

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONERS OF BALTIMORE COUNTY: 85-312-A

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 415A.1 to permit a recreational vehicle (boat-on-stands-blocks) to be located in the front and side yard in lieu of the required location of 8 feet back from the front of the house in the side yard.

- of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
1. East side of house does not allow enough room -- it is not wide enough.
 2. West side of house -- ground is soft and slopes and boat cannot be safely placed there.
 3. Difficult and expensive to move from one side of house to other, boat is very heavy. Boat is being advertised in newspapers to be sold.

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 of 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

Legal Owner(s):
Robert G. Alpine
(Type or Print Name)
Signature
Address
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State

Attorney's Telephone No.: 484-6404
Address
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day of April, 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 106, County Office Building in Towson, Baltimore County, on the 14th day of May, 1985, at 10:00 o'clock.

Carl John
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
DATE May 21/1985
BY

Case No. 85-312-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 10th day of April, 1985.

Petitioner Robert G. Alpine, et ux
Petitioner's Attorney

Received by: *Nicholas B. Commodari*
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 3, 1985

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

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

Mr. Robert G. Alpine
6706 Chippewa Drive
Baltimore, Maryland 21209

Re: Item No. 265 - Case No. 85-312-A
Petitioners - Robert G. Alpine, et ux
Variance Petition

Dear Mr. Alpine:

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

ENCLOSURE

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

May 1, 1985

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

Re: Item #265 (1984-1985)
Property Owner: Robert G. Alpine, et ux
S/S Chippewa Dr. 213.84' W. of centerline
of Greenspring Ave.
Address: 68-42/85 x 127.75/121.98
District: 3rd

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. Markle
JAMES A. MARKLE, P.E., Chief
Bureau of Public Services

JAM:EAM:HJO:ss

cc: File

BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-0211
NORMAN E. GERBER
DIRECTOR

APRIL 23, 1985

Re: Zoning Advisory Meeting of March 19, 1985
Item # 265
Property Owner: Robert G. Alpine, et ux
Location:

Dear Mr. Jablon:

The Division on 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.
- (X) A County Review Group Meeting is required.
- (X) This site is part of a larger tract, therefore it is defined as a subdivision. The plan must show the entire tract.
- (X) A record plat will be required and must be recorded prior to issuance of a building permit.
- (X) The access is not satisfactory.
- (X) The circulation on this site is not satisfactory.
- (X) The parking arrangement is not satisfactory.
- (X) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- (X) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- (X) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- (X) The amended Development Plan was approved by the Planning Board on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Recreational Capacity Use Certificate has been issued. The deficient service is
- (X) The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- (X) Additional comments:

cc: James Roswell

Eugene A. Boker
Chief, Current Planning and Development

THE A.S. ABEL PUBLISHING COMPANY	
Baltimore, Md. 21203	
ACCOUNT NAME	ALPINE
DATE	02/15/85
CLASSIFICATION	850
DESCRIPTION	848-6404
AMOUNTS	263727.00
TOTAL	7.11
GROSS TOTAL 7.11	
PAYMENT DUE UPON RECEIPT OF BILL	

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SYBIL ALPINE	
6706 CHIPPEWA DRIVE	
BALTIMORE, MD 21209	
741/320	
The Washington Post	
518-82	
MERCANTILE SAFE DEPOSIT & TRUST COMPANY	
49 WASHINGTON AVENUE	
TOWSON, MARYLAND 21204	
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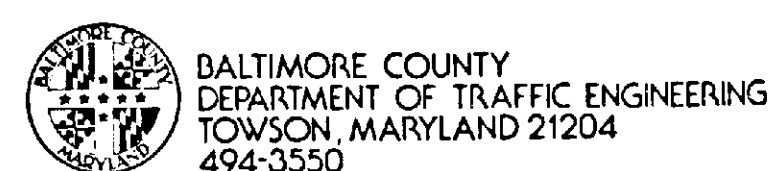
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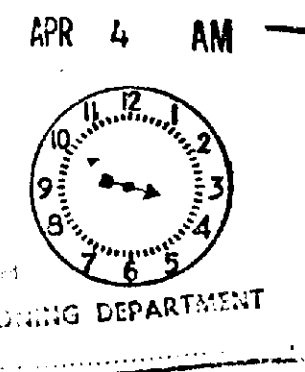
Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) 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



STEPHEN E. COLLINS
DIRECTOR

March 27, 1985



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

Item No. 265 -ZAC- March 19, 1985
Property Owner: Robert G. Alpine, et ux
Location: S/S Chippewa Drive, 213.84' W. of centerline of Greenspring Ave.
Exit: Ing Zoning: D.R. 5.5
Proposed Zoning/Variance to permit a recreational vehicle to be located in the front and side yard in lieu of the required location of 8' back from the front of the house in the side yard.

