

**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 400.1 - to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

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

The relocation of the accessory structure (wire mesh see-through satellite dish) would be totally impractical and cause extreme hardship according to following three parties:

**ACTION SATELLITE SYSTEMS.** A site survey indicated the present location of the dish as the only suitable location for reasonable reception. The rear yard is on a steep slope, it is very small and now mostly occupied by a in-ground swimming pool but most important, the dish would southerly face the rear of the building making reception TOTALLY impossible. Ref. ACTION SATELLITE SYSTEMS SURVEYERS, Phone: 242-0440 and SATELLITE SYSTEMS, Ref: Mr. Frank Leinbach, Manager. (Please see back) 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:	Legal Owner(s):	MAP <u>4C</u>
(Type or Print Name)	(Type or Print Name)	<u>NE 12 H</u>
Signature	Signature	E. D. <u>11</u>
Address	(Type or Print Name)	DATE <u>7/14/85</u>
City and State	Signature	1000 <u>/</u>
Attorney for Petitioner:	10018 Gunridge Circle 256-5895	OF <u>/</u>
(Type or Print Name)	Address Phone No.	
Signature	Kingsville, Maryland 21087	
Address	City and State	
City and State	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
Attorney's Telephone No.:	Name	
	Address Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of JANUARY, 1985, 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 108, County Office Building in Towson, Baltimore County, on the 27th day of FEBRUARY, 1985, at 9:45 o'clock A.M.

*Carl Jablon*  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
NE/S of Gunridge Circle, : OF BALTIMORE COUNTY  
1400' SE of Miller Rd. :  
(10018 Gunridge Circle) :  
11th District :  
ERIK AVIS, Petitioner : Case No. 85-237-A

ENTRY OF APPEARANCE

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

*Phyllis Cole Friedman*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*Peter Max Zimmerman*  
Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of February, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. Erik Avis, 10018 Gunridge Circle, Kingsville, MD 21087, Petitioner.

*Peter Max Zimmerman*  
Peter Max Zimmerman

85-237-A

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 2nd day of JANUARY, 1985.

*Arnold Jablon*  
ARNOLD JABLON  
Zoning Commissioner

Petitioner Erik Avis : Received by *Nicholas B. Commodari*  
Petitioner's Attorney : Nicholas B. Commodari  
Attorney : Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 11, 1985

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

Mr. Erik Avis  
10018 Gunridge Circle  
Kingsville, Maryland 21087

Chairman  
Nicholas B. Commodari

- 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

RE: Item No. 178 - Case No. 85-237-A  
Petitioner - Erik Avis  
Variance Petition

Dear Mr. Avis:

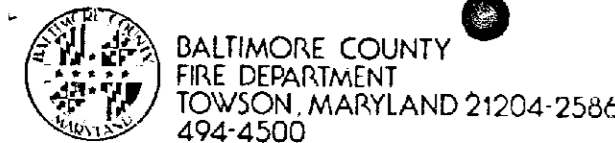
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

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

NBC:bsc  
Enclosures



PAUL H. RENCKE  
CHIEF  
January 7, 1985

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Erik Avis

Location: NE/S Gunridge Circle 1400' S/E of Miller Road

Item No.: 178 Zoning Agenda: Meeting of 1/2/85

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: *Roy W. Kemmer* Noted and Approved: *Roy W. Kemmer*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/mb



HARRY J. FICHEL, P. E.  
DIRECTOR  
March 4, 1985

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

Re: Item #178 (1984-1985)  
Property Owner: Erik Avis  
W/S Gunridge Cir. 1400' S/E of Miller Rd.  
Access: 87/165 x 144/203  
District: 11th

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 Comments:

As no public facilities are involved, this office has no comment.

