

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 ~~3320~~ would not 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~~ ^{may} not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22 nd day of March, 1984, that the herein Petition for Variance(s) to permit two (2) recreational vehicles on the property in lieu of the permitted one (1), is hereby DENIED.

John M. Jablon
Deputy Zoning Commissioner of
Baltimore County

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 ~~3320~~ would not 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~~ ^{may} not be granted.

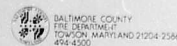
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John M. Jablon
Deputy Zoning Commissioner of
Baltimore County



PAUL H. RENCKE
(201)

February 14, 1984

Mr. William Hawwood
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comandari, Chairman
Zoning Plans Advisory Committee

Re: Property Owner: John R. Wingate, et ux

Location: NE/S East Avenue 150' R/L Kenwood Avenue

Item No.: 172 Zoning Agenda: Meeting of January 10, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments to be noted 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 U. S. 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 other 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 comments at this time.

REVIEWED BY: *George M. Heggenhoff*
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Comandari, Zoning Department Date: January 21, 1984
FROM: St. R. Puchner, Chief, Zoning Plans Review 22 B
SUBJECT: Zoning Advisory Committee Meeting
January 10, 1984

Item #169	See Comments
Item #170	See Comments
Item #171	See Comments
Item #172	No Comment
Item #173	Standard Comment
Item #176 Revised	See Comments
Item #91 Revised	See Comments

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dube, Superintendent Towson, Maryland - 21204

Date: January 10, 1984

Mr. Arnold Jablon
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: January 10, 1984

RE: Item No: 169, 170, 171, 172, 173.
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Jablon:

The above items have no bearing on student population.

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

WNP/1h

February 7, 1984

Mr. & Mrs. John R. Wingate
5312 East Avenue
Baltimore, Maryland 21206

NOTICE OF HEARING

Re: Petition for Variance
NE/S of East Ave., 150' SE of
Kenwood Ave. (5312 East Avenue)
John R. Wingate, et ux - Petitioners
Case No. 84-223-A

TIME: 9:30 A.M.

DATE: Tuesday, March 6, 1984

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 123269

DATE: 2/14/84 ACCOUNT: 221-100-000

AMOUNT: 22.00

RECEIVED FROM: 111 West Chesapeake Ave. 172 Wingate

FOR: 1000

074*****35015 5036A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: Northeast side of East Avenue, 150 ft. Southeast of
Kenwood Avenue (5312 East Avenue)

DATE & TIME: Tuesday, March 6, 1984 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 allow 2 recreational vehicles on property
in lieu of the permitted 1

Being the property of John R. Wingate, 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

February 28, 1984

Mr. & Mrs. John R. Wingate
5312 East Avenue
Baltimore, Maryland 21206

Re: Petition for Variance
NE/3 of East Ave., 150' SE of Kenwood
Ave. (5312 East Avenue)
Case No. 84-223-A

Dear Mr. & Mrs. Wingate:

This is to advise you that \$41.38 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,

[Signature]
ARNOLD JABLON
Zoning Commissioner

No. 126882

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

DATE 3/6/84 ACCOUNT R-91-618-000

AMOUNT \$41.38 cash

RECEIVED FROM John R. Wingate

FOR Advertising & Posting Case #84-223-A

010*****126882 SUBEA

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

14th Election District

ZONING: Petition for Variance

LOCATION: Northeast side of East Avenue, 150 ft. Southeast of Kenwood Avenue (5312 East Avenue)

DATE & TIME: Tuesday, March 6, 1984 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 allow 2 recreational vehicles on property in lieu of the permitted 1

Being the property of John R. Wingate, 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

ZONING DESCRIPTION

Beginning on the Northeast side of East Avenue 30 feet wide, at the distance of 150 feet Southeast of Kenwood Avenue. Being Lots 23 & 24 of the John C. Stippel Plat, Book No. 10 Folio 107. Also known as 5312 East Avenue in the 14th Election District.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
Zoning Commissioner
Date: February 16, 1984

Norman E. Gerber, Director
Office of Planning and Zoning

John R. Wingate, et ux - 84-223-A

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

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

NEJ/JGH/af

Arnold Jablon
Zoning Commissioner

Norman E. Gerber, Director
Office of Planning and Zoning

John R. Wingate, et ux - 84-223-A

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[Signature]
Norman E. Gerber, Director
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NEJ/JGH/af



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

ARNOLD JABLON
ZONING COMMISSIONER

March 22, 1984

Mr. and Mrs. John R. Wingate
5312 East Avenue
Baltimore, Maryland 21206

RE: Petition for Variance
NE/3 of East Ave., 150' SE of
Kenwood Ave. (5312 East Ave.)
14th Election District
John R. Wingate, et ux - Petitioners
NO. 84-223-A (Item No. 172)

Dear Mr. and Mrs. Wingate:

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

Very truly yours,

[Signature]
DEA M.H. JUNG
Deputy Zoning Commissioner

JMG/mc

Attachments

cc: Mr. Bernard Janine/Cork
5310 Kenwood Avenue
Baltimore, Maryland 21206

People's Counsel

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 23, 1984

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

Re: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of
Engineering
Department of
Public Engineering
State Health Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial
Development

Mr. & Mrs. John R. Wingate
5312 East Avenue
Baltimore, Maryland 21206

RE: Item No. 172 - Case No. 84-223-A
Petitioner - John R. Wingate, et ux
Variance Petition

Dear Mr. & Mrs. Wingate:

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,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/bbc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

February 29, 1984

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

Re: Item #172 (1983-1984)
Property Owner: John R. Wingate, et ux
5312 East Avenue 150' SE of Kenwood Avenue
Acre: 50/76 x 127/185
District: 14th

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 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 172 (1983-1984).

Very truly yours,

[Signature]
ROBERT A. WATSON, P.E., Chief
Bureau of Public Services

RAM/WH/PH/BS

J-N-E & N-S-E Key Sheets
20 x 21 NE 20 Pos. Sheets
NE 5 & 6 20 Pos.
81 Tax Map

February 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

Re: Property Owners: John R. Wingate, et ux

Location: NE/4 East Avenue 150' S/E Kenwood Avenue

Item No.: 172 Zoning Agenda: Meeting of January 10, 1984

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 100 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. 301 "Fire Safety Code", 1976 edition prior to occupancy.

6. Site plans are approved, as drawn.

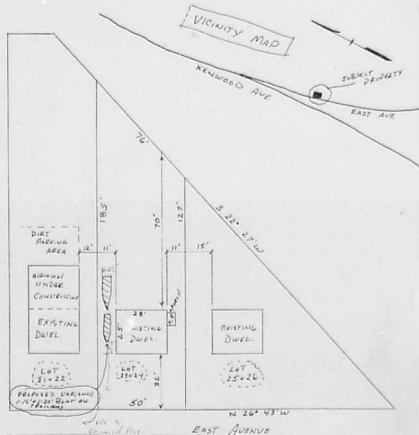
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *John R. Wingate, et ux*
Special Inspection Division Fire Prevention Bureau

/s/

ZONING DESCRIPTION

Beginning on the Northeast side of East Avenue 30 feet wide, at the distance of 150 feet Southeast of Kenwood Avenue. Being Lots 23 & 24 of the John C. Sippl Plat, Book No. 10 Folio 107. Also known as 5312 East Avenue in the 14th Election District.



PLAT FOR ZONING VARIANCE
OWNER: JOHN & JOHAN WINGATE
DISTRICT 14, ZONE DE 3.5
SUBDIVISION: JOHN C. SIPPL PLAT
LOT 23+24, BOOK NO. 10, FOLIO 107
SCALE: 1"=30'

Petition For
Variance
INVESTIGATION
DISTRICT
SOUTH: Petition for
Variance: Northeast
side of East Avenue 150
feet Southeast of Kenwood
Avenue 3012 East Ave
East Avenue, Towson, Md.
DATE & TIME: Year
day month & time of day
PUBLIC HEARING:
at the County Office
Building, 111 W. Chesapeake
Avenue, Towson, Md.
The Zoning Commission
of Baltimore County,
by authority of the
County and Zoning
Commissioner, hereby
certifies that the
variance is a use of
the property which is
not prohibited by the
Zoning Ordinance of
Baltimore County.

above on plus plus time
with the zoning Department
In the event that the
variance is granted, a building
permit may be issued
within the sixty (60) day
period period. The zoning
Commissioner will, however,
not certify any request
for a day of the issuance
of a building permit during this
period. Any request made
after the expiration of the
period shall be subject to
be reviewed in writing by
the date of the hearing and
either made at the hearing.

By: John R. Wingate, et ux
3312 East Avenue
Baltimore, Md. 21206

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
10th day of January, 1984.

Petitioner John R. Wingate, et ux
Attorney

Received by: *Nick Comodari*
Nicholas M. Comodari
Chairman, Zoning Plans
Advisory Committee

The Times

Middle River, Md., Feb 14 1984

This is to certify, That the annexed

was inserted in the Times, a newspaper printed
and published in Baltimore County, once in each
of successive
weeks before the day of
1984
Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 14 Date of Posting: 2/14/84
Posted for: *John R. Wingate, et ux*
Petitioner: *John R. Wingate, et ux*
Location of property: *3312 East Avenue, 150' S/E of Kenwood Ave*
Location of Signs: *Front of property (5312 East Avenue)*
Remarks: *See above*
Posted by: *Nick Comodari* Date of return: 2/14/84
Number of Signs: *2*

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 16, 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., once in each
of successive weeks before the day of
February, 1984, the first publication
appearing on the 16th day of February,
1984.

THE JEFFERSONIAN,
Nick Comodari
Manager

Cost of Advertisement, \$: 18.00

PETITION FOR VARIANCE
INVESTIGATION
DISTRICT
SOUTH: Petition for
Variance: Northeast
side of East Avenue 150
feet Southeast of Kenwood
Avenue 3012 East Ave
East Avenue, Towson, Md.
DATE & TIME: Year
day month & time of day
PUBLIC HEARING:
at the County Office
Building, 111 W. Chesapeake
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The Zoning Commission
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by authority of the
County and Zoning
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variance is a use of
the property which is
not prohibited by the
Zoning Ordinance of
Baltimore County.

DUPLICATE CERTIFICATE OF PUBLICATION

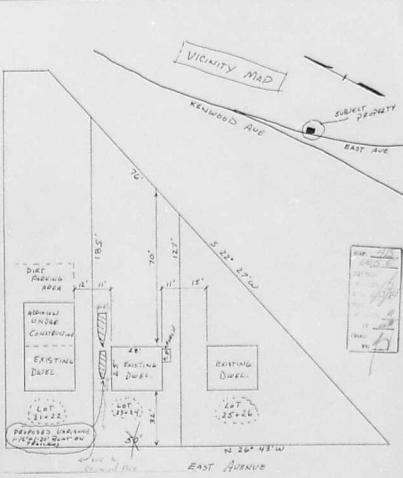
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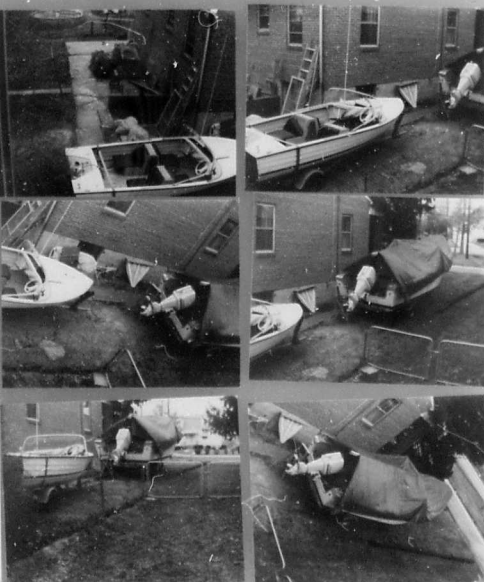
THE JEFFERSONIAN,
Nick Comodari
Manager

Cost of Advertisement, \$: 18.00

PETITION FOR VARIANCE
INVESTIGATION
DISTRICT
SOUTH: Petition for
Variance: Northeast
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feet Southeast of Kenwood
Avenue 3012 East Ave
East Avenue, Towson, Md.
DATE & TIME: Year
day month & time of day
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at the County Office
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PLAT FOR ZONING VARIANCE
OWNER: JOHN & JOHAN WINGATE
DISTRICT 14, ZONE DE 3.5
SUBDIVISION: JOHN C. SIPPL PLAT
LOT 23+24, BOOK NO. 10, FOLIO 107
SCALE: 1"=30'



84-223A

