

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 400.1 to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear 1/3 of the lot farthest removed from the side street.

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

1. Not wanted for physical fitness
2. " would provide personal privacy
3. to decrease the need for travel expenses
4. increase property value

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Leah Losover  
(Type or Print Name)  
Signature  
370 Trent Rd.  
Towson, Md. 21204  
City and State

Legal Owner(s):

Leah Losover  
(Type or Print Name)  
Signature  
370 Trent Rd.  
Towson, Md. 21204  
City and State

Attorney for Petitioner:

(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Leah Losover  
370 Trent Rd.  
Towson, Md. 21204  
City and State  
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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.

Advertisement on the 7th day of August, 1985, at 10:00 o'clock.

James A. Hawke  
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-59-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 3rd day of July, 1985.

Petitioner Leah Losover, et ux  
Petitioner's Attorney

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

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1985

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

Mr. & Mrs. Leah Losover  
3701 Trent Road  
Randallstown, Maryland 21133

RE: Item No. 370 - Case No. 86-59-A  
Petitioners - Leah Losover, et ux  
Variance Petition

Dear Mr. & Mrs. Losover:

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:mr

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, R.E.  
DIRECTOR

July 5, 1985

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

RE: Item 370 (1984-1985)  
Property Owner: Leah Losover  
NE/Cor. Samoset & Trent Rds.  
District 2nd

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Very truly yours,

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

JAM:PMO:blp

cc: File

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

July 12, 1985

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.

- ☒ 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.
- ☒ The 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 or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 11/18/84.
- ☒ 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. Robb  
Chief, Current Planning and Development

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

STEPHEN E. COLLINS  
DIRECTOR

June 26, 1985

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

ZAC-Meeting of June 18, 1985

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/crm

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

PAUL H. REINCKE  
CHIEF

July 1, 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: Leah Losover, et ux  
Location: NE/Cor. Samoset and Trent Roads

Item No.: 370 Zoning Agenda: Meeting of June 18, 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 100 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

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

July 8, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 370 Zoning Advisory Committee Meeting are as follows:

Property Owner: Leah Losover, et ux  
Location: NE/Cor. Samoset and Trent Roads  
District: 2nd.

### APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.I. #117-81 - 1980) and other applicable Codes and Standards.

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

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is required on plans and structural data.

4. Commercial: Three sets of construction drawings shall be required by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved shall be a not acceptable.

5. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 20' or more from the interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested fee and by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

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

8. When filing for a required Change of Use/Owner's Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from the \_\_\_\_\_ to the \_\_\_\_\_ as listed in Table 505. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments:

11. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]  
Building Plans Group

L/22/85

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~~not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of August, 1985, that the Petition for Zoning Variances to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear third of the lot farthest removed from the side street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building 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.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl  
cc: Mr. & Mrs. Leslie Losover  
People's Counsel

ORDER RECEIVED FOR FILING  
DATE August 8, 1985  
BY Leslie Losover

RE: PETITION FOR VARIANCES  
NE Corner of Samoset &  
Trent Rds. (3701 Trent  
Rd.), 2nd District  
LESLIE LOSOVER, et ux,  
Petitioners  
: BEFORE THE ZONING COMMISSIONER  
: OF BALTIMORE COUNTY  
: Case No. 86-59-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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Leslie Losover, 3701 Trent Rd., Randallstown, MD 21133, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Date: July 16, 1985  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-54-A, 86-55-A, 86-57-A, 86-58-A and 86-59-A

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

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

NEG:JCH:slm

|                                                                                                  |                       |            |
|--------------------------------------------------------------------------------------------------|-----------------------|------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT |                       | No. 006888 |
| DATE: 8-7-85                                                                                     | ACCOUNT: R-21-615-000 |            |
| AMOUNT: \$ 51.75                                                                                 |                       |            |
| RECEIVED FROM: Leslie Losover                                                                    |                       |            |
| FOR: Advertising and Posting Case 86-59-A                                                        |                       |            |
| B 005*****5175* 0768                                                                             |                       |            |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                       |            |

