

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 1A02.3.B.4 to permit a front yard setback of 45 feet instead of the required 50 feet and a side yard setback of 15 feet instead of the required 25 feet.

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

Mr. Raymond Meyers our superintendent laid out the foundation in error at #4 Fortnum Court. We did not become aware of this until the Title Company did their preliminary survey which was done after the building was completed. Since then Mr. Meyers is no longer employed with Dependable Structures, Inc.

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:
ROOSEVELT J. LABOO
DEPENDABLE STRUCTURES, INC.
(Type or Print Name)

Legal Owner(s):
JUANITA LEIGHTON
(Type or Print Name)

Signature
1001 HILLEN STREET
Address

Signature
JUANITA LEIGHTON
(Type or Print Name)

BALTIMORE, MARYLAND 21202
City and State

Signature
(Type or Print Name)

Attorney for Petitioner:
(Type or Print Name)

Signature
(Type or Print Name)

Address
2000 McCULLOH STREET
BALTIMORE, MARYLAND 21207
City and State

Signature
(Type or Print Name)

Address
ROOSEVELT J. LABOO (DEPENDABLE STRUCTURES)
City and State

Signature
(Type or Print Name)

Attorney's Telephone No.:
1001 HILLEN ST., BALTIMORE, MD. 727-6100
Address

Signature
(Type or Print Name)

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Signature
(Type or Print Name)

Case No. 66-31-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 18th day of June, 1985

Petitioner Juanita Leighton
Petitioner's Attorney
cc: Roosevelt J. Laboo (Dependable Structures, Inc.)
D. S. Thaler & Assoc.

ARNOLD JABLON
Zoning Commissioner
Received by
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Juanita Leighton
2000 McCullough Street
Baltimore, Maryland 21207

cc: Nicholas B. Commodari
Chairman

RE: Item No. 345 - Case No. 86-31-A
Juanita Leighton - Petitioner
Variance Petition

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

Dear Ms. Leighton:

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nrr

Enclosures

cc: Roosevelt J. Laboo
Dependable Structures, Inc.
1001 Hillen Street
Baltimore, Maryland 21202

D. S. Thaler & Assoc.
11 Warren Road
Baltimore, Maryland 21208



HARRY J. PISTEL, P.E.
DIRECTOR

June 10, 1985

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

Re: Item #345 (1984-1985)
Property Owner: Juanita Leighton
N/S Fortnum Ct. 900' N/E of Hanwell Rd.
District: 2nd Acres: 11.919 acres ±

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, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss

cc: File

ORDER RECEIVED FOR FILING
DATE July 24, 1985
BY [Signature]

ORDERED BY The Zoning Commissioner of Baltimore County, this 18th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1985, at 9:30 o'clock.

(over)



BALTIMORE COUNTY
DEPARTMENT OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

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

JULY 3, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985
Item # 345
Property Owner: JUANITA LEIGHTON
Location: N/S FORTNUM COURT 900'
N/E OF HANWELL 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.

- ☒ 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 is or alteration of the floodplain is prohibited under the provisions of Section 22-80 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 [blank].
- ☐ 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 Deficient Service Certificate has been issued. The deficient service is [blank].
- ☐ 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.

cc: James Hoswell

Eugene A. Roben
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

June 7, 1985

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

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

MSF/ccm

Michael S. Flanagan
Traffic Engineering Assoc. II



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2585
494-4500

PAUL H. REINCKE
CHIEF

June 5, 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: Juanita Leighton
Location: N/S Fortnum Court 900' NE of Hanwell Road

Item No.: 345

Zoning Agenda: Meeting of May 21, 1985

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of [blank] 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 [blank] 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]
Planning Group
Special Inspection Division

Approved: [Signature]
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: June 7, 1985

FROM: C. E. Burnham, Chief, Building Plans Review CEB

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 5/21/85

- Item #340 See Comments
- Item #341 See Comments
- Item #342 Standard Comment
- Item #343 See Comments
- Item #344 See Comments
- Item #345 No Comment
- Item #346 See Comments
- Item #347 Not Ready
- Item #348 See Comments
- Item #349 See Comments

CEB/vw

JAN 17 1985

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1985, that the herein Petition for Variance(s) to permit a front yard setback of 45 feet instead of the required 50 feet and a side yard setback of 15 feet instead of the required 25 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

