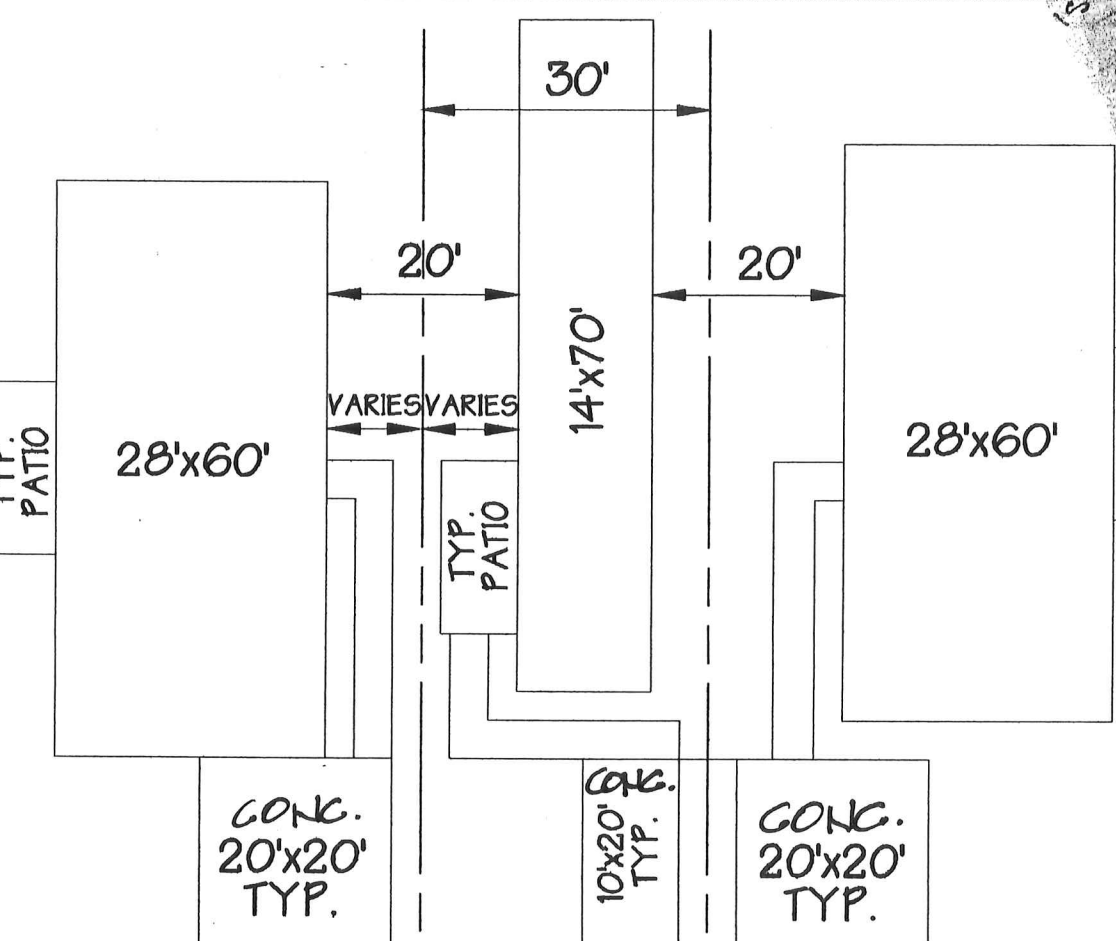


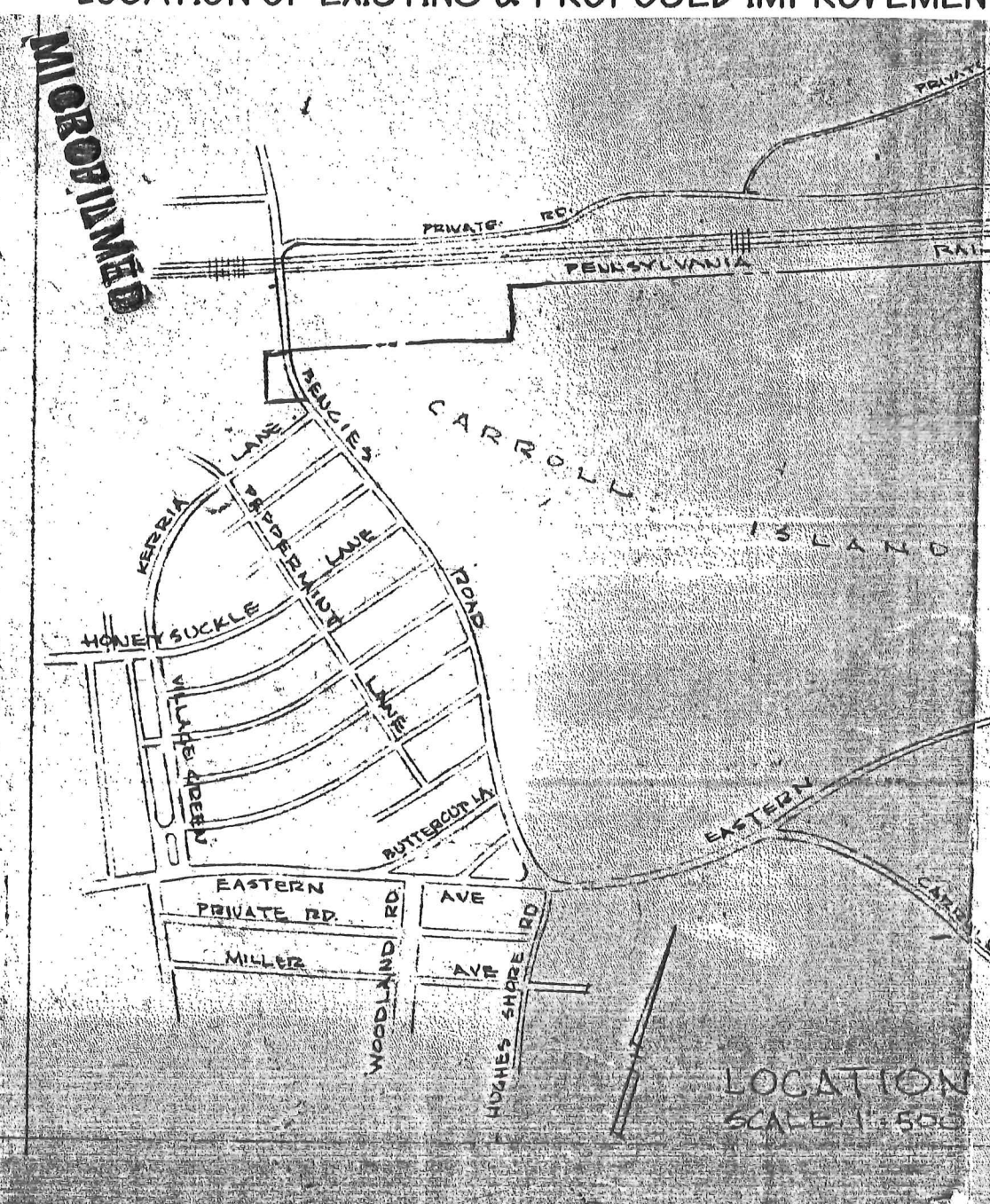
TRAILER AREAS ARE 3,000
SF MIN. PER SECT. 414.2



