

PETITION FOR ZONING VARIANCE 85-345-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 21-51A1 To allow a recreational vehicle to be 5 ft. to the front of a lateral projection of the front foundation line of the dwellings
instead of the required 8 ft. to the rear, and to allow a 1 ft. side setback
from property line instead of the 2.5 ft. setback.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

HARDSHIP AND PRACTICAL DIFFICULTY

1. Azalea bushes at end of driveway.
2. Fence cemented in position with only a sidewalk gate entrance.
3. Established Rose Garden directly on other side of fence.
4. The cost of changing to meet zoning requirements.

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):
(Type or Print Name) Ronald R. Spohn
Signature Signature
Address Patricia A. Flohr
(Type or Print Name)
City and State Baltimore, Maryland
Attorney for Petitioner: 327 Stonecastle Ave. S26-6222
(Type or Print Name) Address Phone No.
Signature Signature City and State Maryland 21136
Address Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State Name
Attorney's Telephone No.: Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of May, 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 15th day of June, 1985, at 10:45 o'clock.

By: [Signature] Zoning Commissioner of Baltimore County.
(over)

85-345-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 May, 1985.

ARNOLD JABLON
Zoning Commissioner
Received by: [Signature]
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner Ronald R. Spohn, et al
Petitioner's Address
Attorney

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 16, 1985

Mr. Ronald R. Spohn
329 Stonecastle Avenue
Reisterstown, Maryland 21136

RE: Item No. 293 - Case No. 85-345-A
Petitioner - Ronald R. Spohn, et al
Variance Petition

Dear Mr. Spohn:

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

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

MAY 20, 1985

Re: Zoning Advisory Meeting of April 16, 1985
Item # 293
Property Owner: RONALD R. SPOHN, et al
Location: 329 Stonecastle Ave., 150' E.
FROM E. WEMBLEY RD.

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

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.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the Floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on []
- () Landscaping: 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 "D" 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. Sober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

May 16, 1985

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

Item No. 288, 289, 291, 293, and 294 Meeting of April 16, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 288, 289, 291, 293, and 294.

Michael S. Flannigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2566
494-4500

PAUL H. REINKKE
CHIEF

April 25, 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: Ronald R. Spohn, et al

Location: S/S Stonecastle Ave. 150' E. from c/l Wembley Road

Item No.: 293 Zoning Agenda: Meeting of 4/16/85

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: [Signature] Noted and Approved: 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 22, 1985

FROM: G. E. Burtham, Building Plans Review

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 4/16/85

Item #288 See Comments
Item #289 Standard Comments
Item #290 See Comments
Item #291 See Comments
Item #292 See Comments
Item #293 No Comment
Item #294 See Comments

Cycle I - Item #6 (Revised) - No Further Comment

CEB/vw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 22, 1985

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

SUBJECT: Zoning Petitions No. 85-337-A, 85-340-A, 85-343-A, 85-344-A, 85-345-A and 85-346-A

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

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:alm

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

IN RE: PETITION ZONING VARIANCES
S/S of Stonecastle Avenue,
163.64' E of the centerline
of Wembley Road (329 Stone-
castle Avenue) -
14th Election District
Ronald R. Spohn, et al.,
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-345-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a recreational vehicle to be parked 5 feet to the front of a lateral projection of the front foundation line of a dwelling instead of the required 8 feet to the rear thereof and a side yard setback of 1 foot instead of the required 2 1/2 feet, as more particularly shown on Petitioners' Exhibit 4.

The Petitioner, Ronald R. Spohn, appeared and testified. John Matras, an immediate neighbor, appeared as a Protestant.

Testimony indicated that the subject property, zoned D.R.5.5, is located on Stonecastle Avenue. Mr. Spohn parks a 17' x 7' boat with a 22' x 7' trailer on a parking pad on the south side of his house next to a van. The driveway extends from Stonecastle Avenue to approximately 5 feet from the rear end of the home. The boat and trailer extends 5 feet in front of the home. The Petitioner purchased the home with the intention of storing the boat on the property. He had previously lived in an apartment and kept the boat at a marina. The high cost of maintenance at the marina was a major reason for buying the home. When the house was purchased, the driveway extended only to the front of the house. Mr. Spohn has since expanded it to store the boat and trailer. He cannot extend it any further to the rear because the existing fence, azalea hedges, rose garden, shed, and patio would need to be removed. Photographs show

that the rear yard also slopes down and that an extension would not be practical.