BALTIMORE COUNTY, MARYLAND

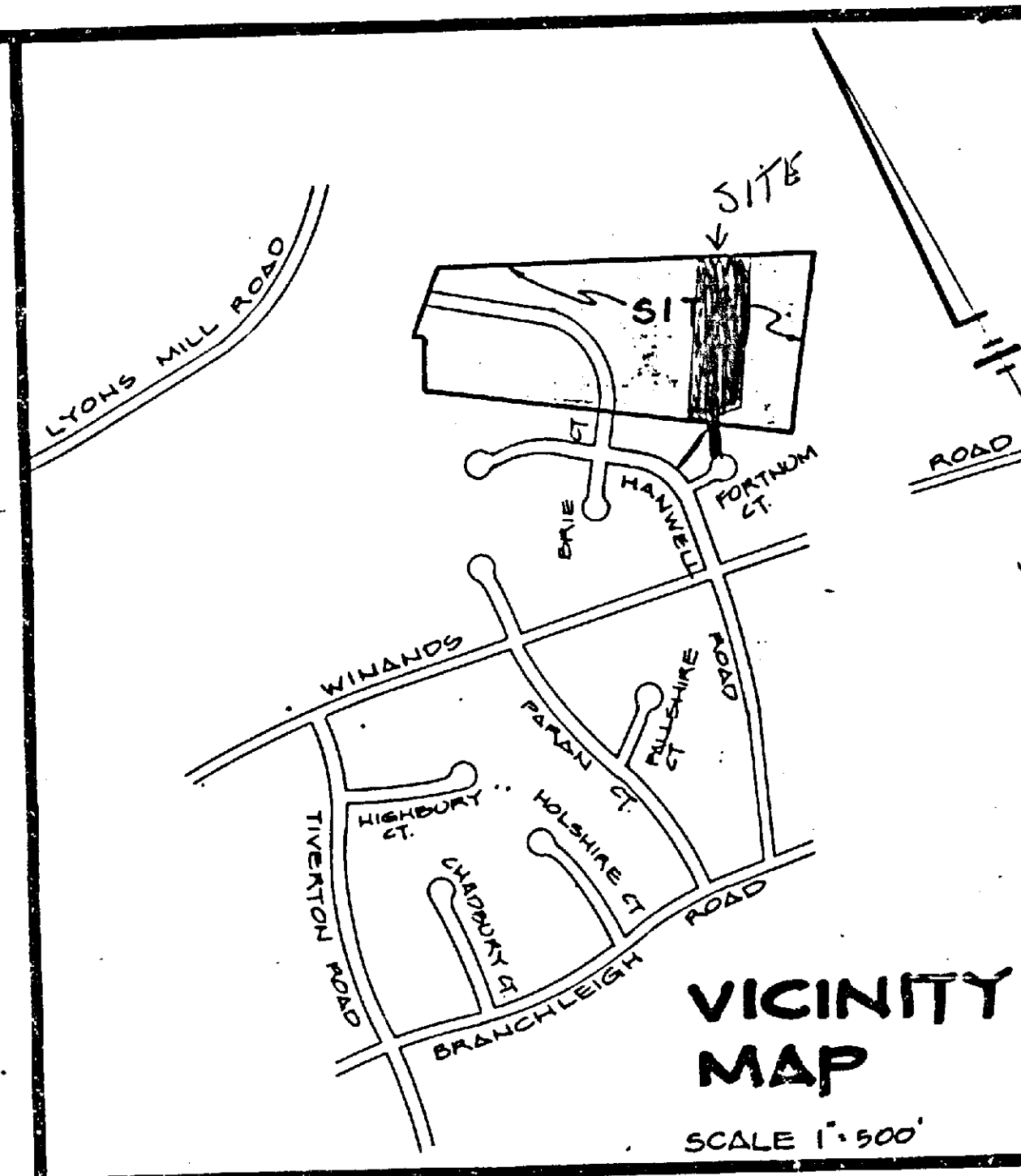
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 11, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-31-A, 86-36-A, 86-37-A, 86-38-X, 86-39-A and 86-40-A

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

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

NEG:JGH:slm



DENSITY CALCULATIONS:

GROSS ACREAGE EXISTING ZONING	11.919 AS
ALLOWABLE DENSITY	AC-3
NUMBER OF UNITS ALLOWED (0.3 x 11.919 AS)	0.30 UNITS/AS
NUMBER OF UNITS PROPOSED	357 UNITS
LOCAL OPEN SPACE REQUIRED	3
PARKING REQUIRED (2 SPACES = 1 UNIT)	NONE
	6 SPACES

PETITION FOR VARIANCE 2nd ELECTION DISTRICT

LOCATION: North side of Fortnum Court, 210 ft. Northeast of Harwell Road (4 Fortnum Court)

DATE AND TIME: Tuesday, July 23, 1985 at 9:30 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 from Section 1A02.3.B.4 to permit a front yard setback of 45 ft. in lieu of the required 50 ft. and a side yard setback of 15 ft. in lieu of the required 25 feet.

