

84-133-A

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 1802.3R (208.1 & 301.1) to permit a side yard setback of 18' in lieu of the required 22.5'.

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.

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.

{over}

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

John W. Hessian, III

MSF/ccm

JF/fth

Enclosures

PAGE 01-8

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

Therefore, IT IS ORDERED by the ^{Deputy} Zoning Commissioner of Baltimore County, this 20th day of November, 1983, 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 GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Office of Planning and Zoning.

Jean M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 29, 1983

Mr. William E. Hammond
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,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

NWP/bp



SPRINGDALE COMMUNITY ASSOCIATION

P.O. BOX 194, COCKEYSVILLE, MARYLAND 21031

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 Gateridge 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 "open 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 future 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 not hesitate to contact me.

Sincerely,

J.M. Ellis, Jr.
J.M. Ellis, Jr.
Chairman
Covenants & Restrictions Committee

PETITIONER'S
EXHIBIT 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 24, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Thomas C. Wilbon, et ux
84-133-A

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

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

NEG:JGH:cav

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance
LOCATION: Northeast corner of Gateridge Road and Gaterspring 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.

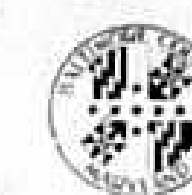
The Zoning Regulation to be excepted as follows:
Section 1B02.3B (208.3 & 301.1) - side yard setback in a D.R. 3.5 zone

All that parcel 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 (30) day appeal period. The Zoning Commissioner will, however, entertain 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
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

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. &
Gaterspring Court
Thomas C. Wilbon, et ux - Petitioners
Case No. 84-133-A

Dear Mr. & Mrs. Wilbon:

This is to advise you that \$50.96 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. 122369

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

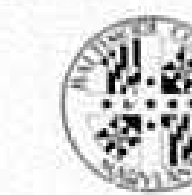
AMOUNT \$50.96

RECEIVED FROM Thomas Wilbon

FOR 84-133-A

\$ 0100000050.96 0088A

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
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 Gaterspring
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,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMLJ/mc

Attachments

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

October 13, 1983

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

NOTICE OF HEARING
Re: Petition for Variance
NE/corner Gateridge 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

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 121579

DATE: 8/18/83 ACCOUNT: R-01-615-0001.00

AMOUNT: \$35.00

RECEIVED FROM: Thomas Wilbon
FOR: filing fee for item #59

C 024*****350010 01024

VALIDATION OR SIGNATURE OF CARRIER

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

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner Thomas C. Wilbon, et ux
Petitioner's Attorney
Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3 Date of Posting: 10/27/83
Posted for: Petition for Variance
Petitioner: Thomas C. Wilbon, et ux
Location on property: NE/corner Gateridge Rd. and Gatespring Ct.
Location of Signs: facing intersection of Gateridge Rd. & Gatespring Ct.
Remarks: Brian J. Blom
Posted by: Brian J. Blom Date of return: 10/28/83
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 10/24 1983
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 1 successive weeks,
the first publication appearing on the
19th day of Oct. 1983.

THE TOWSON TIMES
[Signature]
Cost of Advertisement, \$ 24.96

PETITION FOR VARIANCE
8th Election District
ZONING: 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 on the petition for variance to permit a side yard setback of 25 ft. in lieu of the required 35 ft. in the D.R. 3.5 zone on the subject property located at the northeast corner of Gateridge Road and Gatespring Court and shown on Plat of "Springdale" which is recorded in the land records of Baltimore County in Liber 5, Page 147. Also known as 10556 Gateridge Road. Being the property of Thomas C. Wilbon, et ux as shown on plat filed with the Zoning Department.
In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain 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 at above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Oct. 20

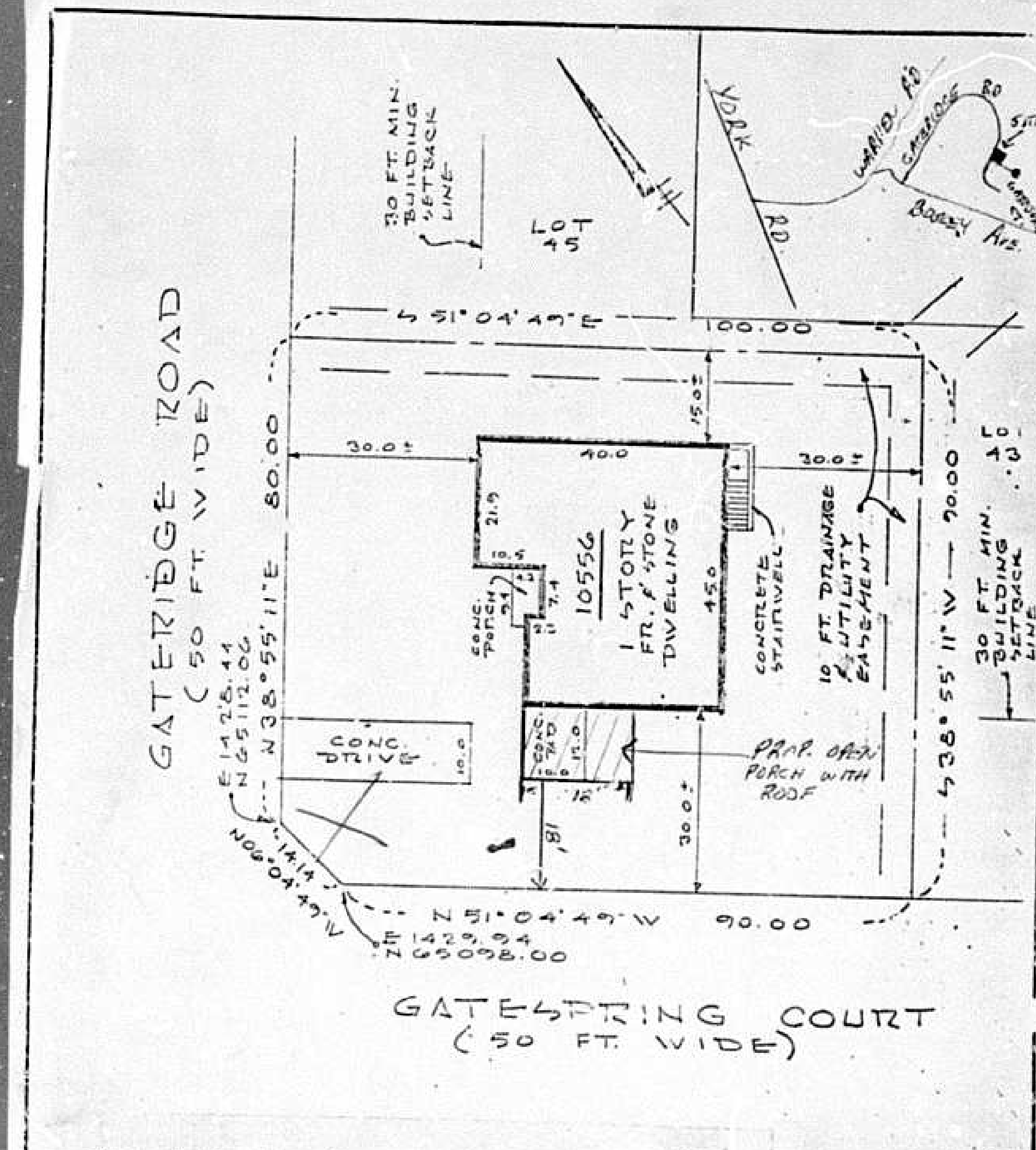
CERTIFICATE OF PUBLICATION

TOWSON, MD. October 20, 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 ~~before~~ before the 8th
day of November, 1983, the first publication
appearing on the 20th day of October
1983.

THE JEFFERSONIAN
[Signature]
Manager.
Cost of Advertisement, \$ 21.00

PETITION FOR VARIANCE
8th Election District
ZONING: 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 on the petition for variance to permit a side yard setback of 25 ft. in lieu of the required 35 ft. in the D.R. 3.5 zone on the subject property located at the northeast corner of Gateridge Road and Gatespring Court and shown on Plat of "Springdale" which is recorded in the land records of Baltimore County in Liber 5, Page 147. Also known as 10556 Gateridge Road. Being the property of Thomas C. Wilbon, et ux as shown on plat filed with the Zoning Department.
In the event that the Petitioner is granted a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain 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 at above or made at the hearing.
By Order of:
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Oct. 20



VARIANCE PLAT FOR SIDE YARD SETBACK
ZONED D.R. 3.5
SCALE 1"=20'
8th ELECTION DISTRICT
PUBLIC UTILITIES EXIST IN STREET

MAN: 10/27/83
SPEC: 10/27/83
BY: [Signature]
DATE: 10/27/83

