

PETITION FOR ZONING VARIANCE 84-60-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 415A.1 to allow a recreational vehicle, (motor home) to be stored in the front yard instead of the required side yard 8' to the rear of a lateral projection of the front foundation line of the dwelling or 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)

There is no access to the rear of subject property to park the vehicle. The only place to park it is the driveway to the carport or on the street. The vehicle is 27' long and may create a hazard because of the children attending Red House Run Elementary School. My wife has partial paralysis and it would create a real hardship for her if it had to be parked on the street.

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: _____ Legal Owner(s): _____
 (Type or Print Name) _____ (Type or Print Name) _____
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address _____
 City and State _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____
 City and State _____
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ 21st _____ day of _____ July _____ 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 _____ 24th _____ day of _____ August _____, 1983, at 11:00 o'clock _____ A.M.

Call John
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 W/S Ellinwood Rd., 115' N of the
 Centerline of Weyburn Rd.,
 14th District : OF BALTIMORE COUNTY

OWEN C. SMITH, JR., et ux, : Case No. 84-60-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 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
 494-2188

I HEREBY CERTIFY that on this 1st day of August, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Owen C. Smith, Jr., 1740 Ellinwood Road, Baltimore, MD 21237, Petitioners.

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

**BALTIMORE COUNTY
 ZONING PLANS
 ADVISORY COMMITTEE**



**PETITION AND SITE PLAN
 EVALUATION COMMENTS**

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 11, 1983

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21286

Mr. & Mrs. Owen C. Smith, Jr.
 1740 Ellinwood Road
 Baltimore, Maryland 21237

Chairman

RE: Item No. 236 - Case No. 84-60-A
 Petitioner - Owen C. Smith, Jr., et ux
 Variance Petition

Dear Mr. & Mrs. Smith:

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 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
 TO: Office of Planning and Zoning Date: May 23, 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 # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Soley
- Item # 181 - Robert E. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. Elrick, Sr.
- Item # 192 - Cohn Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 204 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Erwin J. & Joan W. Corveny
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Battie Kirson
- Item # 228 - Christopher R. & Pamela L. Burrow
- Item # 230 - Richard L. & Lucia M. Hilbert
- Item # 231 - James E. & Mary H. O'Meara, Jr.
- Item # 232 - Venice K. Paterakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Burton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Maurven S. Diegel
- Item # 241 - Brodus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia H. Grynes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Brager
- Item # 245 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feeheley, Jr., et ux

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

IJP/fth

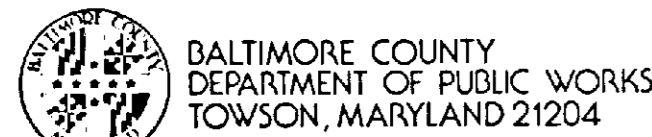
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas Commodari
 TO: Zoning Department Date: June 6, 1983
 Charles Burnham
 FROM: Building Plans Review
 Zoning Advisory Committee
 SUBJECT: Meeting of May 17, 1983

- Item #179 Revised - See Comments
- Item #234 - Standard Comments
- Item #235 - Standard Comments
- Item #236 - No Comments

Charles E. Sumner



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E.
 DIRECTOR

June 16, 1983

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

Re: Item #236 (1982-1983)
 Property Owner: Owen C. & Elsie M. Smith, Jr.
 W/S Ellinwood Rd. 115' N. from centerline of
 Weyburn Rd.
 Acres: 65.27/79.77 X 99.54/103.33
 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.

General:

Baltimore County highway and utility improvements exist and are not directly involved.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 236 (1982-1983).

Very truly yours,

Robert A. Morgan
 ROBERT A. MORGAN, P.E., Chief
 Bureau of Public Services

RAM:EAM:PMR:ss

J-NE Key Sheet
 14 NE 20 Pos. Sheet
 NE 4 E Topo
 89 Tax Map



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3350

STEPHEN E. COLLINS
 DIRECTOR

August 2, 1983

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

Item No. 234, 235, and 236 ZAC - Meeting of May 17, 1983
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 234, 235, and 236.

