

Plot for Zoning Variance EBENEZER ROAD

6115 Ebenezer Rd

Scale 1"=40'

Zoned RC 2

15th Election District

Public Water Exists

PETITIONER'S EXHIBIT

Item #266

File

MAP	24
SECTION	15
DISTRICT	15
DATE	6/16
BY	A
REMARKS	

CASE # 84-46-A

84-46-A

**Petition For
Variances**

**15TH ELECTION
DISTRICT**

**ZONING: Petition For
Variances**

**LOCATION: West side
of Ebenezer Rd., 1,200 ft.
north of Bird River Rd.**

**DATE & TIME:
Wednesday, Aug. 17, 1983
at 10:00 a.m.**

**PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Chesapeake
Avenue, Towson,
Md.**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 10 ft. and a rear yard setback of 11 ft. in lieu of the required 25 ft.

The Zoning Regulation to be excepted as follows: Section 1A01.3B.3 - side and rear yard setbacks in R.C. 3 zone.

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

Beginning at a point on the west side of Ebenezer Road 1,200' north of Bird River Road and thence running north 33° 03' 52" west 67.92'; thence north 37° 30' west 51.24'; thence south 63° 15' west 214.64'; thence south 20° 03' east 24'; thence south 63° 10' west 21'; thence south 29° 03' east 54'; thence north 63° 10' east 21'; thence north 63° 10' east 200.82' to the beginning point. Also known as 6115 Ebenezer Road.

Being the property of George T. Starnes, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, Aug. 17, 1983 at 10:00 a.m.

Public Hearing: Room 106, County Office Bldg., 111 W. Chesapeake Ave., Towson, Md.

By Order Of
Arnold Iahlen
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md.,

July 28 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 *28th* day of

July, 19 *83*
Arnold Iahlen Publisher.

PETITION FOR ZONING VARIANCE 84-46-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 1401.31.1, Item 1, a sidewalk setback of 10' and rear yard setback of 17' in lieu of the required 15'.

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

I have no basement for storage. The first section of my garage will be for storage. The second section for my cars. If this house had a basement, it would be 30' x 30'.

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)

Legal Owner(s): George T. STARNES
(Type or Print Name)

Signature: George T. Starnes

Address: _____
(Type or Print Name)

City and State: _____

Signature: _____

Address: 6115 Ebenezer Rd. 335-3359
(Type or Print Name) Address Phone No.

Signature: White Marsh, Md. 21162
(Type or Print Name) City and State

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

City and State: _____ Name _____

Attorney for Petitioner: _____
(Type or Print Name)

Address: _____
City and State: _____

Attorney's Telephone No.: _____
Address Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of June 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 17th day of August 1983, at 10:00 o'clock A.M.

Carl Jahn
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. George T. Starnes
6115 Ebenezer Road
White Marsh, Md. 21162

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 14th day of June, 1983.

ARNOLD JABLON
Zoning Commissioner

Petitioner George T. Starnes, et ux
Petitioner's Attorney

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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S Ebenezer Rd., 1,200' N of : OF BALTIMORE COUNTY
Bird River Rd., 15th District :
GEORGE T. STARNES, et ux, : Case No. 84-46-A
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman John W. Hession, III
Peter Max Zimmerman John W. Hession, III
Deputy People's Counsel People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 26th day of July, 1983, a copy of the foregoing

Order was mailed to Mr. and Mrs. George T. Starnes, 6115 Ebenezer Road, White Marsh, MD 21162, Petitioners.

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

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204 2566
494 4500

PAUL H. RENCKE
CHIEF

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

September 15, 1983

Attention: Wick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: George T. and Diana L. Starnes

Location: W/S Ebenezer Road 1200' N. Bird River Road

Item No.: 266

Zoning Agenda: Meeting of June 14, 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.
- 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 comment, at this time.

REVIEWER: Carl Jahn John W. Hession, III George M. Hammond
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/ml/cm
8/17/84-46

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
Zoning Commissioner Date: July 29, 1983
TO: _____
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: _____
Zoning Petition #84-46-A
George T. Starnes, et ux
SUBJECT: _____

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

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

NEG:JGR:sl

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1983

COUNTY OFFICE - LDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. George T. Starnes
6115 Ebenezer Road
White Marsh, Maryland 21162

cc: _____
Nicholas B. Commodari
Chairman

RE: Item No. 266 - Case No. 84-46-A
Petitioner - George T. Starnes, et ux
Variance Petition

Dear Mr. & Mrs. Starnes:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
DIRECTOR

July 22, 1983

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

RE: Item #266 (1982-1983)
Property Owner: George T. & Diana L. Starnes
W/S Ebenezer Road 1,200' N. Bird River Road
Acres: 109.16/129.00 X 226.32/214.64
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:

Ebenezer Road, an existing public road, formerly State Highway Md. 149, is proposed to be further improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

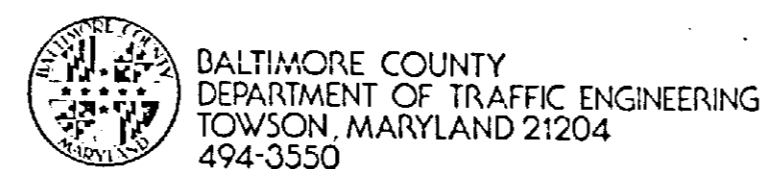
This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 266 (1982-1983).