Mr. Matras complained about the boat being too close to his property line and especially about the flood lights which are aimed at the boat and shine into his windows all night.

The Petitioner seeks relief from Section 415A.1, pursuant to Section 307, 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 to permit the boat and trailer to extend 5 feet in front of the house were to be 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. However, the opposite conclusion is reached for the variance to permit a 1-foot side yard setback. The van, or truck parked next to the boat is not a recreational vehicle; therefore, no hardship or practical difficulty exist, and the boat and trailer must be parked at least 2 1/2 feet from the side yard property line.

After due consideration of the testimony and evidence presented, it is clearly that a practical difficulty or unreasonable hardship would result if the

projection variance were not granted. It has been established that the requirement from which the Petitioners seek relief 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 requested variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of June, 1985, that the variance to permit a recreational vehicle to be parked 5 feet to the front of a lateral projection of the front foundation line of a dwelling instead of the required 8 feet to the rear thereof be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restriction which is a condition precedent to the relief herein granted:

1. The flood light aimed at the boat and trailer shall not be turned on after 9:00 p.m. any night unless it is necessary for emergency purposes; all remaining flood lights shall be aimed to the front of the driveway and house at Stonecastle Avenue.

It is FURTHER ORDERED that the variance to permit a side yard setback of 1 foot instead of the required 2 1/2 feet be and is hereby DENIED.

[Signature]
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE *June 13 1985*
BY *[Signature]*

PETITION FOR VARIANCES
4th Election District

LOCATION: South side Stonecastle Ave., 163.64 ft. East from the centerline of Wembley Road (329 Stonecastle Avenue)

DATE AND TIME: Wednesday, June 5, 1985 at 10:45 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 Variances to allow a recreational vehicle to be 5 ft. to the front of a lateral projection of the front foundation line of the dwellings instead of the required 8 ft. to the rear, and to allow a 1 ft. side setback from property line instead of the 2.5 ft. setback

Being the property of Ronald R. Spohn, 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 Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

BEGINNING ON THE SOUTH SIDE OF STONECASTLE AVE., 30 ft WIDE, AT THE DISTANCE OF 150 ft. EAST OF THE CENTERLINE OF WEMBLEY RD. BEING LOT 21, BLOCK E IN THE SUBDIVISION OF COUNTRY CLUB ESTATES. BOOK NO. 29 FOLIO 58. ALSO KNOWN AS 329 STONECASTLE AVE. IN THE 14th ELECTION DISTRICT.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
S/S Stonecastle Ave., 161.64' :
E from the Centerline of : OF BALTIMORE COUNTY
Wembley Rd. (329 Stonecastle :
Ave.), 4th District :
RONALD R. SPOHN, et al., : Case No. 85-345-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.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

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

I HEREBY CERTIFY that on this 14th day of May, 1985, a copy of the foregoing Entry of Appearance was mailed to Ronald R. Spohn and Patricia A. Flohr, 329 Stonecastle Ave., Reisterstown, MD 21136, Petitioners.

[Signature]
Peter Max Zimmerman

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

ARNOLD JABLON
ZONING COMMISSIONER

May 29, 1985

Mr. & Mrs. Ronald R. Spohn
329 Stonecastle Avenue
Reisterstown, Maryland 21136

RE: Petition for Variance
S/S Stonecastle Ave., 163.64' e from the c/l of
Wembley Road (329 Stonecastle Avenue)
Ronald R. Spohn, et ux - Petitioners
Case No. 85-345-A

This is to advise you that \$65.14 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. 007322

DATE 6/3/85 ACCOUNT R-01-615-000

AMOUNT \$ 65.14

RECEIVED FROM *[Signature]*

FOR *[Signature]*

VALIDATION OR SIGNATURE OF CASHIER

Mr. & Mrs. Ronald R. Spohn
329 Stonecastle Avenue
Reisterstown, Maryland 21136

May 9, 1985

NOTICE OF HEARING

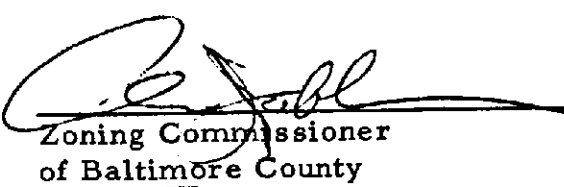
Re: Petition for Variance
8/5 Stonecastle Ave., 163.64' R from the e/l of
Hambly Road (319 Stonecastle Avenue)
Ronald R. Spohn, et ux - Petitioners
Case No. 85-345-A

TIME: 10:45 a.m.