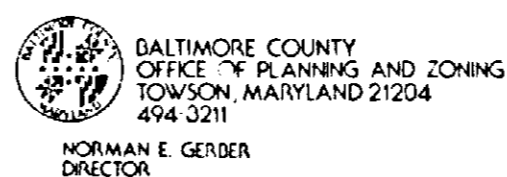
Very truly yours,

*James A. Howell*  
JAMES A. HOWELL, P. E., Chief  
Bureau of Public Services

JAM:EM:RDC:ss

cc: File

2/27  
85-237-A



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

Re: Zoning Advisory Meeting of 1/2/85  
Item #178  
Property Owner: Erik Avis  
Location: NE/S Gunridge Circle  
SE of Miller Rd.

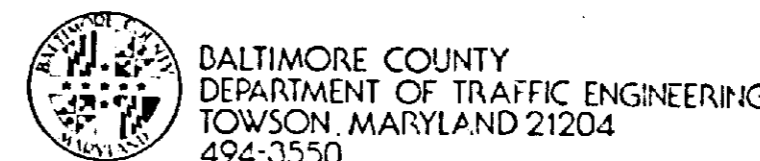
Dear Mr. Jablon:

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

- (X) 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.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soil which is defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or adjacent to the floodplain is prohibited under the provisions of Section 22-88 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: Must comply with Baltimore County Landscape Manual. 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 sign level intersection as defined by Bill 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: \_\_\_\_\_

cc: James Howell  
Eugene A. Sobor  
Chief, Current Planning and Development

2/27



STEPHEN E. COLLINS  
DIRECTOR  
February 8, 1985

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

Item No. 175, 176, 177, 178, & 182. ZAC Meeting of January 2, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 175, 176, 177, 178, and 182.

*Richard S. Flanigan*  
RICHARD S. FLANIGAN  
Traffic Engineering Assoc. II

MSE/czm

2/27  
85-237-A

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the herein Petition for Variance(s) to permit (continued from front):

Phone: 760-1844.  
 informed me at the time (about four years ago) that there was no law prohibiting the installation of a dish in the front yard. He checked with Baltimore County and I went to Towson myself. At the time only solid white fiberglass dishes were available and I asked Mr. Leinbach to research, develop and construct a custom-made dish out of metal screen for minimum visibility. This was done at a very great expense due to the precision required.

STANSBURY SATELLITE SYSTEMS: CONSULTANTS. Phone: 488-9600 (Walt) agreed to assist me to the fullest in obtaining a variance.

**My own situation:** This is my hobby and I have since bought thousands of dollars worth of equipment closely associated with satellite technology (stereo processors, etc.) which would be useless with the dish.

**FURTHERMORE:** I recently took an early retirement and, since I have no dependents, this hobby is increasingly becoming a main source of education, information and, especially, an enjoyment.

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

January 11, 1985

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 # 178 Zoning Advisory Committee Meeting are as follows:

Property Owner: Erik Avis  
 Location: NE/S Gunridge Circle 1400' S/E of Miller Road  
 Existing Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.  
 Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Address: 87/165 x 114/203  
 District: 11th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-40 EXCEPT AS OTHERWISE SPECIFIED BY THE ZONING REGULATIONS AND OTHER APPLICABLE CODES.
- (B) A building/structure permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal 1/8" 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 fire wall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1102, 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

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. Burman*  
 Charles E. Burman, Chief  
 Plans Review

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

ARNOLD JABLON  
 ZONING COMMISSIONER

February 13, 1985

Mr. Erik Avis  
 10018 Gunridge Circle  
 Kingsville, Maryland 21087

RE: Petition for Variance  
 NE/S Gunridge Circle, 1400' SE of Miller Rd. (10018 Gunridge Circle)  
 Erik Avis - Petitioner  
 Case No. 85-237-A

Dear Mr. Avis:

This is to advise you that \$40.85 is due for advertising and posting of the above property.