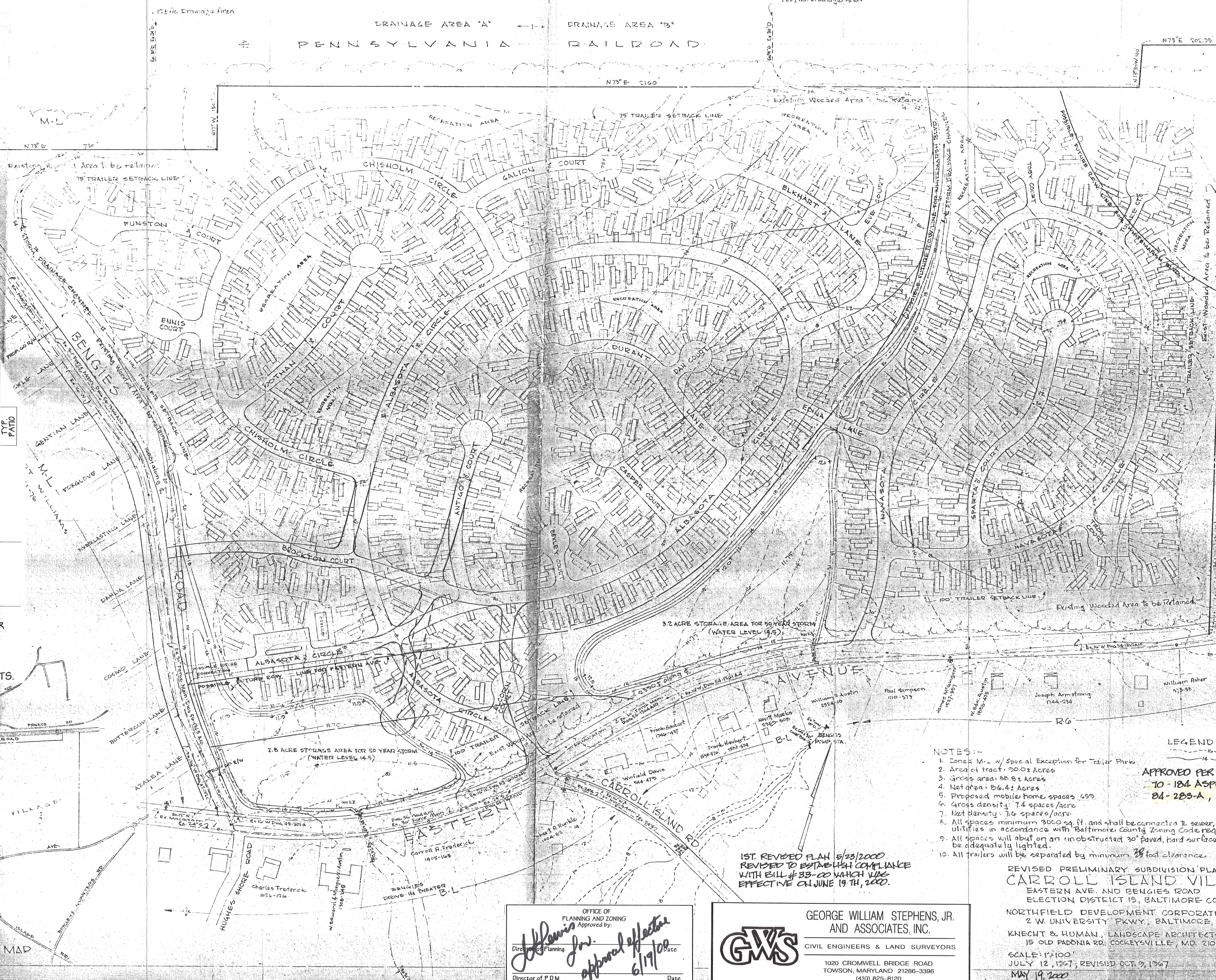
TYPICAL LOT LAYOUT

SCALE: 1" = 20'

PARKING PAD SIZES & PATIO/DECK SIZES MAY
VARY DEPENDING ON THE LOT CONFIGURATION &
LOCATION OF EXISTING & PROPOSED IMPROVEMENTS.



DRAINAGE AREA 'A' DRAINAGE AREA 'B'
PENNSYLVANIA RAILROAD



NOTES:-

1. Some M.V. w/ Special Exception for Trailer Parks
2. Area of tract: 50.03 Acres
3. Gross area: 55.81 Acres
4. Net area: 56.42 Acres
5. Proposed mobile home spaces: 650
6. Gross density: 7.4 spaces/acre
7. Net density: 7.6 spaces/acre
8. All spaces minimum 30'00" dia. ft. and shall be connected to sewer, water and electric utilities in accordance with Baltimore County Zoning Code requirements
9. All spaces will abut on an unobstructed 30' paved, hard surface roadway which will be adequately lighted.
10. All trailers will be separated by minimum 28' foot clearance.

LEGEND:-

APPROVED PER ZONING CASE #15:
70-184 ASPH, 66-185X,
84-285-A, 92-400-A

1ST REVISED PLAN 5/23/2000
REVISED TO ESTABLISH COMPLIANCE
WITH BILL #33-00 WHICH WAS
EFFECTIVE ON JUNE 19 TH, 2000.

OFFICE OF
PLANNING AND ZONING
Approved by:
[Signature]
Director of P.D.M. *[Signature]* 6/17/00 Date

GWS

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286-3396
(410) 825-8120

REVISED PRELIMINARY SUBDIVISION PLAT
CARROLL ISLAND VILLAGE
EASTERN AVE. AND BENGIE ROAD
ELECTION DISTRICT 15, BALTIMORE COUNTY, MARYLAND
NORTHFIELD DEVELOPMENT CORPORATION
2 W UNIVERSITY PKWY, BALTIMORE, MD 21218
KNECHT B. HUMAN, LANDSCAPE ARCHITECTS & ENGINEERS
15 OLD PADONIA RD, COCKEYSVILLE, MD. 21030
SCALE: 1"=100'
JULY 12, 1997; REVISED OCT. 9, 1997
MAY 19, 2000
FILE: 3-125
66-185

MICRO AND PUT IN CASE 92-460-A
84-285-A
70-184 ASPH
66-185-X
1947-1013-X

PETITION FOR ZONING VARIANCE 84-285-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 a part hereof, hereby petition for a Variance from Section 400.1 - to permit in-ground pool to be constructed outside of the one-third of lot farthest removed from side street.