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

ARNOLD JABLON  
ZONING COMMISSIONER

August 1, 1985

Mr. & Mrs. Leslie Losover  
3701 Trent Road  
Randallstown, Maryland 21133

RE: Petition for Variance  
NE/corner of Samoset & Trent Rds.  
(3701 Trent Road)  
2nd Election District  
Leslie Losover, et ux - Petitioners  
Case No. 86-59-A

Dear Mr. Losover,

This is to advise you that \$ 51.75 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

# PETITION FOR VARIANCE

2nd Election District

LOCATION: Northeast corner of Samoset and Trent Roads  
(3701 Trent Road)  
DATE AND TIME: Wednesday, August 7, 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 Variance from Section 400.1 to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear 1/3 of the lot farthest removed from the side street.

Being the property of Leslie Losover, 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

# CERTIFICATE OF PUBLICATION

TOWSON, MD. July 18, 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 18, 1985.

86-59-A

THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising  
24.75

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 2nd  
Posted for: Variance  
Petitioner: Leslie Losover  
Location of property: NE corner of Samoset and Trent Rds. (3701 Trent Rd.)  
Location of Sign: NE corner of Samoset and Trent Rds.  
Remarks:  
Posted by: S.J. Brata  
Number of Signs: 1  
Date of Posting: 7-18-85  
Date of return: 7-19-85

# DESCRIPTION

Located on the northeast corner of Samoset and Trent Roads and known as Lot #3, Block C as shown on Plat of Chapman Manor which is recorded in land records of Baltimore County in Liber 29, folio 114. Also known as 3701 Trent Road.

Mr. & Mrs. Leslie Losover  
3701 Trent Road  
Randallstown, Md. 21133

July 5, 1985

# NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
NE/corner of Samoset & Trent Rds.  
(3701 Trent Road)  
2nd Election District  
Leslie Losover, et ux - Petitioners  
Case No. 86-59-A

TIME: 10:00 a.m.

DATE: Wednesday, August 7, 1985

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

|                                                                                                  |                       |            |
|--------------------------------------------------------------------------------------------------|-----------------------|------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT |                       | No. 007273 |
| DATE: 8/14/85                                                                                    | ACCOUNT: R-21-615-000 |            |
| AMOUNT: \$ 35.00                                                                                 |                       |            |
| RECEIVED FROM: Leslie Losover                                                                    |                       |            |
| FOR: Posting by S.J. Brata #3701                                                                 |                       |            |
| B 005*****3500* 0046                                                                             |                       |            |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                       |            |

ROBERT AND JUDY COHAN  
9302 SAMOSET ROAD  
RANDALLSTOWN, MARYLAND 21133  
AUGUST 2, 1985

MR. AND MRS. LES LOSOVER  
3701 TRENT ROAD  
RANDALLSTOWN, MARYLAND 21133

DEAR MR. AND MRS. LOSOVER:

WE REGRET THAT WE WILL BE OUT OF TOWN ON THE DATE OF YOUR HEARING FOR A VARIANCE TO BUILD A POOL AND A FENCE ON YOUR PROPERTY. PLEASE BE ADVISED THAT WE NOT ONLY HAVE NO OBJECTION TO YOUR PLANS, BUT IN FACT WE SUPPORT YOU AND FEEL THAT YOUR IMPROVEMENTS WILL ENHANCE AND ADD STABILITY TO THE NEIGHBORHOOD. GOOD LUCK WITH YOUR PLANS.

SINCERELY,

*Robert Cohan*  
ROBERT AND JUDY COHAN

**PETITIONER'S  
EXHIBIT 2**

**CERTIFICATE OF PUBLICATION**

6714h

Fikesville, Md., July 17, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 7th day of Aug. 19 85

the first publication appearing on the 17th day of July 19 85  
the second publication appearing on the day of 19  
the third publication appearing on the day of 19

THE NORTHWEST STAR

*John H. Manning*  
Manager

Cost of Advertisement \$22.00

**LEGAL NOTICE**

PETITION FOR VARIANCE  
2nd Election District

LOCATION: Northwest corner of Samoset and Trent Roads (D1) Trent Road

DATE AND TIME: Wednesday, August 7, 1985 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 11 West Chesapeake Avenue, Towson, Maryland

The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

Petition for Variance from Section 400.1 to permit the construction of a swimming pool and a fence on the property of Leslie Losover, at the intersection of the lot with the zoning ordinance on the lot with the zoning ordinance.