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

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

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

No. 005399

DATE 2/22/85 ACCOUNT 2001-615-001

AMOUNT \$ 40.85

RECEIVED FROM Erik Avis

FOR advertising and posting Case No. 85-237-A

8 224\*\*\*\*\*00114 1216F

VALIDATION OR SIGNATURE OF CASHIER

*Arnold Jablon*  
 Arnold Jablon  
 Zoning Commissioner

January 26, 1985

Mr. Erik Avis  
 10018 Gunridge Circle  
 Kingsville, Maryland 21087

**NOTICE OF HEARING**

RE: Petition for Variance  
 NE/S Gunridge Circle, 1400' SE of Miller Road (10018 Gunridge Circle)  
 Erik Avis - Petitioner  
 Case No. 85-237-A

TIME: 9:45 a.m.

DATE: Wednesday, February 27, 1985

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

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

No. 003114

DATE 2/22/85 ACCOUNT 2001-615-001

AMOUNT \$ 35.00

RECEIVED FROM Erik Avis

FOR advertising and posting Case No. 85-237-A

8 224\*\*\*\*\*00114 1216F

VALIDATION OR SIGNATURE OF CASHIER

*Arnold Jablon*  
 Arnold Jablon  
 Zoning Commissioner

clipse 12-foot antennas, Drake receivers, Drake LNAs, Houston Tracker actuators, some Chaparral products and Orion satellite cable. Thom still has his original Channel Master demonstrator.

**Careful Strategy**

He chooses manufacturers carefully. He looks for quality products, but that's not all. "I look for the attitude toward the dealer," Thom said. "Once we buy their equipment, will they send us literature to sell it? When we need service, can we get the authorization to send parts back?"

"The first thing we ask a manufacturer is what is the procedure for service. How long will it take to get a system back if we send it off?"

He also searches for a manufacturer that will send dealers a service bulletin if there are changes or problems in the product, he said. "You form an opinion quickly as to whether they are interested in helping out, or if they are mainly interested in how much you are going to buy from them."

After selecting products, Thom markets them as far as 200 miles away, creating an impressively large business radius.

Thom said the business serves a wide area because of a tradition he created early. He was observant and knew the unique needs of the Holy area. Although the region is near Rochester, N.Y., it is basically rural, especially toward the Canadian border.

"When we started out, there weren't many dealers in some of these areas," he said. "We decided to travel the distance because there was nobody else there at the time. There are still referral customers that make it worthwhile to go that far. We probably service the largest area of any dealer in the area."

He gets some business from the Rochester area, too. "Some people are unhappy with cable for



This Paracclipse antenna blends into the landscape in this installation.

one reason or another. They don't like making payments and never getting paid up and owing something for it."

**Customer Referrals**

Most of Dave's Antenna business comes from referrals by satisfied customers, Thom said. Sometimes the referrals come naturally from the customers; sometimes Thom gives them a push. This strategy starts when he meets a potential customer.

**Marketing Ideas**

He has done some limited direct mail advertising and sends brochures to potential customers who inquire by phone. He gets those brochures from manufacturers.

His marketing philosophy is "to stress higher quality, higher priced systems, stressing to the customer that the investment is for longer term."

Thom is always eager for new marketing ideas. He invests time searching for them. "We use magazines," he said. "I subscribe to eight or nine different satellite publications. I scan them an hour a day and take in some of the major ideas. I think I've gotten quite a few new ideas from them."

By being well informed, Thom has developed opinions that are respected in the industry.

change a flat rate to set up the

February 1, 1985

Mr. and Mrs. Thomas Katzenberger  
 10020 Gunridge Circle  
 Kingsville, Maryland 21087

Dear Mr. and Mrs. Katzenberger,

It has come to my attention that you have filed a complaint with Baltimore County regarding the dish antenna in the front lawn of the Avis property located at 10018 Gunridge Circle, Kingsville, Maryland.

While this antenna is not immediately visible from our home, my husband and I wish to add our support to your complaint. We do not wish to have dish antennas in our neighborhood and feel by allowing one, there will be a precedent set for other homeowners on Gunridge Circle.

