

206 PETITION FOR ZONING VARIANCE 83-284-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 413A.1 to allow two recreational vehicles to be stored on a single-family lot instead of the required one.

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

We have a trailered boat and a pop-up style camper and would like to store both in the side yard. We do not have a garage in which we could store either.

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 _____
 Zip _____
 Telephone for Petitioner: _____
 (Type or Print Name)
 Signature _____
 Address _____
 City and State _____
 Attorney's Telephone No.: _____
 Address _____
 Phone No. _____

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

ORDERED By The Zoning Commissioner of Baltimore County, this 12th 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 105, County Office Building in Towson, Baltimore County, on the 21st day of June, 1983, at 10:00 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. Donald Edgar Higgs
 9301 Hillside Avenue
 Baltimore, Maryland 21234

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 12th day of April, 1983

[Signature]
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: Donald E. Higgs, et ux
 Petitioner's Attorney: _____

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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 SE/S of Hillside Ave., 260'
 SW of Second Ave.,
 11th District : OF BALTIMORE COUNTY

DONALD E. HIGGS, et ux, : Case No. 83-284-A
 Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.

[Signature]
 Peter Max Zimmerman
 Deputy People's Counsel

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

I HEREBY CERTIFY that on this 10th day of June, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Donald E. Higgs, 9301 Hillside Avenue, Baltimore, MD 21234, Petitioners.

[Signature]
 John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
 TO: Zoning Commissioner
 Norman E. Gerber, Director
 FROM: Office of Planning and Zoning
 Zoning Petition No. 83-284-A
 SUBJECT: Donald E. Higgs, et ux
 Date: May 31, 1983

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

NEG:JGH:lc

cc: Arlene January
 Shirley Hess

[Signature]
 Norman E. Gerber
 Director of Planning and Zoning

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. & Mrs. Donald Edgar Higgs
 9301 Hillside Avenue
 Baltimore, Maryland 21234

RE: Case #83-284-A (Item No. 206)
 Petition of Donald E. Higgs, et ux
 Variance Petition

Dear Mr. & Mrs. Higgs:

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 proposal to located two recreational vehicles in the side yard eight feet to the rear of the front of the house in lieu of the permitted one such vehicle, this hearing is required.

As you are aware, the existing recreational vehicles located in the front yard at the termination of Hillside Avenue are the subjects of a zoning violation (C-83-631). In addition all junk and debris must be removed from the premises.

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,

[Signature]
 NICHOLAS B. COMMODARI
 Chairman
 Zoning Plans Advisory Committee

NBC:mch

Enclosures



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. DISTEL P.E.
 DIRECTOR

May 6, 1983

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

Re: Item #206 (1982-1983)
 Property Owner: Donald E. & Wanda G. Higgs
 S/ES Hillside Rd. 260' S/W Second Ave.
 Acres: 87.18/75.20 X 200.34/200.00
 District: 11th

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.

Highways:

Hillside and Woodland Roads, if further improved in the future as County roads, will be as 30-foot closed section roadways on minimum 40-foot rights-of-way with standard type roadway terminations at the ends thereof.

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:

As indicated on the submitted plan, a stream traverses the easterly portion of this overall site.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm.

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 #206 (1982-1983)
 Property Owner: Donald E. & Wanda G. Higgs
 Page 2
 May 6, 1983

Water and Sanitary Sewer:

There is a 6-inch public water main in Hillside Road, and 8-inch public sanitary sewerage exists in Woodland Road.

Very truly yours,

[Signature]
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EAM:FWR:ess

cc: J. Markle

N-E Key Sheet
 34 NE 18 Pos. Sheet
 NE 9 E Topo
 71 Tax Map

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

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 22ND day of June, 1983, that the herein Petition for Variance(s) to permit two recreational vehicles to be stored on a single-family lot in lieu of the required one vehicle, 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. Both recreational vehicles shall be operable and properly licensed at all times.
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: April 27, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