Such the property of Leslie Losover, at the intersection of the lot with the zoning ordinance on the lot with the zoning ordinance.

Building permit shall be issued within the thirty (30) day period. The Zoning Commission will review the petition and the zoning ordinance on the lot with the zoning ordinance.

Such the property of Leslie Losover, at the intersection of the lot with the zoning ordinance on the lot with the zoning ordinance.

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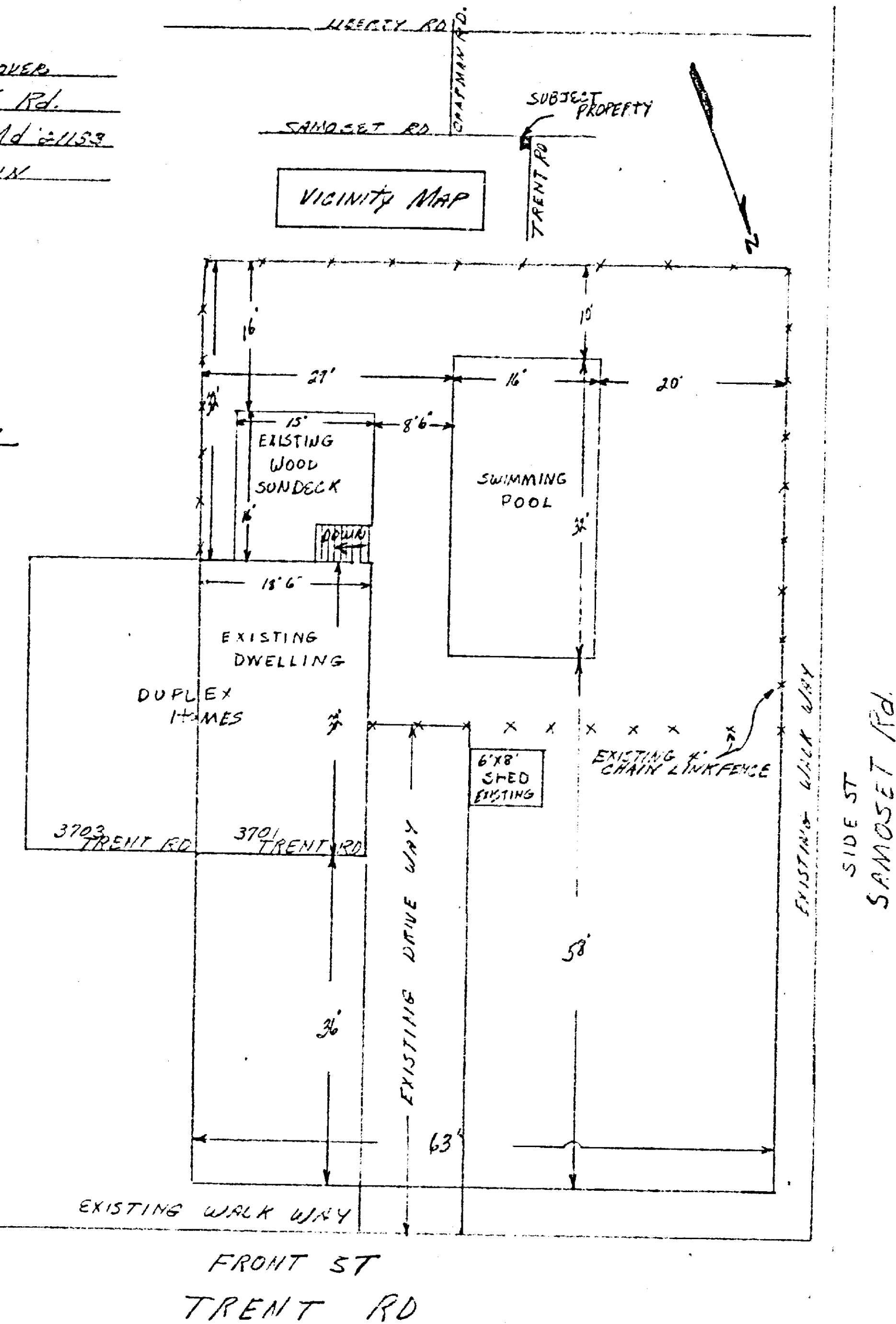
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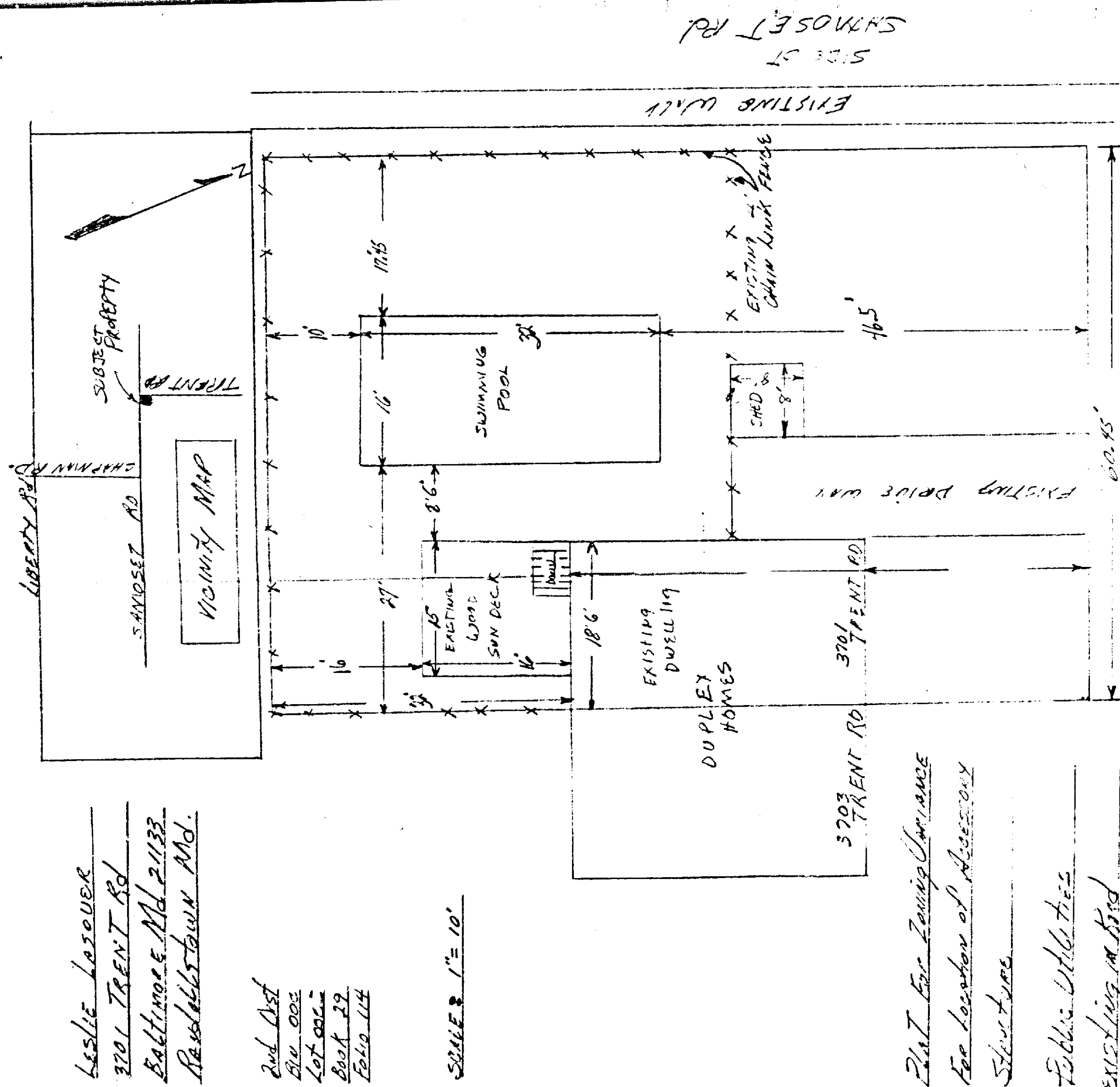
LESLIE LOSOVER  
3701 TRENT RD.  
BALTIMORE MD 21133  
RANDALLSTOWN

