

**PETITION FOR SPECIAL HEARING**  
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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve DETERMINE IF A MOBILE HOME COULD BE LOCATED ON A LOT APPROX. (.35 ACRE) NOT A FARM, INSTEAD OF THE REQUIRED .25 ACRE FARM INSIDE METROPOLITAN DISTRICT WITH AN EXISTING DWELLING AND TRAILER TO BE LOCATED to be located PROPERTY LINE Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing 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): CHARLES H. LAM, SR.  
(Type or Print Name) (Type or Print Name)  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
City and State: \_\_\_\_\_ City and State: \_\_\_\_\_  
Attorney for Petitioner: 7831 DEBOY AVE. 477-8911  
(Type or Print Name) (Phone No.)  
Signature: \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: BALTO. MD. 21222  
City and State: \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: \_\_\_\_\_  
City and State: \_\_\_\_\_  
Attorney's Telephone No.: 1902 STEVEN DR. 677-3464  
Address (Phone No.)  
EDGEMOOD, MD. 21040

ORDERED By The Zoning Commissioner of Baltimore County, this 4th day of June, 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 8th day of July, 1985, at 10:00 o'clock

Carl Jablon  
Zoning Commissioner of Baltimore County.

**County Board of Appeals of Baltimore County**  
Room 200 Court House (Hearing Room #218)  
Towson, Maryland 21204  
(301) 494-3180

September 4, 1985

**NOTICE OF ASSIGNMENT**

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-79

CASE NO. 86-7-SPH CHARLES H. LAM, SR., ET UX  
S/S Deboy Ave., 600' W of Old North Point Rd.  
(7831 Deboy Avenue)  
15th District  
SPH-Mobile home (trailer) on lot .35 acre, instead of required 25 acre farm.  
7/23/85 - Z.C.'s Order - GRANTED

ASSIGNED FOR: THURSDAY, DECEMBER 12, 1985, at 10 a.m.

- cc: Mr. & Mrs. Charles Lam, Sr. Petitioners  
Mr. Michael C. Lam Representative/Petitioner  
Ms. Kathy Long Protestant  
Phyllis C. Friedman People's Counsel  
Norman E. Gerber  
James Hoswell  
Arnold Jablon  
Jean Jung  
James Dyer

June Holmen, Secretary

HEARINGS ARE HELD IN ROOM 106, COUNTY OFFICE BUILDING

MONDAY, JULY 8, 1985

10:00 a.m. South side of Deboy Avenue, 600 feet West of Old North Point Road (7831 Deboy Avenue)  
Case No. 86-7-SPH 15th Election District - 7th Councilmanic District  
Item No. 314 Petition for Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve/determine if a mobile home (trailer) could be located on a lot approximately (.35 acre) not a farm instead of the required 25 acre farm, inside the metropolitan district, with an existing dwelling and to be located 3 feet from the property line.  
Charles H. Lam, Sr., et ux - Petitioners

WE, THE FOLLOWING RESIDENTS OF DEBOY AVENUE, HEREBY PETITION THE BALTIMORE COUNTY ZONING COMMISSIONER TO DISAPPROVE THE ABOVE ZONING CHANGE.

Walter W. McKeon	7819 Deboy Ave, Balt, Md	7-7-85
Daniel J. Morris	7822 Deboy Ave BALTO MD	7-7-85
Marie Morris	7822 Deboy Ave Balt Md	July 7 1985
Fred L. Thomson	7818 Deboy Ave Balt Md	7-7-85
Bobby D. Thawson	7818 Deboy Ave Baltimore	7-7-85
William J. Mai	7827 DEBOY AVE MD	7-7-85
Mr. J. Mar	7825 Deboy Ave	7-7-85
Berg J. Quine	7801 De Boy ave	7-7-85
Mrs. Mrs. James D. Duffenbaugh	7816 De Boy ave	7-7-85
Mrs. Duffenbaugh	7816 De Boy Ave	7-7-85
Virginia Handlanger	7810 De Boy Ave	7-7-85
Dennis Handlanger	7810 De Boy Ave	7-7-85
Elin H. Coel	7806 De Boy Ave	7-7-85
Henry James McCall	7806 Deboy Ave	7-7-85
Jenny Turner	7802 Deboy Ave	7-7-85
Anthony Keenan	7802 Deboy Ave	7-7-85

INDISTANT'S  
SIGNED

HEARINGS ARE HELD IN ROOM 106, COUNTY OFFICE BUILDING

MONDAY, JULY 8, 1985

10:00 a.m. South side of Deboy Avenue, 600 feet West of Old North Point Road (7831 Deboy Avenue)  
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Charles H. Lam, Sr., et ux - Petitioners

WE, THE FOLLOWING RESIDENTS OF DEBOY AVENUE, HEREBY PETITION THE BALTIMORE COUNTY ZONING COMMISSIONER TO DISAPPROVE THE ABOVE ZONING CHANGE.