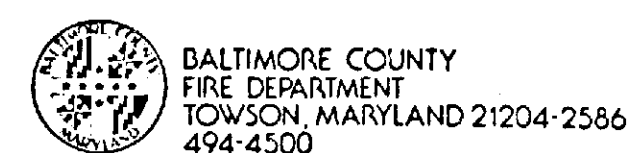
Acres: 68.42/85 X 127.75/121.98
District: 3rd

Dear Mr. Jablon:

The proposed variance to parking will mean that vehicles must park on the street.

Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm



PAUL H. REINCKE
CHIEF

April 4, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Robert G. Alpine, et ux

Location: S/S Chippewa Drive, 213.84' W. of centerline of Greenspring Ave.

Item No.: 265 Zoning Agenda: Meeting of 3/19/85

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

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: April 11, 1985

FROM: C. E. Burcham, Chief, Building Plans Review C.E.B.

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 3/19/85

Item #260	See Comments
Item #261	Standard Comments
Item #262	Standard Comments
Item #263	See Comments
Item #264	Standard Comments
Item #265	No Comment
Item #266	See Comment
Item #267	See Comment

CEB/vw

BALTIMORE COUNTY, MARYLAND

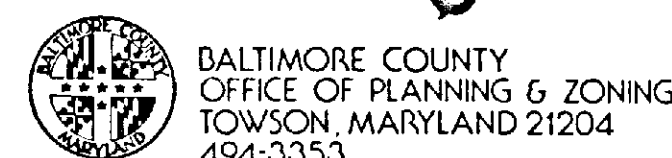
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 6, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 85-311-A, 85-312-A, 85-313-A, 85-315-A,
85-319-A and 85-320-A

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

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

NEG:JGH:slm



ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1985

Mr. & Mrs. Robert G. Alpine
6706 Chippewa Drive
Baltimore, Maryland 21209

RE: PETITION FOR VARIANCE
S/S Chippewa Drive
213.84' W of the centerline
of Greenspring Avenue
(6706 Chippewa Drive) -
3rd Election District
Robert G. Alpine, et ux -
Petitioners
Case No. 85-312-A (Item No. 265)

Dear Mr. & Mrs. Alpine:

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

Very truly yours,

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

JMH:bjg

Attachments

cc: Mr. Jerome Lichter
6705 Chippewa Drive
Baltimore, Md. 21209

Ms. Shiela Lichter
6705 Chippewa Drive
Baltimore, Md. 21209

People's Counsel

RE: PETITION FOR VARIANCE
S/S Chippewa Drive
213.84' W of the centerline
of Greenspring Avenue
(6706 Chippewa Drive) -
3rd Election District
Robert G. Alpine, et ux -
Petitioners
Case No. 85-312-A (Item No. 265)

The Petitioners herein request a Variance to permit a recreational vehicle (boat on cinder blocks) to be located in the front and side yard in lieu of the required location of 8 feet back from the front of the house in the side yard.

Testimony by and on behalf of the Petitioners indicates that the sail boat (Petitioner's Exhibit 2 and Protestant's Exhibit 1) has been located at its present and proposed location since early in 1981 when it was brought to the Petitioners' residence for necessary repairs. Those repairs have never been made. The boat was advertised for sale several times in 1984 and more seriously in 1985. It is the Petitioners' intention to sell the boat as soon as possible.

Neighbors from the opposite side of the street protested that the large boat is an eyesore, the property looks like a boatyard, the Petitioners' car extends over the public sidewalk when it is parked in the driveway, and four years of viewing a zoning violation has exhausted their patience.

All parties agreed both that the granting of the Variance would relieve the Petitioners from a burden of practical difficulty and unreasonable hardship but that it was reasonable for the Deputy Zoning Commissioner to impose a time period within which the boat must be removed from its present location. The Petitioners requested that time to be six months; the Protestants that 45 days.

