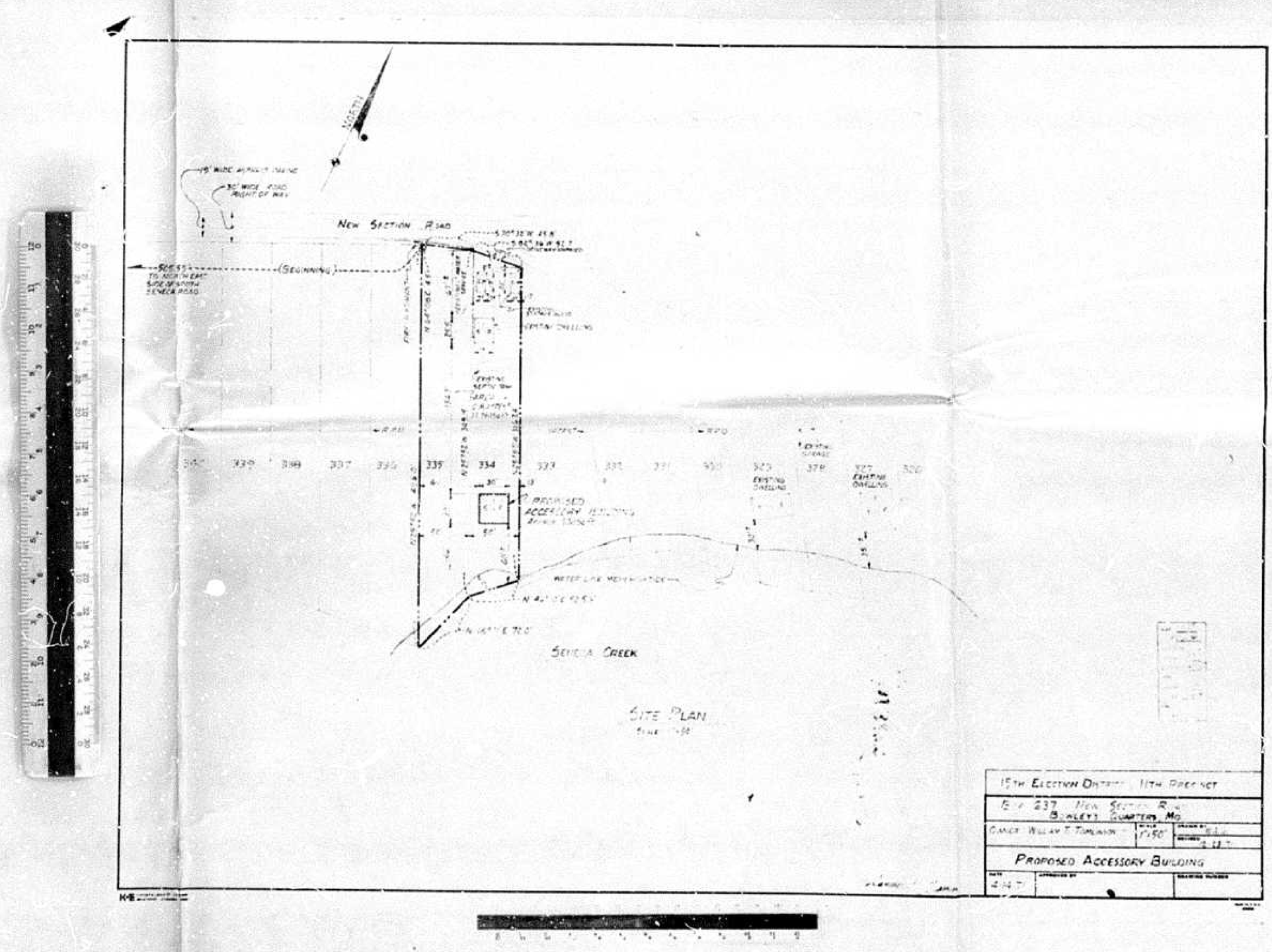
The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William E. Fromm, Director

WEF:REE:rw

JUL 23 '73 PM

MAR 8 1975



MAR 8 1975

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in a practical difficulty and unreasonable hardship upon the Petitioner

the above Variances should be granted, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a side yard setback of ten feet (10') instead of the required fifty feet (50') and to permit a front yard setback of forty-six feet (46') instead of the required fifty feet (50') should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of April, 1972, that the herein Petition for a Variance should be and the same is GRANTED, from and after the date of this Order, to permit a side yard setback of ten feet (10') instead of the required fifty feet (50') and to permit a front yard setback of forty-six feet (46') instead of the required fifty feet (50') subject to the approval of a site plan by the Bureau of Engineering, Department of Traffic Engineering, State Roads Commission, Health Department, Fire Prevention Bureau, Public Services and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

BY

the above Variance should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ____ day of ____, 19__, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Date ____ Ext. ____

ORIGINAL

NOTICE OF

THE TIMES NEWSPAPERS

BANDALLSTOWN, MD. 21133 April 26 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
E. Eric Hansen
was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks, the first publication thereof being the 26th day of April, 1972.