Lynn E. Michael	7809 De Boy Ave	7/2/85
Anne J. Michael	7809 De Boy Ave	7/8/85
V.V. Spitzer	7800 Deboy Ave	7/8/85
Warren Jackson	7808 DEBOY AVE.	7-8-85
Mrs. Henry L. Long	7815 Deboy Ave	7-8-85
Mrs. Mrs. H. Nelson Long	7811 De Boy Ave	7-8-85
Mrs. Helen Hook	7826 De Boy Ave	7-8-85

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

June 20, 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. & Mrs. Charles H. Lam, Sr.  
7831 Deboy Avenue  
Baltimore, Maryland 21222

RE: Item No. 314 - Case No. 86-7-SPH  
Petitioner - Charles Lam, et ux  
Special Hearing Petition

Dear Mr. Lam:

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.

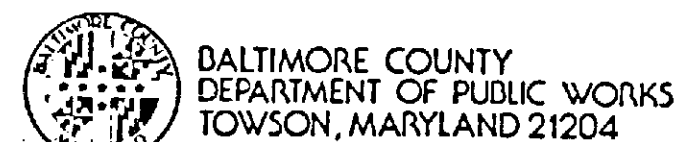
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. 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

ENC: bsc

Enclosures

cc: Mr. Michael C. Lam  
1903 Steven Drive  
Edgewood, Maryland 21040



HARRY J. PISTEL P.E.  
DIRECTOR

July 5, 1985

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

Re: Item #314 (1984-1985)  
Property Owner: Charles Lam  
S/S Deboy Ave., 600' W of North Pt. Rd.  
District 15th

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:**

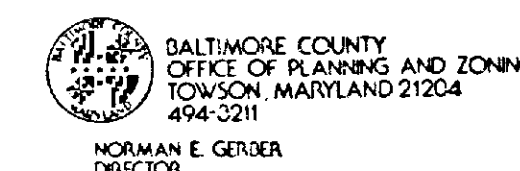
This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,  
James A. Harkle, P.E., Chief  
Bureau of Public Services

JAM: PHO:bjp

cc: File



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

JUNE 17, 1985

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.
- 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 \_\_\_\_\_.
- 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 Area are recalculated annually by the County Council.
- Additional comments: THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE PROVIDED BY THE COMPREHENSIVE PLANNING DIVISION.

Eugene A. Boser  
Chief, Current Planning and Development

cc: James Hoswell

JUN 20 1985

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts:

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-1550

STEPHEN E. COLLINS  
DIRECTOR

May 16, 1985

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

Item No. 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312  
Property Owner: Charles Lam, et ux (CRITICAL AREA)  
Location: S/S Deboy Avenue, 600' W of North Point Road  
Existing Zoning: 15th  
Proposed Zoning: 15th

Acres:  
District:

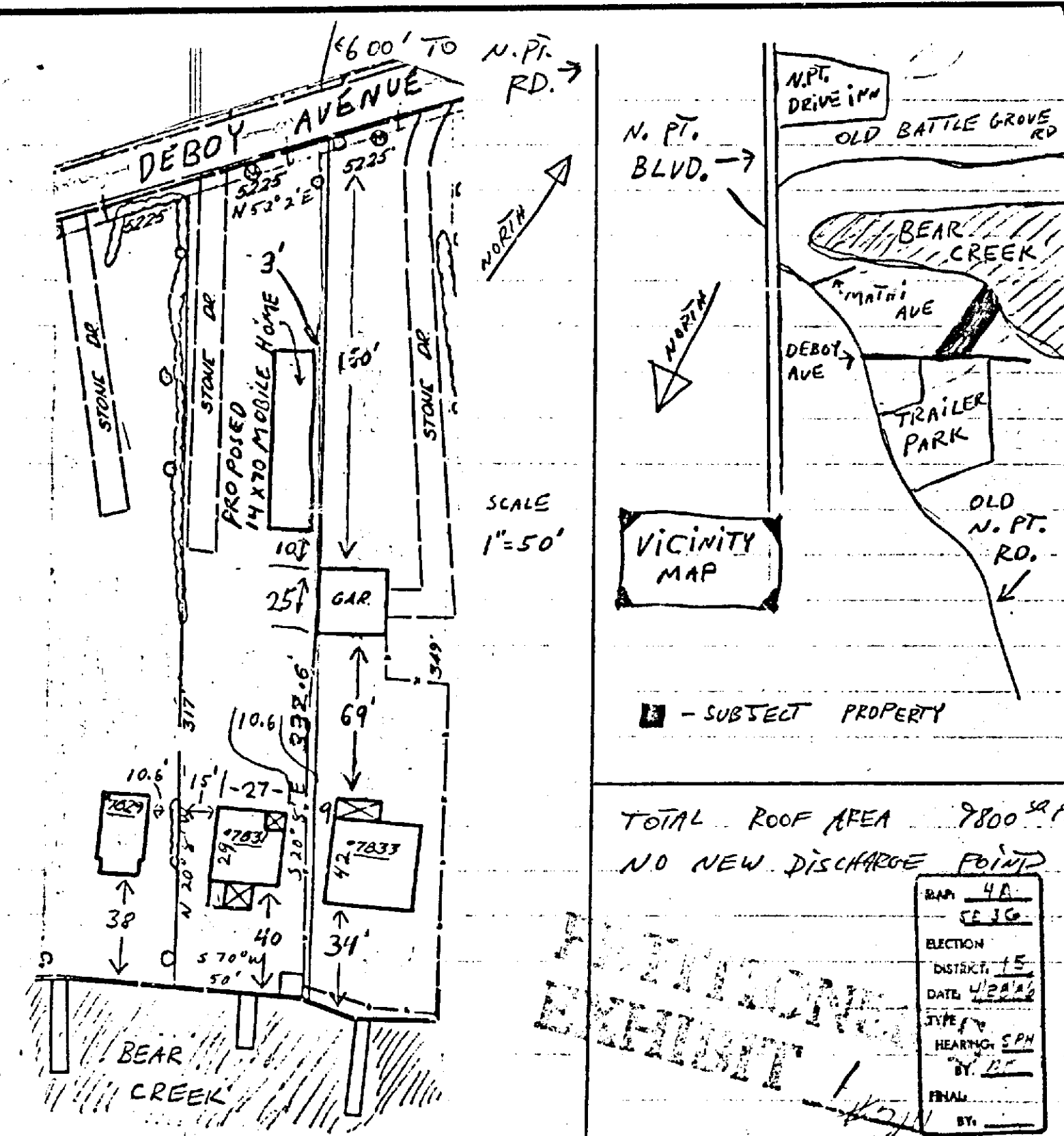
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 296, 299, 300, 301, 302, 303, 304, 305, 307, 308, 309, 310, 311, 312, 313, and 314:

Michael S. Flanagan  
Traffic Engineering Assoc. II

MSF/ccm

Lam  
7/18  
66-7-SPH



OWNER: REV. CHARLES H. & AGNES M. LAM  
DISTRICT: 15 ZONED: DR. S.S.  
SUBDIVISION: NORTH POINT  
LIBER W.S.R. 1, NO. 3718, FOLIO 585  
EXISTING UTILITIES IN: DEBOY AVENUE  
7831 Deboy Ave

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

PAUL H. REMCKE  
CHIEF

May 15, 1985

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

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Charles Lam, et ux (CRITICAL AREA)

Location: S/S Deboy Ave., 600' W of North Point Road

Item No.: 314 Zoning Agenda: Meeting of 4-30-85

Comments:

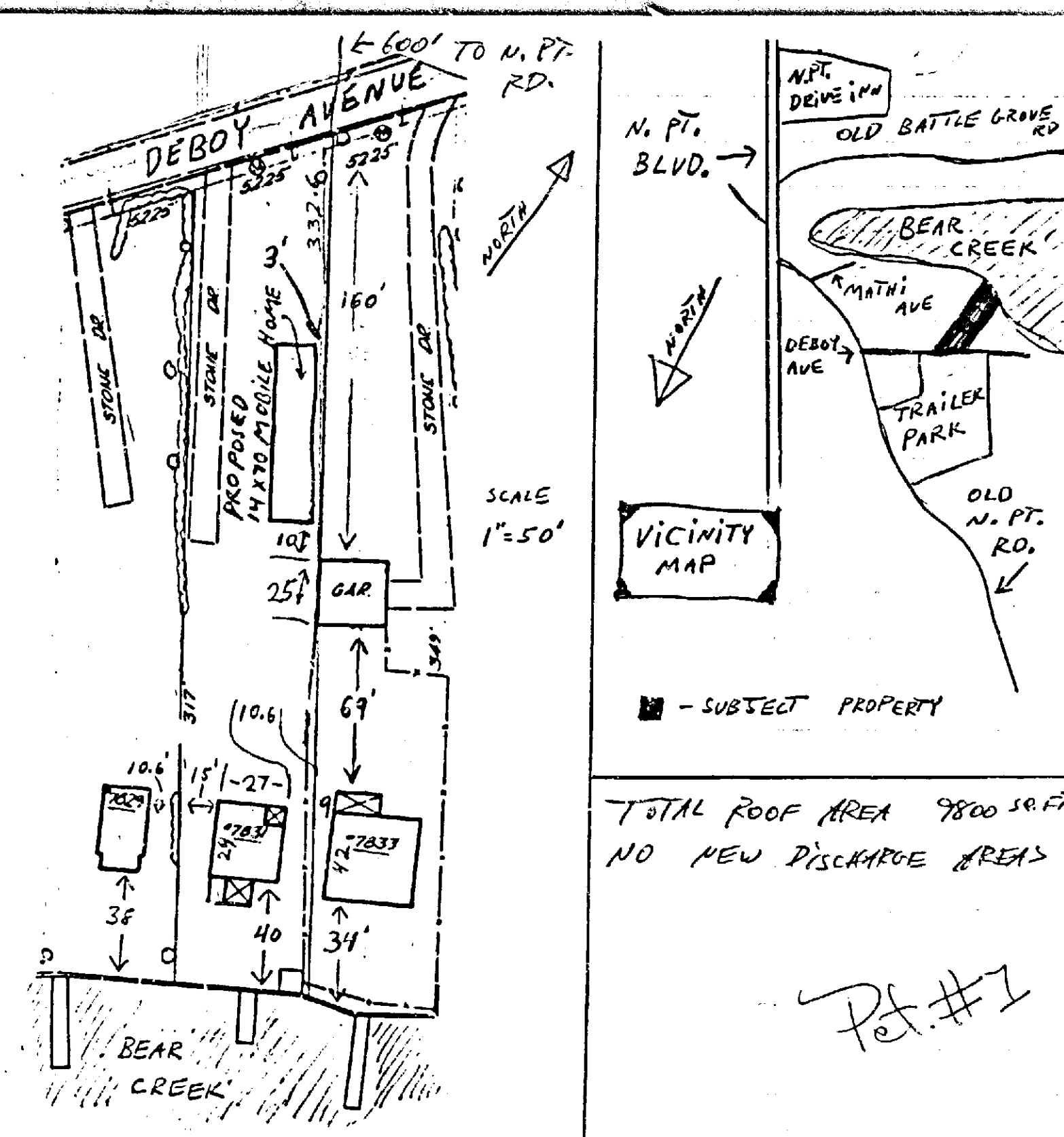
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 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.
- (X) 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.
- ( ) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *[Signature]* Noted and Approved: *[Signature]*  
Special Inspection Division Fire Prevention Bureau

/mb

UNDER REVIEW FOR FILING  
DATE 5/20/85  
BY *[Signature]*



OWNER: REV. CHARLES H. & AGNES M. LAM  
DISTRICT: 15 ZONED: DR. S.S.  
SUBDIVISION: NORTH POINT  
LIBER W.S.R. 1, NO. 3718, FOLIO 585  
EXISTING UTILITIES IN: DEBOY AVENUE

Ref #1

UNDER REVIEW FOR FILING  
DATE 5/20/85  
BY *[Signature]*

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

TED ZALESKI, JR.  
DIRECTOR

May 13, 1985

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

Dear Mr. Jablon:

Comments on Item # 314, Zoning Advisory Committee Meeting are as follows:  
Property Owner: Charles Lam, et ux (CRITICAL AREA)  
Location: S/S Deboy Avenue, 600' W of North Point Road  
District: 15th

APPLICABLE CODES AND ORDINANCES:

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, and other applicable Codes and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

All the Group except B-4 Single Family Detached Dwellings require a minimum of 2 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. For the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 601, Section 107, Section 108 and Table 109. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your architect/engineer contact this department.