Very truly yours,
Robert A. Horton
ROBERT A. HORTON, P.E., Chief
Bureau of Public Services

RAM:EM:HWR:ss

M-GE Key Sheet
27 NE 39 Pos. Sheet
NE 7 J Topo
83 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/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 Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit



STEPHEN E. COLLINS
DIRECTOR

July 28, 1983

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

Item No. 258, 260, 261, 262, 263, 264, 265, 266, and 268. ZAC of June 14, 1983
Location:
Existing Zoning:
Proposed Zoning:

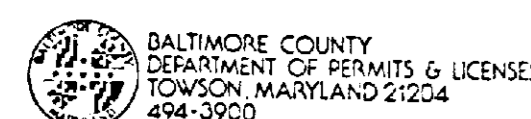
Acre:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 258, 260, 261, 262, 263, 264, 265, 266, and 268.

Michael S. Flanigan
Traffic Engineer Assoc. II

MSP/ccm



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

June 21, 1983

Dear Mr. Hammond

Comments on Item # 266 Zoning Advisory Committee Meeting June 14, 1983 are as follows:

Property Owners: George T. & Diana L. Starnes
Location: W/S Ebenezer Road 1200' N. Bird River Road
Proposed Variance: To permit a side yard setback of 10' in lieu of the required 35' and a rear yard setback of 11' in lieu of the required 35'.
Acre: 109.16/129.00 x 226.32/214.64
District: 15th

The items checked below are applicable:

- All structure shall conform to the Baltimore County Building Code 1981/ Council Bill No. 228 and all amendments thereto and other applicable codes.
- A building and other miscellaneous permits shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- An exterior wall erected within 5'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot line. A firewall is required if construction is on the lot line. See Table 1101, line 2, Section 1107 and Table 1102.
- Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- Before this office can comment on the above structure, please have the owner, thru the services of a Registered Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction classification of Table 101.
- Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit.
If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 211 West Chesapeake Ave., 21204.

Very truly yours,
Mark E. Dunham
Chief
Plans Review

CP:177
FORM CI-62

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent
Towson, Maryland - 21204

Date: June 13, 1983

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

Z.A.C. Meeting of: June 14, 1983

RE: Item No: 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no effect on student population.

Very truly yours,
Mr. Nick Petrovich
Department of Planning

MWP/bp

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 266, Zoning Advisory Committee Meeting of June 14, 1983

Property Owner: George T. & Diana L. Starnes

Location: W/S Ebenezer Road District 15th

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)

IN RE: PETITION ZONING VARIANCES : BEFORE THE
W/S OF Ebenezer Road, 1,200' : ZONING COMMISSIONER
N of Bird River Road - 15th :
Election District : OF BALTIMORE COUNTY
George T. Starnes, et ux, : Case No. 84-46-A
Petitioners :
::: :::

FINDING OF FACTS AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of 10 feet instead of the required 35 feet and a variance to permit a rear yard setback of 11 feet instead of the required 35 feet. The purpose of their request is to enable the Petitioners to build an enclosed addition to the side of their home. The Petitioners George T. and Diana Lee Starnes appeared. There were no protestants.

Testimony indicated, and was uncontested, that the placement of the proposed addition in the particular area as described on the site plan, introduced as Petitioners' Exhibit 1, was mandated by the particular location of the home and the already existing attached garage. The Petitioners testified that the addition could not be located elsewhere on the property due to the configuration of the house and topography of the property.

Petitioners seek relief from Section 1A01.3.B.3., Baltimore County Zoning Regulations (BCZR), pursuant to Section 307, BCZR.
It is clear from the testimony that if the variances were to be granted, such use proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements

ORDER RECEIVED FOR FILING

DATE August 19, 1983
BY Mark E. Dunham (Chief)
Planners Review

July 8, 1983
Date

Zoning Item # 266
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.
- Other: This property is served by public water and a private septic system which appears to be functioning properly. The Baltimore County Plumbing Inspection Division has been notified of recent repairs made by the owner to the line to the septic tank. This line extends under the present foundation for the proposed addition, which will not interfere with the septic tank or absorption system.

