

ORDER RECEIVED FOR FILING

DATE July 31, 1985
BY Barbara J. Hall
ADMINISTRATIVE ASSISTANT

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 31st day of July, 1985, that the herein Petition for Variance(s) to permit an accessory structure (garage) to occupy 45% of the rear yard instead of the permitted 35% for a 13'6" x 23'3" garage in accordance with the site plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The garage may be constructed flush with the north side property line instead of the south side property line.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.
Date: July 15, 1985

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

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

MEG:JGR:clm



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

ARNOLD JABLON
ZONING COMMISSIONER

July 31, 1985

Ms. Josephine D. Cook
4416 Norfen Road
Baltimore, Maryland 21227

RE: Petition for Variance
W/S Norfen Rd., 209' S/
centerline of Virginia Ave.
(4416 Norfen Road)
13th Election District
Case No. 86-49-A

Dear Ms. Cook:

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

JMB:rbg

Attachments

cc: People's Counsel

BALTIMORE COUNTY, MARYLAND		006856	
OFFICE OF PLANNING & ZONING			
MISCELLANEOUS CASH RECEIPT			
DATE 7-30-85		R.O.I. 615.00	
AMOUNT \$ 44.82			
RECEIVED FROM: Josephine Cook			
FOR Advertising & Posting Case 86-49-A			
B 8044*****212 33081			

PETITION FOR VARIANCE 13th Election District

LOCATION: West side of Norfen Road, 209 ft. South of the centerline of Virginia Ave. (4416 Norfen Road)

DATE AND TIME: Tuesday, July 30, 1985 at 11:00 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 Variance from Section 1802.3B. (Section I. 1-1945 Regulations) to permit an accessory structure (garage) to occupy 45% of rear yard instead of the permitted 35%.

Being the property of Josephine D. Cook 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 west side of Norfen Road 36'2" wide, at the distance of 209'7" south of the centerline of Virginia Avenue, being Lot 9, Block B, in the subdivision of Friendship Gardens, Book G.L.B. 22 Folio 21. Also known as 4416 Norfen Road in the 13th Election District of Baltimore County.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Norfen Rd., 209' : OF BALTIMORE COUNTY
S of the Centerline of :
Virginia Ave. (4416 Norfen :
Rd.), 13th District :
JOSEPHINE D. COOK, Petitioner : Case No. 86-49-A

ENTRY OF APPEARANCE

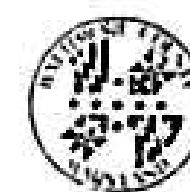
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 11th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Josephine D. Cook, 4416 Norfen Road, Baltimore, MD 21227, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER

July 29, 1985

Ms. Josephine D. Cook
4416 Norfen Road
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
W/S of Norfen Rd., 209' S/centerline
of Virginia Ave. (4416 Norfen Road)
13th Election District
Josephine D. Cook, Petitioner
Case No. 86-49-A

Dear Ms. Cook,

This is to advise you that \$ 44.82 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

I/We, the undersigned, owner of property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. I also have no complaints with him bringing the garage up to the property line on my side. Mr. Cook lives at 4416 Norfen Road.

Denise Wheeler
4414 NORFEN RD.
BALTO, MD 21227
Denise Wheeler
SIGNATURE & DATE 7/26/85

CERTIFIED BEFORE ME THIS DATE

Arnold Jablon
BY ORDER OF
ZONING COMMISSIONER
7/1/1986

BALTIMORE, MARYLAND JULY 26, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

William D. Schrey
NAME
4416 Norfen Rd
Baltimore Md. 21227
ADDRESS
William D. Schrey
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 27, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage in the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

RAYMOND S. LANCASTER JR.
NAME
4416 Fenor Road
BALTO. MD. 21227
ADDRESS
Raymond S. Lancaster Jr 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 27, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

P. Jean Sjostrom
NAME
4421 Fenor Rd
Balt. Md. 21227
ADDRESS
P. Jean Sjostrom 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 27, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

Richard P. Kraft
NAME
4417 Fenor Rd
Baltimore Md. 21227
ADDRESS
Richard P. Kraft 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 27, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

JOHN GOTTLEIB
NAME
4423 Fenor Rd
BALTO 21227
ADDRESS
John Gottlieb 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 21, 1985

I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

Ernest Hoffman
NAME
4412 Norfen Rd
BALTO 21227 MD
ADDRESS
Ernest Hoffman 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 22, 1985

