

PETITION FOR ZONING VARIANCE 84-175-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 part hereof, hereby petition for a Variance from Section 1902.3B(1) of the Zoning Ordinance, to permit an accessory structure (garage) to be located in front yard instead of the required 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)

The existing house is built within the legal limits of the boundary lines to rear of house. There is no access driveway to get to rear of house so garage would have to be situated to front of house

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): _____
 (Type or Print Name)

Signature: _____
 (Type or Print Name)

Address: _____
 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: _____
 Address: _____
 City and State: _____

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

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of November, 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 16th day of January, 1984, at 10:00 o'clock A.M.

Call John
 Zoning Commissioner of Baltimore County.

(over)

Mr. John H. Strauss, Vice President
 Braddish Realty Corp.
 9300 Pulaski Highway
 Baltimore, Maryland 21220

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 November, 1983.

ARNOLD JABLON
 Zoning Commissioner

Petitioner: Braddish Realty Corp.
 Received by: Nicholas B. Commodari
 Attorney: _____
 Chairman, Zoning Plans Advisory Committee

Braddish Realty Corporation, 84-175-A, NW Corner North Wind Rd. & Boyce Ave., (320 North Wind Road) 9th

84-175-A #109

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 NW Corner Northwind Rd. & Boyce Ave., 9th District : OF BALTIMORE COUNTY
 BRADDISH REALTY CORP., : Case No. 84-175-A
 Petitioner

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
 494-2188 Rm. 223, Court House
 Towson, MD 21204

I HEREBY CERTIFY that on this 30th day of December, 1983, a copy of the foregoing Order was mailed to John H. Strauss, Vice-President, Braddish Realty Corp., 9300 Pulaski Highway, Baltimore, MD 21220; and Centennial Building Company, 4134 Oak Hill Avenue, Baltimore, MD 21235.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
 January 6, 1984

County Office Bldg.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Nicholas B. Commodari
 Chairman

MEMBERS
 Bureau of Engineering
 Department of Traffic Engineering
 State Foods Commission
 Bureau of Fire Prevention
 Health Department
 Project Planning
 Sustainment Department
 Board of Education
 Zoning Administration
 Industrial Development

Mr. John H. Strauss, Vice President
 Braddish Realty Corporation
 9300 Pulaski Highway
 Baltimore, Maryland 21220

RE: Item No. 109 - Case No. 84-175-A
 Braddish Realty Corp.
 Variance Petition

Dear Mr. Strauss:
 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

cc: Centennial Building Co.
 4134 Oak Hill Avenue
 Baltimore, Maryland 21235

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

December 23, 1983

Re: Item #109 (1983-1984)
 Property Owners: Braddish Realty Corp.
 N/W corner Northwind Rd. and Boyce Ave.
 Acres: 155.06/246 X 65.46/209.14
 District: 9th

Dear Mr. Jablon:
 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 are not directly involved. 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 109 (1983-1984).

Very truly yours,
Robert A. Verrill
 ROBERT A. VERRILL, P.E., Chief
 Bureau of Public Services

RAM:EW:FW:rss
 O-NE Key Sheet
 38 NW 3 Pos. Sheet
 MW 10 A Topo
 69 Tax Map

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commissioner

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

Braddish Realty Corp.
 SUBJECT: 84-175-A

Date: January 9, 1984

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

Norman E. Gerber per J. Howell
 Norman E. Gerber
 Director of Planning and Zoning

NEG/JGH/sf

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

STEPHEN E. COLLINS
 DIRECTOR

December 21, 1983

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

Item No. 109 & 110 -ZAC- Meeting of November 22, 1983
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Acres:
 District:

Dear Mr. Jablon:
 The Department of Traffic Engineering has no comments for item numbers 109 and 110.

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineering Assoc. I

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
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

November 29, 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: Braddish Realty Corp.

Location: Northwind Road and Boyce Avenue

Item No.: 109 Zoning Agenda: Meeting of November 22, 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: Paul H. Rencke, 11/29/83 Noted and Approved: George M. Cogan
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Coppotari, Zoning Department Date: December 12, 1983

FROM: G.E. Burdham, Plans Review Chief C-2-B

SUBJECT: Zoning Advisory Committee...
November 22, 1983

Item #109 No Comment
Item #110 No Comment
Item #111 See Comments
Item #112 See Comments
Item #113 See Comments
Item #114 No Comments
Item #115 See Comments

CEB/vw

Bruce A. Herman 902 Navy Rd - 21204
* Donald F. Murphy 902 East Wind Rd - 21204
LILLIAN S. CHANEY 904 EAST WIND RD 21204
M. Catharine Parr 906 East Wind Rd 21204
The Village & Bell 309 West Wind Rd - 21204
Fannie S. Jan 906 East Wind Rd 21204
George E. Danner 907 ARMY RD - 21204
Bill Hadden 908 E. Wind Rd 21204
* Bruce A. Herman 903 E. Wind Rd 21204
John P. O'Neill 1000 Walden Ave 21204
P. P. P. 327 Southwind Rd 21204
William N. Spier 337 Southwind Rd 21204

Info Epr 2

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance
LOCATION: Northwest corner North Wind Road and Boyce Avenue
(320 North Wind Road)
DATE & TIME: Monday, January 16, 1984 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 Variance to permit an accessory structure (garage) to be located in front yard instead of the required rear yard

