

**PETITION FOR ZONING VARIANCE** 84-47-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 1901.2.C.6 ( V.B.5.A) to permit side yard setbacks of 10' and 15' in lieu of the required 35' for a window to tract boundary.

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

To permit future owners of lots #1 and #3 to build houses of their choice in the approximate center of each lot. The present zoning of 35 feet window to tract boundary would not permit this.

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 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): \_\_\_\_\_  
(Type or Print Name)  
Henry H. Atkins, Jr.

Signature: *Henry H. Atkins, Jr.*

Signature: \_\_\_\_\_  
(Type or Print Name)  
Dorothy M. Atkins

Signature: *Dorothy M. Atkins*

Address for Petitioner: \_\_\_\_\_  
4816 King Ave. 661-8788  
Address Phone No.

City and State: \_\_\_\_\_  
Baltimore, Md. 21236

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
Henry H. Atkins, Jr.  
City and State: \_\_\_\_\_  
Address: \_\_\_\_\_  
4816 King Ave 661 8788  
Address Phone No.

Attorney's Telephone No.: \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of August, 1983, at 9:30 o'clock A.M.

*Call John*  
Zoning Commissioner of Baltimore County.

(over)

Mr. & Mrs. Henry H. Atkins, Jr.  
4816 King Avenue  
Baltimore, Md. 21236

Shenk Corp.  
43 East Lee Street  
Belair, Md. 21014

**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 22nd day of June, 1983.

ARNOLD PABLON  
Zoning Commissioner

Petitioner Henry H. Atkins, Jr., received by *Nicholas B. Commodari*  
Petitioner's Attorney \_\_\_\_\_  
Nicholas B. Commodari  
Chairman, Zoning Plans Advisory Committee

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
N/S of King Ave., 190' E of the  
Centerline of Hilltop Ave.,  
14th District : OF BALTIMORE COUNTY

HENRY H. ATKINS, JR., : Case No. 84-47-A  
et ux, Petitioners

**ORDER TO ENTER APPEARANCE**

Mr. Commissioners:

Pursuant to the authority contained in Section 524, I 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*  
Peter Max Zimmerman  
Deputy People's Counsel

*John W. Hession, III*  
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 26th day of July, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Henry H. Atkins, Jr., 4816 King Avenue, Baltimore, MD 21236, Petitioners.

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

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

M-SW Key Sheet  
21 & 25 NE 24 & 25 Pos. Sheets  
NE 6 & 7 G & 6-F Topo  
82 Tax Maps

HARRY J. PISTEL P. E.  
DIRECTOR

July 28, 1983

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

RE: Item #273 (1982-1983)  
Property Owner: Henry H. & Dorothy M. Atkins, Jr.  
N/S King Avenue 180' E. from centerline Hilltop  
Avenue  
A.Ares: 2.83 District: 14th

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:**

King Avenue, an existing public road, is proposed to be further improved in the future as a 50-foot closed section roadway on a 70-foot right-of-way.

**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.

**Water and Sanitary Sewer:**

There is an 8-inch public water main and 6-inch public sanitary sewerage in King Avenue.

Very truly yours,  
*Robert A. Merton, P.E.*  
ROBERT A. MERTON, P.E., Chief  
Bureau of Public Services

RAM:EM:FWR:ss

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

August 4, 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. Henry H. Atkins, Jr.  
4816 King Avenue  
Baltimore, Maryland 21236

RE: Item No. 273 - Case No. 84-47-A  
Petitioner - Henry H. Atkins, Jr. et ux  
Variance Petition

Dear Mr. & Mrs. Atkins:

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 filling certificate and a hearing scheduled accordingly.

Very truly yours,

*Nicholas B. Commodari, Inc.*  
NICHOLAS B. COMMODARI  
Chairman, Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: The Shenk Corp.  
43 East Lee Street  
Belair, Md. 21014

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

William E. Hammond,  
Zoning Commissioner Date: July 29, 1983

Norman E. Gerber, Director  
Office of Planning and Zoning

FROM: \_\_\_\_\_

SUBJECT: Zoning Petition #84-47-A  
Henry H. Atkins, et ux

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

*Norman E. Gerber per Howell*  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JCH:sl

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

STEPHEN E. COLLINS  
DIRECTOR

July 28, 1983

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

Item No. 269, 270, 272, (273) and 274  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 269, 270, 272, 273, and 274.