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

MSF/ccm

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

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duhal, Superintendent
Towson, Maryland - 21204

Date: May 12, 1983

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

Z.A.C. Meeting of: May 17, 1983

RE: Item No: 234, 235, 236
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

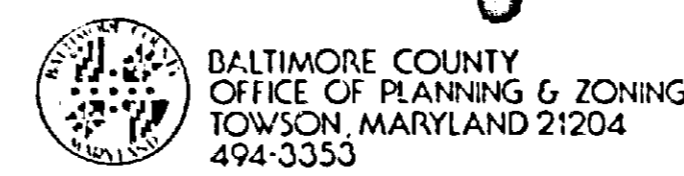
District:
No. Acres:

Dear Mr. Hammond:

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

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

WNP/bp



ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1983

Mr. and Mrs. Owen C. Smith, Jr.
1740 Ellinwood Road
Baltimore, Maryland 21237

RE: Petition for Variance
W/S of Ellinwood Rd., 115' N of the
center line of Weyburn Rd. - 14th
Election District
Owen C. Smith, Jr., et ux - Petitioners
NO. 84-60-A (Item No. 236)

Dear Mr. and Mrs. Smith:

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

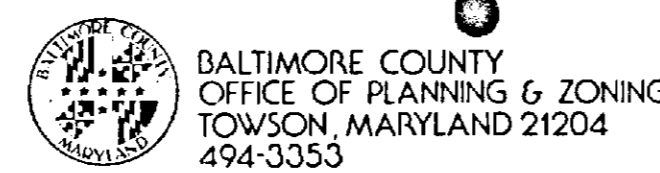
Very truly yours,
Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ

Attachments

cc: Steven M. Vogelhut, Esquire
502 Equitable Building
Baltimore, Maryland 21202

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



ARNOLD JABLON
ZONING COMMISSIONER

August 11, 1983

Mr. & Mrs. Owen C. Smith, Jr.
1740 Ellinwood Road
Baltimore, Maryland 21237

Re: Petition for Variance
W/S Ellinwood Rd., 115' N of the c/l of
Weyburn Road
Case No. 84-60-A

Dear Mr. & Mrs. Smith:

This is to advise you that \$63.45 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. 119479

DATE 8/19/83 ACCOUNT R-01-615-000

AMOUNT \$63.45

RECEIVED FROM Elsie M. Smith
FOR Advertising & Posting Case #84-60-A

U33*****63451L 8192A

VALIDATION OR SIGNATURE OF CASHIER

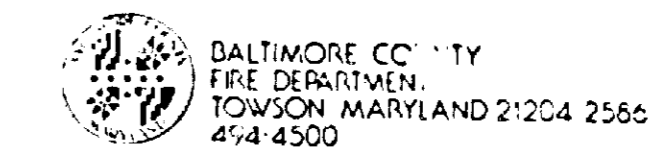
IN RE: PETITION ZONING VARIANCE * BEFORE THE *
W/S Ellinwood Rd., 115' N * ZONING COMMISSIONER *
of the centerline of Weyburn Rd., * OF BALTIMORE COUNTY *
14th District * Case No. 84-60-A *
Owen C. Smith, Jr., et ux, *
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a recreational vehicle (RV) to be parked in the front yard of the Petitioners' residence instead of parking it in the rear of said property or on the side at least eight (8) feet to the rear of the lateral projection of the front foundation line of the residence.

Petitioners appeared and testified on their behalf. Also testifying on their behalf were four (4) neighbors. A protestant appeared by way of counsel who presented evidence on his behalf and questioned Petitioners and their witnesses.

Testimony indicated by Petitioners that the placement of the RV in their driveway was mandated by the physical condition of Mrs. Smith and the configuration of the home, its attached carport and the topography of the lot, as more fully described in the site plan introduced as Petitioners' Exhibit 3. The driveway of the Petitioners, which is nearest to the Protestants' home than other neighbors, leads to their carport which is attached to their home. The RV is too high to be parked in the carport and is parked in the driveway in front. The RV is 27 feet long and 8 feet wide. The distance between the carport and the side property line is 8.5 feet at the point closest to the street and 12 feet in the rear. There is no way, and this was uncontested, for the RV to be moved rearward, either to the side of the carport or through the carport. The topography of the



PAUL H. RENEKE
CHIEF

September 14, 1983

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: Owen C. and Elsie M. Smith, Jr.

Location: W/S Ellinwood Road 115' N. from centerline of Weyburn Road

Item No.: 236 Zoning Agenda: Meeting of May 17, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comment, at this time.