Being the property of Juanita Leighton 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

Located on the north side of Fortnum Ct. approximately 210 ft. northeast of Harwell Rd. and known as lot 2 as shown in Plat of Section Three of the Woods of Winands North, which is recorded in land records of Balto. County in Liber 48, folio 140 also known as #4 Fortnum Court.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Fortnum Ct., : OF BALTIMORE COUNTY
210' NE of Harwell Rd.
(#4 Fortnum Ct.),
2nd District :
JUANITA LEIGHTON, Petitioner : Case No. 86-31-A
: : : : :
ENTRY OF APPEARANCE

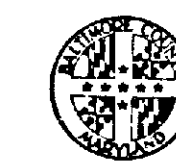
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Juanita Leighton, 2000 McCulloch St., Baltimore, MD 21207, Petitioner; and Roosevelt J. Laboo, Dependable Structures, 1001 Hillen St., Baltimore, MD 21202, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 24, 1985

Ms. Juanita Leighton
2000 McCulloch Street
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S Fortnum Ct., 210' NE/
Harwell Rd. (4 Fortnum Court)
2nd Election District
Juanita Leighton, Petitioner
Case No. 86-31-A

Dear Ms. Leighton:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bg

Attachments

cc: Roosevelt J. Laboo
Dependable Structures, Inc.
1001 Hillen Street
Baltimore, Maryland 21202

People's Counsel



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

ARNOLD JABLON
ZONING COMMISSIONER

July 17, 1985

Ms. Juanita Leighton
2000 McCulloch Street
Baltimore, Maryland 21207

RE: Petition for Variance
N/S of Fortnum Ct., 210' NE/Harwell Rd.
(4 Fortnum Court) - 2nd Election Dist.
Juanita Leighton - Petitioner
Case no. 86-31-A

Dear Ms. Leighton,

This is to advise you that \$49.00 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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND		Na 006851
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE 7/26/85	ACCOUNT R-01-615-000	
AMOUNT \$49.00		
RECEIVED FROM Dependable Structures		
FOR Advertising	Posting	Case 86-31-A
B 8031*****49000a 02768		
VALIDATION OR SIGNATURE OF CARRIER		

JAN 17 1986

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

No. 007493

DATE 5-7-68 ACCOUNT R-01-015-05

AMOUNT \$ 35⁰⁰

RECEIVED FROM 222-166 St. T.

FOR Pay for the 345 1/4

8 0044*****3000 808af

VALIDATION OF RECEIPT NUMBER

TIME: 9:30 a.m.
DATE: Tuesday, July 23, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

THE JEFFERSONIAN,
W. Venetian

Publisher

Cost of Advertising
22.00

District 2nd Date of Posting July 3, 1895
 Posted for: Therese
 Petitioner: Isabella Leighton
 Location of property: N.W. 1/4 Fortnum Ct. 210' NE of Hamwell's
(# 4 Fortnum Ct.)
 Location of Signs: On front of # 4 Fortnum Court
 Remarks: _____
 Posted by: A. J. Potts Date of return: July 5, 1895
 Signature
 Number of Signs: _____