DATE: Wednesday, June 5, 1985

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

cc: John Matras
327 Stonecastle Avenue
Reisterstown, Maryland 21136


Zoning Commissioner
of Baltimore County

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

No. 005644

DATE 4-5-85 ACCOUNT R-514/85 100
AMOUNT \$ 75.00

RECEIVED FROM FILE TO L. Spohn 297 Spohn
FOR BDD*****3570014 8051F

VALIDATION OF SIGNATURE OF CASHIER

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED William Lucas
DATE 5/14/85
ADDRESS 332 STONECASTLE AVE.
PHONE # 833-2714

PETITIONER'S
EXHIBIT 3d

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Shirley O. Carson
DATE 5-31-85
ADDRESS 331 Stonecastle Ave.
PHONE # 833-1343

PETITIONER'S
EXHIBIT 2a

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Linda McMein
DATE 5/14/85
ADDRESS 334 Stonecastle Ave.
PHONE # 833-4140

PETITIONER'S
EXHIBIT 3c

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Larry H. Lewis
DATE 5-8-85
ADDRESS 333 Stonecastle Ave.
PHONE # 833-9149

PETITIONER'S
EXHIBIT 2b

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Mr. & Mrs. Wm. S. Stollon
DATE 5/8/85
ADDRESS 336 Stonecastle Ave.
PHONE # 833-7385

PETITIONER'S
EXHIBIT 3f

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Linda J. Willis
DATE May 8, 1985
ADDRESS 335 Stonecastle Ave.
PHONE # 833-1858

PETITIONER'S
EXHIBIT 3e

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN
IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL
NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Barbara Martin
DATE 6-4-85
ADDRESS 104 S. Thimble Rd.
PHONE # 337-5240

PETITIONER'S
EXHIBIT 3g

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Ronald N. Penkoff
DATE 5/9/85
ADDRESS 106 RIDGELAWN ROAD
PHONE # 833-5055

PETITIONER'S
EXHIBIT 34

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Luella Spohn
DATE 6/4/85
ADDRESS 9114 Linden Ct.
PHONE # 422-6257

PETITIONER'S
EXHIBIT 31

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Mrs. Mary C. Landerbach
DATE 6/4/85
ADDRESS 2500 Sandymount Rd.
PHONE # 876-2304

PETITIONER'S
EXHIBIT 33

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

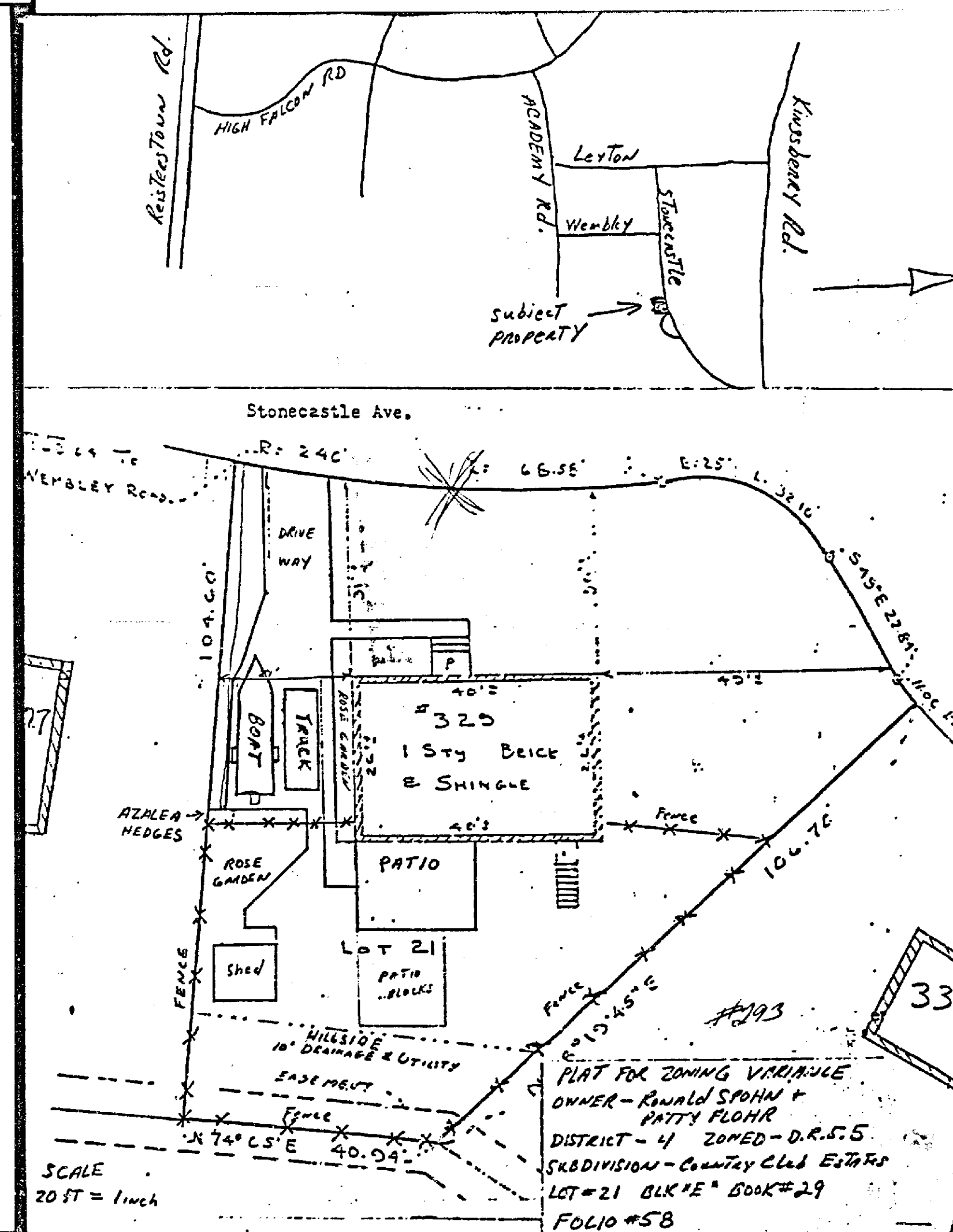
SIGNED Henry Engel
DATE 1/5/85
ADDRESS 5919 Pauline Ave
PHONE # 485-7185