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

1. Topography of my land dictates placement of in-ground pool closer to proposed road edge than 125' setback. Where the law allows placement of the pool is a steep slope which would require raising of one horizontal side of the pool above ground, leaving the other side (8') striking completely out of the ground.
2. Construction (without variance) on site cannot be guaranteed.
3. Construction (without variance) would be much more costly.

(SEE ATTACHMENT)
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)
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of March, 1984, 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 30th day of April, 1984, at 10:00 o'clock A.M.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

ATTACHMENT

Hardship or practical difficulty, continued

4. Contractor, Mr. David Poyer, recommends building in proposed location as indicated on plat.
5. Construction (without variance) would interfere with septic system and septic drain area. I have placed pool (in proposed location) so that it exceeds Health Department requirements. They recommend 20' from dry well and 1 an 31' from dry well to pool patio, and 38' from dry well to actual pool.
6. Proposed site plan still provides 35' setback from pool patio to property line and 38' setback from pool edge to property line. (Pool will be fenced according to law.)
7. Also, my wife and I consider this an equally important practical difficulty. Proposed placement of pool provides for immediate supervision from my house even when pool is not in use. To place it without variance places pool 128' from my house, out of view and direct supervision (pool will be fenced according to law).
8. Petitioner will provide a signed letter from neighbors on both sides and across the street saying they support my request.

PETITION FOR ZONING VARIANCE 84-285-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 a part hereof, hereby petition for a Variance from Section 400.1 - to permit in-ground pool to be constructed outside of the one-third of lot farthest removed from side street.

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

1. Topography of my land dictates placement of in-ground pool closer to proposed road edge than 125' setback. Where the law allows placement of the pool is a steep slope which would require raising of one horizontal side of the pool above ground, leaving the other side (8') striking completely out of the ground.
2. Construction (without variance) on site cannot be guaranteed.
3. Construction (without variance) would be much more costly.

(SEE ATTACHMENT)
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)
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
Name: _____
Address: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of March, 1984, 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 30th day of April, 1984, at 10:00 o'clock A.M.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

ATTACHMENT

Hardship or practical difficulty, continued

4. Contractor, Mr. David Poyer, recommends building in proposed location as indicated on plat.
5. Construction (without variance) would interfere with septic system and septic drain area. I have placed pool (in proposed location) so that it exceeds Health Department requirements. They recommend 20' from dry well and 1 an 31' from dry well to pool patio, and 38' from dry well to actual pool.
6. Proposed site plan still provides 35' setback from pool patio to property line and 38' setback from pool edge to property line. (Pool will be fenced according to law.)
7. Also, my wife and I consider this an equally important practical difficulty. Proposed placement of pool provides for immediate supervision from my house even when pool is not in use. To place it without variance places pool 128' from my house, out of view and direct supervision (pool will be fenced according to law).
8. Petitioner will provide a signed letter from neighbors on both sides and across the street saying they support my request.

TO: ZONING COMMISSIONER FOR BALTIMORE COUNTY

Relative to Mr. & Mrs. Phillip Huber's request for a variance of zoning regulations to place an in-ground pool outside of the 1/3 of lot farthest from the road,

I have no objections whatsoever. I have seen where Mr. & Mrs. Huber desire the pool and have no objectives. Further, it is the only logical place to put their pool.

Jan Jahn
Phyllis Cole Friedman
Gregory C. Lee
2711 Anderson Rd
2711 Anderson Rd
2001 Bulwark Road

ATTACHMENT

Hardship or practical difficulty, continued

4. Contractor, Mr. David Poyer, recommends building in proposed location as indicated on plat.
5. Construction (without variance) would interfere with septic system and septic drain area. I have placed pool (in proposed location) so that it exceeds Health Department requirements. They recommend 20' from dry well and 1 an 31' from dry well to pool patio, and 38' from dry well to actual pool.
6. Proposed site plan still provides 35' setback from pool patio to property line and 38' setback from pool edge to property line. (Pool will be fenced according to law.)
7. Also, my wife and I consider this an equally important practical difficulty. Proposed placement of pool provides for immediate supervision from my house even when pool is not in use. To place it without variance places pool 128' from my house, out of view and direct supervision (pool will be fenced according to law).
8. Petitioner will provide a signed letter from neighbors on both sides and across the street saying they support my request.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW Corner Anderson Rd. & : OF BALTIMORE COUNTY
Shane Valley Ct.
(2715 Anderson Rd.),
7th District
PHILLIP G. HUBER, et ux, : Case No. 84-285-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 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
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 10th day of April, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Phillip G. Huber, 2715 Anderson Road, White Hall, MD 21161, Petitioners.