REVIEWER: *George M. Wagonet* Noted and Approved
Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

9/24/83

July 27, 1983

Mr. & Mrs. Owen C. Smith, Jr.
1740 Ellinwood Road
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variance
W/S Ellinwood Rd., 115' N of the
c/l of Weyburn Rd.
Case No. 84-60-A

TIME: 11:00 A.M.

DATE: Wednesday, August 24, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

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

No. 114791

DATE 8-1-83 ACCOUNT R-01-615-000

AMOUNT \$35.00

RECEIVED FROM *Elsie M. Smith*
FOR Advertising & Posting Case #84-60-A

U33*****35001L 8060A

VALIDATION OR SIGNATURE OF CASHIER

UNDER RECEIVED FOR FILING

DATE August 24, 1983
BY *George M. Wagonet*
Special Inspection Division

personally appear but through counsel made his objection known. Counsel indicates that the RV should be parked in the street as the law would require if the setbacks could not be met. He complains of the Krajevskis' view being blocked due to the height of the RV and therefore an impediment to their enjoyment of their home. Counsel argues that the lots are so close together that there is no way there can be no adverse impact by allowing the RV to be parked in the driveway. He points out that there exists alternative solutions to the problem--storage in rental facility, parking on the street, or parking the RV in a neighbor's driveway which has been offered to the Petitioners.

Petitioners do store the RV between late October and early April of each year when they do not use it. They park it in their driveway between April and October, when they make use of it often.

Petitioners seek relief from Section 415A.1, pursuant to Section 307, of the Baltimore County Zoning Regulations.

After due consideration of the testimony and evidence presented, it appears that there would be practical difficulty or unreasonable hardship resulting to the Petitioners if the instant variance was not to be granted.

There is a strong presumption of the correctness of original zones and of comprehensive zoning. See Howard County v. Dorsey, 438 A 2d 1339 (1982).

There is a presumption of validity that must be accepted. Johnson & Wales v. DiPietro, R.I., 448 A 2d 1271 (1982). The County Council has

deemed it necessary to legislate the permitted uses in particular zones within the County, and one of the permitted uses in the R-5.5 zone is the right to park a recreational vehicle, subject to certain conditions as found

in Section 415A.1. In interpreting the zoning regulations, the restrictive language contained must be strictly construed so as to allow the landowner the least restrictive use of his property. Lake Adventure, Inc. v. Zoning Hearing Bd. of Pingman Township, Pa Cmwlth, 440 A 2d 1284 (1982).

When the language of a zoning regulation is clear and certain, there is nothing left for interpretation and the ordinance must be interpreted literally. Mongony v. Bevilacqua, R. J., 432 A 2d 661 (1981).

Therefore, Section 415A.1 must be enforced as it is clear and certain as to its meaning and intent. The zoning regulations, however, permit a variance, pursuant to certain conditions as delineated in Section 307. To

permit the variance to the "area" requirements of Section 415A.1, the variance must be judged under the "practical difficulties" or "unreasonable hardship" test, i.e., by looking to such factors as the nature of the zone in which the property lies, the character of the immediate vicinity and the uses contained therein, whether, if the restriction upon the Petitioners' property was removed, such removal would seriously affect such neighboring

property and uses; whether, if the restriction is not removed, the restriction would create practical difficulty or unreasonable hardship for the owner in relation to his efforts to make normal improvements in the character of that use of the property which is a permitted use under the use provisions

of the regulation.

A landowner can establish a right to a variance by showing that the effect of the regulation is to burden his property with an unreasonable hardship that is unique to his property. This can be accomplished by showing

that the physical or topographical features of the property are such that

the property cannot be used for a permitted purpose, or by showing that the property can be arranged for such use only at a prohibitive expense. See Anderson v. Bd of Appeals of Town of Chesapeake Beach, 22 Md app 28 (1974); Marlowe v. Zoning Hearing Bd, Haverford Township, Pa Cmwlth, 445 A 2d 946 (1980).

After due consideration of all of the evidence presented and testimony given, it has been established that the requirement the Petitioners seek relief from would unduly restrict their use of the land for an intended permitted purpose of parking their RV; and if such requirement were to be enforced, conformance would be unnecessarily burdensome.