*Michael S. Flanigan*  
Michael S. Flanigan  
Traffic Engineer Assoc. II

MSF/ccm

ORDER RECEIVED FOR FILING  
DATE August 18, 1983  
BY Mary Compagno  
ADMINISTRATIVE SERVICES

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 be granted.

*William E. Hammond*  
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

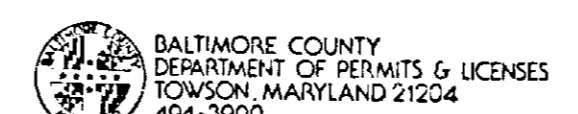
William E. Hammond, Zoning Commissioner  
TO: Office of Planning and Zoning Date: July 20, 1983  
FROM: Ian J. Forrest  
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items, and does not anticipate any health hazards at this time.

- Item #269 - Worcester Manufacturing Co.
- Item #270 - Eugene J. & Mary T. Keary
- Item #272 - Joseph & Theresa Yach
- Item #273 - Henry H. & Dorothy M. Atkins, Jr.

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

LJF/tth



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

July 25, 1983

Dear Mr. Hammond  
Comments on Item # 273 Zoning Advisory Committee Meeting June 21, 1983 are as follows:  
Property Owners: Henry H. & Dorothy M. Atkins, Jr.  
Location: N.S. King Ave. 180' E. from centerline Hilltop Ave.  
Building Section: J.1.1.5  
Proposed Zoning/Variance to permit a setback of 15' (Lot #1) and 0' (Lot #3) in lieu of the required 35' window to tract boundary.

- Areas: 2.83 Acres; 14.1 Acres
- The items checked below are applicable:  
1. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 (Amended-1982-04-06-08-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100) and other applicable Codes.
- 2. A building and other miscellaneous permits shall be required before beginning construction.
- 3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required.
- 4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal is/are required to file a permit application.
- 5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewell is required if construction is on the lot line, see Table 101, line 2, Section 107 and Table 102.
- 6. Requested variance conflicts with the Baltimore County Building Code, Section/s
- 7. 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.
- 8. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed, comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- 9. 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 my permit.  
If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,  
Charles E. Burnham, Chief  
Plan Review

CEB:bjj  
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent  
Towson, Maryland - 21204  
Date: June 20, 1983

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

Z.A.C. Meeting of: June 21, 1983

RE: Item No: 269, 270, 271, 272, (273) 274  
Property Owner:  
Location:  
Present Zoning:  
Proposed Zoning:

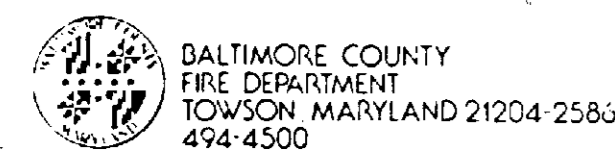
District:  
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

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

NWP/bp



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

PAUL H. RENCKE  
CHIEF

September 15, 1983  
Mr. William Hammond  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Attention: Nick Condonari, Chairman  
Zoning Plans Advisory Committee  
RE: Property Owner: Henry H. and Dorothy M. Atkins, Jr.  
Location: N/S King Avenue 180' E. from centerline Hilltop Avenue  
Item No.: 273 Zoning Agenda: Meeting of June 21, 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 comment, at this time.

REVIEWER: *William E. Hammond*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JW/b/c  
8/16/83  
84-47-A

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

RE: Case No. 84-47A  
Building Permit Application No.  
Election District 14

Dear Mr. Hammond:

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

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

Very truly yours,  
*Henry H. & Dorothy M. Atkins, Jr.*  
Watts SS  
Aug 16, 1983

WEH:bec

8/9/83

PETITION FOR VARIANCES

14th Election District

ZONING: Petition for Variances  
LOCATION: North side of King Avenue, 180 ft. East of the centerline of Hilltop Avenue  
DATE & TIME: Tuesday, August 16, 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 Variances to permit side yard setbacks of 10 ft. and 15 ft. in lieu of the required 35 ft. for a window to tract boundary

The Zoning Regulation to be excepted as follows:  
Section 1B01.2.C.6 (V.B.5.A) Distance of window to tract boundary

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

Being the property of Henry H. Atkins, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, August 16, 1983 at 9:30 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

DESCRIPTION

Beginning on the north side of King Avenue, 50 feet wide, at the distance of 180 feet east of the centerline of Hilltop Avenue and thence running North 16° 53' 23" East 435.16'; thence South 66° 13' 50" East 299.34'; thence South 16° 44' 52" West 393.55'; thence North 74° 12' 56" West 298.22' to the beginning point.