2nd Dist  
Lot 0002  
Book 29  
Page 114

SCALE: 1" = 10'



*old plat*  
4370



**PETITIONER'S  
EXHIBIT 1**

FRONT ST  
TRENT RD

*ind for 23rd  
for 1/31/85*

PLAT FOR ZONING VARIANCE  
FOR LESLIE LOSOVER  
SHEETS  
FOLIO 114  
ENCLOSURE

# PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situated 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 400.1 to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear 1/3 of the lot farthest removed from the side street.

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

1. Not wanted for physical fitness
2. " would provide personal family convenience
3. to decrease the need for travel expenses
4. increase property value

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

Leah Losover  
(Type or Print Name)  
Signature  
370 Trent Rd.  
Towson, Md. 21204  
City and State

Legal Owner(s):

Leah Losover  
(Type or Print Name)  
Signature  
370 Trent Rd.  
Towson, Md. 21204  
City and State

Attorney for Petitioner:

(Type or Print Name)  
Signature  
Address  
City and State  
Attorney's Telephone No.:

Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
Leah Losover  
370 Trent Rd.  
Towson, Md. 21204  
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 3rd day of July, 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, Maryland, on the 7th day of August, 1985, at 10:00 o'clock.

James A. Hawke  
Zoning Commissioner of Baltimore County.

(over)

Case No. 86-59-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 3rd day of July, 1985.

Petitioner Leah Losover, et ux  
Petitioner's Attorney

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

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 26, 1985

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

Mr. & Mrs. Leah Losover  
3701 Trent Road  
Randallstown, Maryland 21133

RE: Item No. 370 - Case No. 86-59-A  
Petitioners - Leah Losover, et ux  
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 Mr. & Mrs. Losover:

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:mr

Enclosures

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, R.E.  
DIRECTOR

July 5, 1985

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

RE: Item 370 (1984-1985)  
Property Owner: Leah Losover  
NE/Cor. Samoset & Trent Rds.  
District 2nd

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:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

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

Very truly yours,

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

JAM:PMO:blp

cc: File

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

July 12, 1985

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.

- ☒ 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.
- ☒ The 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 or alteration of the floodplain is prohibited under the provisions of Section 22-58 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 11/18/84.
- ☒ 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. Robb  
Chief, Current Planning and Development

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

STEPHEN E. COLLINS  
DIRECTOR

June 26, 1985

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

ZAC-Meeting of June 18, 1985

Item No. 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.  
Property Owner: Leah Losover, et ux  
Location: NE/Cor. Samoset and Trent Roads  
Existing Zoning: Zoning Agenda: Meeting of June 18, 1985  
Proposed Zoning:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers, 370, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, and 384.

Michael S. Flanigan  
Traffic Engineering Assoc. II

MSF/crm

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

PAUL H. REINCKE  
CHIEF

July 1, 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: Leah Losover, et ux  
Location: NE/Cor. Samoset and Trent Roads

Item No.: 370 Zoning Agenda: Meeting of June 18, 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 100 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

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

July 8, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 370 Zoning Advisory Committee Meeting are as follows:

Property Owner: Leah Losover, et ux  
Location: NE/Cor. Samoset and Trent Roads  
District: 2nd.

### APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Building and Code (A.S.I. #117-85) and other applicable Codes and Standards.

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

NOTE: 3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is required on plans and structural data.

4. Commercial: Three sets of construction drawings shall be required by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved shall be a not acceptable.

5. All the Group except 8-4 Single Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. All the Group require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built 20' or more from the lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested fee and by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.

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

8. When filing for a required Change of Use/Owner's Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Group are from the \_\_\_\_\_ to the \_\_\_\_\_ as listed in Table 505. See Section 312 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 216.2 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.

10. Comments:

11. 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 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]  
Building Plans Group

L/22/85

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~~ <sup>not</sup> be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 8th day of August, 1985, that the Petition for Zoning Variances to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear third of the lot farthest removed from the side street be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building 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.

*[Signature]*  
Zoning Commissioner of  
Baltimore County

AJ/srl  
cc: Mr. & Mrs. Leslie Losover  
People's Counsel

ORDER RECEIVED FOR FILING  
DATE August 8, 1985  
BY Leslie Losover

RE: PETITION FOR VARIANCES  
NE Corner of Samoset &  
Trent Rds. (3701 Trent  
Rd.), 2nd District  
LESLIE LOSOVER, et ux,  
Petitioners  
: BEFORE THE ZONING COMMISSIONER  
: OF BALTIMORE COUNTY  
: Case No. 86-59-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 12th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Leslie Losover, 3701 Trent Rd., Randallstown, MD 21133, Petitioners.

*Peter Max Zimmerman*  
Peter Max Zimmerman

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

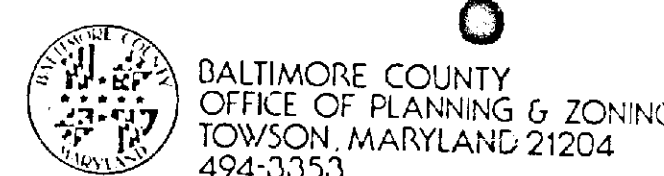
Arnold Jablon  
TO: Zoning Commissioner  
Date: July 16, 1985  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-54-A, 86-55-A, 86-57-A, 86-58-A and 86-59-A

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

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

NEG:JCH:slm

|                                                                                                  |                       |            |
|--------------------------------------------------------------------------------------------------|-----------------------|------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT |                       | No. 006888 |
| DATE: 8-7-85                                                                                     | ACCOUNT: R-21-615-000 |            |
| AMOUNT: \$ 51.75                                                                                 |                       |            |
| RECEIVED FROM: Leslie Losover                                                                    |                       |            |
| FOR: Advertising and Posting Case 86-59-A                                                        |                       |            |
| B 005*****5175* 0768                                                                             |                       |            |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                       |            |



ARNOLD JABLON  
ZONING COMMISSIONER

August 1, 1985

Mr. & Mrs. Leslie Losover  
3701 Trent Road  
Randallstown, Maryland 21133

RE: Petition for Variance  
NE/corner of Samoset & Trent Rds.  
(3701 Trent Road)  
2nd Election District  
Leslie Losover, et ux - Petitioners  
Case No. 86-59-A

Dear Mr. Losover,

This is to advise you that \$ 51.75 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

# PETITION FOR VARIANCE

2nd Election District

LOCATION: Northeast corner of Samoset and Trent Roads  
(3701 Trent Road)

DATE AND TIME: Wednesday, August 7, 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 Variance from Section 400.1 to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear 1/3 of the lot farthest removed from the side street.

Being the property of Leslie Losover, 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

# CERTIFICATE OF PUBLICATION

TOWSON, MD. July 18, 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 18, 1985.