Being the property of Braddish Realty Corporation, 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

January 16, 1984

Mr. John H. Strauss
Vice President
Braddish Realty Corporation
9300 Pulaski Highway
Baltimore, Maryland 21225

IN RE: Petition Zoning Variance
NW corner of North Wind Road and
Boyce Avenue - 9th Election
District
Braddish Realty Corporation,
Petitioner
Case No. 84-175-1

Dear Mr. Strauss:

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

Sincerely,
/s/
ARNOLD JABLON
Zoning Commissioner

AJ/erl

Attachments

cc: Mr. Bruce A. Herman
902 Navy Road
Towson, Maryland 21204
People's Counsel

THE FOUR WINDS ASSOCIATION, INC.

Ruxton, Maryland 21204

902 Navy Road

January 12, 1984

Zoning Commissioner
Baltimore County
Room 109
County Court House
Towson, Maryland 21204

Dear Sir:

Reference: Case No. 84-175-A
Variance Zoning Request
320 North Wind Road

The Four Winds Association, organized and operated for the improvement and protection of the Four Winds community, opposes the approval of variance zoning which would permit the construction of a free standing accessory garage in the front yard of the property at 320 North Wind Road in Four Winds.

The proposed construction would damage the appearance of the neighborhood, would reduce driver's visibility at the Boyce Avenue - North Wind Road intersection, and would set a precedent encouraging further attempts to circumvent a zoning restriction designed to protect the residential community. It should also be noted that the present improvements on the property include two garages attached to the residence which accommodate at least three cars. Therefore disapproval of the variance zoning request would not leave the property without normal garage space.

Very truly yours,

THE FOUR WINDS ASSOCIATION, INC.

Bruce A. Herman
President

PROTESTANT'S
EXHIBIT 1

DESCRIPTION

Being known as the northwest corner of Northwind Road and Boyce Avenue, as recorded in the Land Records of Baltimore County in Plat Book T.B.S. 16 Folio 103, Plat 2, Lot 88, on the plat of Four Winds.

Otherwise known as 320 Northwind Road.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1984

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21284

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. John H. Strauss, Vice President Braddish Realty Corporation 9300 Pulaski Highway Baltimore, Maryland 21220

RE: Item No. 109 - Case No. 84-175-A Variance Petition

Dear Mr. Strauss:

Enclosed please find additional comments submitted after my original comments of January 6, 1984. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,

Nicholas B. Commodari Chairman Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Centennial Building Co. 4134 Oak Hill Avenue Baltimore, Maryland 21236

Dec 9, 1983 Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 109, Zoning Advisory Committee Meeting of Nov 29, 1983

Property Owner: Braddish Realty Corp.

Location: NW/Cor. Northwind Road District 9

Water Supply public Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Perms. 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) 84-175-A 116

Zoning Item # 109 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.

(X) Others Proposed addition will interfere with existing sewage disposal system. Prior to consideration for approval of a Building Permit for the addition, connection to available municipal sewer must be made and the existing private system properly backfilled.

Jan J. Forrest, Director BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

IN RE: PETITION ZONING VARIANCE BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 84-175-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein, Braddish Realty Corporation, requests a variance to permit an accessory building (garage) to be located in the front yard instead of the required rear yard. The purpose of this request is to allow the Petitioner to construct a 22' x 24' garage on the subject property, as shown on Petitioner's Exhibit 1.

John H. Strauss, Vice President for the Petitioner, appeared and testified. Also testifying for the Petitioner was Gerald Mullhausen of Centennial Building Company, the contractor. Many Protestants appeared and Bruce A. Herman, Donald F. Murphy, and John D. O'Neill testified.

Testimony indicated that the subject property is zoned D.R.2. The Petitioner has owned the instant property for approximately 15 years, and the President of Braddish, Lindsey Dryden, has lived there since that time and plans to continue to do so. In fact, Mr. Dryden has greatly improved the property over the years; the value of which is now in excess of \$300,000. The initial improvement involved interior renovations, followed by additions to the rear of the property. The property is triangular in shape, and an accessory building could not be constructed on the property other than as shown on Petitioner's Exhibit 1. The Petitioner limited the placement of an accessory building to the particular location when he built the additions to the house and left no other available space for the garage. To build to the southern side of the house

ORDER RECEIVED FOR FILING DATE January 13, 1984

would require an extension of the driveway across the front to serve the new garage. Mr. Strauss testified that to build there would be less attractive and would be detrimental to the value of the home.

The Petitioner would use the garage to store two antique automobiles which are presently stored elsewhere. Both witnesses for the Petitioner testified that in their opinion no adverse effect to the community would occur and, if granted, the variance would be within the spirit and intent of the Baltimore County Zoning Regulations (BCZR). Mr. Mullhausen testified that if the variance were not granted there would be no practical difficulty accruing to the Petitioner.

The Protestants testified that the house presently has two garages, allowing space for three vehicles. They complained that a separate garage in the front would cause a serious effect on the values of neighboring homes, which range from of \$100,000. The Protestants also point out that to their knowledge no garages exist in the front of any of the approximately 120 homes making up the community and that they do not know of any variances ever being granted. Mr. Herman, President of The Four Winds Association, Inc., testified that the Association opposes the variance. See Protestants' Exhibit 1.

The Petitioners seek relief from Section 1802.3.B. (III.A.13), pursuant to Section 307, BCZR.

The area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. See Clean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

- 2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would be contrary to the spirit and intent of the zoning regulations.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would not result if the instant variance were not granted. It has been established that the requirement the Petitioner seeks relief from here would not unduly restrict the use of his land.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 18th day of January, 1984, that the Petition for Variance to permit an accessory building (garage) to be located in the front yard instead of the required rear yard be and is hereby DENIED.

Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING DATE January 13, 1984

December 21, 1983

Braddish Realty Corporation c/o John H. Strauss, Vice President 9300 Pulaski Highway Baltimore, Maryland 21220

NOTICE OF HEARING Re: Petition for Variance NW/corner North Wind Rd. & Boyce Avenue (320 North Wind Road) Braddish Realty Corporation - Petitioner Case No. 84-175-A

TIME: 10:00 A.M. DATE: Monday, January 16, 1984 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Centennial Building Co. 4134 Oak Hill Avenue Baltimore, Maryland 21236

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND No. 122921 OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DA 1/11/84 ACCOUNT 01-615-000 AMOUNT 35.00 RECEIVED FROM Centennial Building Co. FOR Filing Fee for Case # 109

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

ARNOLD JABLON ZONING COMMISSIONER

January 13, 1984

Braddish Realty Corporation c/o John H. Strauss 9300 Pulaski Highway Baltimore, Maryland 21220

Re: Petition for Variance NW/corner North Wind Rd. & Boyce Ave. (320 North Wind Road) Braddish Realty Corporation - Petitioner Case No. 84-175-A

Dear Sir:

This is to advise you that \$43.31 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,

No. 124087

ARNOLD JABLON Zoning Commissioner

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE 1/17/84 ACCOUNT R-01-615-000 AMOUNT 43.31 RECEIVED FROM Braddish Realty Corp. FOR Advertising & Posting Case #84-175-A

ORDER RECEIVED FOR FILING DATE January 16, 1984

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

84-175-A

District 9th Date of Posting 12-29-83

Posted for: Variance

Petitioner: Braddish Realty Corp.

Location of property: NW Corner of North Wind Road and

Boyce Avenue

Location of Signs: NW Corner of North Wind Road and

Boyce Avenue

Remarks: _____

Posted by A. J. Anthe Date of return: Jan. 6-84

Number of Signs: 1

LS4643
p. 40 12/28

CERTIFICATE OF PUBLICATION

84-175-A

Towson, Md. 1/20 1984

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 consecutive weeks, the first publication appearing on the 28th day of Dec 1983

The TOWSON TIMES
M. Anthe

Cost of Advertisement: \$ 22.50

PETITION FOR VARIANCE
9th Election District
 ZONING: Petition for Variance
 LOCATION: Northwest corner North Wind Road and Boyce Avenue 320 North Wind Road
 DATE & TIME: Monday, January 16, 1984 at 10:00 A.M.
 PUBLIC HEARING: Room 108, 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:
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 Being the property of Braddish Realty Corporation, as shown on plat 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
 81176-454843

CERTIFICATE OF PUBLICATION

84-175-A

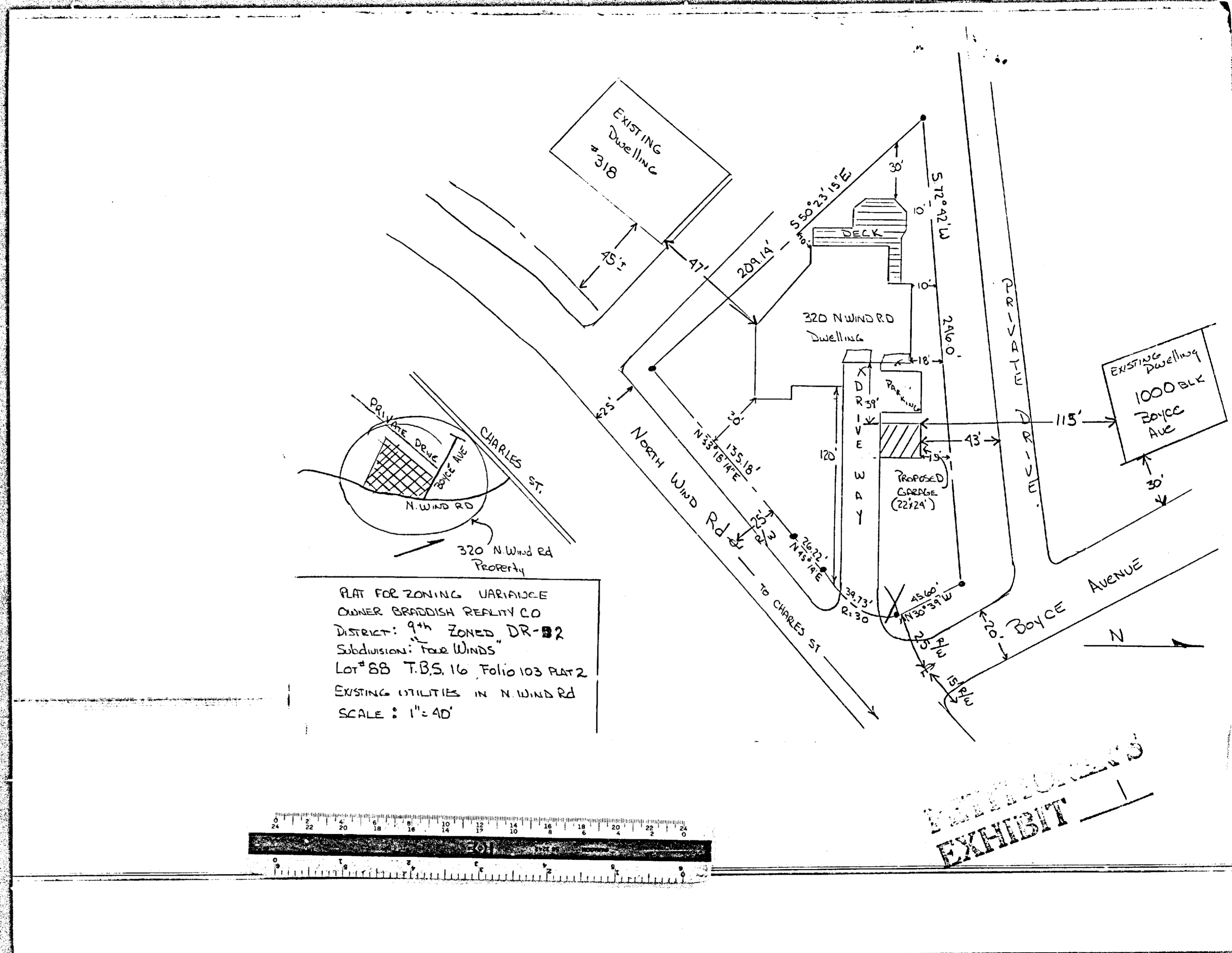
TOWSON, MD., December 29, 1983

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 ~~consecutive weeks~~ before the 16th day of January, 1984, the ~~first~~ publication appearing on the 29th day of December 1983.

THE JEFFERSONIAN
L. Leuk Swick
Manager.

Cost of Advertisement, \$ 15.75

PETITION FOR VARIANCE
9th Election District
 ZONING: Petition for Variance
 LOCATION: Northwest corner North Wind Road and Boyce Avenue (320 North Wind Road)
 DATE & TIME: Monday, January 16, 1984 at 10:00 A.M.
 PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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 By Order Of
 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County
 Dec. 29.



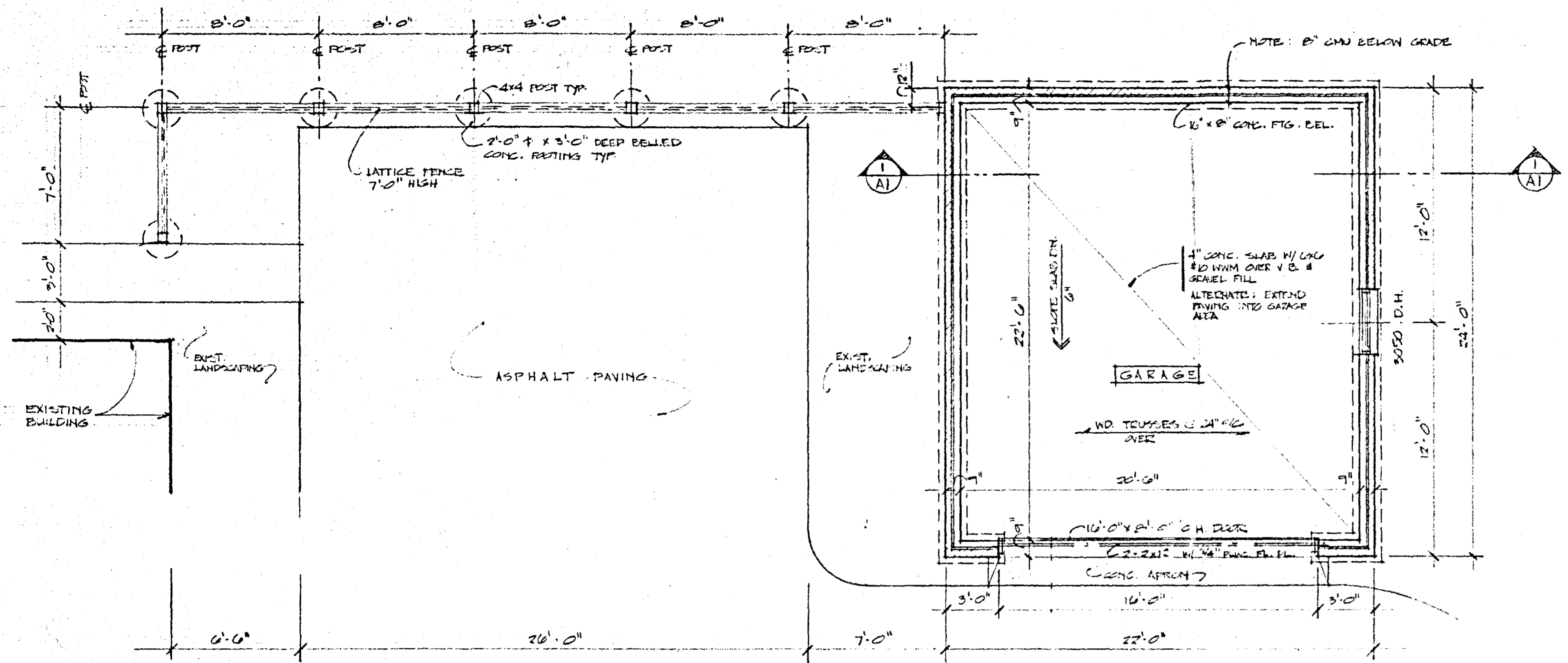
PLAT FOR ZONING VARIANCE
 OWNER BRADDISH REALTY CO
 DISTRICT: 9th ZONED DR-B2
 Subdivision: "Four Winds"
 Lot # 88 T.B.S. 16 Folio 103 PATZ
 EXISTING UTILITIES IN N WIND RD
 SCALE: 1" = 40'