ORDER RECEIVED FOR FILING
DATE May 21, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE May 21, 1985
BY [Signature]
ADMINISTRATIVE ASSISTANT

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the Variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 21st day of May, 1985, that the herein Petition for Variance to permit a recreational vehicle (boat on cinder blocks) to be located in the front and side yard in lieu of the required location of 8 feet back from the front of the house in the side yard, in accordance with the site plan submitted and filed herein, marked Petitioner's Exhibit 1, is GRANTED, from and after the date of this Order, subject to the following:

1. The existing boat (Petitioner's Exhibit 2 and Protestant's Exhibit 1) shall be removed from the front side yard within ninety (90) days from the date of this Order.
2. After ninety (90) days the existing boat or any other recreational vehicle shall be located on the property in accordance with Section 415A of the Baltimore County Zoning Regulations.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

May 1, 1984

Dena Gir

I am the owner and resident of
6708 Chipewana Drive, next to Mr
Alpines property. I have no objection
to him keeping his sailboat in
the driveway of his home.

Sincerely
Yr. Svc.

**PETITIONER'S
EXHIBIT 4**

LEGAL NOTICE
PETITION FOR VARIANCE

CERTIFICATE OF PUBLICATION

64871

Fikesville, Md., April 24 1985

IS TO CERTIFY, that the annexed advertisement
published in the NORTHWEST STAR, a weekly
paper published in Pikesville, Baltimore
County, Maryland before the 14th day of
May 19 85

first publication appearing on the
24th day of April, 19 85
second publication appearing on the

the third publication appearing on the
day of _____, 19____

THE NORTHWEST STAR

Ph. W. H. L. L. L.
NADAR

Cost of Advertisement \$24.00

LOCATION: South side Chippewa Drive
213.84 ft. West of the centerline of Green
Spring Avenue (8708 Chippewa Drive)

DATE AND TIME: Tuesday, May 14, 1985
10:00 a.m.

PUBLIC HEARING: Room 108, County Office
Building, 111 Wood Chesapeake Avenue
Toxona, 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 a recreational vehicle (boat on cinder blocks) to be located in the front and side yard in lieu of the required location of a H. back from the front of the house in the side yard.

Being the property of Robert G. Alpine, et al 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 Commission 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 City of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
CITY OF CHICAGO

PETITION FOR VARIANCE
3rd Election District

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 25, 1981

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 April 25, 1985.

THE JEFFERSONIAN.

18 Venetian

Cost of Advertising

20.00

PETITION FOR VARIANCE
3rd Election District

LOCATION: South side Chippewa Drive, 213 1/2 ft. W. of the centerline of Green Spring Avenue (5706 Chippewa Drive)

DATE AND TIME: Tuesday

May 14, 1935 at 10:00 a.m.
PUBLIC HEARING: Room
US 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 per-

Being the property of Robert G. Alpine, et ux 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 thirty days.