*** NOTE:**
DWLG. APPEARS
TO ENCR OACH
BEYOND SETBACK
LINES

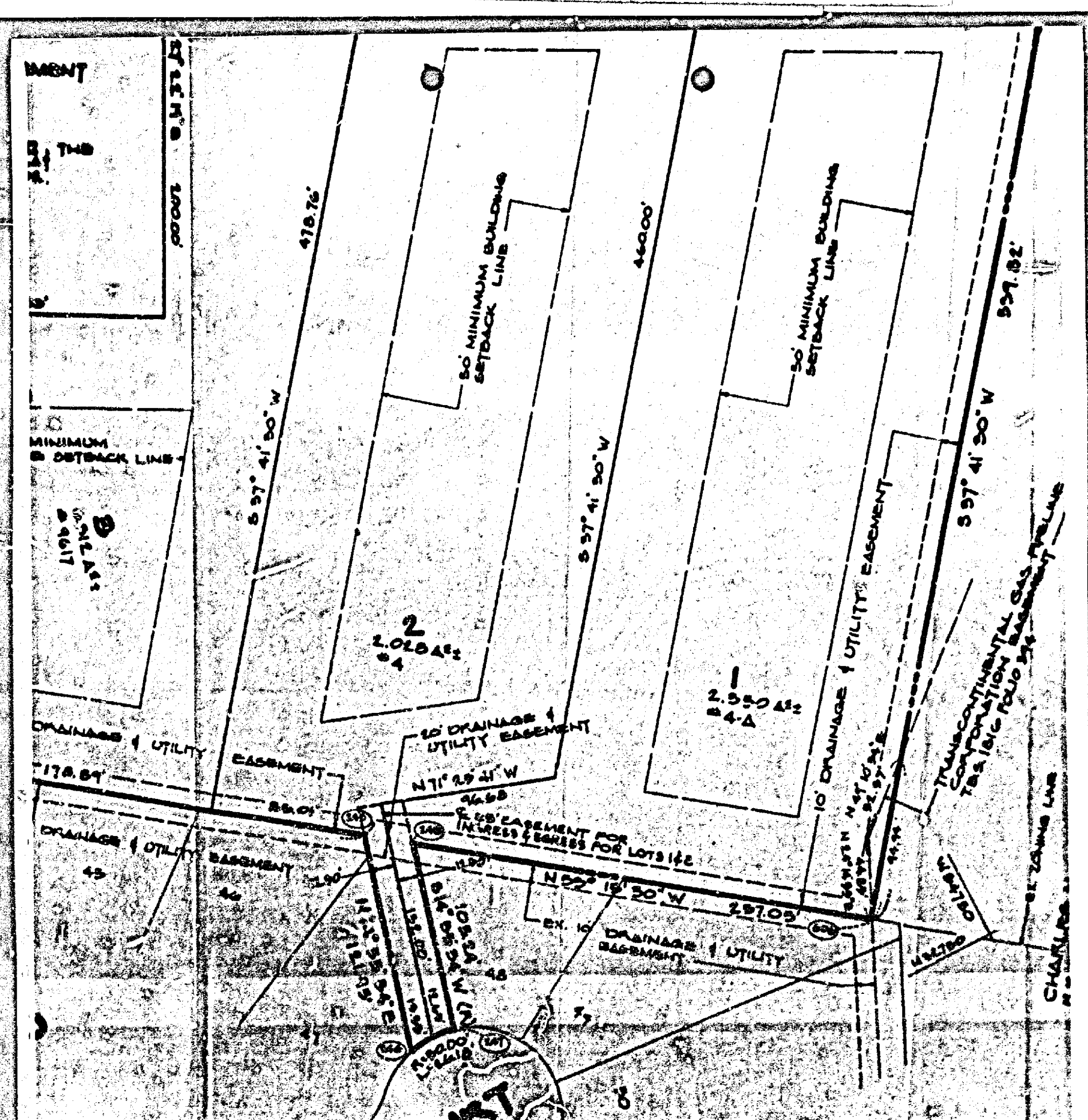
*** ISTY. BRICK
DWLG. - ALUM.
SIDING**

BRICK WALK

WOOD DECK

CONC. PATIO

S 62° 37' 41"E
185.00'
**10' DRAINAGE & UTILITY
EASEMENT**
11.11%
478.76'
(3)
S 37° 41' 30" W
460.00'
(1)
S 37° 41' 30" W
**50' MIN. BLDG.
SETBACK LINE**
(2)
65'
CONC.
GRAVEL DRIVE
N 12° 25' 41" W
96.68'
N 53° 15' 30" W 85.01'
**20' DRAINAGE &
UTILITY EASEMENT**
**210' TO
HANWELL RD.**
**I hereby certify that I have made
a survey of this lot for the purpose
of locating the improvements thereon
and that they are located as shown.**
**This plat is not intended for use
in establishing property lines.**
W.McKee
date JAMES W. McKEE reg. no. 9012
**25' EASMT. FOR INGRESS &
EGRESS FOR LOTS 142**
DEED REFERENCE: 6614/608
LOT 2 SECT. 3
**THE WOODS OF WINAND:
NORTH ΔAB/148
ELECT. DIST. N#2
BALTO.CO., MD
RC 3**
FORT NUM CT
Scale: 1"=60'
date: 2-28-84
job no. T-2323



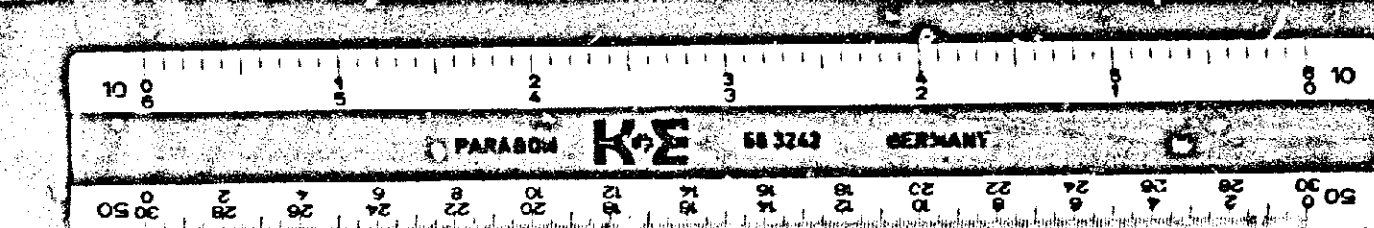
1. NAME OF THE BUILDING ENGINEER TOWSON MARYLAND 21448		2. DATE 11/15/74		3. PROJECT NO. 71538		4. SHEET NO. 2		5. TOTAL SHEETS 10	
6. PROJECT NAME JUANITA LEFLOTON 2000 McCALLON ST., BALTO., MD. 21207		7. PROJECT NO. 71538		8. SHEET NO. 2		9. TOTAL SHEETS 10		10. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	
11. PROJECT NAME HOME PLANNERS, INC. 2326 RESEARCH DR., FARMING HILLS, MICH. 48064		12. PROJECT NO. 71538		13. SHEET NO. 2		14. TOTAL SHEETS 10		15. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	
16. PROJECT NAME N. S. R. FORTINER COURT		17. PROJECT NO. 71538		18. SHEET NO. 2		19. TOTAL SHEETS 10		20. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	