The topography and space between the adjoining property line, which has a fence constructed by the Protestant separating the two properties, do not allow for compliance without extreme, if not impossible, disruption. The same conclusion has been reached as to parking the vehicle on the street, that is, it would be unreasonable and a practical hardship to the Petitioners to so order. The spirit of the regulation will be observed and the public health, safety and general welfare secured if the variance was to be granted.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County

on this 26th day of August, 1983, that the Petition for Variance to permit a recreational vehicle to be parked in the front yard of the Petitioners' residence instead of parking it in the rear of said property on the side at least eight feet to the rear of the lateral projection of the front foundation line of said residence be and is hereby GRANTED,

From and after the date of this Order.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE August 26, 1983
BY Mary Conroy, Clerk

ORDER RECEIVED FOR FILING
DATE August 26, 1983
BY Mary Conroy, Clerk

ORDER RECEIVED FOR FILING
DATE August 26, 1983
BY Mary Conroy, Clerk

ORDER RECEIVED FOR FILING
DATE August 26, 1983
BY Mary Conroy, Clerk

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond,
Zoning Commissioner
TO: _____ Date: July 29, 1983
Norman E. Gerber, Director
Office of Planning and Zoning
FROM: _____
Zoning Petition #84-60-A
SUBJECT: Owen C. Smith, Jr., et ux

There are comprehensive planning factors requiring comments on this petition.

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

NEG:JGH:sl

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance
LOCATION: West side of Ellinwood Road, 115 ft. North of the centerline of Weyburn Road
DATE & TIME: Wednesday, August 24, 1983 at 11:00 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 a recreational vehicle (motor home) to be stored in the front yard instead of the required side yard 8 ft. to the rear of a lateral projection of the front foundation line of the dwelling or rear yard

The Zoning Regulation to be excepted as follows:
Section 415A.1 - location of recreational vehicle

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

Being the property of Owen C. Smith, Jr., et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, August 24, 1983 at 11:00 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

GEORGE J. RICHARDS, JR., M.D.
11700 WYBURN ROAD
TOWSON, MARYLAND 21284
410-281-7372
410-281-7374

November 10, 1982

TO WHOM IT MAY CONCERN:

Re: Mrs. Elsie Smith

This is to certify that this patient is completely and permanently disabled for all gainful employment. Her current condition is as follows:

- (1) a partial left hand- paresis, secondary to a Brown's Sequard syndrome.
- (2) radiation dermatitis with intermittent ulceration, right posterior shoulder and scapular region.
- (3) excision of the breast with skeletal metastases to the ribs, humerus and dorsal spine, currently in remission.

[Signature]
George J. Richards, Jr., M.D.

GJR:st

ZONING DESCRIPTION

Beginning on the west side of Ellinwood Road 60 feet wide at the distance of 115 feet north of the centerline of Weyburn Road. Being lot 2, Block V, in the subdivision of Highpoint Addition Book No. 28 FOLIO 82. Also known as 1740 Ellinwood Road in the 14th Election District, Baltimore County, MD.

Request for Assistance

RFA 183-1236

Date: 5-2-83
 Name: Frank Krajewski
 Address: 1742 Ellinwood Rd. 21237

PROBLEM 1740 Ellinwood Rd - 36' driveway in front of house in driveway 27 ft.

CITIZEN CONTACT
 5/2/83 N/A, 3:45 P.M.
 5/8/83 - Verified

AGENCY ACTION
 ACK. SENT 5-5-83
 CASE NO. C. 83-911
 INSPECTOR WILL KEEP CITIZEN INFORMED

PETITIONER'S EXHIBIT 5

FINAL DISPOSITION
 Date: 5-20-83
 DCA Staff Person:

Owen C. Smith, Jr.
 1740 Ellinwood Rd 21237

Elicia M. Smith
 1740 Ellinwood Rd. 21237

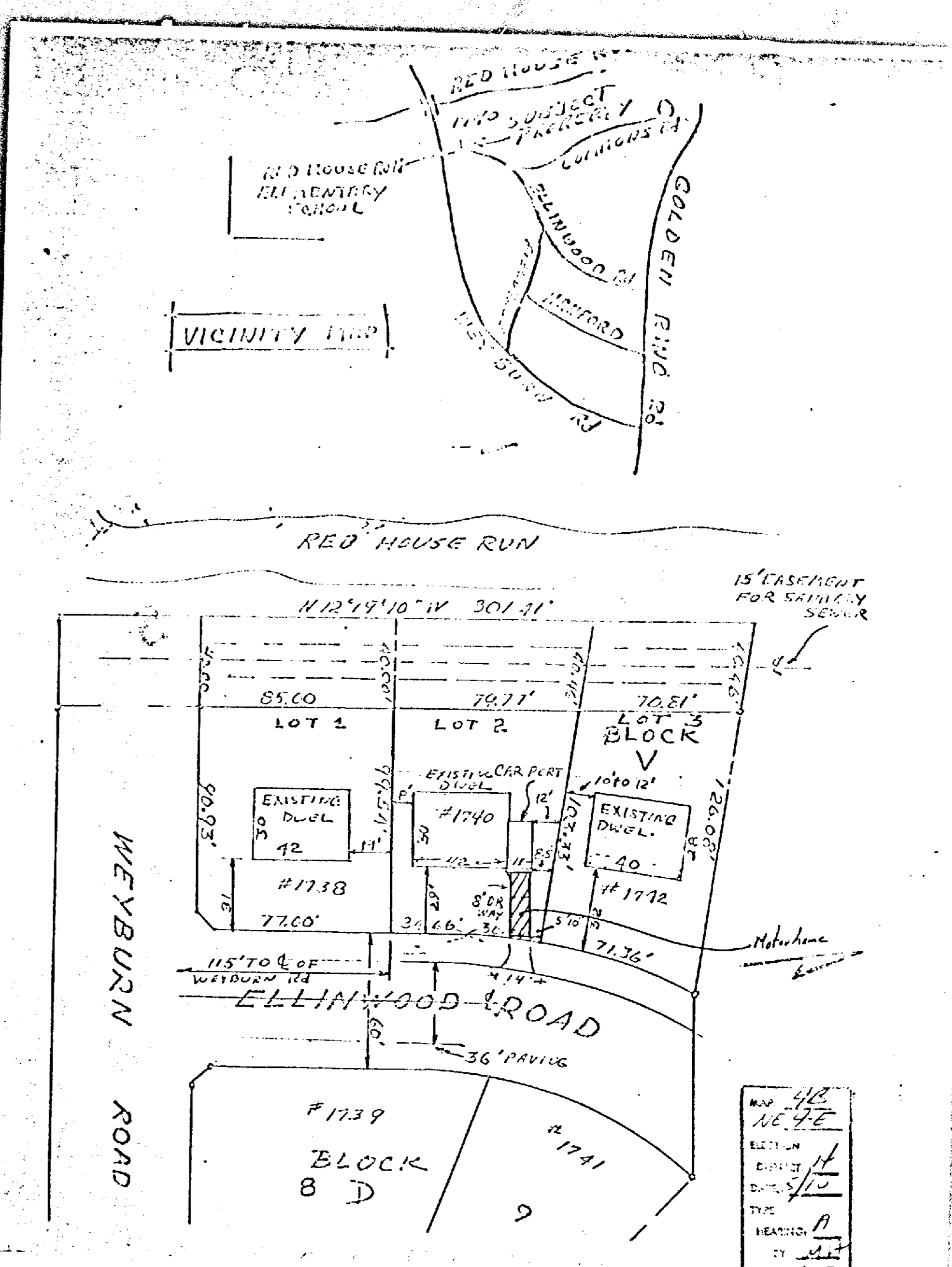
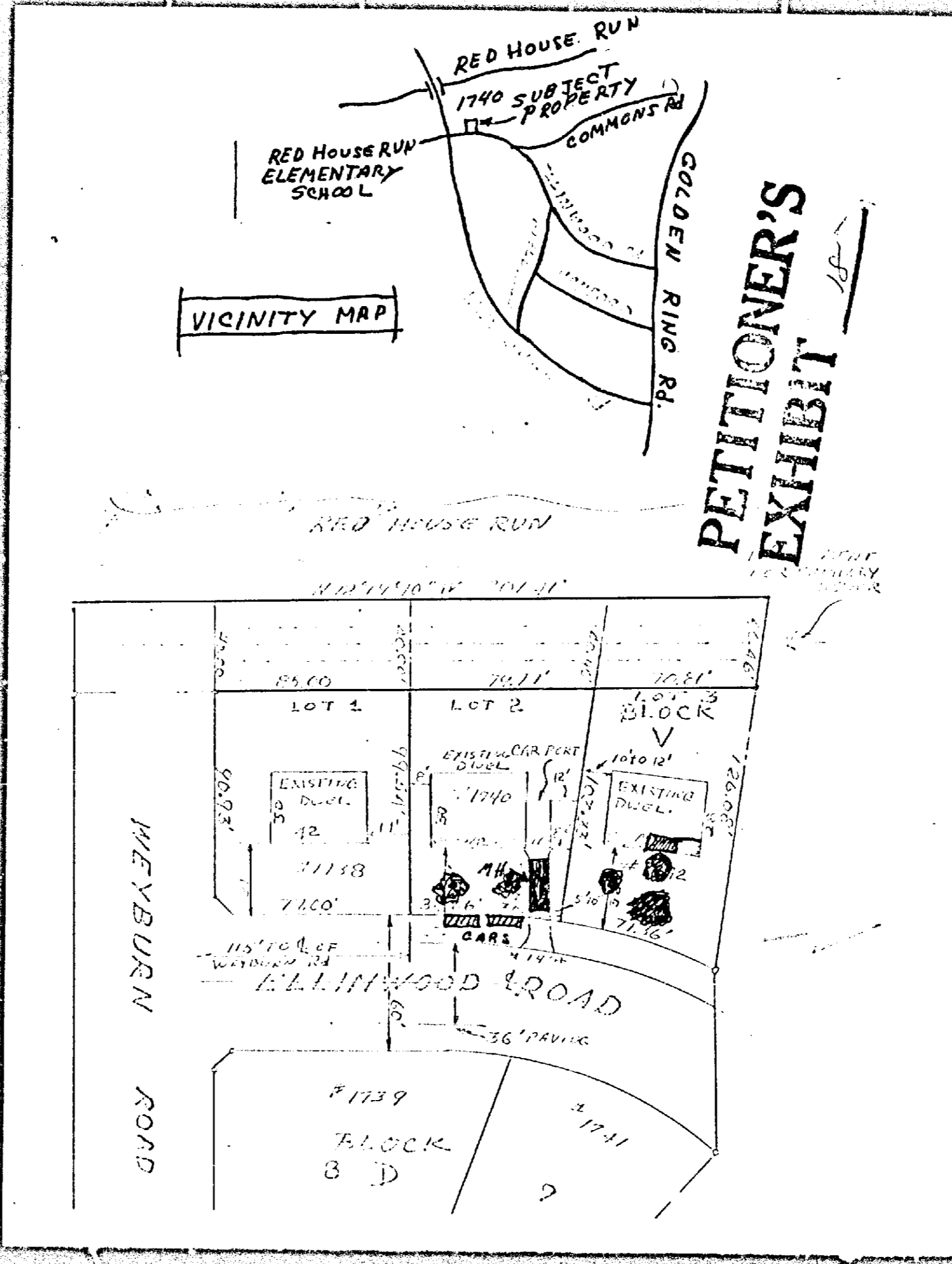
John Harmon
 6230 Cornacow Rd 21237