EXHIBIT 1

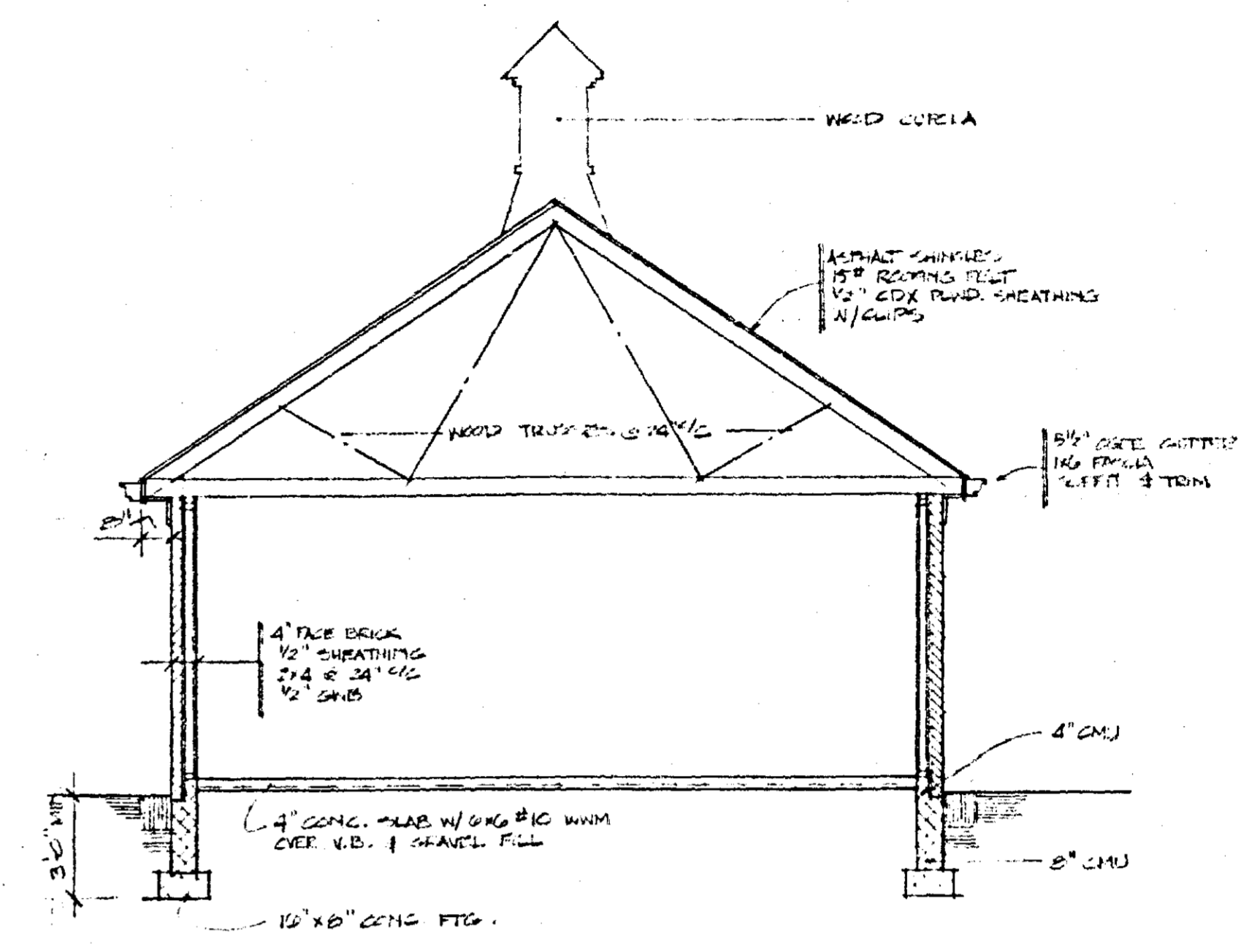


DONALD B. RATCLIFFE
ARCHITECTS
2510 ST. PAUL ST. BALTIMORE, MD.