86-59-A

THE JEFFERSONIAN,  
*[Signature]*  
Publisher

Cost of Advertising  
24.75

# PETITION FOR VARIANCE

2nd Election District

LOCATION: Northeast corner of Samoset and Trent Roads (3701 Trent Road)

DATE AND TIME: Wednesday, August 7, 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 Variance from Section 400.1 to permit accessory structures (existing shed and proposed swimming pool) to be located in the side and rear yards outside of the rear 1/3 of the lot farthest removed from the side street. Being the property of Leslie Losover, 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  
July 18

# CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd  
Posted for: Variance  
Petitioner: Leslie Losover  
Location of property: NE corner of Samoset and Trent Rds. (3701 Trent Rd.)  
Location of Sign: NE corner of Samoset and Trent Rds.  
Remarks:  
Posted by: S.J. Brata  
Number of Signs: 1  
Date of Posting: 7-18-85  
Date of return: 7-19-85

# DESCRIPTION

Located on the northeast corner of Samoset and Trent Roads and known as Lot #3, Block C as shown on Plat of Chapman Manor which is recorded in land records of Baltimore County in Liber 29, folio 114. Also known as 3701 Trent Road.

Mr. & Mrs. Leslie Losover  
3701 Trent Road  
Randallstown, Md. 21133

July 5, 1985

# NOTICE OF HEARING

RE: PETITION FOR VARIANCE  
NE/corner of Samoset & Trent Rds.  
(3701 Trent Road)  
2nd Election District  
Leslie Losover, et ux - Petitioners  
Case No. 86-59-A

TIME: 10:00 a.m.

DATE: Wednesday, August 7, 1985

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

*[Signature]*  
Zoning Commissioner  
of Baltimore County

|                                                                                                  |                       |            |
|--------------------------------------------------------------------------------------------------|-----------------------|------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT |                       | No. 007273 |
| DATE: 8/14/85                                                                                    | ACCOUNT: R-21-615-000 |            |
| AMOUNT: \$ 35.00                                                                                 |                       |            |
| RECEIVED FROM: Leslie Losover                                                                    |                       |            |
| FOR: Posting by S.J. Brata #3701                                                                 |                       |            |
| B 005*****350013 0046                                                                            |                       |            |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                       |            |

ROBERT AND JUDY COHAN  
9302 SAMOSET ROAD  
RANDALLSTOWN, MARYLAND 21133  
AUGUST 2, 1985

MR. AND MRS. LES LOSOVER  
3701 TRENT ROAD  
RANDALLSTOWN, MARYLAND 21133

DEAR MR. AND MRS. LOSOVER:

WE REGRET THAT WE WILL BE OUT OF TOWN ON THE DATE OF YOUR HEARING FOR A VARIANCE TO BUILD A POOL AND A FENCE ON YOUR PROPERTY. PLEASE BE ADVISED THAT WE NOT ONLY HAVE NO OBJECTION TO YOUR PLANS, BUT IN FACT WE SUPPORT YOU AND FEEL THAT YOUR IMPROVEMENTS WILL ENHANCE AND ADD STABILITY TO THE NEIGHBORHOOD. GOOD LUCK WITH YOUR PLANS.

SINCERELY,

*Robert Cohan*  
ROBERT AND JUDY COHAN

**PETITIONER'S  
EXHIBIT 2**

**CERTIFICATE OF PUBLICATION**

6714h

Fikesville, Md., July 17, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Fikesville, Baltimore County, Maryland before the 7th day of Aug. 1985

the first publication appearing on the 17th day of July, 1985  
the second publication appearing on the day of , 1985  
the third publication appearing on the day of , 1985

THE NORTHWEST STAR

*John H. Cohan*  
Manager

Cost of Advertisement \$22.00

**LEGAL NOTICE**

PETITION FOR VARIANCE  
2nd Election District

LOCATION: Northwest corner of Samoset and Trent Roads (D1) Trent Road

DATE AND TIME: Wednesday, August 7, 1985 at 10:00 A.M.