A. TYPE OF IMPROVEMENT ☐ REPAIRS ☐ RECONSTRUCTION ☐ ADDITION ☐ REMOVAL ☐ OTHER		B. OWNERSHIP ☐ SINGLE ☐ CONDO ☐ OTHER	
C. TYPE OF USE ☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER		D. TYPE OF CONSTRUCTION ☐ SINGLE ☐ CONDO ☐ OTHER	
E. TYPE OF CONSTRUCTION ☐ SINGLE ☐ CONDO ☐ OTHER		F. DIMENSIONS ☐ SINGLE ☐ CONDO ☐ OTHER	

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6. PROJECT NAME JUANITA LEFLOTON 2000 McCALLON ST., BALTO., MD. 21207		7. PROJECT NO. 71538		8. SHEET NO. 2		9. TOTAL SHEETS 10		10. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	
11. PROJECT NAME HOME PLANNERS, INC. 2326 RESEARCH DR., FARMING HILLS, MICH. 48064		12. PROJECT NO. 71538		13. SHEET NO. 2		14. TOTAL SHEETS 10		15. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	
16. PROJECT NAME N. S. R. FORTINER COURT		17. PROJECT NO. 71538		18. SHEET NO. 2		19. TOTAL SHEETS 10		20. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	

A. TYPE OF IMPROVEMENT ☐ REPAIRS ☐ RECONSTRUCTION ☐ ADDITION ☐ REMOVAL ☐ OTHER		B. OWNERSHIP ☐ SINGLE ☐ CONDO ☐ OTHER	
C. TYPE OF USE ☐ RESIDENTIAL ☐ COMMERCIAL ☐ INDUSTRIAL ☐ OTHER		D. TYPE OF CONSTRUCTION ☐ SINGLE ☐ CONDO ☐ OTHER	
E. TYPE OF CONSTRUCTION ☐ SINGLE ☐ CONDO ☐ OTHER		F. DIMENSIONS ☐ SINGLE ☐ CONDO ☐ OTHER	

1. NAME OF THE BUILDING ENGINEER TOWSON MARYLAND 21448		2. DATE 11/15/74		3. PROJECT NO. 71538		4. SHEET NO. 2		5. TOTAL SHEETS 10	
6. PROJECT NAME JUANITA LEFLOTON 2000 McCALLON ST., BALTO., MD. 21207		7. PROJECT NO. 71538		8. SHEET NO. 2		9. TOTAL SHEETS 10		10. PROJECT LOCATION 1101 MILLEN BL., BALTO., MD. 21202	
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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 1A02.3.B.4 to permit a front yard setback of 45 feet instead of the required 50 feet and a side yard setback of 15 feet instead of the required 25 feet.

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

Mr. Raymond Meyers our superintendent laid out the foundation in error at #4 Fortnum Court. We did not become aware of this until the Title Company did their preliminary survey which was done after the building was completed. Since then Mr. Meyers is no longer employed with Dependable Structures, Inc.

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:
ROOSEVELT J. LABOO
DEPENDABLE STRUCTURES, INC.
(Type or Print Name)

Legal Owner(s):
JUANITA LEIGHTON
(Type or Print Name)

Signature
1001 HILLEN STREET
Address
BALTIMORE, MARYLAND 21202
City and State

Signature
(Type or Print Name)

Attorney for Petitioner:

2000 MCCULLOH STREET 383-9467
Address
BALTIMORE, MARYLAND 21207
City and State

Signature
Address
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
ROOSEVELT J. LABOO (DEPENDABLE STRUCTURES)
Name
1001 HILLEN ST., BALTIMORE, MD. 727-6100
Address

Attorney's Telephone No.:

Address

ORDERED BY The Zoning Commissioner of Baltimore County, this 19th 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of July, 1985, at 9:30 o'clock.