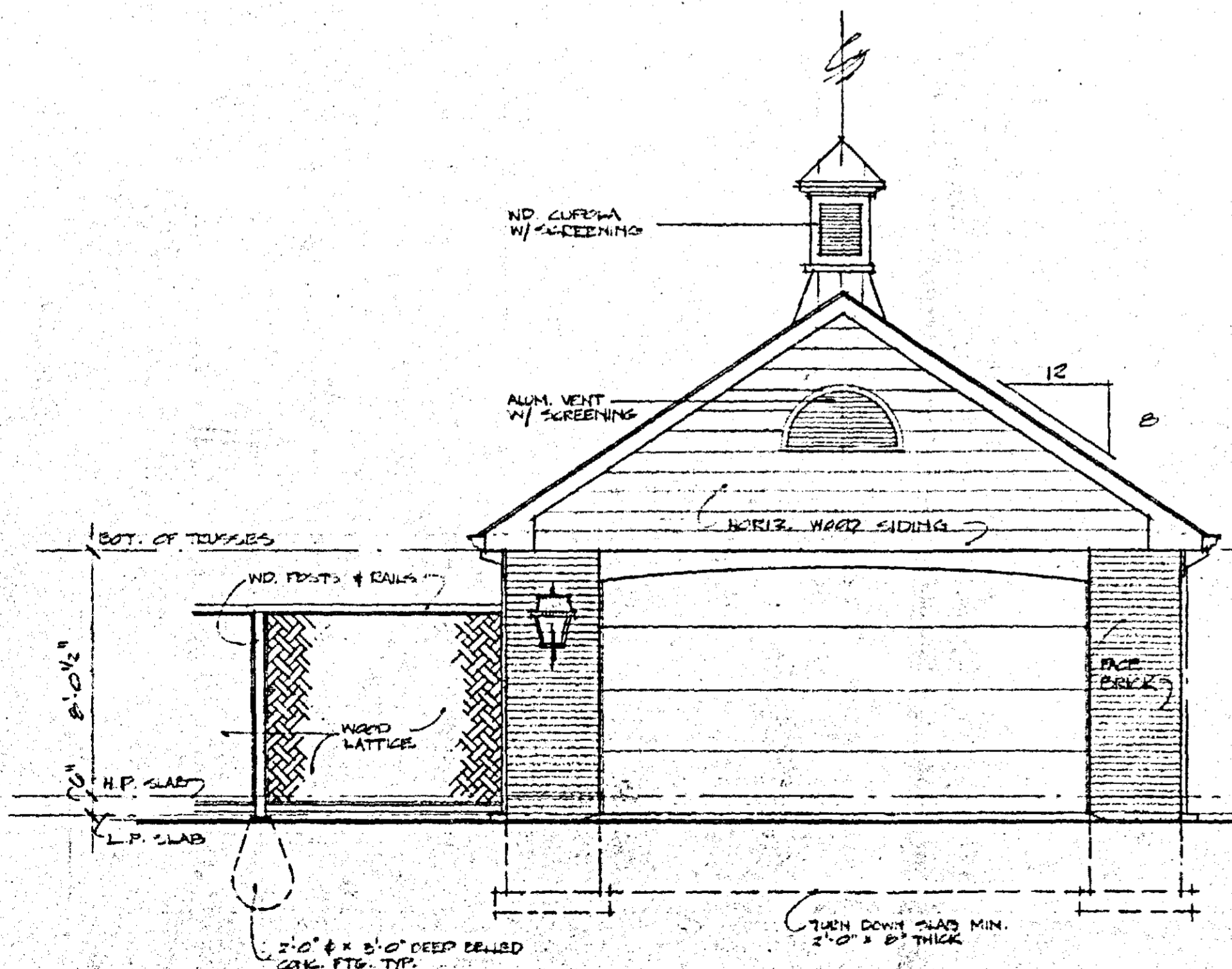
GARAGE FOR:
MR. & MRS. LINDSAY DRYDEN
330 NEEB NIND ROAD BALTIMORE COUNTY, MARYLAND