☐ Catonsville Times ☐ Towson Times
☐ Dundalk Times ☐ Arbutus Times
☒ Essex Times ☐ Community Times

STROMBERG PUBLICATIONS, INC.

BY Ruth Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 6, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one successive weeks before the 6th day of April, 1972, the first publication appearing on the 6th day of April, 1972.

THE JEFFERSONIAN,

B. Frank Murphy
Manager

Cost of Advertisement, $ ____

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#72-246-A

District 15th Date of Posting April 6-72
Posted for Hearing Apr 24, 1972 10:00 a.m.
Petitioner William T. Tomlinson
Location of property S/S of New Section Rd. 525' W. of Southern Park Terrace Rd.
Location of signs Lwgs. Center of the Area rd.

Remarks:
Posted by Robert M. Hess Date of return: 4-17-72
Signature

BALTIMORE COUNTY, MARYLAND No. 1478
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 25, 1972 ACCOUNT 01-662

AMOUNT $25.00

FOR: Advertising and Posting for William T. Tomlinson
525 South Ave. Dr.
Baltimore, Md. 21225

VALIDATION OR SIGNATURE OF CASHIER

250.00 mb

BALTIMORE COUNTY, MARYLAND No. 2378
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE April 24, 1972 ACCOUNT 01-662

AMOUNT $50.00

FOR: Posting Fee
William T. Tomlinson
525 South Ave. Dr.
Baltimore, Md. 21225
Posting one sign on property
Petition #72-246-A

VALIDATION OR SIGNATURE OF CASHIER

4.85 Cm

PETITION FOR ZONING VARIANCE
FROM AREA AND HEIGHT REGULATIONS

72-246-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, William T. Tomlinson, legal owner 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 1.B01.1.B(1) to permit a sideyard setback of 10 feet instead of the required 50 feet and a front yard setback of 46 feet instead of the required 50 feet,

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

(1) Due to existing conditions.

See attached description

DATE 4-6-72

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

Contract purchaser

William T. Tomlinson
Legal Owner

Address 231 South Ave. St
Baltimore, Md. 21225

Petitioner's Attorney

Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of April, 1972, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through out Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 24th day of April, 1972, at 10:00 o'clock

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

Beginning for the same on the northwest side of New Section Road, 30 feet wide, at the distance of 395.33 feet, more and northeasterly along the northwestern right-of-way line of said Road, from the intersection of the northwest side of South Branch Road, 30 feet wide, and fronting on the northwest side of said New Section Road 395.0 feet total distance with an average depth of 309.86 feet.

Being known as Lots Nos. 334 and 335 as shown on the plat filed, "BERGER ADDITION TO PLAT NO. 2, PORTER GARDENS", recorded among the land Records of Baltimore County, Maryland in Plat Book No. 10 Folio 84, containing 4.79 acres of land, more or less.

SEAL OF MARYLAND LAND SURVEYOR

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: Mr. J. Rex Dillon, Zoning Commissioner Date: April 24, 1972
From: Leslie H. Graef, Director of Planning
Subject: Petition #72-246-A, Northwest side of New Section Road 395.33 feet northeast of South Branch Road.
Petition for Variance for Front and Side Yard.
William T. Tomlinson - Petitioner
5th District
HEARING: Monday, April 24, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

We are no objection to granting the requested variances to keep an the existing dwelling in modified to a reasonable use.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 31, 1972

Mr. William T. Tomlinson
233 South Ave Street
Baltimore, Maryland 21230

RE: Item of Hearing Variance
Location: S/S New Section Road, 395' E. of Branch Road
Petitioner: William T. Tomlinson
Zoning Hearing of February 2, 1972
5th District
Item #72

Dear Sir:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is located on the south side of New Section Road approximately 395' west of south Branch Road. The northern half of this parcel is presently improved with two small storage buildings and a small one story frame residence. In the southern half of the site, the proposed structure is nearly under roof and near completion. From its present appearance the structure does not resemble a typical dwelling and it is difficult to determine that this is the actual intended use. The property to the west is undeveloped and wooded and the property to the east is vacant. To the north and across New Section Road are existing one and two story frame dwellings. Directly to the south of the property is the Branch Creek.