OK  
8/12/83  
Walter S. Clary

Henry H. Atkins, Jr., et ux  
4816 King Ave.  
Baltimore, Md. 21236  
June 21, 1983

Mr. William Hammond  
Baltimore County Zoning Commissioner  
Towson, Md. 21204

Dear Mr. Hammond,

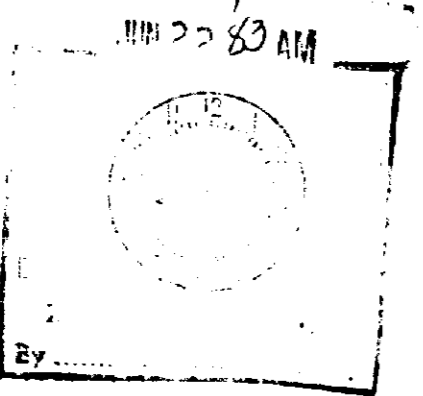
On June 10, 1983 application was made to your office for a variance on my property at the above address. The property is being divided into 3 lots, one of which I am giving to my daughter and son in law to build a house on. We understand the variance process could take up to 90 days. If so, the length of time could work a great hardship on all concerned.

My daughter, her husband and one child moved into my home on April 29th, after selling their home. It was their hope to begin building this summer, not realizing a variance was required and that there would be any delay in beginning construction. My son in law, Walter Clary, had done much preliminary work to expediate the start of construction, such as: finalization of all plans, contacting and obtaining firm prices from several contractors. Even the current cost of building materials has been obtained. All of the construction cost have been presented to several banks, only one of which gave verbal agreement to a construction loan. Mr. Clary has been advised by the bank that the loan money could "dry up" if there is a long delay in presenting a loan free deed to the property, a requirement of the bank.

In view of the above, we are asking that the variance procedure be expediated if there is any possible way. Anything you can do to help us in this matter would be greatly appreciated.

Yours very truly,

*Walter S. Clary*



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

ARNOLD JABLON  
ZONING COMMISSIONER

August 18, 1983

Mr. and Mrs. Henry H. Atkins, Jr.  
4816 King Avenue  
Baltimore, Maryland 21236

RE: Petition for Variance  
N/S of King Ave., 180' E of the  
center line of Hilltop Ave.  
14th Election District  
Henry H. Atkins, Jr., et ux -  
Petitioners  
Case No. 84-47-A (Item No. 273)

Dear Mr. and Mrs. Atkins:

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

Very truly yours,

*Jan M.H. Jung*  
JUAN M. H. JUNG  
Deputy Zoning Commissioner

JMJ/mc

Attachments

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

July 19, 1983

Mr. & Mrs. Henry H. Atkins, Jr.  
4816 King Ave.  
Baltimore, Maryland 21236

**NOTICE OF HEARING**

Re: Petition for Variances  
N/S King Ave., 180' E of the  
c/l of Hilltop Ave.  
Case No. 84-47-A

TIME: 9:30 A.M.

DATE: Tuesday, August 16, 1983

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

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

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

No. 117987

DATE: 8/10/83 ACCOUNT: R-01-615-000

AMOUNT: \$54.00

RECEIVED FROM: Walter S. Clary  
FOR: Advertising & Posting Case #84-47-A  
(Henry H. Atkins, Jr., et ux)

VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 4, 1983

Mr. & Mrs. Henry H. Atkins, Jr.  
4816 King Avenue  
Baltimore, Maryland 21236

Re: Petition for Variances  
N/S of King Ave., 180' E of the  
c/l of Hilltop Avenue  
Case No. 84-47-A

Dear Mr. & Mrs. Atkins:

This is to advise you that \$54.00 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*  
ARNOLD JABLON  
Zoning Commissioner

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

No. 119460

DATE: 8/10/83 ACCOUNT: R-01-615-000

AMOUNT: \$54.00

RECEIVED FROM: Walter S. Clary  
FOR: Advertising & Posting Case #84-47-A  
(Henry H. Atkins, Jr., et ux)

VALIDATION OR SIGNATURE OF CASHIER

**Petition For Variance**

ZONING: Petition for Variance  
LOCATION: North side of King Avenue, 180' E of the centerline of Hilltop Avenue.  
DATE & TIME: Tuesday, August 16, 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 on the following:

Petition for Variance to permit side yard setbacks of 15 ft. and 15 ft. in lieu of the required 35 ft. for a window to front boundary.