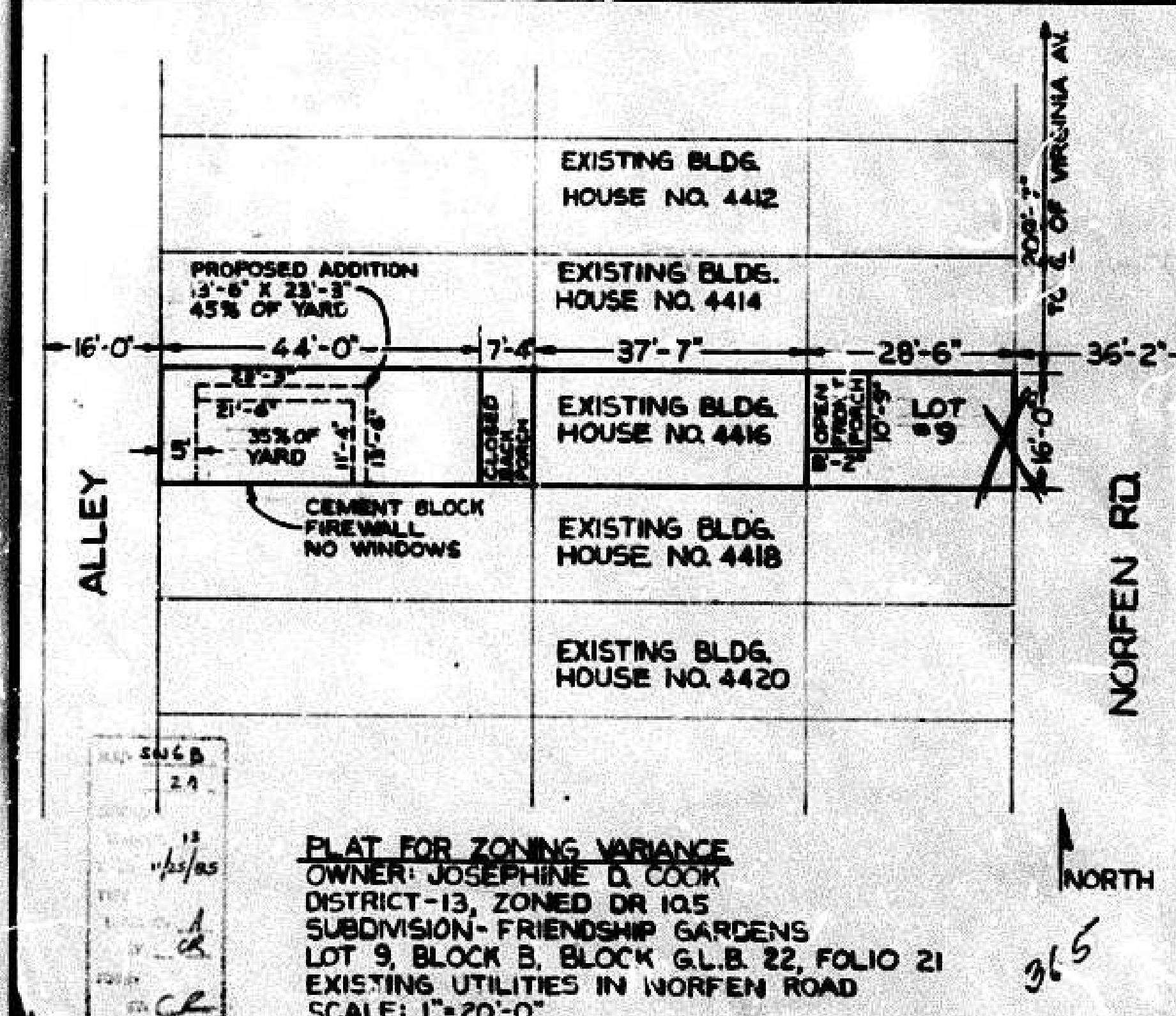
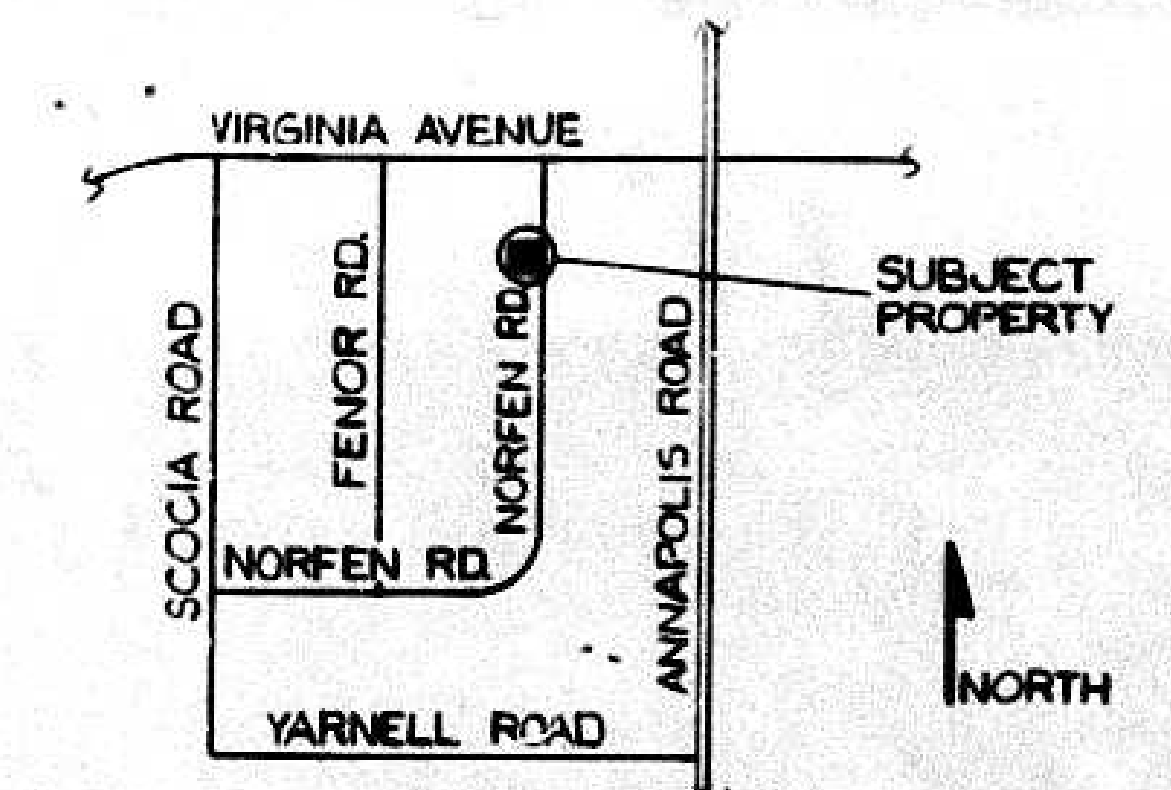
I/We, the undersigned, owner of the property listed below have no complaints with Mr. Cook putting up a garage on the back yard of his property. Mr. Cook lives at 4416 Norfen Road.