BUREAU OF ENGINEERING:

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.

Highways:

New Section Road, an existing public road, is proposed to be improved in the future as a 30-foot closed type roadway cross section on a 50-foot right of way. Highway improvements are not required at this time. Highway right of way and widening of varying width is required to this property, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right of way widening as shown to red on the enclosed plan.

In the event this property is intended to be subjected to other than residential use, the entrance location will be subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a serious sediment 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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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.

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Water:

Public water service is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private on site sewerage.

Mr. William T. Tomlinson
Item #72
Page 2
March 31, 1972

HEALTH DEPARTMENT:

The Department of Health will not approve this building for living quarters prior to its permit through a soil evaluation that the soil is suitable for underground sewage disposal.

Soil percolation tests will only be conducted during the period from January 15 to May 15.

DEPT. OF TRAFFIC ENGINEERING:

No traffic problems are anticipated from the construction of a dwelling at this site.

FIRE DEPARTMENT:

The Fire Department has no comment on the proposed site.

BOARD OF EDUCATION:

No bearing on student population.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

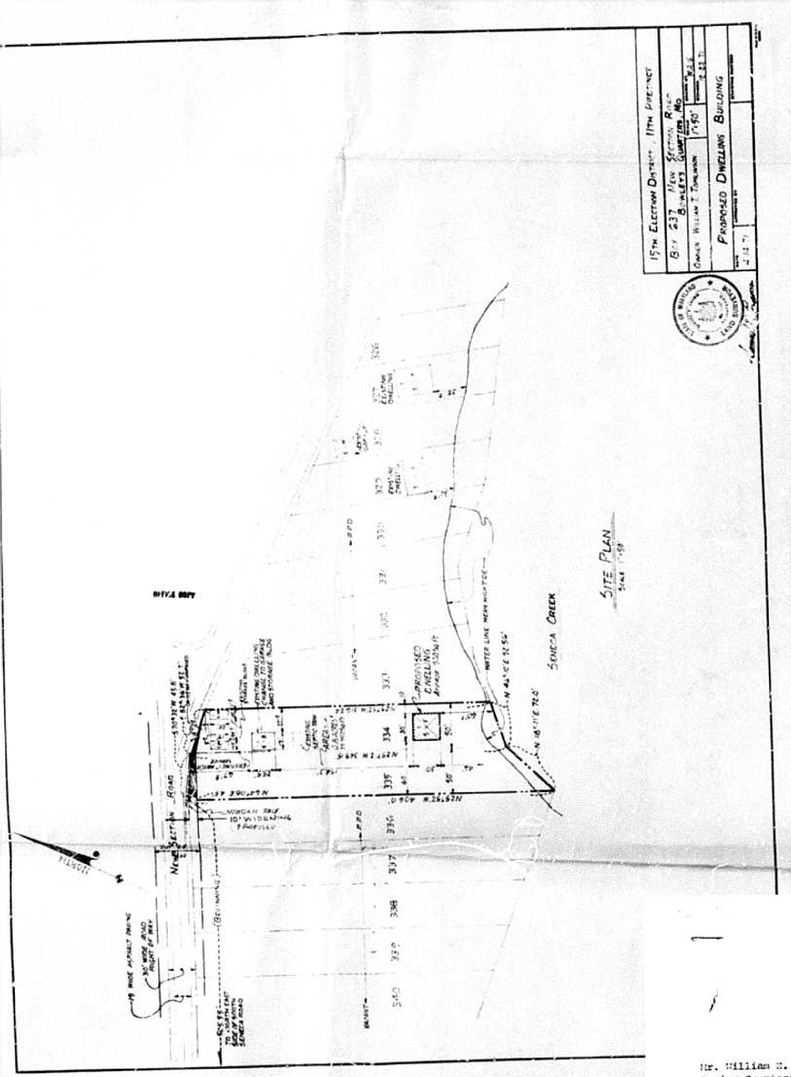
Oliver L. Myer

OLIVER L. MYER, Chairman

JED:JD
Enc.