The requested variance appears to conflict with Section(s) \_\_\_\_\_ of the Baltimore County Building Code.

When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of construction drawings indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineering seals are usually required. The change of the Group are from Use \_\_\_\_\_ to Use \_\_\_\_\_ or to Mixed Use \_\_\_\_\_ See Section 312 of the Building Code.

The proposed project appears to be located in a Flood Plain, Flood/Overwash. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #1-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE: Comments: Unless the mobile home carries a seal of the State of Maryland Industrialized Housing approving this unit as a dwelling it cannot be placed on a permanent foundation and it cannot be classified as a dwelling for the purposes of this Code. See Section 613.0.

These abbreviated 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 the applicant may obtain additional information by visiting Room 312 of the County Office Building at 312 V. Chesapeake Avenue, Towson, Maryland 21204.

*[Signature]*  
C. E. Burdick, Chief  
Building Plans Section

4/22/85

JUN 20 1985

DATE

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

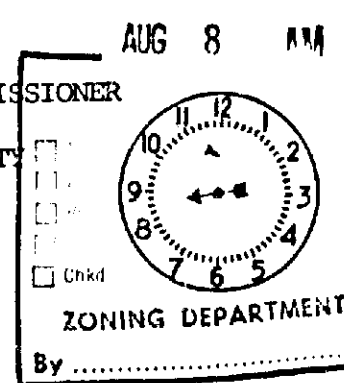
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1985, that the locating of the mobile home (trailer) on the subject property, three feet from the east property line, is approved and, as such, the Petition for Special Hearing is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief herein granted:

1. The Petitioners may apply for their 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. However, the mobile home may not be placed on the property until Restriction 2 is satisfied.
2. The Petitioners must add a covenant to their Deed, recorded among the Land Records of Baltimore County, within 30 days from the date of this Order, restricting the use of the mobile home to themselves and no other. Said covenant shall contain the proviso that such use shall terminate either at their death or upon the sale of the property, whichever occurs first. No subsequent purchaser shall maintain the mobile home, and it shall be removed within five days after the transfer of ownership or death. A copy of the covenant shall be submitted to the Zoning Commissioner for approval prior to recordation.
3. The existing dwelling may be utilized only by Michael Lam and his immediate family.

*[Signature]*  
Zoning Commissioner of Baltimore County

cc: Mr. Michael C. Lam  
Ms. Kathy Long  
People's Counsel

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
S/S of Deboy Ave., 600' W of : OF BALTIMORE COUNTY  
Old North Point Rd. (7831 :  
Deboy Ave.), 15th District :  
CHARLES H. LAM, SR., et ux, : Case No. 86-7-SPH  
Petitioners :  
: : : : :  
By : : : : :  
ZONING DEPARTMENT



NOTICE OF APPEAL

Please note an appeal from your decision in the above-captioned matter, under date of July 23, 1985, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

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

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

I HEREBY CERTIFY that on this 8th day of August, 1985, a copy of the foregoing Notice of Appeal was mailed to Mr. and Mrs. Charles H. Lam, Sr., 7831 Deboy Ave., Baltimore, MD 21222; and Mr. Michael C. Lam, 1903 Steven Drive, Edgewood, MD 21040.

*[Signature]*  
Phyllis Cole Friedman  
Phyllis Cole Friedman

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

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

August 8, 1985

Mr. & Mrs. Charles H. Lam, Sr.  
7831 Deboy Avenue  
Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING  
S/S of Deboy Avenue, 600' W  
of Old North Point Road  
(7831 Deboy Avenue) - 15th  
Election District  
Charles H. Lam, Sr., et ux,  
Petitioners  
Case No. 86-7-SPH

Re: Case No. 86-7-SPH  
Charles H. Lam, Sr., et ux

Dear Mr. & Mrs. Lam:

Please be advised that an appeal has been filed by the People's Counsel of Baltimore County from the decision rendered by the Zoning Commissioner of Baltimore County in the above referenced matter.

You will be notified of the date and time of the appeal hearing when it is scheduled by the County Board of Appeals.