Signature
Zoning Commissioner of Baltimore County.

(over)

Case No. 66-31-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 18th day of June, 1985.

Petitioner Juanita Leighton
Petitioner's Attorney
cc: Roosevelt J. Laboo (Dependable Structures, Inc.)
D. S. Thaler & Assoc.

Received by
ARNOLD JABLON
Zoning Commissioner
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1985

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Juanita Leighton
2000 McCulloh Street
Baltimore, Maryland 21207

cc: Nicholas B. Commodari
Chairman

RE: Item No. 345 - Case No. 86-31-A
Juanita Leighton - Petitioner
Variance Petition

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

Dear Ms. Leighton:

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, Inc.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:nrr

Enclosures

cc: Roosevelt J. Laboo
Dependable Structures, Inc.
1001 Hillen Street
Baltimore, Maryland 21202

D. S. Thaler & Assoc.
11 Warren Road
Baltimore, Maryland 21208



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

June 10, 1985

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

Re: Item #345 (1984-1985)
Property Owner: Juanita Leighton
N/S Fortnum Ct. 900' N/E of Hanwell Rd.
District: 2nd Acres: 11.919 acres ±

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:

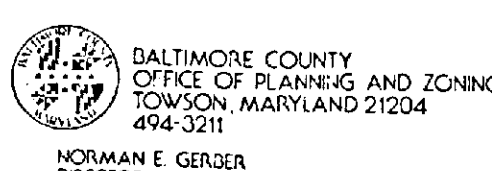
As no public facilities are involved, this office has no comment.

Very truly yours,

James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:ss

cc: File



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

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

JULY 3, 1985

Re: Zoning Advisory Meeting of MAY 21, 1985
Item # 345
Property Owner: JUANITA LEIGHTON
Location: N/S FORTNUM COURT 900'
N/E OF HANWELL 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.

- ☒ 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 is or alteration of the floodplain is prohibited under the provisions of Section 22-80 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 Deficient Service 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 Hoswell

Eugene A. Roben
Chief, Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3350

STEPHEN E. COLLINS
DIRECTOR

June 7, 1985

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

Item No. 340, 341, 342, 343, 344, 345, 346, and 348 ZAC-Meeting of May 21, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Dear Mr. Jablon:

Acres:
District:

The Department of Traffic Engineering has no comments for item numbers 340, 341, 342, 343, 344, 345, 346, and 348.

Signature
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2585
494-4500

PAUL H. REINCKE
CHIEF

June 5, 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: Juanita Leighton

Location: N/S Fortnum Court 900' NE of Hanwell Road

Item No.: 345 Zoning Agenda: Meeting of May 21, 1985

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (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: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nicholas Commodari, Zoning Department Date: June 7, 1985

FROM: C. E. Burnham, Chief, Building Plans Review CEB

SUBJECT: Zoning Advisory Committee Meeting
Scheduled 5/21/85

- | | |
|-----------|------------------|
| Item #340 | See Comments |
| Item #341 | See Comments |
| Item #342 | Standard Comment |
| Item #343 | See Comments |
| Item #344 | See Comments |
| Item #345 | No Comment |
| Item #346 | See Comments |
| Item #347 | Not Ready |
| Item #348 | See Comments |
| Item #349 | See Comments |

CEB/vw

JAN 17 1985

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of July, 1985, that the herein Petition for Variance(s) to permit a front yard setback of 45 feet instead of the required 50 feet and a side yard setback of 15 feet instead of the required 25 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