PETITION ACCEPTED FOLLOWING ITEMS

FUNCTION	Date	Initial
Description checked and marked plotted on map		
Petition number added to outline		
Posted		
Certified by JED, JJD, FOC, etc.		
Reviewed by: ____	Revised plans: Change to outline or description ____	
Previous case: ____	Map # ____	


15TH ELECTION DISTRICT, 15TH DISTRICT
BEV 237 NEW SECTION ROAD
BALTIMORE COUNTY, MD.
SCALE: 1"=50'
PROPOSED DWELLING BUILDING
SITE PLAN
SENECA CREEK
NEW SECTION ROAD
PROPOSED DWELLING
EXISTING DWELLING
N 45°15'55" E
N 45°15'55" E
S 45°15'55" W
N 45°15'55" W
N 45°15'55" W
EXISTING DRIVEWAY
PROPOSED DRIVEWAY
EXISTING DWELLING
EXISTING GARAGE
EXISTING DRIVEWAY
PROPOSED DWELLING
WATER LINE NEW HOUSE
CENTRAL WATER LINE
SANITARY SEWER LINE
NORTHWEST CORNER
NORTHWEST CORNER
NORTHEAST CORNER
NORTHEAST CORNER
SOUTHEAST CORNER
SOUTHEAST CORNER
SOUTHWEST CORNER
SOUTHWEST CORNER
NORTHWEST CORNER
NORTHEAST CORNER
SOUTHEA

Item #117 (1971-1972)
Property Owner: William T. Tomlinson
Page 2
February 3, 1972

Storm Drains: (Cont'd)

The property to be developed is located adjacent to the water front. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential or commercial development and other special construction features are required.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite sewerage.

Ecclesworth N. Diver

ECLESWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

Attachment

cc: John A. Somers

Z-SW Key Sheet
8 NE 46 & 47 Position Sheet
NE 2 L Topo
91 Tax Map

May 17, 1983
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 205, Zoning Advisory Committee Meeting of April 5, 1983

Property Owner: Steven R. Shores

Location: S/S New Section Road District 15

Water Supply Public 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 new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s 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 # 205
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.

( ) No health hazards are anticipated.

(X) Others The proposed accessory structure will not interfere with the location of the sewage disposal system.

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

May 17, 1983
Date

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

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BUREAU OF ENVIRONMENTAL SERVICES

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( ) 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 # 205
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.

( ) No health hazards are anticipated.

(X) Others The proposed accessory structure will not interfere with the location of the sewage disposal system

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 24, 1983

Mr. Steven R. Shores
3921 New Section Road
Baltimore, Maryland 21220

RE: Petition for Variance
S/S of New Section Rd., 601.7'
NE of Seneca Rd. - 15th Election District
Steven R. Shores - Petitioner
NO. 83-283-A (Item No. 205)

Dear Mr. Shores:

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: Mr. Joseph Kashen
3920 New Section Road
Baltimore, Maryland 21220

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO William E. Hammond
Zoning Commissioner

Date May 31, 1983

FROM Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT Zoning Petition No. 83-283-A
Steven R. Shores

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

Norman E. Gerber per [illegible]
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance

LOCATION: South side of New Section Road, 601.7 ft. Northeast of Seneca Road

DATE & TIME: Tuesday, June 21, 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 an existing accessory structure to be located in the front yard in lieu of required rear yard

The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structure

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

Being the property of Steven R. Shores, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 21, 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

PETITION FOR VARIANCE

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BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Located on the south side of New Section Road, approximately 601.7' northeast of Seneca Road and being lots 334 and 335, as shown on second addition to Plat #2, Bowley's Quarters; which is recorded in land records of Baltimore County in Book 10 Page 64. Also known as 3921 New Section Road.

May 25, 1983

Mr. Steven R. Shores
3921 New Section Road
Baltimore, Maryland 21220

NOTICE OF HEARING

Re: Petition for Variance
S/S of New Section Rd., 601.7' NE of
Seneca Road
Steven R. Shores - Petitioner
Case No. 83-283-A

TIME: 9:30 A.M.