Sincerely,

*[Signature]*  
ARNOLD JABLON  
Zoning Commissioner

AJ:bg

cc: Mr. Michael C. Lam  
1903 Steven Drive  
Edgewood, Maryland 21040

Ms. Kathy Long  
7811 Deboy Avenue  
Baltimore, Maryland 21222

County Board of Appeals of Baltimore County

Room 200 Court House  
Towson, Maryland 21204  
(301) 494-3160

December 18, 1985

Phyllis Cole Friedman  
People's Counsel for Baltimore County  
Room 223, Courthouse  
Towson, MD 21204

Dear Mrs. Friedman:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

*[Signature]*  
Edith T. Eisenhart, Asst. Secretary

Enclosure

cc: Mr. and Mrs. Charles H. Lam, Sr.  
Mr. Michael C. Lam  
Ms. Kathy Long  
Norman E. Garber  
James G. Roswell  
Arnold Jablon  
Jean M. H. Jung  
James E. Dyer

ORDER RECORDED BY FILING  
DATE 8/23/85  
BY [Signature]

IN THE MATTER OF THE APPLICATION OF CHARLES H. LAM, SR. FOR SPECIAL HEARING TO DETERMINE IF A MOBILE HOME COULD BE LOCATED ON A LOT .35 ACRE, ETC. S/S OF DEBOY AVENUE 600' W. OF OLD NORTH POINT ROAD 15th DISTRICT

OPINION

This case comes before the Board on appeal from the Order of the Zoning Commissioner allowing a mobile home to be placed on a lot of .35 acres instead of the required 25 acre farm or tract. The subject property is located on the south side of Deboy Avenue 600 feet west of Old North Point Road in the Fifteenth Election District of Baltimore County.

According to the Petitioner's representative, Mr. Michael Lam, the property owners want to place a mobile home, approximately 14 feet by 70 feet, in the rear of their property behind an existing dwelling. The intention of the parties involved is to provide a retirement home; i.e., the mobile home, for the property owners who are presently living in the existing residence. Other members of the family would then purchase the property and move into the existing dwelling.

While this Board recognizes the good intentions of the property owners and their family, the law is very clear on the residential use of trailers or mobile homes. Section 415 of the Baltimore County Zoning Regulations prohibits the use of trailers for residential purpose except those:

CHARLES H. LAM, SR. - #86-7-SPH 2.

- "a. In an approved trailer park, in those zones where permitted as a Special Exception;
- b. On a farm comprising 25 acres or more, in those zones where permitted and subject to Section 415.4;
- c. On a tract comprising 25 acres or more, outside the Metropolitan District of Baltimore County, but any trailer so used must be located not less than 1000 feet from any other trailer used for residences;
- d. On a tract of from one to 25 acres, outside the Metropolitan District of Baltimore County, in those zones where permitted as a Special Exception;
- e. On a type or size of site not covered by subsections 415.1.b or c, if the trailer was being used as a residence prior to the date of October 26, 1964, and subject to the provisions of Section 415.3.b;
- f. By a non-paying guest of the owner of land using a trailer belonging to the guest for not more than a total of 90 days in any calendar year;
- g. For temporary living purposes as provided for in Section 415.B(1)."

To grant the Petitioner's request would be to create an arbitrary standard intended solely to meet the needs of the Petitioner. Such a variation from the law might well encourage others to make similar requests and even application of Baltimore County Zoning Regulations, Section 415, would be impossible.

For the foregoing reasons, this Board will deny the Petitioner's request.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 18th day of December, 1985, by the County Board of Appeals, ORDERED

CHARLES H. LAM, SR. - #86-7-SPH 3.

that the request to place a mobile home on a lot approximately .35 acres, not a farm, inside the Metropolitan District of Baltimore County petitioned for, be and the same is hereby DENIED.

An appeal from this decision must be in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

*[Signature]*  
Kath S. Franz, Acting Chairman

*[Signature]*  
Diana K. Vincent

*[Signature]*  
Lawrence E. Schmidt

IN RE: PETITION SPECIAL HEARING S/S of Deboy Avenue, 600' W of Old North Point Road (7831 Deboy Avenue) - 15th Election District Charles H. Lam, Sr., et ux, Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request permission to locate a mobile home (trailer) on property already improved with an existing home, which will set back three feet from the east property line, as more particularly described on Petitioners' Exhibit 1.

The Petitioners, by their son, Michael Lam, appeared and testified. Betty Thomson and Kathy Long, area residents, initially appeared as Protestants but decided not to oppose the proposal after hearing the testimony and hereinafter described restrictions.