We do not wish to infringe on Mr. Avis' rights as a property owner, but feel that locating the antenna to the rear of the property would be more in keeping with the aesthetics of our neighborhood.

With kindest regards, I remain,

Very truly yours,

*Vivian A. Creasy*  
 Vivian A. Creasy

VAC:bms

PROTESTANT'S  
 EXHIBIT 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
 To: Zoning Commissioner Date: February 8, 1985

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

SUBJECT: Zoning Petition Nos. 85-236-A and 85-237-A

There are no comprehensive planning factors requiring comment on these petitions.

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

REG/JGH/sf

Located on northeast side of Gunridge Circle approximately

1400' southeast of Miller Rd. and known as lot#9 as shown on

the plat of Gunpowder Valley Estates which is recorded in land

records of Balto. Co. in liber 27 folio 127. Also known as

10018 Gunridge Circle.

The main complaint is that some distributors sell directly to the public at the same price they sell to retailers, Thom said. "It's not so much a problem of losing sales as it is of the public's conception of what price is," he said. "There is a lack of stability in retail prices."

Yet the practice has caused him to lose sales. "It's difficult to sell to people who have copies of a distributor price list that they got by calling a 1-800 number," he said. "It's difficult to tell them that those are the prices I have to buy the systems for."

**Product Problems**  
And the market is still overcrowded with products, he said. "There are still too many inferior products. There's still far too much junk out there. It's hard to separate the good from the bad. I've accumulated some products that I won't put in a customer's house."

How has he managed to distinguish quality?  
"Mainly by reading trade publications," he said. "Also, talking to dealers in the area and at trade shows. If someone has had a bad experience with a product, it spreads pretty quickly."

Thom said dealers in the Holy area work together well. "Most exchange ideas and cooperate," he said. "There's more competition all the time," Thom said. "There are at least six dealers in the Rochester area, as well as many small, part-time dealers. But it hasn't been too much of a problem."

"That's a major annoyance, and it causes confusion among the buyers. They get widely different quotes, and they don't know who's giving them the straight scoop."

Thom does give his customers the straight scoop. If other dealers, distributors and manufacturers will follow him, they will lead the satellite industry to a great future, he said.

"The future mainly depends on the strength of the dealer network and the distribution service of products," he said. The future looks bright "if the pricing structure becomes more standard and if the distributors protect dealers in their areas."

Distribution will become more regional, Thom said. This trend will benefit all.

"The pricing will become more disciplined, and there will be more backup and service."

**Dealer Role**  
He stresses the role of dealers, too. "I think a lot depends on the strength of the dealers in the area," he said. "I think the dealers will eventually become more involved in their destiny and will have more input into the industry."

"Business will improve. The industry will become more accepted in the eye of the public," he said. He's now optimistic about the growth of the industry.

"I see it as the main growth in television reception," he said. "There are at least three or four more years for the industry to grow as it has been. It's been doubling every year." After three or four years, it will probably slow down to a growth rate of about 10 percent annually, he said.

For a man of early doubts, Thom has significantly changed his attitude. Thom was once reluctant to even consider selling satellite dishes. And even after he was in the business, he almost got out.

How has he managed to succeed despite that hesitant attitude?  
"Perseverance," he said, laughing. But seriously, that's one quality he's glad he had.

**DISTRIBUTORS**

**AVANT**  
Richmond, VA  
800-242-8725  
804-284-9800

**CM**  
Chesham, VA  
703-777-9800  
703-471-1112

**CVS**  
Mason, VA  
317-962-0017  
800-360-0283

**DIGITAL**  
Pasadena, CA  
909-431-7076

**ARIZONA, ARIZONA**  
Arizona, Arizona  
California, California  
Canada, Tennessee, Texas  
Kansas, New York

**EARTH TERMINAL TV LTD**  
Mechanicsville, VA  
803-625-8959

**ENGINEERING**  
Englewood, CO  
800-592-2471 - Houston  
800-321-9252 - Central  
800-223-1010 - Eastern  
California, Colorado,  
Canada, Tennessee, Texas