DATE: Tuesday, June 21, 1983

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

cc: Ms. Deborah Brill
3920 New Section Road
Balto., Md. 21220

Mr. Joseph Kashen
3920 New Section Road
Balto., Md. 21220

ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

No. 115069

DATE 3/25/83 ACCOUNT R-01-615-000
AMOUNT $35.00
RECEIVED FROM Steven R. Shores
FOR Sign fee for Item #205
(Cont)
Shores

B 056****3500I0 8268A

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 9, 1983

Mr. Steven R. Shores
3921 New Section Road
Baltimore, Maryland 21220

Re: Petition for Variance
S/S of New Section Rd., 601.7' NE
of Seneca Road
Case No. 83-283-A

Dear Mr. Shores:

This is to advise you that $46.30 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. 117653

DATE 6/21/83 ACCOUNT R-01-615-000
AMOUNT $46.30 (cash)
RECEIVED FROM Steven R. Shores
FOR Advertising & Posting Case #83-283-A

B 013******4630I0 8218A

VALIDATION OR SIGNATURE OF CASHIER

83-283-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 6/10/83
Posted for: Petition for Variance
Petitioner: Steven R. Shores
Location of property: S/S New Section Rd., 601.7' NE of Seneca Rd.
Location of Signs: Front of property, 40' from New Section Rd.
Remarks: Neighbors expressed disappointment with sign
Posted by: Wm. E. Hammond (Signature) Date of return: 6/10/83
Number of Signs: 1

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date	Wall Map by	Original date	Original by	Duplicate date	Duplicate by	Tracing date	Tracing by	200 Sheet date	200 Sheet by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: MBL
Revised Plans: Change in outline or description ___Yes ___No
Previous case: 83-41-A, 83-46-A
Map # _____

Petition For Variance
15th Election District
ZONING: Petition for Variance
LOCATION: South side of New Section Road, 601.7 ft. Northeast of Seneca Road
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Hearing Date: Tuesday, June 21, 1983 at 9:30 A.M.

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By Order of
WILLIAM E. HAMMOND,
Zoning Commissioner of
Baltimore County.

June 2.

The Times

Middle River, Md., June 2 19 83

This is to Certify, That the annexed

Petition

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of June, 19 83

Publisher.

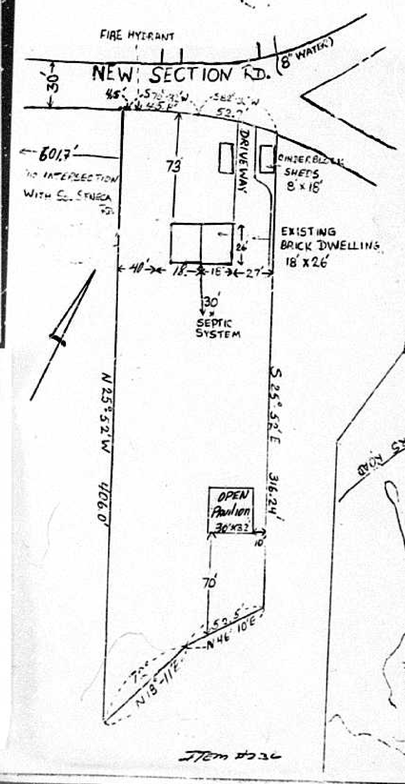
DUPLICATE
CERTIFICATE OF PUBLICATION

TOWSON, MD., June 2, 19 83

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~ ~~of one time~~ ~~successive weeks~~ before the 21st day of June, 19 83, the ~~first~~ publication appearing on the 2nd day of June 19 83.

THE JEFFERSONIAN,
D. Frank Stricker
Manager.

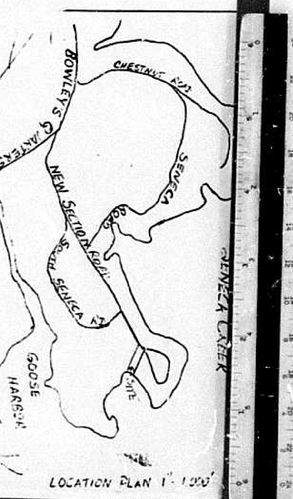
Cost of Advertisement, $ 19.25



PETITION FOR VARIANCE
400.1 To Permit an existing accessory structure to be located in front yard in lieu its required rear yard
Lot Nos. 334 & 335
Second Addition to Plat No. 2
Bowleys Quarters
Plat Book No. 10 Folio 64
15th Election District
Zoning RC 5 1" = 50'

Item #205

Item #236



LOCATION PLAN 1" = 1000'

83-283-A

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WILLIAM E. HAMMOND,
Zoning Commissioner of
Baltimore County.

June 2.

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Plat Book No. 10 Folio 64
15th Election District
Zoning RC 5 1" = 50'

OFFICE COPY

Item #205

Item #236

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