Testimony indicated that the subject property, zoned D.R.5.5, is located on Bear Creek and has road frontage on Deboy Avenue. Pursuant to long-standing policy of the Zoning Commissioner, it was determined that the existing dwelling faces Bear Creek. The orientation of the existing dwelling and the other homes and accessory buildings on nearby lots, as well as the Petitioners' intent, lead to the conclusion that the rear of this property is roadside. See In Re: James Elliott, Case No. 94-275-A.

The subject property measures 50' x 317' and is presently improved with the Petitioners' residence and a driveway off Deboy Avenue. The Petitioners propose to locate a 14' x 70' mobile home parallel to the driveway, three feet from the east property line. The purpose of the request is to enable them to live in the trailer and allow their son, Michael, and his family to move into the existing

ORDER RECORDED BY FILING  
DATE 8/23/85  
BY [Signature]

JUN 20 1985

PETITION FOR SPECIAL HEARING  
15th Election District

LOCATION: South side of Deboy Avenue, 600 feet West of Old North Point Road (7831 Deboy Avenue)

DATE AND TIME: Monday, July 8, 1985 at 10:00 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioners should approve/determine if a mobile home (trailer) could be located on a lot approximately (.35 acre) not a farm instead of the required 25 acre farm, inside the metropolitan district, with an existing dwelling and to be located 3 feet from the property line.

Being the property of Charles H. Lam, Sr., 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 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 FOR THE SAME ON THE SOUTHERNMOST SIDE OF DEBOY AVE. AND AT THE DISTANCE OF 600' WEST OF OLD NORTH POINT ROAD AND THENCE BEGINNING ON THE SOUTHERNMOST SIDE OF DEBOY AVE. NORTH 52 DEGREES 2 MINUTES EAST 52.25 FEET THENCE RUNNING FOR LINES OF DIVISION NOW MADE AND PARALLEL WITH THE LAST LINE OF THE AFORE SAID LAND SOUTH 20 DEGREES 8 MINUTES EAST 330.6 FEET TO THE WATERS OF BEAR CREEK THENCE BEGINNING ON THE WATERS OF SAID CREEK SOUTH 70 DEGREES WEST 50 FEET AND THENCE NORTH 20 DEGREES 8 MINUTES WEST 317.3 FEET TO THE PLACE OF BEGINNING CONTAINING 0.37 ACRES OF LAND MORE OR LESS ALSO KNOWN AS 7831 DEBOY AVE.

#314

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER  
S/S Deboy Ave., 600' W of Old North Point Rd. (7831 Deboy Ave.) : OF BALTIMORE COUNTY  
15th District

CHARLES H. LAM, SR., et ux, Case No. 86-7-SPH  
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  
Deputy People's Counsel  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 19th day of June, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Charles H. Lam, Sr., 7831 Deboy Ave., Baltimore, MD 21222, Petitioners; and Mr. Michael C. Lam, 1903 Steven Drive, Edgewood, MD 21040, who requested notification.

Peter Max Zimmerman

June 5, 1985

Mr. and Mrs. Charles H. Lam, Sr.  
7831 Deboy Avenue  
Baltimore, Maryland 21222

NOTICE OF HEARING

RE: Petition for Special Hearing  
S/S of Deboy Avenue, 600' W of Old North Point Road (7831 Deboy Ave.)  
Case No. 86-7-SPH, Item No. 314  
Charles H. Lam, Sr., et ux - Petitioners

TIME: 10:00 a.m.

DATE: July 8, 1985, Monday

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

cc: Mr. Michael C. Lam  
1903 Steven Drive  
Edgewood, Maryland 21040

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

No. 007452

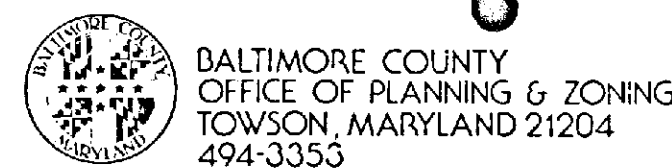
DATE: 7-15-85 ACCOUNT: 8-615-015

AMOUNT: \$ 35.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

July 10, 1985

Mr. and Mrs. Charles H. Lam, Sr.  
7831 Deboy Avenue  
Baltimore, Maryland 21222

RE: Petition for Special Hearing  
S/S of Deboy Avenue, 600' W of Old North Point Road (7831 Deboy Ave.)  
Charles H. Lam, Sr., et ux - Petitioner  
Case No. 86-7-SPH

Dear Mr. Lam,

This is to advise you that \$ 69.30 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

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

No. 007263

DATE: 7-15-85 ACCOUNT: 8-615-015

AMOUNT: \$ 69.30

RECEIVED FROM: Charles Lam

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

86-7-SPH  
CERTIFICATE OF PUBLICATION

TOWSON, MD. June 20 19 85

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 June 20 19 85.