Ronald Combs
 1617 Elizon Rd. 21237

Dorothy M. Hunkler
 1738 Ellinwood Rd. 21237

Margaret Holmes
 1716 Weyburn Rd 21237

PETITIONER'S EXHIBIT 10



CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
 Dundalk, Md. 21222 August 5, 1983 19

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition for Variance P.O. #46759 - Req. #149883, was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~six~~ ^{six} consecutive weeks before the 5th day of August 1983; that is to say, the same was inserted in the issues of August 4, 1983

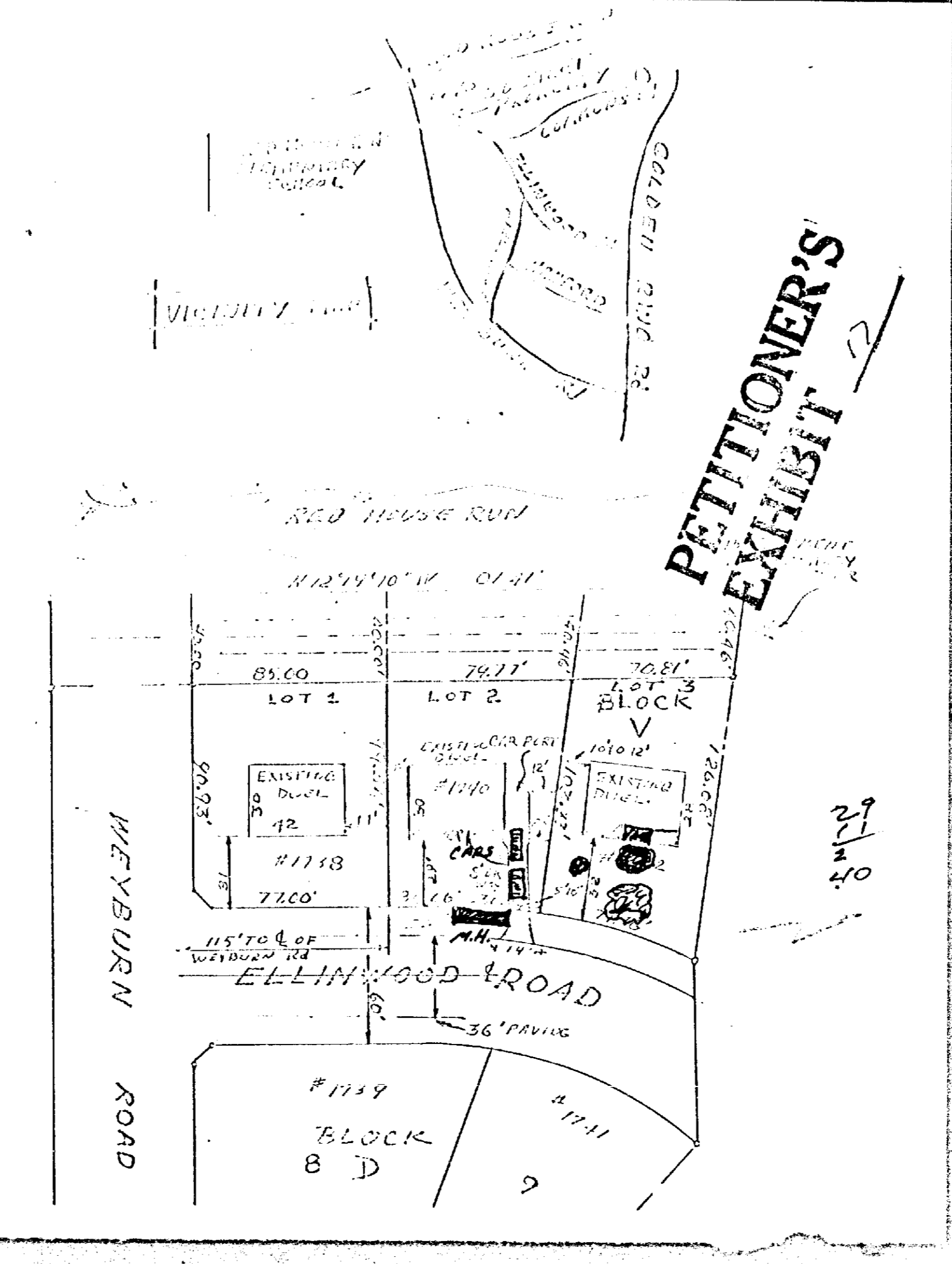
Kimbel Publication, Inc.
 per Publisher.
 By: L.C. DeL...

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 4, 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 a week of one time ~~six~~ ^{six} consecutive weeks before the 24th day of August 1983, the ~~same~~ ^{same} publication appearing on the 4th day of August 1983.

THE JEFFERSONIAN
 L. Frank Struthers
 Manager.
 Cost of Advertisement, \$ 19.25



PLAN FOR ZONING VARIANCE
 Owner - Owen & Elsie Smith
 DISTRICT - 14, ZONED DR-S-5
 SUBDIVISION - HIGH POINT ADDITION
 Lot 2, Block V, BOOK NO. 28, FOLIO 82
 Existing Utilities in Ellinwood Road
 Scale: 1" = 50'

STEIN 1036

PETITIONER'S EXHIBIT 3

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 14 Date of Posting: 8/2/83
 Posted for: Petition for Variance
 Petitioner: Owen C. Smith, Jr., et al.
 Location of property: W. S. Ellinwood Rd., 1.15 N. of the W. of Weyburn Rd.
 Location of Signs: front & property (at 1740 Ellinwood)

Remarks:
 Posted by: Ken A. Coleman Date of return: 8/15/83
 Number of Signs: 1

Mr. & Mrs. Owen C. Smith, Jr.
 1740 Ellinwood Road
 Baltimore, Md. 21237

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 July, 1983

ARNOLD JABLON
 Zoning Commissioner

Petitioner Owen C. Smith, Jr., et al. Received by: Nicholas B. Commodari
 Attorney Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee