

84-267-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 made a part hereof, hereby petition for a Variance from Section 1802.3, B (214) to permit a rearward setback of 15 ft. instead of the required 50 ft. and a sideyard setback of 10 ft. instead of the required 15 ft.

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

- 1-Increase in the size of the family.
- 2-Modernize and update the kitchen.
- 3-Kitchen too small for the amount of cooking that must be done.

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 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:

Legal Owner(s):

Charles Robert Gebhard

(Type or Print Name)

Signature

Phyllis Irene Gebhard

(Type or Print Name)

Signature

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BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner
Date: March 29, 1984
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Charles R. Gebhard, et ux
SUBJECT: 84-267-A

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

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 30, 1984

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

Mr. & Mrs. Charles R. Gebhard
1612 Gray Haven Court
Baltimore, Maryland 21222

RE: Case No. 84-267-A (Item No. 211)

Petitioner - Charles R. Gebhard, et ux

Variance Petition

Dear Mr. & Mrs. Gebhard:

The Zoning Plans Advisory Committee has reviewed the

plans submitted with the above referenced petition. The

following comments are not intended to indicate the appro-

priateness 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 infor-

mation 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

Chairman

Zoning Plans Advisory Committee

Enclosures

ORDER RECEIVED FOR FILING

DATE April 19, 1984

BY Maryanne (M)

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Towson, Maryland 21204

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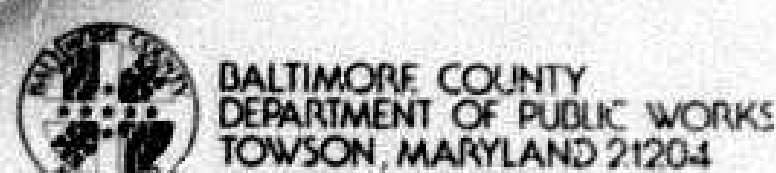
Towson, Maryland 21204

111 W. Chesapeake Ave.

Towson, Maryland 21204

111 W. Chesapeake Ave.

Towson, Maryland 21204



HARRY J. PISTEL, P.E.
DIRECTOR

March 28, 1984

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

Re: Item #211 (1983-1984)
Property Owner: Charles A. Gebhard, et ux
W/S Gray Haven Ct. 182.04' S. from centerline
Gray Haven Rd.
Acres: 25 X 115 District: 12th

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.

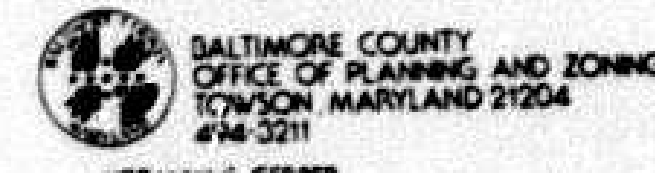
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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 211 (1983-1984).

Very truly yours,
Robert A. Korton, P.E., Chief
Bureau of Public Services

RAN:EAM:FW:iss
E-W Key Sheet
SE 3 F Topo
10 SE 24 Pos. Sheet
103 Tax Map



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

Re: Zoning Advisory Meeting of 2-14-84
Item # 211
Property Owner: CHARLES R. GEBHARD, ET UX
Location: W/S GRAY HAVEN CT. 182.04' S. OF
GRAY HAVEN RD.

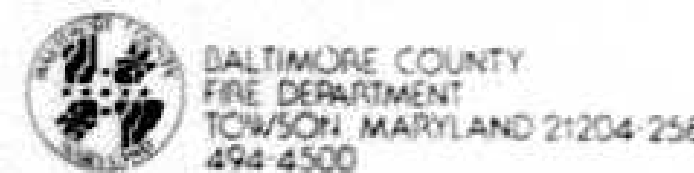
Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Area is re-evaluated annually by the County Council.
- () Additional comments:

LIGHT AND VISIBILITY AFFECT TO ADJACENT LOT
SEVERAL ADDITIONAL FIGURES TOTAL MORE THAN
LOT WIDTH

Edward A. Boer
Chief, Current Planning and Development



PAUL H. REINCKE
CHIEF

March 2, 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: Charles R. Gebhard, et ux

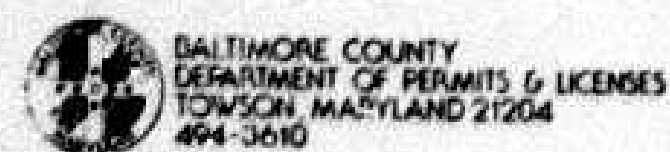
Location: W/S

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 be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of April, 1984, that the herein Petition for Variance(s) to permit a rear yard setback of 35 feet instead of the required 50 feet and a side yard setback of 10 feet instead of the required 15 feet for the expressed purpose of constructing a 20'x25' one-story addition to increase the habitable area of the existing dwelling, in accordance with the site plan filed herein and marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. Gutters and downspouts shall be installed on the addition to direct rain water away from the adjoining property.

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



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

March 1, 1984

Dear Mr. Jablon:

Comments on Item # 211 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles R. Gebhard, et ux
Location: W/S Gray Haven Court 182.04' S. from c/l Gray Haven Road
Relating Zoning: R.R. 10
Proposed Zoning: Variance to permit a rear yard setback of 35' in lieu of the required 50' and a side yard setback of 10' in lieu of the required 15'.

Acres: 35 x 115
District: 12th.

The items checked below are applicable:

A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Age; and other applicable Codes.

B. A building/ other / permit shall be required before beginning construction.

C. Residential: three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals 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 601, line 2, Section 1107 and Table 1160, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County 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 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 can comply with the height/area requirements of Table 505 and the required construction classification of Table 601.

I. Comments - The south wall of the addition shall be of 1 hour rated construction, no openings permitted. Should any of this new area be for a bedroom space, a window complying with the code for emergency egress shall be provided on the north or west wall. It is assumed the addition is one story!

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 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 21, 1984

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

Z.A.C. Meeting of: February 14, 1984

RE: Item No: 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214.

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
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/1h

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S Gray Haven Ct., 182.04' S of the Centerline of Gray Haven Rd. (1612 Gray Haven Ct.) : OF BALTIMORE COUNTY
12th District :

CHARLES R. GEBHARD, et ux, : Case No. 84-267-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing date; 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
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 23rd day of March, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles R. Gebhard, 1612 Gray Haven Court, Baltimore, MD 21222, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: OFFICE OF PLANNING AND ZONING
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

Date: March 25, 1984

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.

Meeting - February 11, 1984

Item #203 - Leroy Y. Baile, Jr., et al
Item #205 - Margaret R. Budak
Item #206 - Edward Wos, et ux
Item #207 - Anne Mysola
Item #208 - Joseph P. Ambrose, Jr.
Item #209 - Abell Communications
Item #210 - Security Mini Storage
Item #211 - Charles R. Gebhard, et ux
Item #213 - Charles Walters

Meeting - February 21, 1984

Item #215 - Anthony J. Moken, et ux
Item #219 - Dale T. Vois
Item #220 - Estate of Helen A. Singer

Meeting - March 6, 1984

Item #227 - James J. Ward, III

Meeting - March 20, 1984

Item #230 - James Forbes, et ux
Item #232 - David J. Klevins, et ux

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 29, 1984

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

cc: 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. & Mrs. Charles R. Gebhard
1612 Gray Haven Court
Baltimore, Md. 21222

RE: Item No. 211
Petitioner - Chas. R. Gebhard, et ux
Variance Petition

Dear Mr. & Mrs. Gebhard:

Recently, a meeting was held with various members of this Committee in order to discuss the above referenced petition. At that time, it was verbally indicated that revised site plans, reflecting comments from the following department(s), would be required.

Department of Permits & Licenses
Mr. Charles E. Burnham - 494-3987

In order to avoid any future delays in processing this petition, I urge you to personally contact the representative(s) from the above department(s) and discuss the required revisions. When discussing this petition, it should be referred to by the item number. Since it will save you approximately 3-4 weeks in the processing of your petition, this matter should be pursued immediately.

After discussing the comments with the above representative(s), you should contact me at 494-3391 in order to determine the outcome of said discussion and what your future course of action will be.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI, Chairman
Zoning Plans Advisory Committee

NBC:bsc



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON
ZONING COMMISSIONER

April 12, 1984

Mr. and Mrs. Charles Robert Gebhard
1612 Gray Haven Court
Dundalk, Maryland 21222

Dear Mr. and Mrs. Gebhard:

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

RE: Petition for Variances
W/S of Gray Haven Ct., 182.04' S of the center line of Gray Haven Rd. (1612 Gray Haven Ct.) - 12th Election District
Charles R. Gebhard, et ux - Petitioners
No. 84-267-A (Item No. 211)

Very truly yours,

Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JHJ/mc

Attachments

cc: People's Counsel



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3355

ARNOLD JABLON
ZONING COMMISSIONER

April 2, 1984

Mr. & Mrs. Charles R. Gebhard
1612 Gray Haven Court
Baltimore, Maryland 21222

Re: Petition for Variances
W/S Gray Haven Ct., 182.04' S of the center line of Gray Haven Rd. (1612 Gray Haven Ct.)
Charles R. Gebhard, et ux - Petitioners
Case No. 84-267-A

Dear Mr. & Mrs. Gebhard:

This is to advise you that \$49.00 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.

Stamp: BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING & ZONING
MISCELLANEOUS CASE RECORD
Date: 4/4/84
Case No: 84-267-A
Item No: 211
Status: Pending
Signature: [Signature]
Initials: [Initials]

March 15, 1984

Mr. & Mrs. Charles R. Gebhard
1612 Gray Haven Court
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variances
W/S Gray Haven Court, 182.04' S of the
c/l of Gray Haven Rd. (1612 Gray Haven Ct.)
Charles R. Gebhard, et ux - Petitioners
Case No. 84-267-A

TIME: 10:30 A.M.

DATE: Tuesday, April 10, 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. 126814
DATE: 2/3/84 ACCOUNT: R01313-000
AMOUNT: \$35.00
RECEIVED FROM: *[Signature]*
FOR: *[Signature]* #211
1 Cash
070*****350010 *****
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCES

12th Election District

ZONING:

Petition for Variances

LOCATION:

West side Gray Haven Court, 182.04 ft. South of the
centerline of Gray Haven Road (1612 Gray Haven Court)

DATE & TIME:

Tuesday, April 10, 1984 at 10:30 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 Variances to permit a rear yard setback of 35 ft.
instead of the required 50 ft. and a side yard setback of 10 ft.
instead of the required 15 ft.

Being the property of Charles R. Gebhard, 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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

28 N. Dundalk Ave.
Dundalk, Md. 21222 March 23, 1984

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of P.O. #53641 - Req.
#L59231.
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one morning week before the
23rd day of March 1984; that is to say,
the same was inserted in the issues of March 22, 1984

Kimbel Publication, Inc.
per Publisher.

By *[Signature]*

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 22, 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 a week~~
of one time before before the 10th
day of April, 1984, the 10th publication
appearing on the 22nd day of March
1984.

THE JEFFERSONIAN

[Signature]
Manager

Cost of Advertisement, \$ 16.00

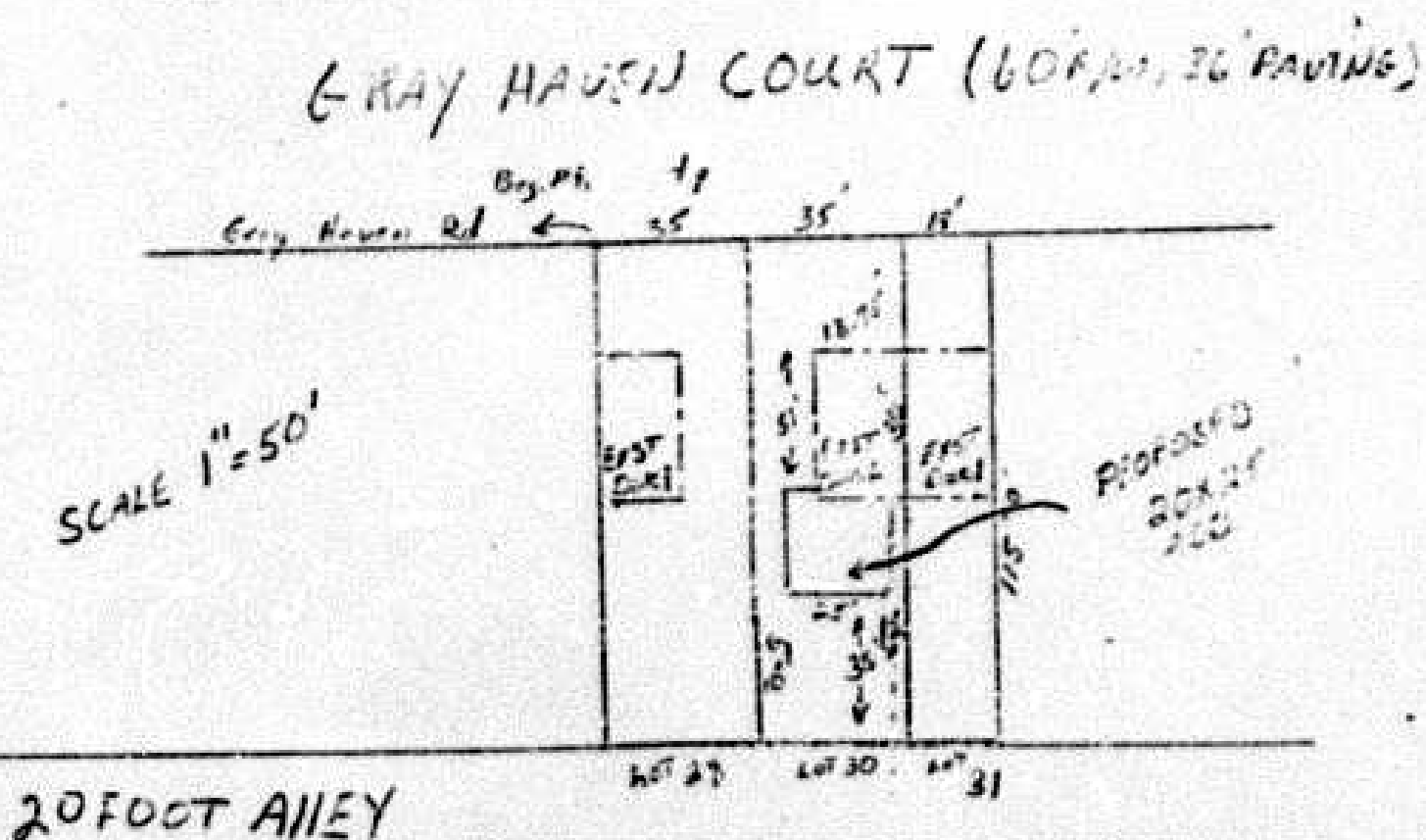
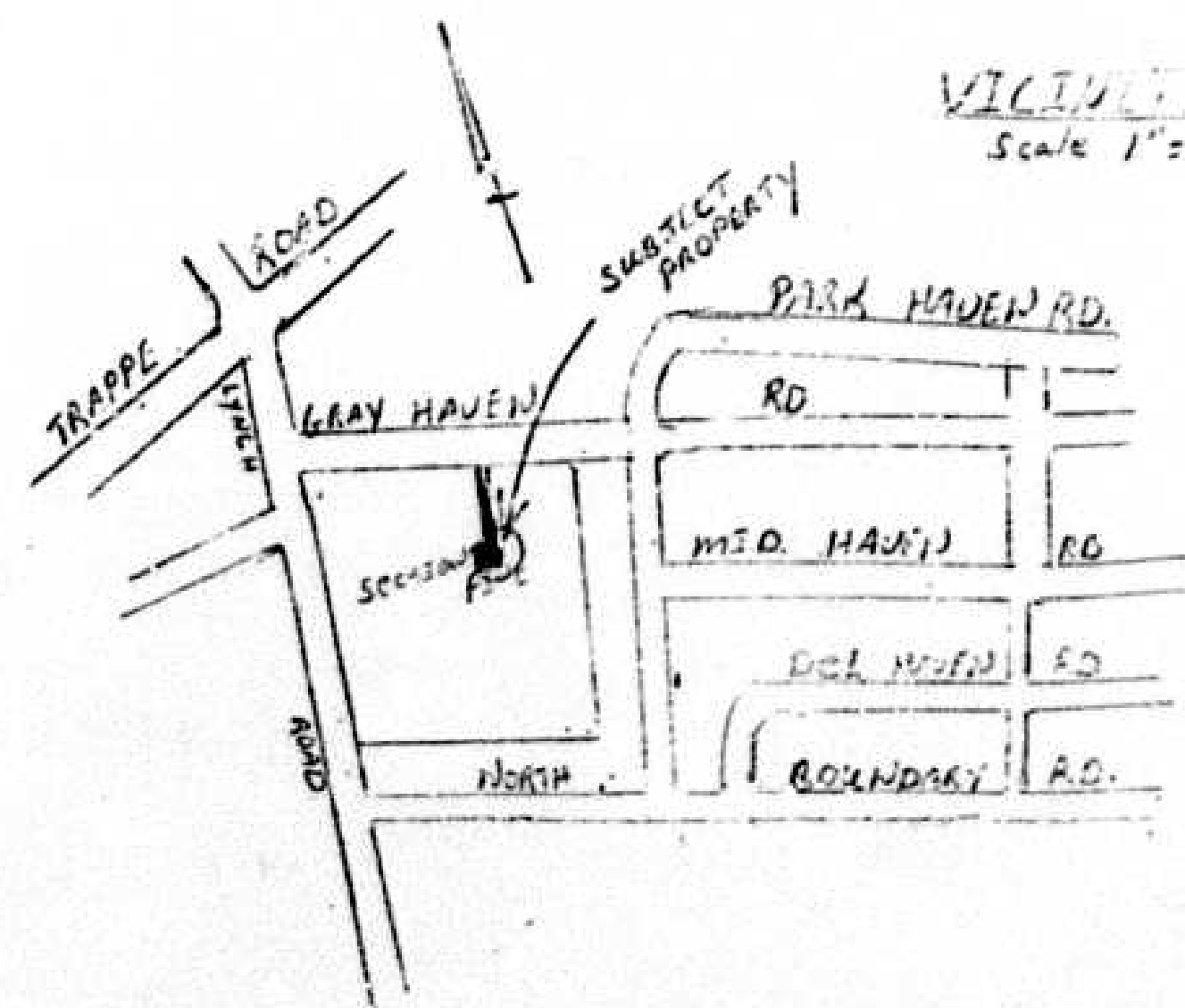
ZONING DESCRIPTION

Beginning on the west side of Gray Haven Court
60 feet wide, at the distance of 182.04 feet south
of the centerline of Gray Haven Road. Being Lot 30
in the subdivision of Gray Haven, Section 5, 12th
Election District, Baltimore County, Maryland GIS 24,
Folio 106. Also known as 1612 Gray Haven Court.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12 Date of Posting: 3/24/84
Posted for: Petition for Variances
Petitioner: Charles R. Gebhard, et ux
Location of property: W/S Gray Haven Ct., 182.04' S
of c/l of Gray Haven Rd.
Location of Signs: front of property (#1612 Gray Haven
Ct.)
Remarks: None
Posted by: Arnold Jablon Date of return: 3/29/84
Number of Signs: 1



PLAT FOR ZONING VARIANCE
OWNER: Mr. & Mrs. CHARLES R. Gebhard
DISTRICT 12 BALTO CO. MD.
SECTION ONE - GRAYHAVEN
L334 FOLIO 104
Sheet DR10.5
Proposed addition under planning
may extend to property line April 10, 1984
CH. Gebhard - *[Signature]* STON #774