THE JEFFERSONIAN,

18 Ventrol  
Publisher  
Cost of Advertising  
27.50

PETITION FOR SPECIAL HEARING  
15th Election District  
LOCATION: South side of Deboy Ave. 600 feet West of Old North Point Road (7831 Deboy Ave.)  
DATE AND TIME: Monday, July 8, 1985 at 10:00 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 under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve/determine if a mobile home (trailer) could be located on a lot approximately (.35 acre) not a farm instead of the required 25 acre farm, inside the metropolitan district, with an existing dwelling and to be located 3 feet from the property line.

Being the property of Charles H. Lam, Sr., et ux as shown on the plat filed with the Zoning Office.

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BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

86-7-SPH  
OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 June 20, 19 85

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Petition For Special Hearing - P.O. #65896 - Reg. #L73106, was inserted in THE Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive weeks before the 21st day of June 1985; that is to say, the same was inserted in the issues of June 20, 1985.

Kimbel Publication, Inc.  
per Publisher.

By K.C. Orlin

86-7-SPH  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 6/21/85

Posted for: Special Hearing

Petitioner: Charles H. Lam, Sr., et ux

Location of property: S/S Deboy Ave., 600' W of Old North Point Rd., 7831 Deboy Ave.

Location of Sign: Deboy Ave., across T. Fr. Roadway, etc. Property of Petitioner

Remarks: [Signature]

Posted by: [Signature] Date of return: 6/21/85

Number of Signs: 1

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

No. 006210

DATE: 4/12/85 ACCOUNT: 01-712

AMOUNT: \$ 1.00

RECEIVED FROM: [Signature]

FOR: [Signature]

VALIDATION OR SIGNATURE OF CASHIER

86-7-SPH  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 15th Date of Posting: 7/11/85

Posted for: Appeal

Petitioner: Charles H. Lam, Sr., et ux

Location of property: S/S Deboy Ave., 600' W of Old North Point Rd., 7831 Deboy Ave.

Location of Sign: Deboy Ave., across T. Fr. Roadway, etc. Property of Petitioner

Remarks: [Signature]

Posted by: [Signature] Date of return: 7/11/85

Number of Signs: 1

86-7-SPH  
S/S Deboy Ave., 600' W of Old North Point Rd.  
Charles H. Lam, Sr., et ux  
SIGN

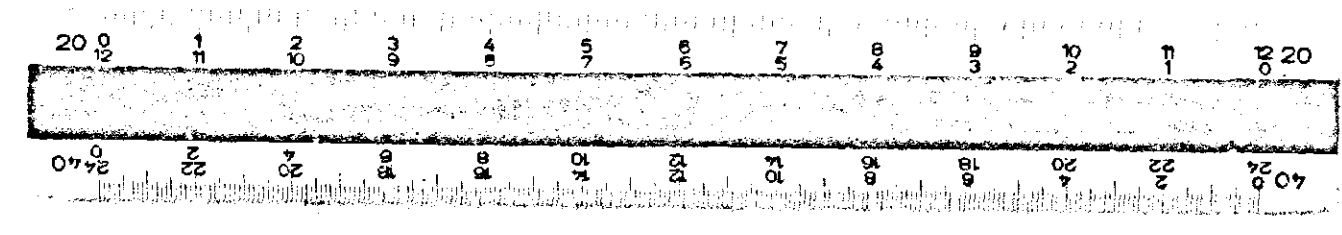
JUN 20 1985

Ref. #6



BEAR CREEK

PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY METROPOLITAN AREA



REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
		1" = 200'	NORTH POINT	S. E. 3-G
		DATE OF PHOTOGRAPHY DEC 1954		

Topography Compiled By Photogrammetric Methods  
ABRAMS AERIAL SURVEY CORP. LANSING MICH.

E-NW  
E-SW

(SHEET SE 4-0)

(SHEET SE 2-0)

(SHEET SE 3-0)

(SHEET SE 3-E)

(SHEET SE 3-H)