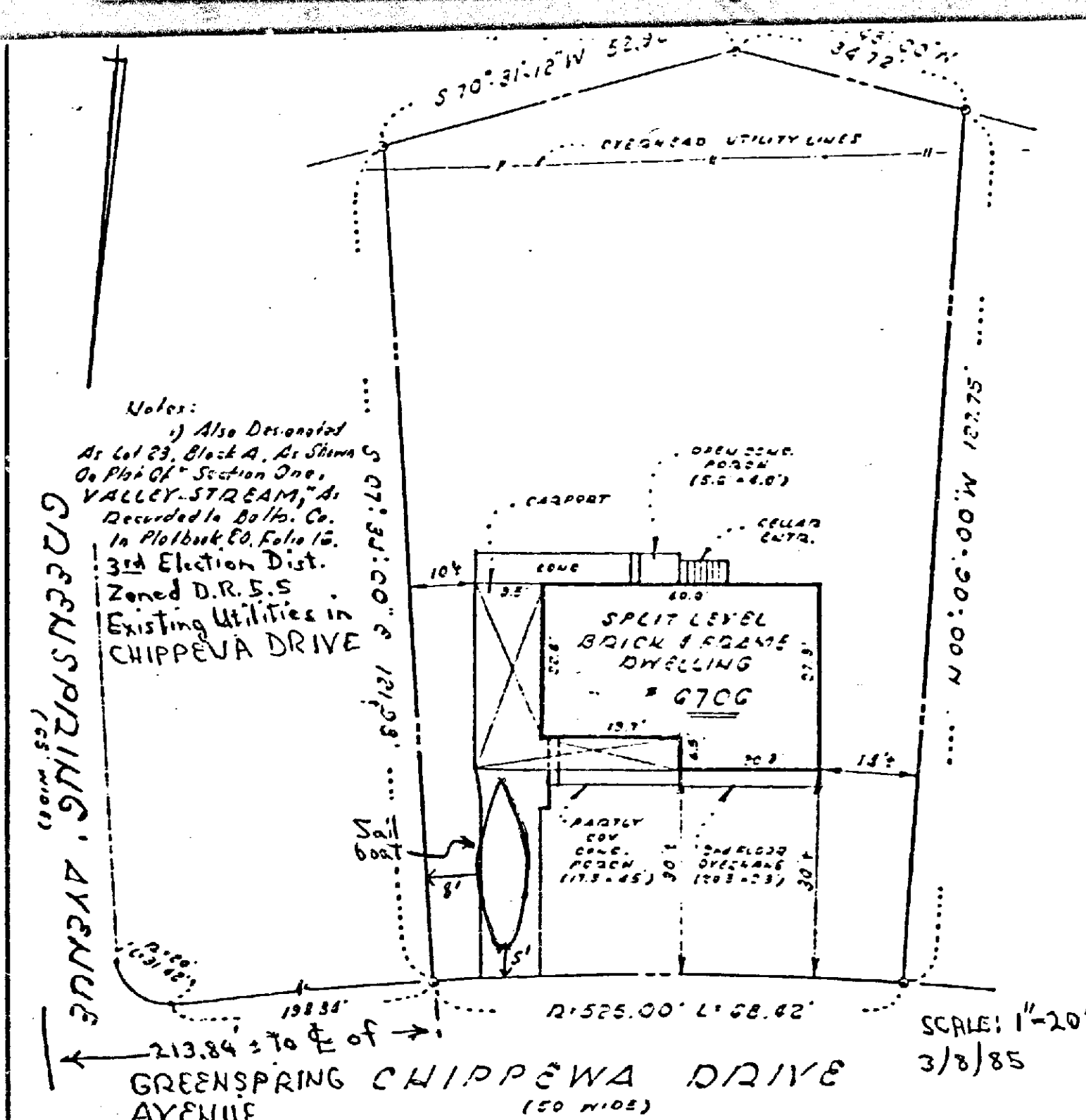
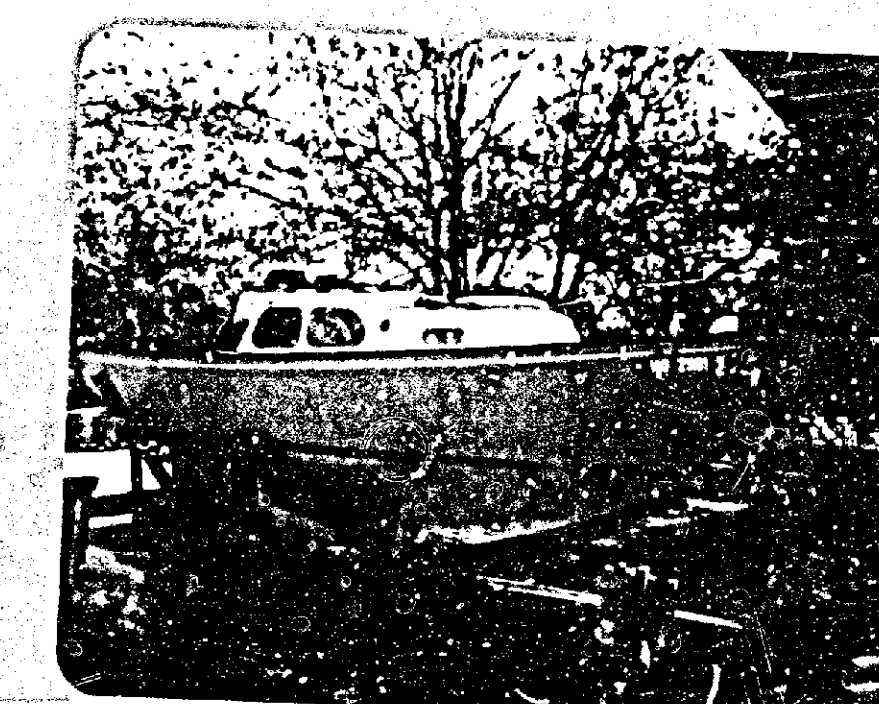
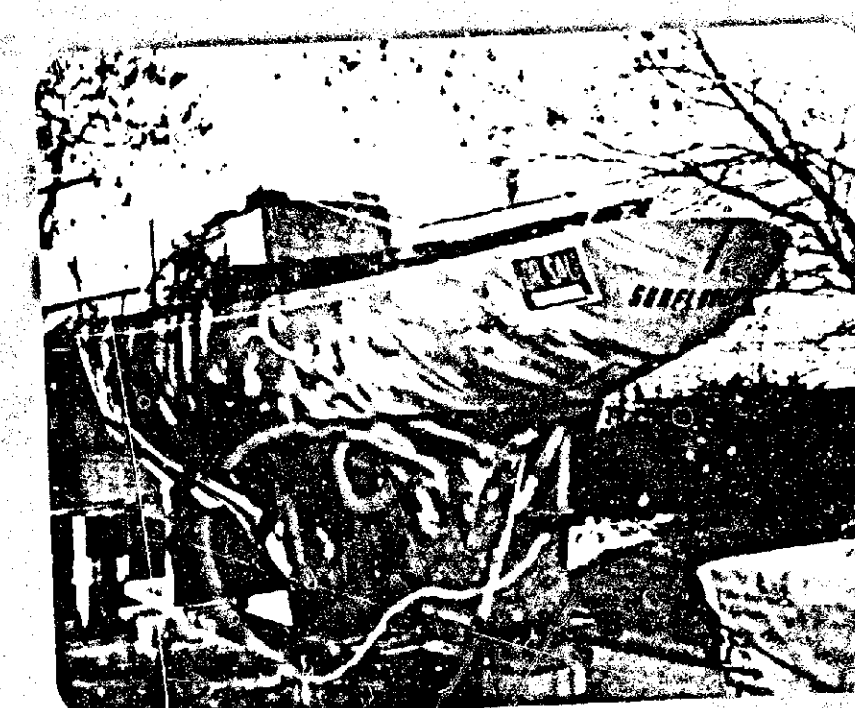
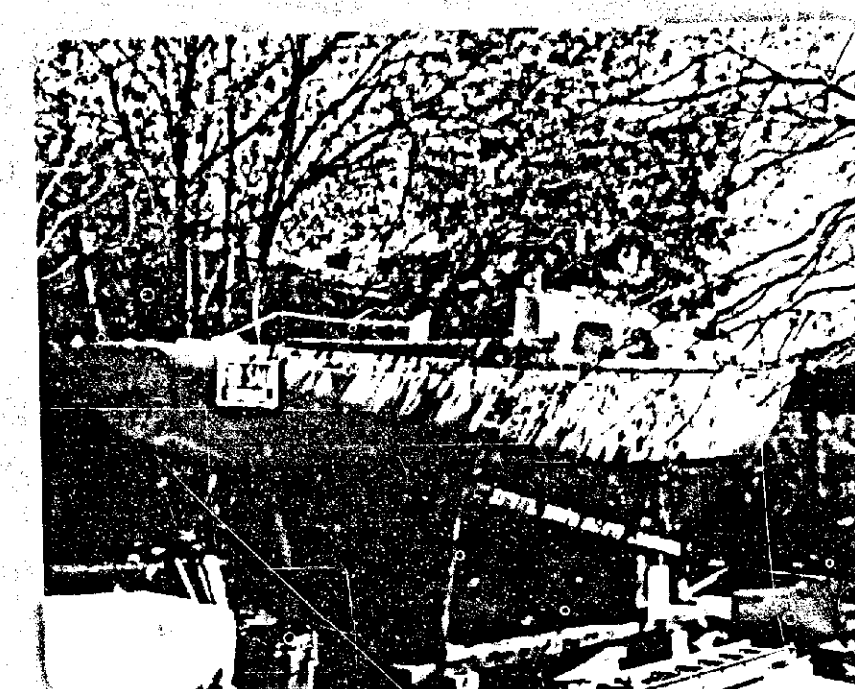
the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above and made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Blandford, Ontario

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 3rd Date of Posting 4-29-85
 Posted for: Varanase
 Petitioner: Robert G. Alpinse, Et. ux.
 Location of property: 515 Chippewa Dr., #12 St. W. of the Elm of
Guarapring Road, 6766 Chippewa Avenue.
 Location of Sign: In front of 6766 Chippewa Dr. (opposite 245)
of Guarapring Ave.
 Remarks: S. J. Brata
 Posted by _____ Date of return: 5-3-85
 Number of Signs: 1
 Signature _____



This is a plat for zoning
variance for a boat in the
front yard in Lieu of the
required side and rear yard.
ROBERT G. & SYBIL ALPINE
6706 CHIPPEWA DRIVE
BALTIMORE COUNTY, MD
21209

CHIEF OF POLICE
 SPRINGFIELD, ILL.
 #265

OCT 24 1945