The Zoning Regulation to be accepted as follows:  
Section 1801.2.C.4 (V.B.A.I.) - Minimum of window to front boundary.

All that parcel of land in the Fourteenth District of Baltimore County, beginning at the north side of King Avenue, 50 feet wide, at the distance of 180 feet east of the centerline of Hilltop Avenue and thence running north 15° 00' 00" east 150.00 feet; thence south 88° 15' 00" east 200.00 feet; thence south 15° 00' 00" west 200.00 feet to the beginning point.

Being the property of Henry H. Atkins, Jr., et ux, as shown on plat filed with the Zoning Department.  
Hearing Date: Tuesday, August 16, 1983 at 9:30 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

**The Times**

Middle River, Md., July 28 1983

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 16th day of August, 1983  
*Arnold Jablon* Publisher.

**PETITION FOR VARIANCES**

ZONING: Petition for Variance  
LOCATION: North side of King Avenue, 180' E of the centerline of Hilltop Avenue.  
DATE & TIME: Tuesday, August 16, 1983 at 9:30 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Being the property of Henry H. Atkins, Jr., et ux, as shown on plat filed with the Zoning Department.  
Hearing Date: Tuesday, August 16, 1983 at 9:30 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

**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., once in each of one week before the 16th day of August, 1983, the first publication appearing on the 28th day of July 1983.

THE JEFFERSONIAN  
*L. Frank Smith* Manager.

Cost of Advertisement, \$ 19.25

**CERTIFICATE OF POSTING**

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 14 Date of Posting: 7/20/83

Posted for: *Arnold Jablon*

Petitioner: *Henry H. Atkins, Jr., et ux*

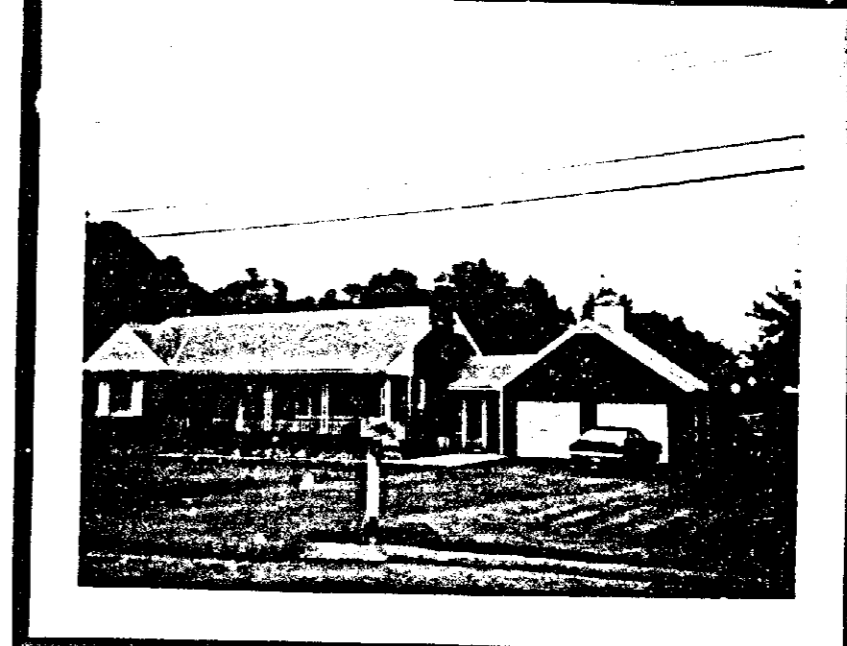
Location of property: *N/S of King Ave., 180' E of Hilltop Ave.*

Location of Signs: *Front of Property at 4816 King Ave.*

Remarks:

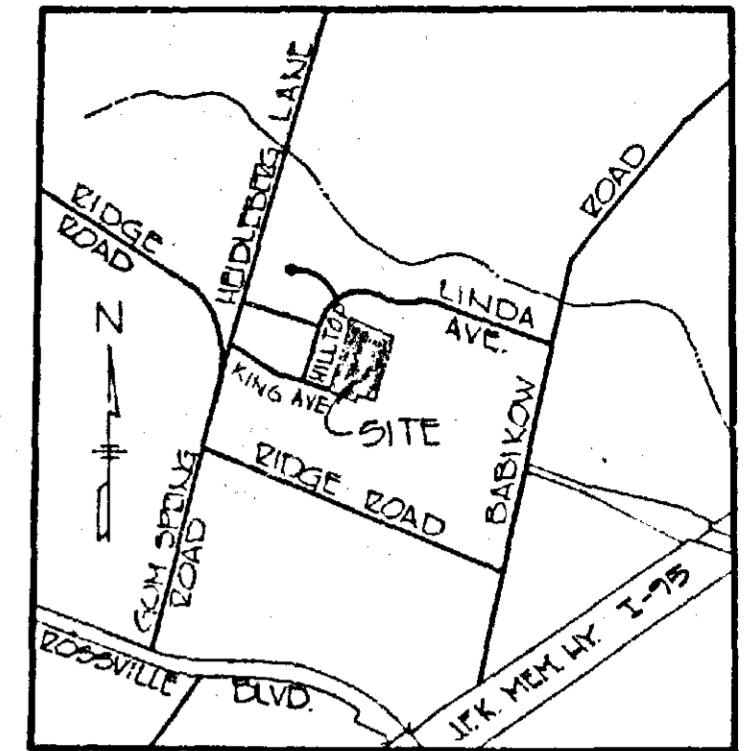
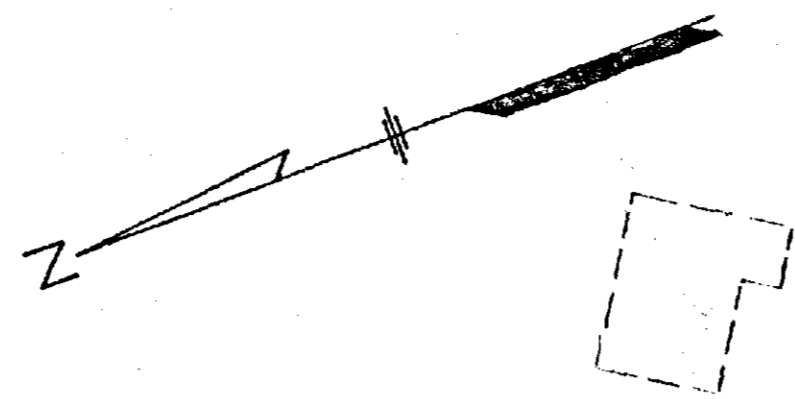
Posted by: *Arnold Jablon* Date of return: 7/15/83

