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 1B02.3B (208.3 & 301.1) to permit a side yard setback of 18! in lieu of the required 22.5'.

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

- 1. Cannot use present patio due to hot sun all day.
- 2. Kitchen & den are receiving full hot sun and is unbearable.
- 3. Complete need for shade patio, kitchen & den area.

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 selemnly 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.

aa mikitoo Ni nyi raago wiinga sattaa kuu.	which is the subject of this retition.
Contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Thomas C. Wilbon
	(Type or Print Name)
Signature	Thomas C. Willen Consum.
Address	Angela M. Wilbon
	(Type or Print Name)
City and State	Chayela M. Wallen W.
(If) Perint Name)	10556 Gateridge Rd. 628-1951 Address Phone No.
<u> </u>	Cockeysville, Md. 21030
12 Suprise	City and State
Kyod de	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
(* 1 <u>1</u>	

Address DERED By The Zoning Commissioner of Baitimore County, this \_\_\_\_\_ 30th \_\_\_\_ day of August 19.83, 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 \_\_\_\_\_3th \_\_\_\_ day of \_November \_\_\_\_ 19.83\_, at 5:30\_ o'clock ... A .. M.

ORDER

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21294

September 39, 1983

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

HARRY I PISTEL P. E.

DIRECTOR

Re: Item #59 (1983-1984) Property Owner: Thomas C. & Angela M. Wilbon N/E cor. Gateridge Rd. & Gatespring Ct. Acres: 87.7/90 X 97.7/100 District: 8th

Dee Mr. Jablon:

The following caments are furnished in regard to the plat submitted to this office 'or review by the Zoning Advisory Committee in connection with the subject

## Ceneral:

Baltimore County highway and utility improvements are not directly involved and exist per Public Works Agreements 86504 and 86510, executed in conjunction with the development of "Springcale", of which this property is a part.

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 59 (1983-1984).

Bureau of Public Services

RAM: EAM: FWR: SS

U-SW Key Sheet 66 NE 1 & 2 Pos. Sheets NE 17 A Topo 52 Tax Map

RE: PETITION FOR VARIANCE NE Corner Gateridge Rd. and Gatespring Ct., 8th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

THOMAS C. WILBON, et ux, Petitioners

Case No. 54-133-A

## ORDER TO ENTER APPEARANCE

1111111

Mr. Commissioner:

Pursuant to the authority contained in Section 524. Lof the Baltimore County Charter, ! 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.

Letter May Leminson Peter Max Zimmerman Deputy People's Counsel

To bearing II John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court Have Towson, Maryland 21204 494-2138

I HEREBY CERTIFY that on this 24th day of October, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Thomas C. Wilbon, 10556 Gateridge Road, Cockeysville, MD 21030, Petitioners.

John W. Hessian, III

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

STEPHEN E. COLLINS DRECTOR

September 1, 1983

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

> Item No. 56, 57, 59 60, and 62 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 56, 57, 59, 60, an' 62.

Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 31, 1983

111 W. Chesapeake Ave. Towson, Maryland 21204

Nicholas B. Commissi

MEMBERS

Bureau of Engineering Department of Traffic Engineering State Acads Compassio

Bureau ot Fire Prevention Bealth Separtment Project Planning Building Department Board of Education Zoning Administration Industrial

Development

RE: It<sub>em No.</sub> 59 - Case No. 84-133-A Petitioner - Thomas C. Wilbon, et ux

Variance Petition

Dear Mr. & Mrs. Wilbon:

Mr. & Mrs. Thomas C. Wilbon

Cockeysville, Maryland 21030

10556 Gateridge Road

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, Michelas P. Connodice bee

> > September 21, 1983

NBC:bsc

## BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Ja'lon, Zoning Commissioner TO Office of Planning and Zoning

SURJECT Zoning Variance Items

Date October 19, 1983

Isa J. Forrest

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health

Item #51 - Angelo Ama ile

hazards at this time regarding these items.