PETITIONER'S
EXHIBIT 32

I/WE UNDERSTAND THE ZONING VARIANCE THAT RONALD R. SPOHN IS PROPOSING. IT IS MY/OUR OPINION THAT THE ALLOWANCE WILL NOT DETRACT FROM THE COUNTRY CLUB ESTATES' COMMUNITY APPEAL.

SIGNED Cynthia J. Hahn
DATE 6/4/85
ADDRESS 3811 BRENTFORD RD
PHONE # 521-3643

PETITIONER'S
EXHIBIT 36



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Attn: January Date: April 8, 1985
FROM: Jim Thompson Item No. 29
SUBJECT: 322 Stonecastle Avenue

The above referenced location is the subject of an active violation case, C-85-731. When this matter is scheduled for a hearing, please notify:

John Matras
327 Stonecastle Avenue
Reisterstown, Maryland 21136

JHT:roh

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland 85-345-A

District: 4th Date of Posting: May 12 - P.S.
Posted for: Various
Petitioner: Ronald Spohn et al.
Location of property: S.S. of Stonecastle Ave. 183.64 E. from the
Ch. of Mount St. Paul (322 Stonecastle Ave.)
Location of Sign: Ch. front of 322 Stonecastle Avenue
Remarks: _____
Posted by: A.J. Smith Date of return: May 24 - P.S.
Number of Signs: 1

85-345-A

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 16, 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 May 16, 1985.

THE JEFFERSONIAN,

JB Venetaki
Publisher

Cost of Advertising
30.25

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., May 16, 1985

THIS IS TO CERTIFY that the annexed Reg. #L71756 P.O. #65013 was published for One (1) successive week days previous to the 16th day of May, 1985, in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland.
- ☐ South Carroll Herald, a weekly newspaper published in Eldersburg, Carroll County, Maryland.
- ☒ Community Times, a weekly newspaper published in Reisterstown, Baltimore County, Maryland.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

PETITION FOR VARIANCE 4th Election District

LOCATION: South side Stonecastle Ave., 163.64 ft. East from the centerline of Wembley Road (329 Stonecastle Avenue)
DATE AND TIME: Wednesday, June 5, 1985 at 10:45 a.m.
PUBLIC HEARING: Room 108, 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 Variances to allow a recreational vehicle to be 5 ft. to the front of a lateral projection of the front foundation line of the dwellings instead of the required 8 ft. to the rear, and to allow a 1 ft. side setback from property line instead of the 25 ft. setback

Being the property of Ronald R. Spohn, 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 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
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