Jan J. Forester, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

The Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1983, that the Petition for Variances to permit a side yard setback of 10 feet and a rear yard setback of 11 feet instead of the required 35 feet for each for the sole and express purpose of building an enclosed addition to their residence be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of their Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Mark E. Dunham
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE August 19, 1983
BY Mark E. Dunham (Chief)
Planners Review

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
LOCATION: West side of Ebenezer Road, 1,200 ft. North of Bird River Road
DATE & TIME: Wednesday, August 17, 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:

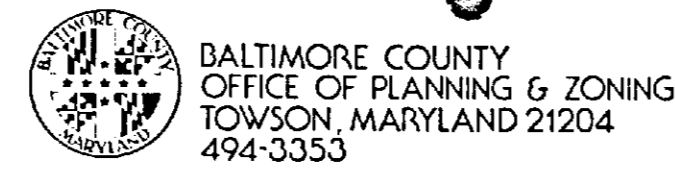
Petition for Variances to permit a side yard setback of 10 ft. and a rear yard setback of 11 ft. in lieu of the required 35 ft.

The Zoning Regulation to be excepted as follows: Section 1A01.3B.3 - side and rear yard setbacks in R. C. 2 zone
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of George T. Starnes, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 17, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



ARNOLD JABLON
ZONING COMMISSIONER

August 19, 1983

Mr. & Mrs. George T. Starnes
6115 Ebenezer Road
White Marsh, Maryland 21162

IN RE: PETITION ZONING VARIANCES
W/S of Ebenezer Road, 1,200' N of
Bird River Road - 15th Election
District
George T. Starnes, et ux,
Petitioners
Case No. 84-46-A

Dear Mr. & Mrs. Starnes:

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

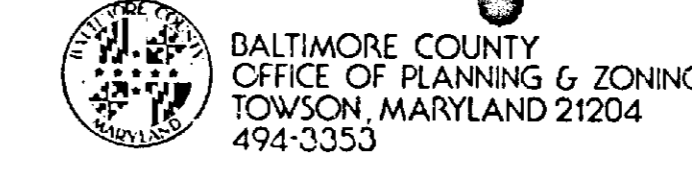
Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/srl

Attachments

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



ARNOLD JABLON
ZONING COMMISSIONER

August 4, 1983

Mr. & Mrs. George T. Starnes
6115 Ebenezer Road
White Marsh, Maryland 21162

Re: Petition for Variance
W/S Ebenezer Rd., 1,200' N of
Bird River Road
Case No. 84-46-A

Dear Mr. & Mrs. Starnes:

This is to advise you that \$55.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 119467

DATE: 8/12/83 ACCOUNT: R-01-615-000

AMOUNT: \$55.75

RECEIVED FROM: Diana L. Starnes
FOR: Advertising & Posting Case #84-46-A

6 033*****557610 8122A

VALIDATION OF SIGNATURE OF CASHIER

July 19, 1983

Mr. & Mrs. George T. Starnes
6115 Ebenezer Road
White Marsh, Maryland 21162

NOTICE OF HEARING
Re: Petition for Variances
W/S Ebenezer Rd., 1,200' N of
Bird River Road
Case No. 84-46-A

TIME: 10:00 A.M.

DATE: Wednesday, August 17, 1983

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

TOWSON, MARYLAND

PETITION FOR VARIANCE
15th Election District
ZONING: Petition for Variance
LOCATION: West side of Ebenezer
Road, 1,200 ft. North of Bird River
Road
DATE & TIME: Wednesday, August
17, 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 Variances to permit a
side yard setback of 10 ft. and a
rear yard setback of 11 ft. in lieu of
the required 35 ft.
The Zoning Regulation to be
excepted as follows:
Section 1A01.3B.3 - side and rear
yard setbacks in R. C. 2 zone
All that parcel of land in the
Fifteenth District of Baltimore
County
Beginning at a point on the West
side of Ebenezer Road 1,200' North
of Bird River Road and thence
running North 33° 03' 52" West 57.92';
thence North 37° 30' West 51.24';
thence South 63° 10' West 21';
thence South 29° 03' East 84';
thence North 53° 10' East 21';
thence North 63° 10' East 226.32'
to the beginning point.
Also known as 6115 Ebenezer
Road.
Being the property of George T.
Starnes, et ux, as shown on plat
plan filed with the Zoning
Department.
Hearing Date: Wednesday, August
17, 1983 at 10:00 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland
BY ORDER OF
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
July 19,

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 28, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 28th day of August, 1983, the first publication appearing on the 28th day of July 19, 1983.