Itam #55 - Leon Kuryk

Item #57 - Biward C. & Glenna L. Doty

Them #56 - Stevenson Lane Realty Co., et al Item #59) - Thomas C. & Angela H. Wilton

BUREAU OF ENVIRONMENTAL SERVICES

DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF PERMITS 6 UT TOWSON, MARYLAND 21204

Mr. liam E. Harmond, Zoning Commissioner Office of Flamming and Zoming County Office Building Towers, Maryland

Dear Mr. Hesmond

Commercia on Item # 59 Soning Advisory Committee Meeting

Locations

Thomas C. & Angela M. Willon ME/Cor. Gateridge Road and Gatespring Court Existing Lonings O.R. 3.5 Variance to permit a side yard setback of 18' in lieu of the

required 22.5'. 67.7/90 x 97.7/100

The iters checked below are applicable:

XA. All structure shall comform to the Baltimore County Building Code 1981/ Cormoil Bill b-82 Ctare upon despressiones for the Assatz Property of Agents

XB. A building/and other miscellensons permits shall be required before teginning

C. Residential: Three sets of westruction drawings are required to file a permit application. Archit w/Engineer seal is/is not required.

3. Commercial: Three sets of occustruction drawings with a Maryland Resistered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6.0 of an adjacoust lot line shall be of one hour fire registive construction, no spenings paralities within 3.-0 of lot lines. A fir wall is required if construction is on the lot line, See Table 401, line 2, dection 1407 and Table 1402.

F. Requested variance conflicts with the Baltimore Jounty Building Code. Section/s \_\_\_\_\_.

G. 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 Cods requirements for the proposed change. Drawings may require a professional secl.

E. Refore 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 streeture for which a proposed change in use is proposed our comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

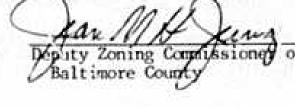
I. Commento.

NOTE: There comments reflect only on the information provided by the drawings submitted to the office of Planning and Soning 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 (Plane Review) at 111 Went Chesapeaks Ave., 21204

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of November -, 19 83 , that the herein Petition for Variance(s) to permit a side yard setback of 18 feet in lieu of the required 22.5 feet for the expressed purpose of constructing a 12' x 18' open porch with roof, in accordance with the site plan filed herein, is hereby CR NTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.



8th Election District

PETITION FOR VARIANCE

ZONING:

BRDER

Petition for Variance

LOCATION:

Northeast corner of Gateridge Road and Gatespring Court

DATE & TIME:

Tuesday, November 8, 1983 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake

Avenue, Towson, Maryland

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

Petition for Variance to permit a side yard setback of 18 ft. In lieu of the required 22.5 ft.

The Zoning Regulation to be excepted as follows: Section 1B02.3B (208.3 & 301.1) - side yard setback in a D.R. 3.5 zone

All that garcel of land in the Eighth District of Baltimore County

Being the property of Thomas C. Wilbon, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (') day appeal period. The Zoning Commissioner will, howeverentertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

# BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Date: August 29, 1983

Towson, Maryland - 21204

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

Z.A.C. Meeting of: August 30, 1983

RE: Item No: 55, 56, 57, 58, 59, 60, 61, 62 & 63 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

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

### SPRINGDALE COMMUNITY ASSOCIATION P.O. BOX 194, COCKEYSVILLE, MARYLAND 2103.

August 9, 1983

Mr. Thomas Wilbon 10556 Gateridge Road Cockeysville, Maryland 21030

Dear Tom:

Your request of July 24, 1983, to install an open porch attached to the Gatespring Court side of your home was reviewed by the Board of Directors of the Springdale Community Association at its regular monthly meeting on August 4, 1983. At that time the Board took the following action:

- 1) Decided that the structure which you are proposing to erect and which is described in your letter of July 24th meets the definition of an "epen porch". As such, paragraph 3, section (a) of our community's Covenants & Restrictions exempts it from the front and side street line setback restrictions defined in aforementioned paragraph and section.
- 2) Approved your request to erect the above-mentioned structure subject to the condition that you receive a zoning variance from Baltimore County. 3) Indicated that fature effort to further enclose this
- structure by installing walls, windows, etc, would result in a closed porch which would then be governed by paragraph 3 of the Covenants. This type of construction would not be approved by the Board of Directors because it would then constitute a violation to the setback restrictions of our Covenants.