**KELOD INTERNATIONAL**  
Norcross, GA  
404-447-3400

**K.S.C.**  
Canton Park, NY  
516-353-4498

**OSAKO, FL**  
305-851-4778

**PRECISION SATELLITE**  
Clemmons, NC  
813-442-0202

**SATELLITE SALES**  
Clemmons, NC  
813-442-0202

**SATELLITE SPECIALIST**  
Birmingham, AL  
205-735-9915

**LOUISIANA, MISSISSIPPI**  
SOUTHEAST SATELLITE  
St. Augustine, FL  
800-362-3300 (FL, wa, va)

**S.A.**  
Akron, OH  
800-592-1952

**TELESAT EAST**  
Fort Worth, TX  
703-636-1777

**T.A.C.**  
Miami, FL  
305-862-2020

**PUERTO RICO**  
CARIBBEAN WHOLESALES & SERVICE  
Baltimore, MD  
800-975-1100

**SANTON SATELLITE TV**  
Aurora, IL  
800-592-5700

**PETITION FOR VARIANCE**

11th Election District

**LOCATION:** Northeast side of Gunridge Circle, 1,400 feet Southeast of Miller Road (10018 Gunridge Circle)

**DATE AND TIME:** Wednesday, February 27, 1985 at 9:45 a.m.

**PUBLIC HEARING:** Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.

Being the property of Erik Avis as shown on the plat filed with the Zoning Office.

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

RE: PETITION FOR VARIANCE : BEFORE THE  
NE/S Gunridge Circle, 1400' : DEPUTY ZONING COMMISSIONER  
SE of Miller Road : OF  
(10018 Gunridge Circle) : BALTIMORE COUNTY  
11th Election District  
Erik Avis - Petitioner  
No. 85-237-A (Item No. 178)

The Petitioner herein requests a variance to permit an accessory structure (satellite dish) to be located in the front yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that approximately 4 years ago, for a few months, he installed a 12 foot high wire mesh satellite dish in the rear yard; but its operation was unsatisfactory. Three technical advisers suggested that, because of the steep slope of the lot, the only suitable locations for reasonable reception were the roof or the front yard. The present location is approximately 10 feet below the level of the road. A fence and landscaping minimize the visibility of the dish from the road and the neighbor on the west side. Communication via the dish is extremely important to the Petitioner's way of life.

The Protestants testified that the satellite dish remained in the rear yard for a considerable amount of time and was moved to the front yard only one and one-half years ago, and that it is quite visible from the adjacent property, the road and the house located on the south side of Gunridge Circle at a higher elevation. In addition, the Protestants contend the dimensions shown on the plan submitted are inaccurate and that the dish may be more than 12 feet high. It is their opinion that the dish should be located in the rear yard.

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY Erik Avis

ORDER RECEIVED FOR FILING  
DATE March 7, 1985  
BY Erik Avis

All parties stipulated to the Deputy Zoning Commissioner's visiting the property and neighborhood.

After due consideration of all the testimony and evidence presented as well as a field visit to the site and adjacent areas, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and would be in strict harmony with the spirit and intent of the zoning regulations, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7<sup>th</sup> day of March, 1985, that the herein Petition for Variance to permit an accessory structure (satellite dish) to be located in the front yard in lieu of the required rear yard, in accordance with the site plan submitted, is GRANTED, from and after the date of this Order, subject to the following:

1. At any such time as the current dish is replaced or the ownership of the property changes, any dish shall be placed in accordance with the currently applicable Baltimore County Zoning Regulations until or unless a subsequent petition, public hearing and order permit otherwise.
2. Additional evergreens shall be provided so that, within 4 years from the date of this Order, the dish shall be substantially unseen from a level of 10 feet above Gunridge Circle and from eye level of a person standing at any point on the driveway of 10020 Gunridge Circle.