Phyllis Cole Friedman
Phyllis Cole Friedman

**PETITIONER'S
FALL OUT 3**

APR 1 1984

PAUL H. REINCKE
CHIEF

March 14, 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: Phillip G. Huber, et ux

Location: SW/Cor. Anderson Rd and Shane Valley Court

Item No.: 228

Zoning Agenda: Meeting of 3/6/84

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 comments, at this time.

REVIEWED: *Paul H. Reincke* Noted and
Planning Group Approved: *James E. Sweeney*
Special Inspection Division Fire Prevention Bureau

/mb

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

March 8, 1984

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: Phillip G. Huber, et ux
Location: SW/Cor. Anderson Road and Shane Valley Court

Existing Zoning: R.C.
Proposed Zoning: Variance to permit an accessory structure to be located outside of the one-third of lot from side street (swimming pool)

Acres: 240/255 x 275/260
District: 7th.

The items checked below are applicable:

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

B. A building/ & other _____ miscellaneous _____ 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 _____ 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 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/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 401.

I. Comments - Provide pool fence 4'-0" high as required by building code sections 527.9 with appropriate gates, latches, etc.

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

CEB:ea

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 5, 1984

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

Z.A.C. Meeting of: March 6th, 1984

RE: Item No.: 225,226,227 (228) & 229.

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:in

IN RE: PETITION ZONING VARIANCE
SW/corner of Anderson Road
and Shane Valley Court (2715
Anderson Road) - 7th Election
District
Petitioners
Phillip G. Huber, et ux,
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-285-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory structure (in-ground pool) to be located in the third of the lot closest to the side street, as more particularly shown on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2, is unique in that it is a corner lot with a nonexisting side street. The house, constructed in 1979, faces Anderson Road and the side street, Shane Valley Court, exists on paper only but has not been projected by the developer to be built. The plat was recorded among the Land Records of Baltimore County in 1973 and shows Shane Valley Court.

A 10,000 square foot septic drain field exists in the rear yard which cannot be disturbed by construction of a pool. In addition, the property slopes to the rear which prevents locating the pool anywhere other than where proposed. To build on the other side of the drain field would cause tremendous construction problems in that one-half of the pool would be on ground level, and due to the slope, one-half above ground. The contractor would not be able to guarantee the construction walls. The only level ground on which construction could take place is where proposed.

The Petitioners indicated that their neighbors do not object to the proposal. See Petitioners' Exhibit 3.

ORDER RECEIVED FOR FILING
DATE *April 3, 1984*
BY *Paul H. Reincke*

The Petitioners seek relief from Section 400.1, pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

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

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

ORDER RECEIVED FOR FILING
DATE *April 3, 1984*
BY *Paul H. Reincke*

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of May, 1984, that the Petition for Variance to permit an accessory structure (in-ground pool) to be located in the third of the lot closest to the side street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Charles E. Burnham
Zoning Commissioner of
Baltimore County

Mr. & Mrs. Phillip G. Huber
2715 Anderson Road
White Hall, Maryland 21151

May 3, 1984

IN RE: Petition Zoning Variance
SW/corner of Anderson Road
and Shane Valley Court (2715
Anderson Road) - 7th Election
District
Phillip G. Huber, et ux,
Petitioners
Case No. 84-285-A

Dear Mr. & Mrs. Huber:

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

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:ari

Attachments

cc: People's Counsel

IN RE: PETITION ZONING VARIANCE
SW/corner of Anderson Road
and Shane Valley Court (2715
Anderson Road) - 7th Election
District
Petitioners
Phillip G. Huber, et ux,
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-285-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit an accessory structure (in-ground pool) to be located in the third of the lot closest to the side street, as more particularly shown on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned R.C.2, is unique in that it is a corner lot with a nonexisting side street. The house, constructed in 1979, faces Anderson Road and the side street, Shane Valley Court, exists on paper only but has not been projected by the developer to be built. The plat was recorded among the Land Records of Baltimore County in 1973 and shows Shane Valley Court.