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

BALTIMORE COUNTY, MARYLAND

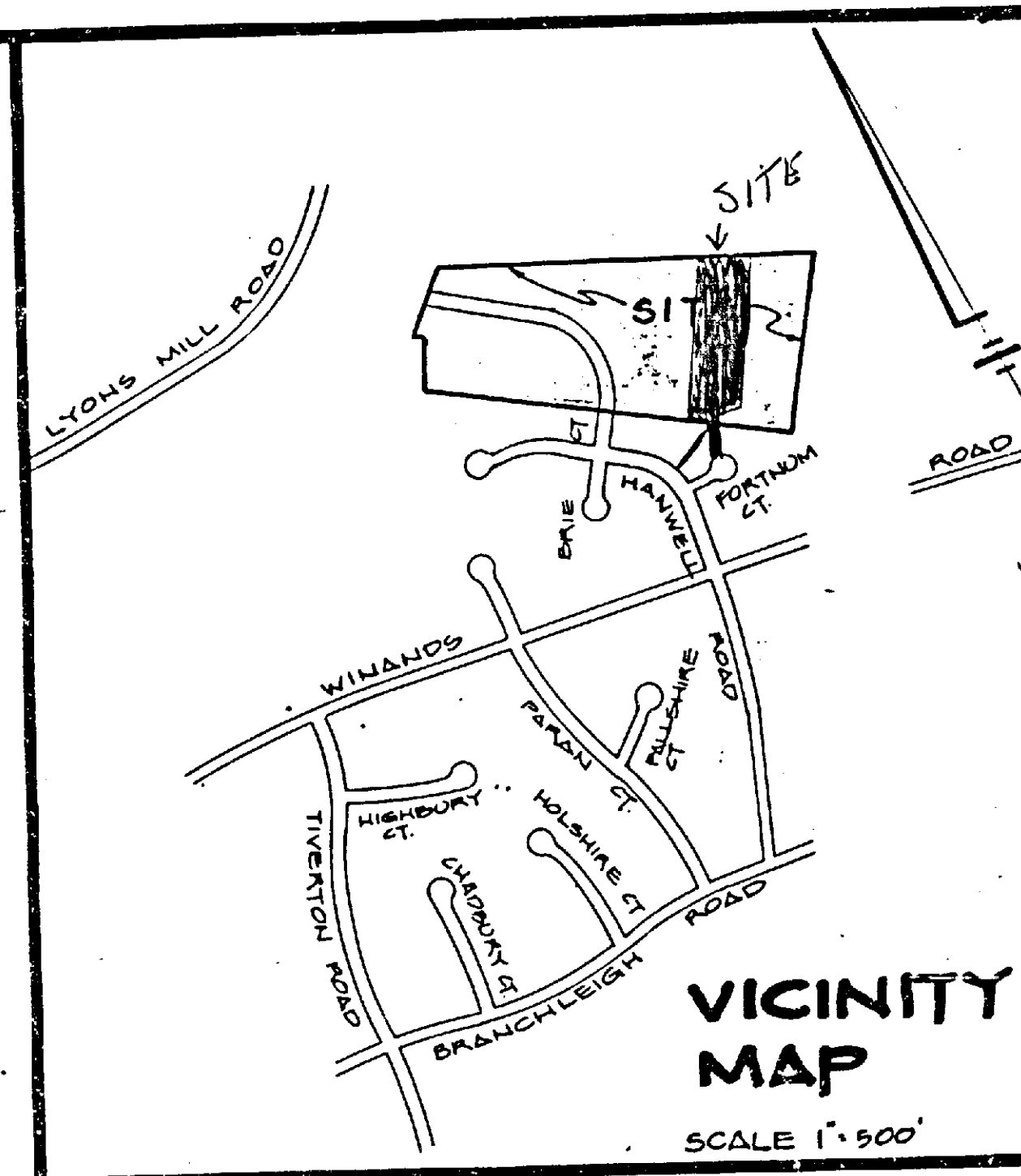
INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: July 11, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-31-A, 86-36-A, 86-37-A, 86-38-X, 86-39-A and 86-40-A

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

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

NEG:JGH:slm



DENSITY CALCULATIONS:

GROSS ACREAGE EXISTING ZONING	11.919 AS
ALLOWABLE DENSITY	0.30 UNITS/AS
NUMBER OF UNITS ALLOWED (0.3 x 11.919 AS)	3.57 UNITS
NUMBER OF UNITS PROPOSED	3
LOCAL OPEN SPACE REQUIRED	NONE
PARKING REQUIRED (2 SPACES = 1 UNIT)	6 SPACES

PETITION FOR VARIANCE 2nd ELECTION DISTRICT

LOCATION: North side of Fortnum Court, 210 ft. Northeast of Harwell Road (4 Fortnum Court)

DATE AND TIME: Tuesday, July 23, 1985 at 9:30 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 from Section 1A02.3.B.4 to permit a front yard setback of 45 ft. in lieu of the required 50 ft. and a side yard setback of 15 ft. in lieu of the required 25 feet.

Being the property of Juanita Leighton 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

Located on the north side of Fortnum Ct. approximately 210 ft. northeast of Harwell Rd. and known as lot 2 as shown in Plat of Section Three of the Woods of Winands North, which is recorded in land records of Balto. County in Liber 48, folio 140 also known as #4 Fortnum Court.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
N/S of Fortnum Ct., : OF BALTIMORE COUNTY
210' NE of Harwell Rd.
(#4 Fortnum Ct.),
2nd District :
JUANITA LEIGHTON, Petitioner : Case No. 86-31-A
: : : : :
ENTRY OF APPEARANCE

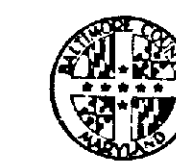
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 9th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Juanita Leighton, 2000 McCulloch St., Baltimore, MD 21207, Petitioner; and Roosevelt J. Laboo, Dependable Structures, 1001 Hillen St., Baltimore, MD 21202, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 24, 1985