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

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21284  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

March 7, 1985

Mr. Erik Avis  
10018 Gunridge Circle  
Kingsville, Maryland 21087

RE: Petition for Variance  
NE/S Gunridge Circle, 1400'  
SE of Miller Road  
(10018 Gunridge Circle)  
11th Election District  
Erik Avis - Petitioner  
No. 85-237-A (Item No. 178)

Dear Mr. Avis:

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

Very truly yours,

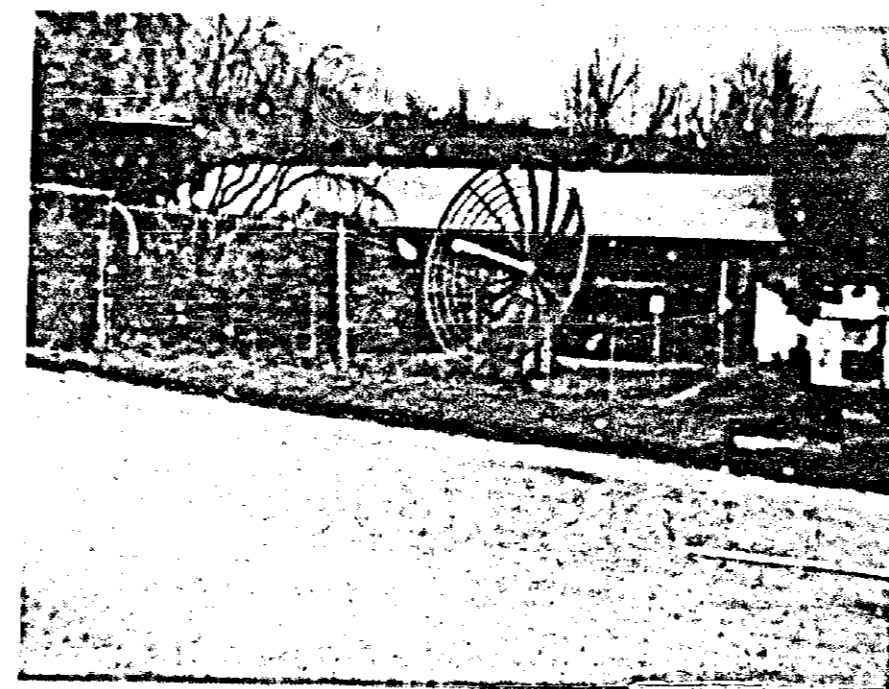
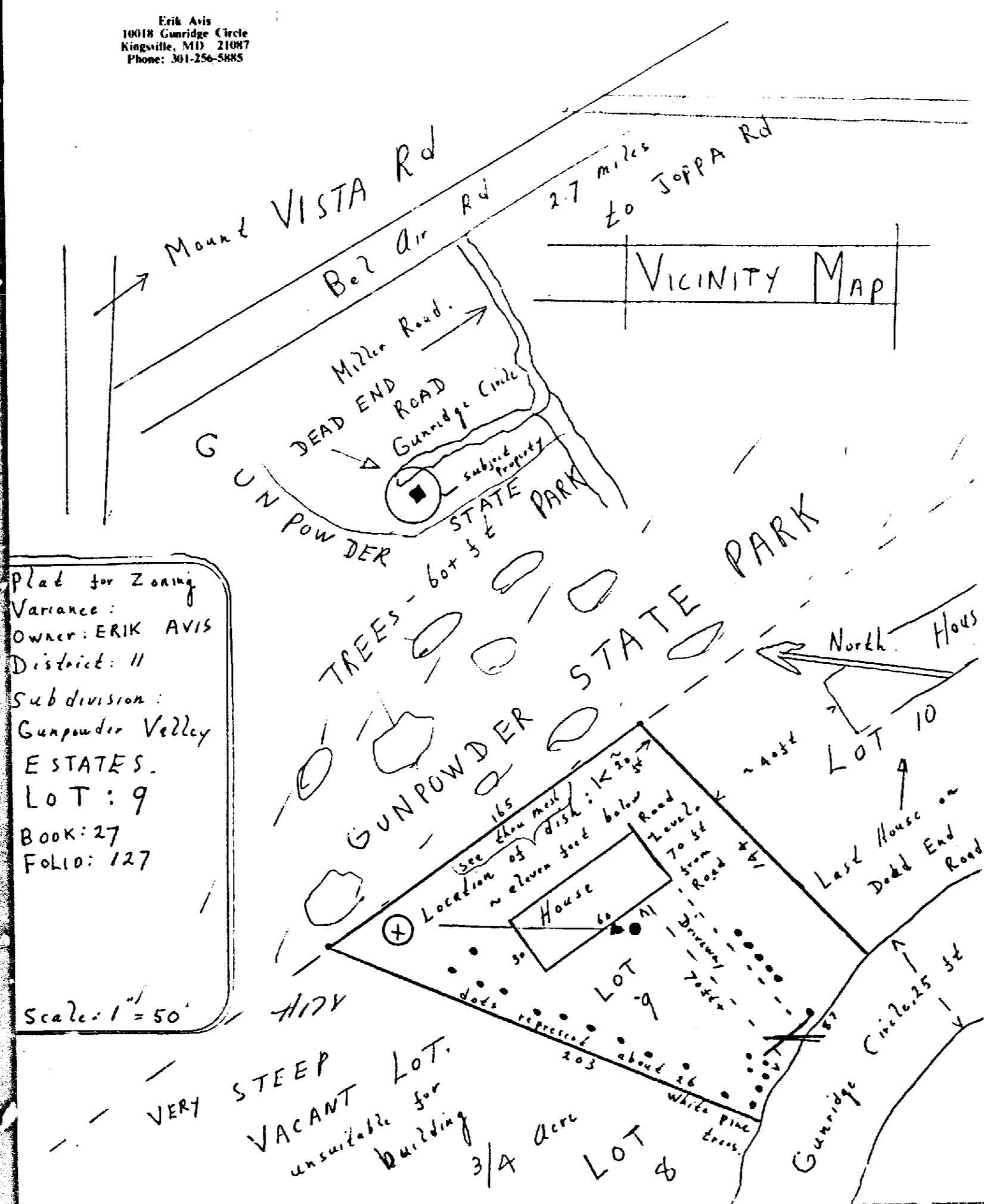
Jean M. H. Jung  
Deputy Zoning Commissioner