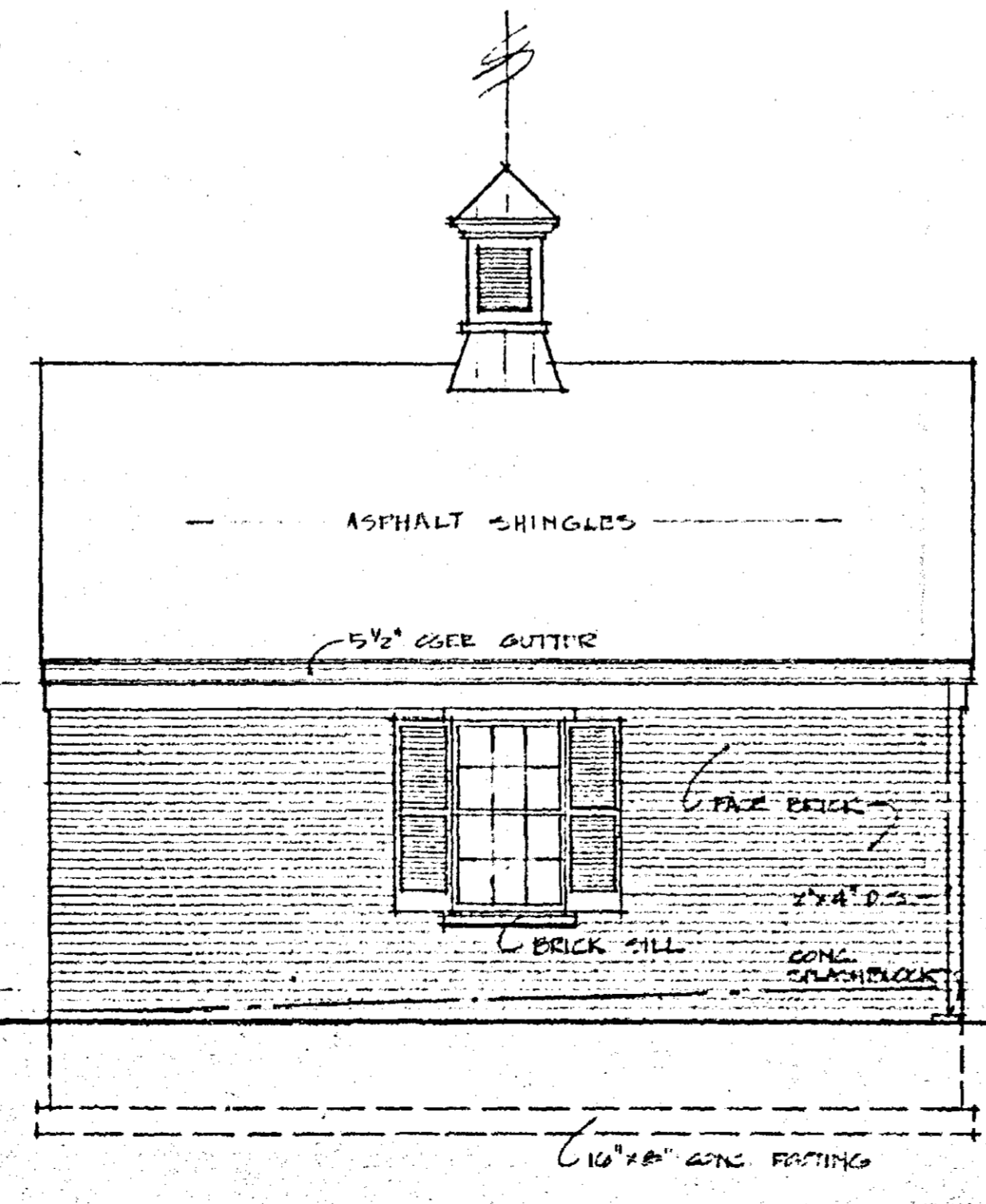
PLAN SCALE: 1/4" = 1'-0"



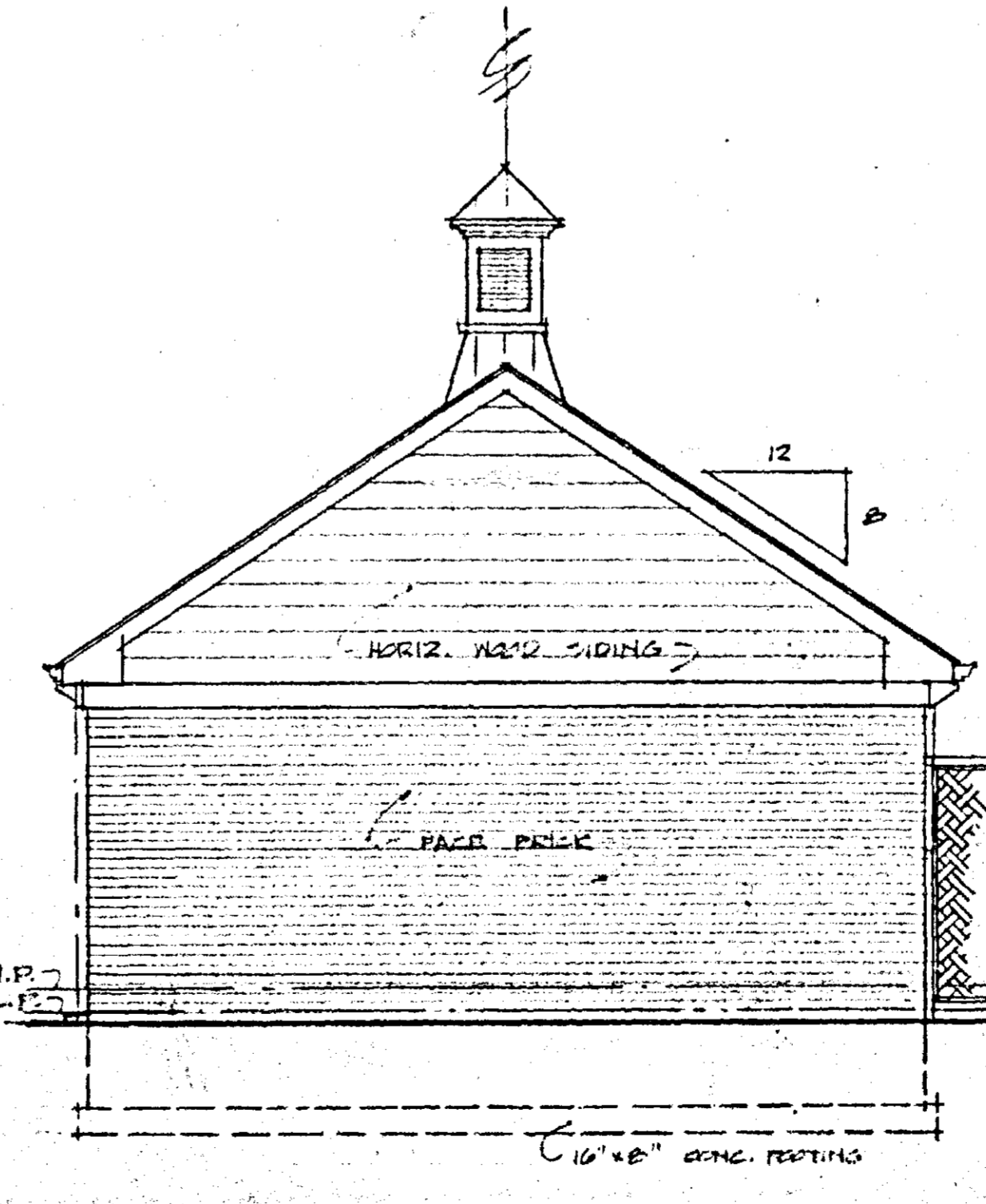
SECTION SCALE: 1/4" = 1'-0"



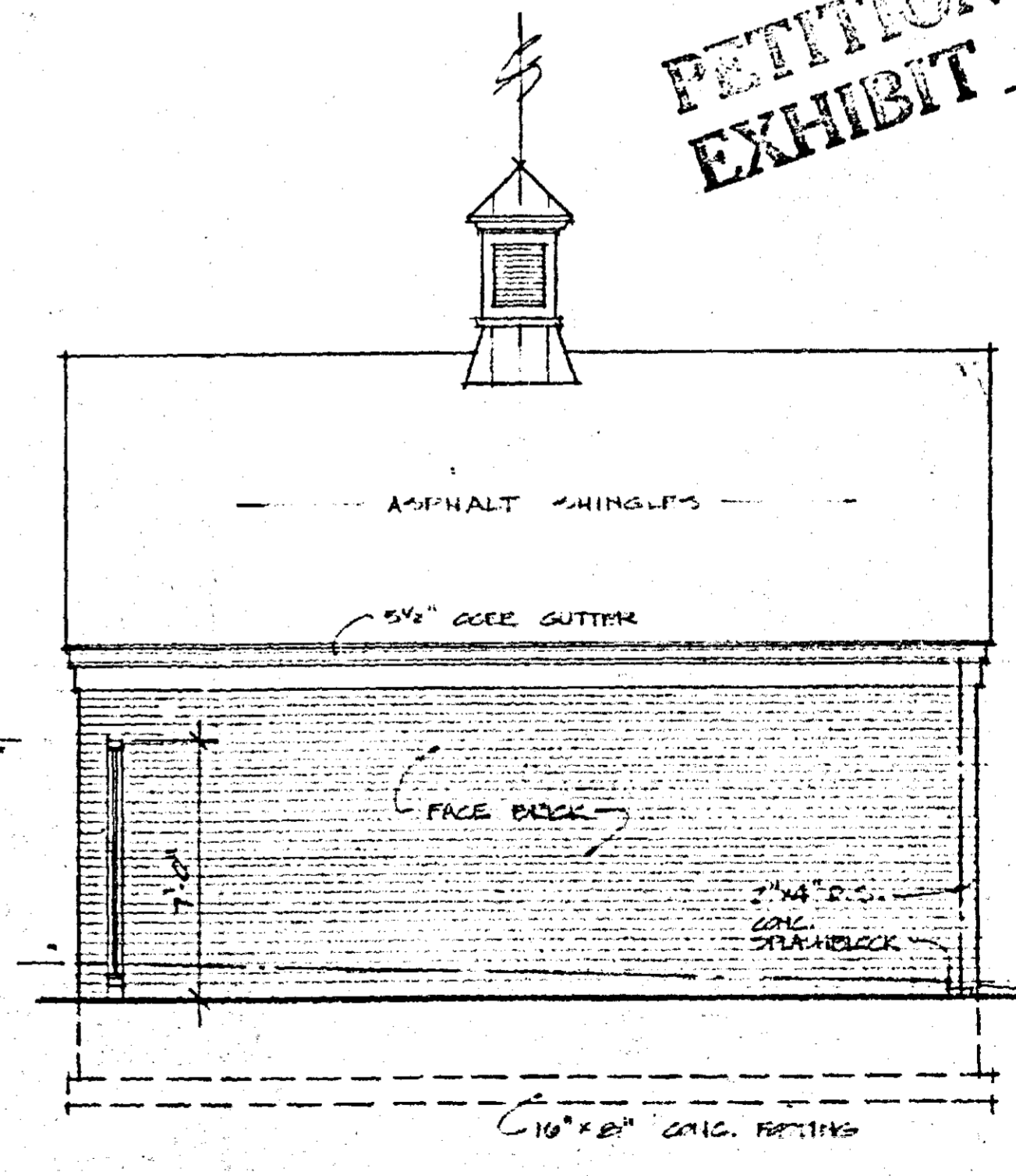
FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0"

PETITIONER'S
EXHIBIT 2

TITLE: GARAGE PLAN, SECTION & ELEVATIONS
DRAWN: W.A.
SCALE: AS NOTED
REVISED:
DATE: 7/13/03
SHEET

A1

SHEET 1 OF 1