A 10,000 square foot septic drain field exists in the rear yard which cannot be disturbed by construction of a pool. In addition, the property slopes to the rear which prevents locating the pool anywhere other than where proposed. To build on the other side of the drain field would cause tremendous construction problems in that one-half of the pool would be on ground level, and due to the slope, one-half above ground. The contractor would not be able to guarantee the construction walls. The only level ground on which construction could take place is where proposed.

The Petitioners indicated that their neighbors do not object to the proposal. See Petitioners' Exhibit 3.

ORDER RECEIVED FOR FILING
DATE *April 3, 1984*
BY *Paul H. Reincke*

The Petitioners seek relief from Section 400.1, pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean 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 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 variance 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 variance requested will not be detrimental to the public health, safety, and general welfare.

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

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 3rd day of May, 1984, that the Petition for "variance to permit an accessory structure (in-ground pool) to be located in the third of the lot closest to the side street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Ed. Sil
Zoning Commissioner of
Baltimore County

LEGAL DESCRIPTION OF PROPERTY

Property located at southwest corner of Anderson Road and Shane Valley Court, property being known as Lot 17 as shown on a plat entitled, "Plat 1, Shane Valley" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, Folio 48. The improvements thereon being known as 2715 Anderson Road, Liber E.H.K., Jr. No. 5346 Folio 7.

2715 Anderson Road, White Hall, Maryland 21161
7th Election District

Phillip G. Huber
2715 Anderson Road
White Hall, MD 21161

Arnold Jablon
Zoning Commissioner
Room 109, County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

On February 23, 1984 I filed a petition for a zoning variance under "Item #228." The petition is to authorize a variance from Section 400.1 to permit construction of an in-ground swimming pool closer to a road (outside the 1/3 lot rule).

I am requesting an expedient hearing as I have signed a construction contract to commence May 15, 1984. This was signed prior to discovering the zoning difficulty. If delayed, I must pay delay costs in addition to losing my construction date. This would both delay and increase the cost of an already expensive proposition.

Any consideration in this matter would be greatly appreciated. As a County employee, I wrote a letter to Mr. Max Spicar, County Attorney, requesting a County Resolution. This was done at the instruction of the Zoning office to assure no conflict of interest.

Sincerely,

Phillip G. Huber
Phillip G. Huber, et ux
Major
Baltimore County Police Department

PH:rlj

*called Mr. Huber
3/6 & he will
follow up on letter*

OFFICE COPY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

Mr. & Mrs. Phillip G. Huber
2715 Anderson Road
White Hall, Maryland 21161

RE: Case No. 84-285-A (Item No. 228)
Petitioner - Phillip G. Huber, et ux
Variance Petition

Dear Mr. & Mrs. Huber:

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. Connodari
NICHOLAS B. CONNODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 228, Zoning Advisory Committee Meeting of March 6, 1984

Property Owner: Phillip G. Huber, et ux

Location: SW/Cor. Anderson Road District 7

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit 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 charrboller 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)

Zoning Item # 228 Zoning Advisory Committee Meeting of March 6, 1984
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others This existing residence is served by a well and private sewage disposal system with an approved septic area. According to the master subdivision plat plan and the original building permit plat plan, the proposed pool will be at least 20 feet from the septic area, as required by this office.

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

SS 20 1283 (2) R

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

March 14, 1984

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

Attention: Nick Connodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Phillip G. Huber, et ux

Location: SW/Cor. Anderson Rd and Shane Valley Court

Item No.: 228 Zoning Agenda: Meeting of 3/6/84

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 or _____ 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 comments, at this time.

REVIEWED BY: *Paul J. Kelly* 3/14/84 Noted and Approved: *James J. Connodari*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Mr. James T. Smith, Jr., Councilman

By the County Council, March 19, 1984

A RESOLUTION concerning the public disclosure of Phillip G. Huber.

WHEREAS, Phillip G. Huber, Major in the Baltimore County Police Department, is planning to construct an in-ground swimming pool on his residence known as 2715 Anderson Road in the White Hall section of Baltimore County, which swimming pool is or will be the subject of a petition for variance from the Baltimore County Zoning Regulations relating to the placement of an ancillary structure (pool) on a corner lot; and

WHEREAS, this Resolution is intended to serve as the public disclosure required by Section 22-11(e) of the Baltimore County Code;

NOW, THEREFORE, Be it Resolved by the County Council of Baltimore County, Maryland, that the interest of Phillip G. Huber in the property described herein and the petition for zoning variance in connection therewith does not contravene the public welfare.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas B. Commodari
Office of Planning & Zoning

FROM: Police Department

SUBJECT: ZONING VARIANCE, ITEM #228

Date: March 21, 1984

Attached please find a copy of County Council Resolution No. 26-84. I reiterate, I need an early hearing before the Zoning Commissioner, preferably the second week in April. Your assistance will be greatly appreciated.