Philip D. Winnick
NAME
4420 NORFEN RD
BALTO MD 21227
ADDRESS
Philip D. Winnick 7/27/85
SIGNATURE & DATE

CERTIFIED BEFORE ME THIS DATE

Elfriede Neumaus
ELFRIEDE NEUMAUS
MY COMMISSION EXPIRES 7/1/1986
BALTIMORE, MARYLAND JULY 22, 1985

VICINITY MAP



June 28, 1985

RE: PETITION FOR ZONING VARIANCE
W/S of Norfen Rd., 209' S/centerline
of Virginia Ave. (4416 Norfen Road)
13th Election District
Josephine D. Cook, Petitioner
Case No. 86-49-A

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


Zoning Commissioner
of Baltimore County

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

No. 007247

DATE 5/23/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM Wayne Book

Variance # 365

FOR B 6 020 ***** 350048 82387

VALIDATION OR SIGNATURE OF CASHIER

July 11 19 85

PETITION FOR VARIANCE
67109

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 13 day of July 19 85, that is to say,
the same was inserted in the issues of

July 11, 1985

PATUXENT PUBLISHING CORP
By J. J. Liddell

**IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY**

Plaintiff

10

Delendani

CERTIFICATE OF PUBLICATION OF

[illegible]

TOWSON, MD., July 11, 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
 July 11 19 85

THE JEFFERSONIAN,

78 Venetian
Publisher

Cost of Advertising
22.00

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting July 10-55
 Posted for: Varian
 Petitioner: Josephine M. C. H.
 Location of property: W/S of Poplar Road, N.E. S. of the Centerville
of Virginia (4416 Poplar Road)
 Location of Sign: On front of 4416 Poplar Road
 Remarks: _____
 Posted by: S. J. Ruth Date of return: July 12, 1955
 Signature
 Number of Signers: 1