

84-188-A PETITION FOR ZONING VARIANCE 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 hereby petition for a Variance from Section 200.1 TO ALLOW A SIDE YARD SETBACK OF 12' INSTEAD OF REQUIRED 30' AND TO ALLOW AN AVERAGE HEIGHT OF 19' INSTEAD OF PERMITTED 15' HEIGHT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.) DETAINED PERMIT #0802 FOR GARAGE AND ADDED STORAGE AREA WITHOUT KNOWLEDGE OF 4001.5 GARAGE WAS PLACED IN LINE WITH EXISTING BLDG. TO ALLOW TURN RADIUS WHEN ENTERING.

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)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

ARTHUR L. MYERS

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 29th 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of February, 1984, at 10:00 o'clock A.M.

By: *Carl J. Jablon*
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

January 6, 1984

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

Re: Item #121 (1983-1984)
Property Owner: Arthur L. Myers, et ux
E/S Worton Rd., 70' N. Sassafras Rd.
Acres: 50 X 350 District: 15th

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.

Highways:

Worton Road, an existing public road, is proposed to be further improved in the future as a 30-foot closed section roadway within a 50-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.

The property to be developed is located adjacent to tidewater. The Petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on the lowest floor (including basements) of residential and commercial development.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S Worton Rd., 70' N of : OF BALTIMORE COUNTY
Sassafras Rd. (341 Worton Rd.)
15th District
ARTHUR L. MYERS, et ux, : Case No. 84-188-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman

Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman

Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 20th day of January, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Arthur L. Myers, 341 Worton Road, Baltimore, MD 21221, Petitioners.

Phyllis Cole Friedman

Phyllis Cole Friedman

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 19, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Arthur L. Myers
341 Worton Road
Baltimore, Maryland 21221

cc: Nicholas B. Commodari
Chairman

RE: Item No. 121 - Case No. 84-188-A
Petitioner - Arthur L. Myers, et ux
Variance Petition

Dear Mr. & Mrs. Myers:

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.

In view of your proposal to legalize the location and the height of the existing building, which is indicated as "proposed" on the submitted site plan, this hearing is required.

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
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 16, 1984

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

Item No. 117, 118, 119, 120, (121) and 124. - ZAC Meeting of November 29, 1983
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 117, 118, 119, 120, 121, and 124.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Arnold Jablon, Zoning Commissioner
To: Office of Planning and Zoning Date: JANUARY 25, 1984
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items
Meeting - November 29, 1983

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

Item # 119 - Carpenter Realty Corporation
Item # 120 - Donald C. Rapp, Sr., et ux
Item # 121 - Arthur L. Myers, et ux

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

IJF/rth

8/6
84-188-A

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

January 31, 1984

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: Arthur L. Myers, et ux

Location: E/S Worton Road 70' N. Sassafra Road

Item No.: 121

Zoning Agenda: November 29, 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 comments, at this time.

Noted and Approved: _____
REVIEWED BY: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb
2/6 84-188-A

IN RE: PETITION ZONING VARIANCES * BEFORE THE
E/S of Worton Road, 70' N of * ZONING COMMISSIONER
Sassafra Road (341 Worton *
Road) - 15th Election District * OF BALTIMORE COUNTY
Arthur L. Myers, et ux, * Case No. 84-188-A
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of one foot instead of the required 2 1/2 feet and an average height of 19 feet instead of the required 15 feet, as more fully described on Petitioners' Exhibit 1.

The Petitioner, Arthur L. Myers, appeared and testified. There were no Protestants.

Testimony indicated that the property in question is zoned D.R.5.5. and is 50' x 350'. The Petitioners own and reside in the dwelling situated on the lot and have constructed a 24' x 24' garage to the rear of the home. The garage has a storage area on top with an outside entrance as shown on Petitioners' Exhibit 1.

1. The garage was constructed at the end of the existing driveway to the left of the house and is attached to an existing 10' x 10' building.

The Petitioners received a building permit to construct the garage but were unaware of the height restriction imposed by the Baltimore County Zoning Regulations (BCZR). Since they wanted and needed more storage area, they decided to add a second story to the garage. The subject property is bordered on each side by a retaining wall necessitated by existing slopes. Although the Petitioners are unsure of how far the retaining wall is from the side property line, they believe it is about one foot inside. Since they constructed the garage 1 1/2 feet from the wall, they thought the garage met the required side yard setback.

However, they discovered that the side yard setback is determined by the existing building to which the garage is attached, which is one foot from the wall. The Petitioners are unsure of the exact distance from the side property line to the garage inasmuch as the retaining wall was constructed before they purchased the property and no survey was ever made. At the very least, the minimum distance would be one foot.

The average height of the garage is 19 feet with a peak of 21 feet; the house is about 21 feet in height. The Petitioners would be willing to change the roof in order to comply, but this apparently is unacceptable to various County agencies. It would be a practical difficulty to move the garage elsewhere on the property or to lower the roofline. The property is narrow, and if the garage were moved to the right, extensive paving and a maneuvering area would be required, which would disrupt the ecological balance of the property.

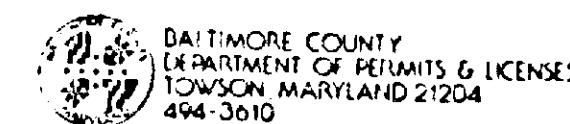
The Petitioners seek relief from Sections 400.1 and 400.3, pursuant to Section 307, of the BCZR.

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McKinn 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).

- 2 -



BALTIMORE COUNTY
DEPARTMENT OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3010

TED JABLON JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 121 Zoning Advisory Committee Meeting are as follows:

Property Owner: Arthur L. Myers, et ux

Location: E/S Worton Road 70' N. Sassafra Road

Existing Zoning: D.R. 5.5

Proposed Zoning: Variance to permit side yard setback of 12' in lieu of the required 30' and to allow an average height of 19' in lieu of the required 15'.

Address: 50 x 350

District: 15th.

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 except where exempted from the fire, flood, wind, and other applicable codes.
- X B. A building/structure / miscellaneous
- X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- 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 Code requirements for the proposed change. Drawings may require a professional seal.
- H. 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 401.
- X I. Comments - See the attached copy of Section 519.0 for compliance to flood inundation areas. Any use other than storage above garage will require a change of occupancy. Fire resistive separations between the uses and other life safety requirements of the code.

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 any permit. If desired, additional information may be obtained by visiting Room 122 (Plan Review) at 111 W. Chesapeake Ave., Towson.

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

CEB:es

SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS

BILL L-82 BALTIMORE COUNTY BUILDING CODE 1981

EFFECTIVE MARCH 25, 1982

SECTION 519 A section added to read as follows:

SECTION 519.0 CONSTRUCTION IN AREAS SUBJECT HAZARD TO FLOODING

519.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100 year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.
2. Crawl space under buildings constructed in the Tidal Plain, as determined by the U.S. Army Corps of Engineers or the Federal Flood Insurance study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.
3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require onsite waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

519.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be constructed within the 100 year flood plain of any watercourse. The 100 year flood plain shall be based upon the Federal Flood Insurance study or the Department of Public Works, whichever is the more restrictive; this determination shall include planned future development of the watershed area.
2. Reconstruction of residential dwelling units shall be governed by Sections 106.0 or 123.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 519.1 of this section.
3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 519.1 when damage exceeds 50 percent of physical value.

Form 02-82

February 10, 1984

Mr. & Mrs. Arthur L. Myers
341 Worton Road
Baltimore, Maryland 21221

IN RE: Petition Zoning Variances
E/S of Worton Road, 70' N of
Sassafra Road (341 Worton
Road) - 15th Election District
Arthur L. Myers, et ux,
Petitioners
Case No. 84-188-A

Dear Mr. & Mrs. Myers:

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

Sincerely,

ARNOLD JABLON
Zoning Commissioner

AJ/ar1

Attachments

cc: People's Counsel

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th of February, 1984, that the Petition for Variances to permit a side yard setback of one foot instead of the required 2 1/2 feet and an average height of 19 feet instead of the required 15 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZPAC), which are adopted in their entirety and made a part of this Order.

Zoning Commissioner of
Baltimore County

- 3 -

January 9, 1984

Mr. & Mrs. Arthur L. Myers
341 Worton Road
Baltimore, Maryland 21221

NOTICE OF HEARING

Re: Petition for Variances
E/S Worton Rd., 70' N of Sassafras Rd.
(341 Worton Road)
Arthur L. Myers, et ux - Petitioners
Case No. 84-188-A

TIME: 10:00 A.M.

DATE: Monday, February 6, 1984

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. 122935

DATE 1/17/84 ACCOUNT 14-11-615-000

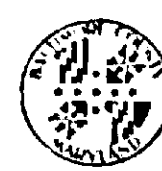
AMOUNT 35.17

RECEIVED FROM *[Signature]*

FOR: *[Signature]*

107*****350000 F102A

VALIDATION OR SIGNATURE OF CASHIER



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

ARNOLD JABLON
ZONING COMMISSIONER

January 25, 1984

Mr. & Mrs. Arthur L. Myers
341 Worton Road
Baltimore, Maryland 21221

Re: Petition for Variances
E/S Worton Rd. 70' N of Sassafras
Rd. (341 Worton Road)
Arthur L. Myers, et ux - Petitioners
Case No. 84-188-A

Dear Mr. & Mrs. Myers:

This is to advise you that \$42.85 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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,

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

No. 126838

DATE 2/7/84 ACCOUNT R-01-615-000

AMOUNT \$42.85

RECEIVED FROM Arthur L. Myers

FOR: Advertising & Posting Case #84-188-A

038*****428515 000A

VALIDATION OR SIGNATURE OF CASHIER

DESCRIPTION

Beginning at a point on the east side of Worton Road, 70 feet north of Sassafras Road being known as Lot No. 134, as shown on the Plat of the property of Middleborough Land Corporation of Baltimore County, which Plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 191. The improvements thereon being known as No. 341 Worton Road.

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances

LOCATION: East side Worton Road, 70 ft. North of Sassafras Road (341 Worton Road)

DATE & TIME: Monday, February 6, 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 Variances to allow a side yard setback of 12 inches instead of the required 30 inches and to allow an average height of 19 ft. instead of the permitted 15 ft. height

Being the property of Arthur L. Myers, 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, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 19, 1984

FROM: Norman E. Gerber, Director

Office of Planning and Zoning

SUBJECT: Arthur L. Myers, et ux

84-188-A

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

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

NEG/JGH/sf

Mr. & Mrs. Arthur L. Myers
341 Worton Road
Baltimore, Md. 21221

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
28th day of November, 1983

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Arthur L. Myers, et ux Received by: *[Signature]*
Petitioner's Attorney: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 1/21/84

Posted for: Petition for Variance

Petitioner: Arthur L. Myers

Location of property: E/S Worton Rd., 70' N of Sassafras Rd.

Plat: 134

Location of Sign: Corner of property at 341 Worton Rd.

Remarks: *[Signature]*

Posted by: Brian J. Callahan

Signature: *[Signature]* Date of return: 1/26/84

Number of Signs: 1

Petition For Variances

15th Election District

ZONING: Petition for Variances

LOCATION: East side Worton Road, 70 ft. North of Sassafras Road (341 Worton Road)

DATE & TIME: Monday, February 6, 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 Variances to allow a side yard setback of 12 inches instead of the required 30 inches and to allow an average height of 19 ft. instead of the permitted 15 ft. height

Being the property of Arthur L. Myers, 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

The Times

Middle River, Md., Jan 19, 1984

This is to certify, That the annexed

[Signature]

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

of *[Signature]* successive

weeks before the 19th day of

February, 1984

Publisher.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 19, 1984

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., *[Signature]*

of *[Signature]* before the 19th

day of February, 1984, the first publication

appearing on the 19th day of January,

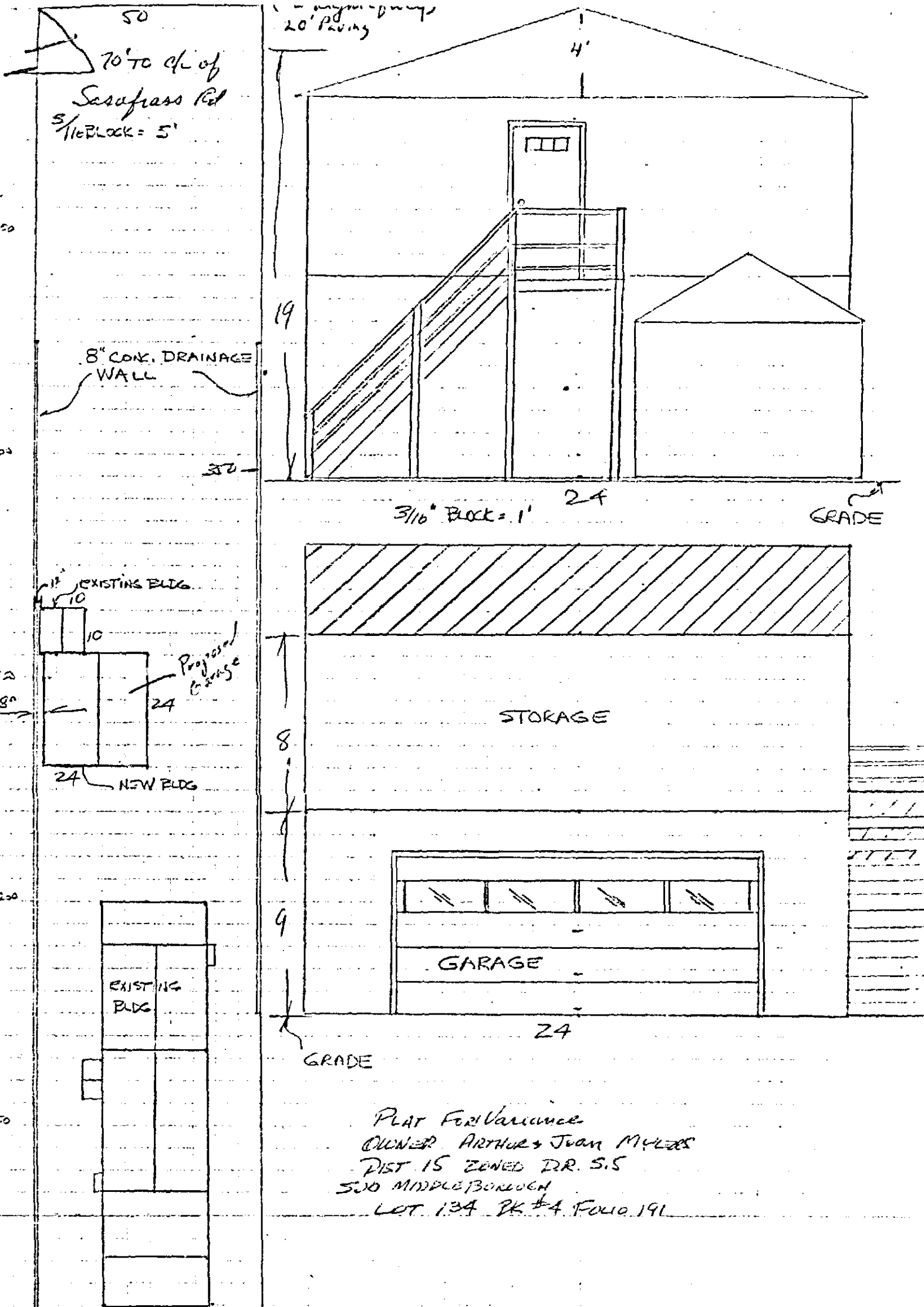
1984.

THE JEFFERSONIAN,

[Signature]
Manager.

Cost of Advertisement, \$18.00





PLAT FOR VARIANCE
 OWNER ARTHUR & JUAN MYERS
 DIST 15 ZONED DR. S.S.
 500 MIDDLEBOROUGH
 LOT 134 PK #4 FOLIO 191

ITM #111

PETITIONER'S
 EXHIBIT 1