Phillip G. Huber
Phillip G. Huber, Major
Planning & Budget Division

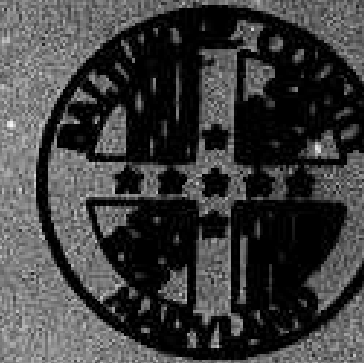
PGH:rij
Attachment

PETITIONER'S
EXHIBIT 2

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1984

COULD: OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000
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
County Administration
Industrial Development

Mr. & Mrs. Phillip G. Huber
2715 Anderson Road
White Hall, Maryland 21161

RE: Case No. 84-285-A (Item No. 228)
Petitioner - Phillip G. Huber, et ux
Variance Petition

Dear Mr. & Mrs. Huber:

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 action 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:bac

Enclosures

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 228, Zoning Advisory Committee Meeting of March 6, 1984

Property Owner: Phillip G. Huber, et ux

Location: SW/Cor. Anderson Road District 7

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit 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 charcoal burner 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.

Zoning Item # 228 Zoning Advisory Committee Meeting of March 6, 1984
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (✓) Others This existing residence is served by a well and private sewage disposal system, with an approved reserve area. According to the master subdivision plat plan and the original building permit plat plan, the proposed pool will be at least 20 feet from the reserve area, as required by this office.

John J. Pappert
John J. Pappert, Director
BUREAU OF ENVIRONMENTAL SERVICES

BS 20 1283 (2) R



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

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

2/14/84

Re: Zoning Advisory Meeting of 3/6/84
Item # 228
Property Owner: Phillip G. Huber, et ux
Location: SW/Cor. Anderson Rd. & Shaw Valley Ct.

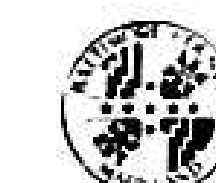
Dear Mr. Jablon:

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 22-96 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 811 178-79. 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 "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
 - { } Additional comments: _____

Stephen G. Collins
Stephen G. Collins
Chief, Current Planning and Development

cc: James Howell



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

March 8, 1984

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

Item No. 225, 227, 228, and 229. ZAC- Meeting of March 8, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 225, 227, 228, and 229.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSF:zen



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

TED ZALESKI JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 228 Zoning Advisory Committee Meeting are as follows:

Property Owner: Phillip G. Huber, et ux
Location: SW/Cor. Anderson Road and Shane Valley Court
Existing Zoning: R.U. 2
Proposed Zoning: Variance to permit an accessory structure to be located outside of the one-third of lot from side street (swimming pool)

Acres: 210/255 x 275/260
District: 7th.

The items checked below are applicable:

- All structures shall conform to the Baltimore County Building Code 1981/Council Bill 14-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- A building/ & other miscellaneous permit shall be required before beginning construction.
- Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is ~~REQUIRED~~. Non-reproduced seals and signatures are required on Plans and Technical Data.
- Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- 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 101, line 2, Section 1107 and Table 140, also Section 503.2.
- Requester variance appears to conflict with the Baltimore County Building Code, Section 4.
- 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.
- Before this office can comment on the above structure, please have the owner, thru the service, 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 101.
- Comments - Provide pool fence 4'-0" high as required by building code sections 627.9 with appropriate gates, latches, etc.

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

CR:res

March 8, 1984



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL P.E.
DIRECTOR

April 26, 1984

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

Re: Item #228 (1983-1984)
Property Owner: Phillip G. Huber, et ux
S/W cor. Anderson Rd. and Shane Valley Ct.
Acres: 240/255 x 275/260
District: 7th

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 and are as secured by Public Works Agreement 77607, executed in conjunction with the development of "Shane Valley", of which this property is a part.

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.

There is a 20-foot drainage and utility easement centered upon the westerly outline of this Lot 17.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 228 (1983-1984).