JMH:ejh

Attachment

cc: Ms. Cecilia Katzenberger  
10020 Gunridge Circle  
Kingsville, Maryland 21087

People's Counsel



**Petition for Variance**  
11th Election District  
LOCATION: Northeast side of Gunridge Circle, 1400 feet Southeast of Miller Road (10018 Gunridge Circle)  
DATE & TIME: Wednesday, February 27, 1985 at 9:45 a.m.  
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance to permit an accessory structure to be located in the front yard in lieu of the required rear yard.  
Being the property of Erik Avis, as shown on the plat filed with the Zoning Office.  
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

85-237-A  
**The Times**  
Middle River, Md., Feb 7 1985

This is to Certify, That the annexed  
By R. L. 70328  
was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.  
Publisher.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., February 7, 1985  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 7, 1985.

THE JEFFERSONIAN,  
R. B. Kentel  
Publisher

Cost of Advertising  
16.00

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 11th  
Posted for: Variance to permit accessory structure  
Petitioner: Erik Avis  
Location of property: NE/S Gunridge Circle, 1400' SE of Miller Rd., 10018 Gunridge Circle  
Location of Sign: NE/S Gunridge Circle, approx. 1/2 mile south on driveway of R. L. 70328  
Remarks: M. H. Jung  
Number of Signs: 1