Item #119 - Honolulu Limited
Item #150 - James R. Peak
Item #151 - Melvin & Ruth Kabik
Item #162 - Jonathan & Teresa Marshall
Item #163 - Gilbert & Joyce Goetz
Item #164 - Edwin S. Crawford, et ux
Item #165 - The Vestry of the Church of the Good Shepherd
Item #168 - Thomas F. Early
Item #169 - Joseph E. & Sarah Catherine Poklis
Item #170 - N. Eugene & Mary Ellen Shoemaker
Item #173 - Thomas B. & Flornelle Grooms
Item #183 - Norbert L. & Regina F. Griffin
Item #186 - Metropolitan Management Co.
Item #187 - Raymond T. & Alice A. Andrews
Item #196 - Harvey F. & Carolyn W. Haggie
Item #197 - Guerdon L. French
Item #200 - Mark S. & Karen A. Bartlett
Item #201 - James P. & Jeanne F. Freeman
Item #202 - Shell Oil Company
Item #206 - Donald E. & Wanda G. Higgs
Item #211 - Thomas A. Keller, et ux
Item #215 - Ambler M. Blick, et al
Item #216 - Grant Owings, et al
Item #218 - Paul Hobbs, et ux
Item #220 - Philip E. Klein, et al
Item #221 - Leonard Stoler

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

IJF/rth

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Nicholas Commodari
TO: Zoning Department Date: April 13, 1983
FROM: Building Plans Review
Zoning Advisory Committee
SUBJECT: Meeting of April 12, 1983

Item #206 No Comments
Item #207 See Comments
Item #208 See Comments
Item #209 No Comments
Item #210 No Comments (No Plans)
Item #211 Standard Comments
Item #212 Standard Comments

Charles E. Burman
Charles E. Burman
Plans Review Chief

431

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21234

Date: April 11, 1983

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

Z.A.C. Meeting of: April 12, 1983

RE: Item No. 206, 207, 208, 209, 210, 211, 212
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

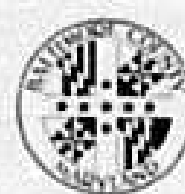
District:
No. Acres:

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 22, 1983

Mr. and Mrs. Donald Edgar Higgs
9301 Hillside Avenue
Baltimore, Maryland 21234

RE: Petition for Variance
SE/3 of Hillside Ave., 260' SW
of Second Ave. - 11th Election
District
Donald E. Higgs, et ux - Petitioners
NO. 83-284-A (Item No. 206)

Dear Mr. and Mrs. Higgs:

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. James E. Norton
9303 Carney Road
Baltimore, Maryland 21234

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

Zoning Description

Beginning at a point on south-east side of Hillside Ave., 260 feet south-west of Second Avenue, and known as lots 451 through 456 as shown on the plat of "Carney Heights" which is recorded among the land records of Baltimore County in Liber 6, Folio 158.

Also known as 9301 Hillside Avenue.

PETITION FOR VARIANCE

11th Election District

ZONING: Petition for Variance
LOCATION: Southeast side of Hillside Avenue, 260 ft. Southwest of Second Avenue
DATE & TIME: Tuesday, June 21, 1983 at 10:00 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 allow two recreational vehicles to be stored on a single family lot instead of the required one

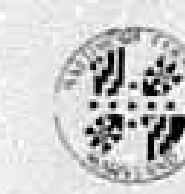
The Zoning Regulation to be excepted as follows:
Section 415A.1 & .4 - minimum number of recreational vehicles allowed to be stored on a single family lot

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

Being the property of Donald E. Higgs, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 21, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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



BALTIMORE COUNTY
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: Donald E. & Wanda G. Higgs

Location: SE/3 Hillside Road 260' S/W Second Avenue

Item No.: 206

Zoning Agenda: Meeting of April 12, 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.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

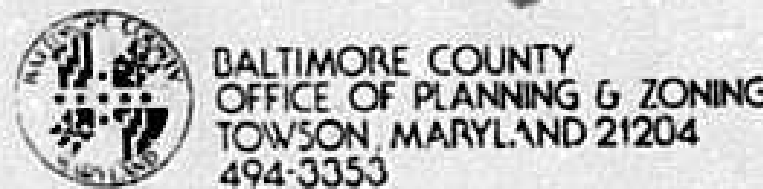
() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments for this case.