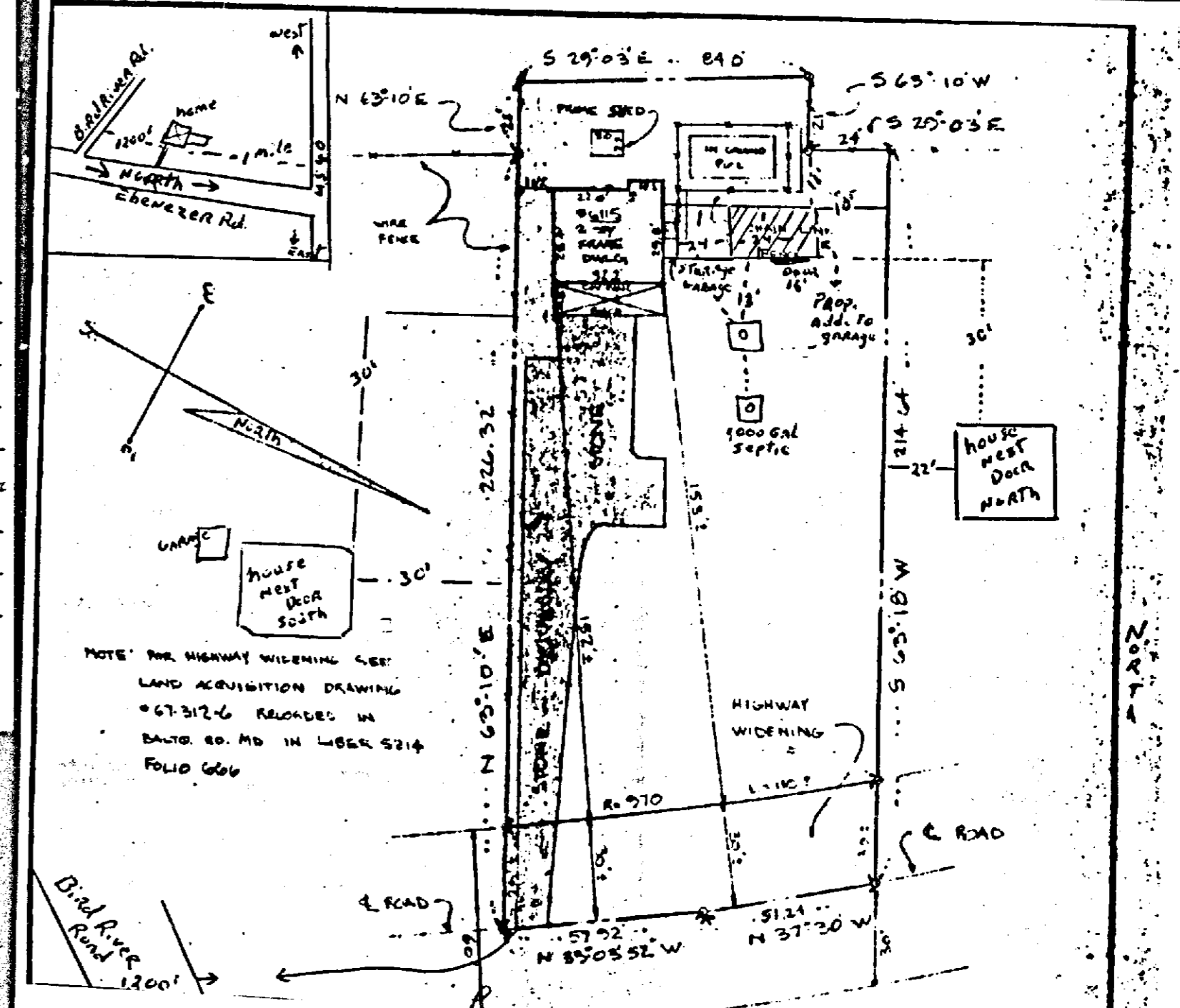
THE JEFFERSONIAN
L. Frank Switzer
Manager

Cost of Advertisement, \$ 21.00

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 7/20/83
Posted for: Petition for Variance
Petitioner: George T. Starnes et ux
Location of property: W/S Ebenezer Rd. 1,200' N of Bird River Rd.
Location of Signs: Front of property at 6115 Ebenezer Rd.
Remarks:
Posted by: Arnold Jablon Signature Date of return: 8/3/83
Number of Signs: 1



Plat for Zoning Variance EBENEZER ROAD
6115 Ebenezer Rd
Scale 1"=40'
Zoned RC 2
15th Election District
Public Water Exits
From #206

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117969
DATE: 8/6/83 ACCOUNT: H-11-115-100
AMOUNT: \$55.75
RECEIVED FROM: Diana L. Starnes
FOR: Advertising & Posting Case #84-46-A
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VALIDATION OF SIGNATURE OF CASHIER