Number of Signs: \_\_\_\_\_

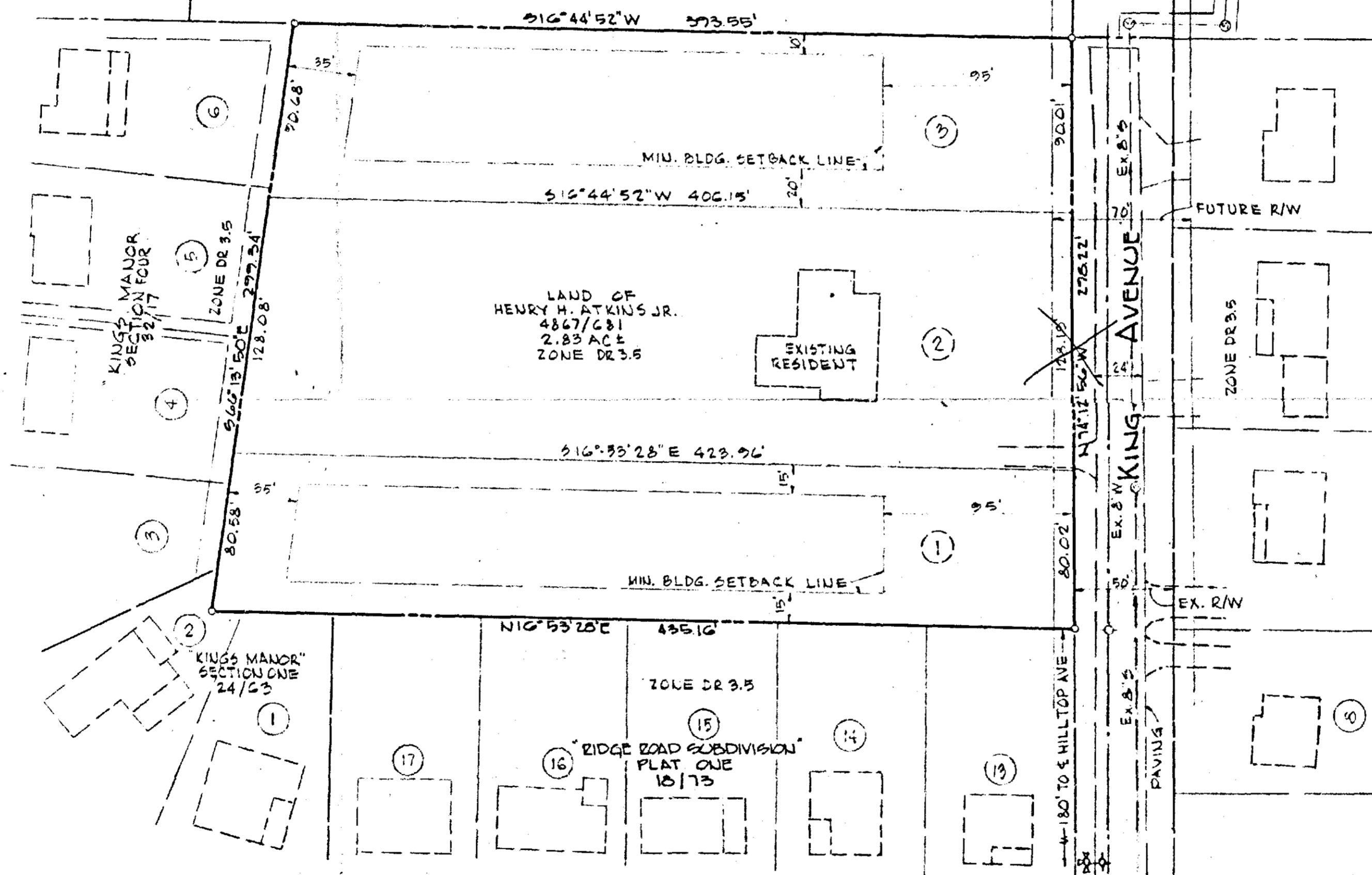


LAND OF CHARLES J. DODD  
4917/221

LAND OF CAROL E. DORLAND  
5224/G34  
ZONE DR 3.5



VICINITY MAP  
SCALE: 1"=1200'



LAND OF HENRY H. ATKINS JR.  
4867/G81  
2.83 AC  
ZONE DR 3.5

EXISTING RESIDENT

KINGS MANOR SECTION FOUR  
32/17  
ZONE DR 3.5

KINGS MANOR SECTION ONE  
24/23  
ZONE DR 3.5

RIDGE ROAD SUBDIVISION  
PLAT ONE  
18/73  
ZONE DR 3.5

VARIANCE FROM SECTION 1801.2.C.6  
(504.V.B.S.A) TO PERMIT SETBACK OF  
10' AND 15' IN LIEU OF THE REQUIRED  
35' WINDOW TO TRACT BOUNDARY.

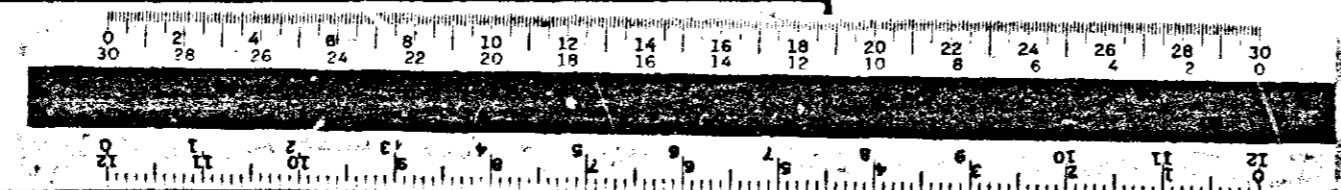
MAP	AS PL
ELECTION	NE
DISTRICT	N
D-TG	1120
TYPE	
HEAD-G	P
BY	
FINAL	
BY	

**SITE DATA**

EXISTING ZONING	DR 3.5
TOTAL AREA	2.83 AC
TOTAL LOTS PERMITTED	9.9
TOTAL LOTS PROPOSED	3.0

VARIANCE PLAT  
LAND OF  
HENRY H. ATKINS JR.  
4816 KING AVENUE  
14<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE CO. MD.

FORM #273



**SURVEYOR'S CERTIFICATE**  
I, RONALD M. KEARLEY, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THE PLAT & THE SETTING OF THE MARKERS.  
REGISTERED LAND SURVEYOR NO 91 DATE 6/18/83



**THE SHENK CORP.**  
13 EAST LEE STREET  
BELAIR, MARYLAND 21014

DATE	SCALE	FILE NO
9 JUNE 83	1"=50'	8321