REVIEWER: *Paul H. Reincke* APPROVED: *George M. Hagan*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

6/21/83 284-A



WILLIAM E. HAMMOND
ZONING COMMISSIONER

Mr. & Mrs. Donald E. Higgs
9301 Hillside Avenue
Baltimore, Maryland 21234

June 9, 1983

Re: Petition for Variance
SE/S of Hillside Ave., 260' SW of
Second Avenue
Donald E. Higgs, et ux - Petitioners
Case No. 83-284-A

Dear Mr. & Mrs. Higgs:

This is to advise you that \$52.77 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

Mr. & Mrs. Donald E. Higgs
9301 Hillside Avenue
Baltimore, Maryland 21234

NOTICE OF HEARING

Re: Petition for Variance
SE/S of Hillside Avenue, 260 ft. SW of
Second Avenue
Donald E. Higgs, et ux - Petitioners
Case No. 83-284-A

TIME: 10:00 A.M.

DATE: Tuesday, June 21, 1983

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

TOWSON, MARYLAND

cc: Mr. James Norton
9305 Carney Road
Baltimore, Maryland 21234

May 25, 1983

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>JE</u>	Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>									
Previous case: <u>None</u>	Map # <u> </u>									

PETITION FOR VARIANCE
11th District
LOCATION: Petition for Variance
LOCATION: Southeast side of Hill-
side Avenue, 260 ft. SW of
Second Avenue.
DATE & TIME: Tuesday, June 21,
1983 at 10:00 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 allow two
recreational vehicles to be stored
on a single family lot instead of
the required one.
The Zoning Regulation to be ex-
cepted as follows:
Section 21B.1.2.4. minimum num-
ber of recreational vehicles allowed
to be stored on a single family lot.
All that parcel of land in the Eleventh
District of Baltimore County
beginning at a point on southeast
side of Hillside Ave. 260 feet south-
west of Second Avenue, and known
as lot 455 through 458 as shown
on the plat of "Carney Heights" which is
recorded among the land
records of Baltimore County in Li-
ber 4, Folio 184.
Also known as 9301 Hillside Ave.
Being the property of Donald E.
Higgs, et ux, as shown on plat
plan filed with the Zoning Depart-
ment.
Hearing Date: Tuesday, June 21,
1983 at 10:00 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
June 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 2, 1983.

THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once in each
of one (1) successive weeks before the 21st day of
June, 1983, the first publication
appearing on the 2nd day of June,
1983.

THE JEFFERSONIAN

L. Frank Slaughter
Manager

Cost of Advertisement, \$ 19.25

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11 Date of Posting: 6/6/83
Posted for: Petition for Variance
Petitioner: Donald E. Higgs, et ux
Location of property: 25 ft. Hillside Ave., 260' SW of
Second Ave.
Location of Signs: at front of property (at 9301 Hillside
Ave.); located - young, intermediate of Hillside & Second
Remarks:
Posted by: William E. Hammond Date of return: 6/10/83
Signature
Number of Signs: 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117654
DATE: 6-21-83 ACCOUNT: R-01-615-000
AMOUNT: \$52.77 (CASH)
RECEIVED FROM: Donald E. Higgs
FOR: Advertising & Posting Case #83-284-A
G 011*****52770 0218A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 115070
DATE: 6/25/83 ACCOUNT: R-01-615-000
AMOUNT: \$35.00
RECEIVED FROM: Donald Higgs
FOR: Petition for Zoning Variance
9301 Hillside Avenue
Towson, Maryland
Ida 115070*****35000 0220A
VALIDATION OR SIGNATURE OF CASHIER

Petition For Variance
ZONING: Petition for Variance
LOCATION: Southeast side of Hillside Avenue, 260 ft. SW of Second Avenue.
DATE & TIME: Tuesday, June 21, 1983 at 10:00 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 allow two recreational vehicles to be stored on a single family lot instead of the required one.
The Zoning Regulation to be excepted as follows:
Section 21B.1.2.4. minimum number of recreational vehicles allowed to be stored on a single family lot.
All that parcel of land in the Eleventh District of Baltimore County, beginning at a point on southeast side of Hillside Ave. 260 feet southwest of Second Ave., and known as lot 455 through 458 as shown on the plat of "Carney Heights" which is recorded among the land records of Baltimore County in Liber 4, Folio 184.
Also known as 9301 Hillside Ave.
Being the property of Donald E. Higgs, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, June 21, 1983 at 10:00 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

The Times
Middle River, Md., June 2, 1983
This is to Certify, That the annexed
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 2nd day of June, 1983.
Publisher.