If you have any questions concerning this matter, please do no hesitate to contact me.

Sincerely, Covenants & Restrictions Committee

DESCRIPTION

Located on the northeast corner of Gateridge Road and Gatespring Court and Known as Lot #lul as shown on Plat of "Springdale" which is recorded in the land records of Baltimore County in Liber 3, Folio 147. Also known as #10556 Gateridge

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

ARNOLD JASLON ZONING COMMISSIONER

November 10, 1983

Mr. and Mrs. Thomas C. Wilbon 10556 Gateridge Road

Cockeysville, Maryland 21030

RE: Petition for Variance NE/corner of Gateridge Rd, and Gatespring Ct. - 8th Election District Thomas C. Wilbon, et ux - Petitioners NO. 84-133-A (Item No. 59)

Dear Mr and Mrs. Wilbon:

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

Very truly yours,

Deputy Zoning Commissioner

Attachments

JMHJ/mc

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Ar iold jablon TO....Zoning Constissioner

Date\_\_\_October 24, 1983

Morman E. Gerber, Director VROM Office of Planning and Zoning

Thomas C. Wilbon, et ux SUBJECT\_\_\_84-133-A

There are no comprehensive planning factors requiring comment on this petition

Norman E. Gerber Joffowell

Director of Planning and Zoning

NEG:JGH:cav

DALTIMORE CONTING & ZUMMORE TOWSON, MARYLAND 21204 DALTIMORE COUNTY
OFFICE OF PLANNING & ZONING

ARNOLD JABLON ZONING COMMISSIONER

November 2, 1983

Mr. & Mrs. Thomas C. Wilbon 10556 Gateridge Road Cockeysville, Maryland 21030

> Re: Petition for Variance NE/corner Gateridge Rd. & Gatespring Court Thomas C. Wilbon, et ux - Petitioners Case No. 84-133-A

Dear Mr. & Mrs. Wilbon:

This is to advise you that \$50.90 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.

No. 122369

ARNOLD JABAON Zoning Commissioner

Sincerely,

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

DATI 11-9-83 ACCOUNT 01-615-000

PRODUCT Dlomes Wille OR 84-133-A

2 0100\*\*\*\*\*501 VID FOSSA

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Thomas C. Wilbon 10556 Gateridge Road Cockeysville, Maryland 21030

> NOTICE OF HEARING Re: Petition for Variance

NE/corner Gatsridge Road and Gatespring Court Thomas C. Wilbon, et ux - Petitioners Case No. 84-133-A

TIME: 9:30 A.M. DATE: Tuesday, November 8, 1983

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

> Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

No. 121579

VALIDATION OR SIGNATURE OF CASSILE

C 034\*\*\*\*\*\*\*\*\*\* 01054

Mr. & Mrs. Thomas C. Wilbon 10556 Gateridge Road Cockeysville, Md. 21030

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your perition has been received and accepted for filing this 30th day of August , 1983.

Zoning Commissioner

Petitioner Thomas C. Wilbon, et ux Received by

Attorney

Number of Signe: \_/

Chairman, Zoning Plans Advisory Committee

Remarks: -----

L54529,68 CENTIFICATE OF PUBLICATION

peake Avenue, Towner

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for \_\_\_\_ successive weeks, the first publication appearing on the day of Oct 1983.

> THE TOWSON TIMES M. angelilla

Cost of Advertisement, \$ 24.96

# CERTIFICATE OF PUBLICATION

TOWSON, MD., October 20, 19.83 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONLAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ancounterests appearing on the 20th day of \_\_\_\_\_October\_\_\_ 19\_\_83.

Leank Surveyor

Cost of Advertisement, \$ 21.00

N 30.0 1 CONC. DRIVE PORCH WITH ROOF --- N 51. 04.49.W E 1429, 94 GATESPRING COURT

VARIANCE PLAT FOR SIDE YARD SETBACK ZONED D. R. 3.5 JEALE 1"=20' 8th ELECTION DISTRICT

PUBLIC UTILITIES EXIST IN STREET