Very truly yours,

Robert A. Horton
ROBERT A. HORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

SS-SW Key Sheet
NE 37 B Topo

146 NE 7 Pos. Sheet
8 Tax Map

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commission
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Phillip G. Huber, et ux
SUBJECT: 84-285-A

Date: April 11, 1984

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

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

NEG/JGH/sf

PETITION FOR VARIANCE

7th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner Anderson Road and Shane Valley Court (2715 Anderson Road)
DATE & TIME: Monday, April 30, 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 accessory structure (in-ground pool) to be constructed outside of the one-third of lot farthest removed from side street

Being the property of Phillip G. Huber, 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

PETITION FOR VARIANCE

7th Election District

ZONING: Petition for Variance
LOCATION: Southwest corner Anderson Road and Shane Valley Court (2715 Anderson Road)
DATE & TIME: Monday, April 30, 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 accessory structure (in-ground pool) to be constructed outside of the one-third of lot farthest removed from side street

Being the property of Phillip G. Huber, 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

LEGAL DESCRIPTION OF PROPERTY

Property located at southwest corner of Anderson Road and Shane Valley Court, property being known as Lot 17 as shown on a plat entitled, "Plat 1, Shane Valley" and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, Folio 48. The improvements thereon being known as 2715 Anderson Road, Liber E.H.K., Jr. No. 5946 Folio 7.

2715 Anderson Road, White Hall, Maryland 21151
7th Election District



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

ARNOLD JABLON
ZONING COMMISSIONER

April 25, 1984

Mr. & Mrs. Phillip G. Huber
2715 Anderson Road
White Hall, Maryland 21161

Re: Petition for Variance
SW/cor. Anderson Rd. & Shane Valley Ct. (2715 Anderson Road)
Case No. 84-285-A

Dear Mr. and Mrs. Huber:

This is to advise you that \$42.68 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,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 130259
DATE 4-30-84 ACCOUNT R-01-615-000
AMOUNT \$42.68
RECEIVED FROM Mary Lou Huber
FOR Advertising & posting Case # 84-285-A
8 020*****42680 8305A
VALIDATION OR SIGNATURE OF CASHIER

April 3, 1984

Mr. & Mrs. Phillip G. Huber
2715 Anderson Road
White Hall, Maryland 21161

NOTICE OF HEARING
Re: Petition for Variance
SW/cor. Anderson Rd. & Shane Valley Ct.
(2715 Anderson Road)
Case No. 84-285-A

TIME: 10:00 A.M.
DATE: Monday, April 30, 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. 126848
DATE 2/22/84 ACCOUNT R-01-615-000
AMOUNT \$35.00
RECEIVED FROM Phillip G. Huber
FOR Zoning Variance
Item 228
(Cash)
8 014*****35000 8232A
VALIDATION OR SIGNATURE OF CASHIER

84-285-A

THE JEFFERSONIAN
D. Frank Smith
Manager.
Cost of Advertisement, \$ 18.00

Cost of Advertisement, \$ 18.00

84-285-A

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 11th day of April, 1981.

The TOWSON TIMES
in Anselma
Cost of Advertisement: \$ 19.68

Towson, Md. 5/15 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 11th day of April 1984.

The TOWSON TIMES
M. Angelillo
Cost of Advertisement: : 19.68

87-285-A

District: 7 Date of Posting: 4/15/80
 Posted for: Petition for Variance
 Petitioner: Phillip G. Miller, et ux
 Location of property: 5016 Anderson Rd. E. Bham
Valley, Et.
 Location of Sign: front of property (H. 2712 Anderson
rd.)
 Remarks: _____
 Posted by: Beau Z. Coleman Date of return: 4/19/84
 Number of Sign: 1
 Signature

DUPLICATE

THE JEFFERSONIAN,
D. Frank Smith
Manager.
Cost of Advertisement, \$ 18.00

Cost of Advertisement, \$ 18.00

VICINITY MAP

PLAT FOR ZONING VARIANCE
OWNER - PHILLIP & MARY LOU HUBER
DISTRICT-7, ZONED RC-2
SUBDIVISION - SHANE VALLEY
LOT#1, PLAT 1 SHANE VALLEY, BOOK
58K, JR. L.D. 40, FOLIO 40
EXISTING UTILITIES (Underground
Electric Only) IN ANDERSON RD.

4-11-68 605

Week: 1-50 Date: 2-25-94

VICINITY MAP

PETITIONER'S
EXHIBIT 1

PLAT FOR ZONING VARIANCE
OWNER- PHILLIP & MARY LOU HUBER
DISTRICT-7, ZONED R-2
SUBDIVISION - SHANE VALLEY
LOT 17, PLAT 1 SHANE VALLEY, BOOK
58K, JR. NO. 40, FOLIO 48
EXISTING UTILITIES (Underground
Electric Only) IN ANDERSON RD.

7/22/4

Date: 1-5-56 Page: 2-2-0