Ms. Juanita Leighton
2000 McCulloch Street
Baltimore, Maryland 21207

RE: PETITION FOR VARIANCE
N/S Fortnum Ct., 210' NE/
Harwell Rd. (4 Fortnum Court)
2nd Election District
Juanita Leighton, Petitioner
Case No. 86-31-A

Dear Ms. Leighton:

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

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMJ:bg

Attachments

cc: Roosevelt J. Laboo
Dependable Structures, Inc.
1001 Hillen Street
Baltimore, Maryland 21202

People's Counsel



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

ARNOLD JABLON
ZONING COMMISSIONER

July 17, 1985

Ms. Juanita Leighton
2000 McCulloch Street
Baltimore, Maryland 21207

RE: Petition for Variance
N/S of Fortnum Ct., 210' NE/Harwell Rd.
(4 Fortnum Court) - 2nd Election Dist.
Juanita Leighton - Petitioner
Case no. 86-31-A

Dear Ms. Leighton,

This is to advise you that \$49.00 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.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND		Na 006851
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE 7/26/85	ACCOUNT R-01-615-000	
AMOUNT \$49.00		
RECEIVED FROM Dependable Structures		
FOR Advertising	Posting	Case 86-31-A
B 8031*****49000a 02768		
VALIDATION OR SIGNATURE OF CARRIER		

JAN 17 1986

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

No. 007493

DATE 5-7-85 AMOUNT 2,015.00

1

AMOUNT \$ 358

RECEIVED Depot for State Tax

FROM:

FOR: Shipping fee for 385 Length

B 0044*****3000 869uf

NOTICE OF HEARING
RE: Petition for Variance
N/S of Fortnum Ct., 210' NE/Harwell Rd.
(4 Fortnum Court) - 2nd Election Dist.
Juanita Leighton - Petitioner
Case No. 86-31-A

TIME: 9:30 a.m.
DATE: Tuesday, July 23, 1985
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Roosevelt J. Laboo
Dependable Structures, Inc.
1001 Hillen Street
Baltimore, Md. 21202

86-31-A

CERTIFICATE OF PUBLICATION

July 4, 1986

TOWSON, MD., _____

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 _____ July 4, 1986

PETITION FOR VARIANCE
2nd Election District

LOCATION: North side of Fort
Monmouth Court, 110 E. Northside of
Hawford Road (4 Fortman Court)
DATE AND TIME: Tuesday, July 8,
1986 at 8:00 a.m.
PUBLIC HEARING: Room 126
Baltimore County Courthouse, 110 E.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Baltimore County, for authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 1402.2.B in a period of four days set back at 4:00 p.m. in lieu of the required 10 days and a sale set-back of 15 ft. in lieu of the required 25 feet.

Being the property of Juanita Leguina is shown on the plat filed with the zoning office.

In the event that this Petition is denied, the hearing period will be period within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a variance within the period of four days set back. Such request must be received during that period for good cause shown. Such request must be received in writing by the date of the hearing as above or made at the hearing.

By Order Of
ARNOLD JARLON,
Zoning Commissioner
of Baltimore County.

THE JEFFERSONIAN,

W. Venetian

Publisher

Cost of Advertising

22.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

86-31-A

District 2nd Date of Posting July 3, 1985

Posted for: Varonnes

Petitioner: Joanne Leighton

Location of property: N/S. of Fortson's Ct. 210' NE of Hanwells
(# 4 Fortson Ct.

Location of Signs: Along front of # 4 Fortson Court

Remarks:

Posted by: M. J. Ruff Date of return: July 5, 1985

Number of Signs: _____ Signature _____

***NOTE:**
DWLG. APPEARS
TO ENCREASE
BEYOND SETBACK
LINES

***1STY. BRICK
DWLG. w/ ALUM.
SIDING**

BRICK WALK

WOOD DECK

50 MIN. BLDG.

SETBACK LINE

CONC. PATIO

CONC.

GRAVEL DRIVE

20" DRAINAGE & UTILITY EASEMENT

25' EASMT. FOR INGRESS & EGRESS FOR LOTS 1 & 2

DEED REFERENCE: 66414/668

LOT 2 SECT. 3

THE WOODS OF WINAND NORTH

ELECT. DIST. #2

BALTO. CO., MD

RC. 3

FORTNUM CT

W. McKee

DATE **JAMES W. McKEE** **REG. NO. 9012** **P.A. 1-1-1**

LOCATION SURVEY

4 FORTNUM CT.

D.S. THALER & ASSOC.

11 WARREN ROAD

BALTIMORE, MARYLAND 21208

Scale: 1"=60'

date: 2-28-88

Job no: T-252

[illegible]