PUBLIC HEARING: Room 108, County Office Building, 11 West Chesapeake Avenue, Towson, Maryland

The Board of Commissioners of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing

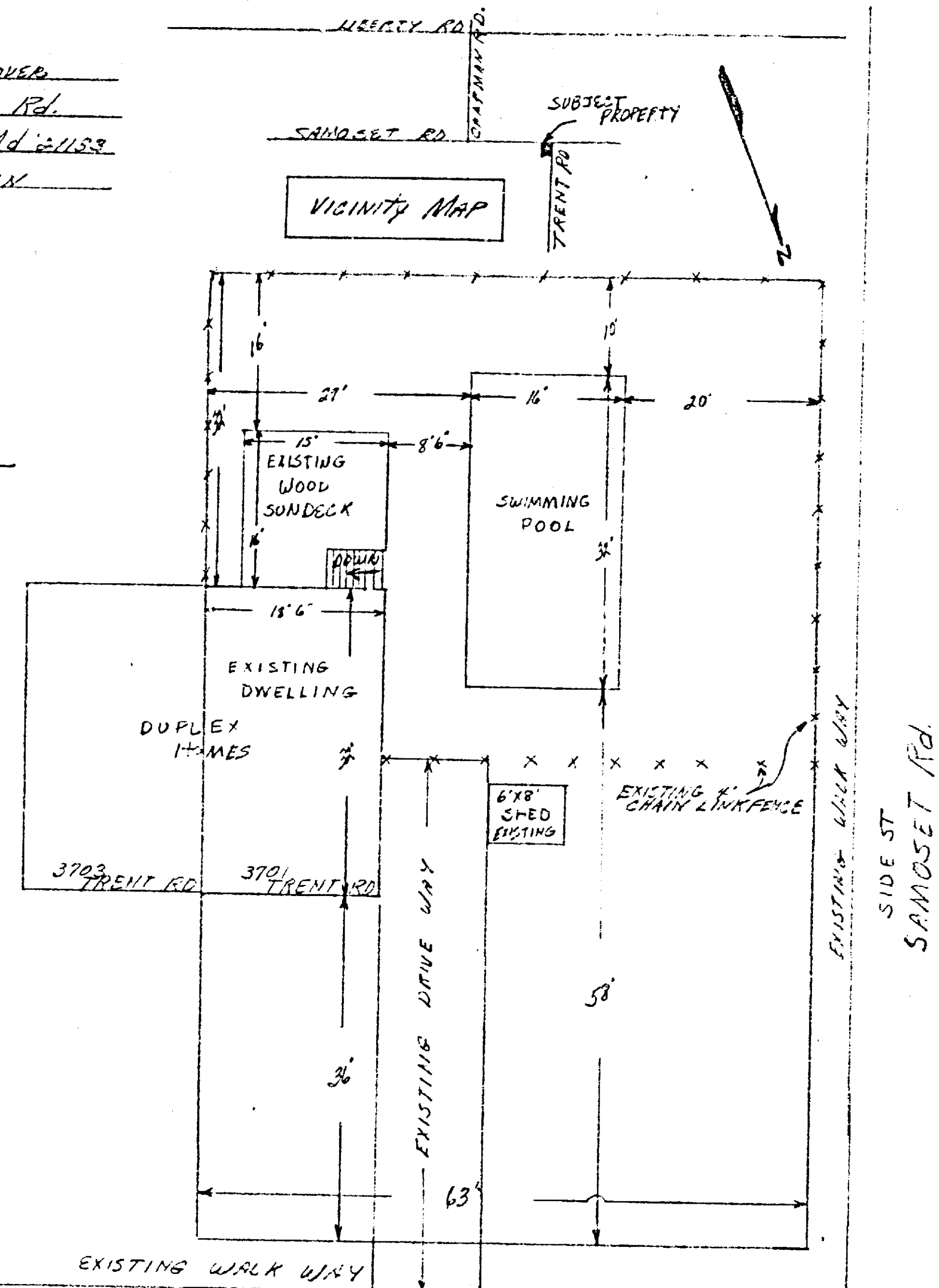
Petition for Variance from Section 400.1 to permit the construction of a swimming pool and a fence on the property of Leslie Losover, at the intersection of the said lot with the zoning ordinance in the event that the said lot is zoned R-1.

BY ORDER OF  
JOHN H. COHAN, JR.  
BALTIMORE COUNTY

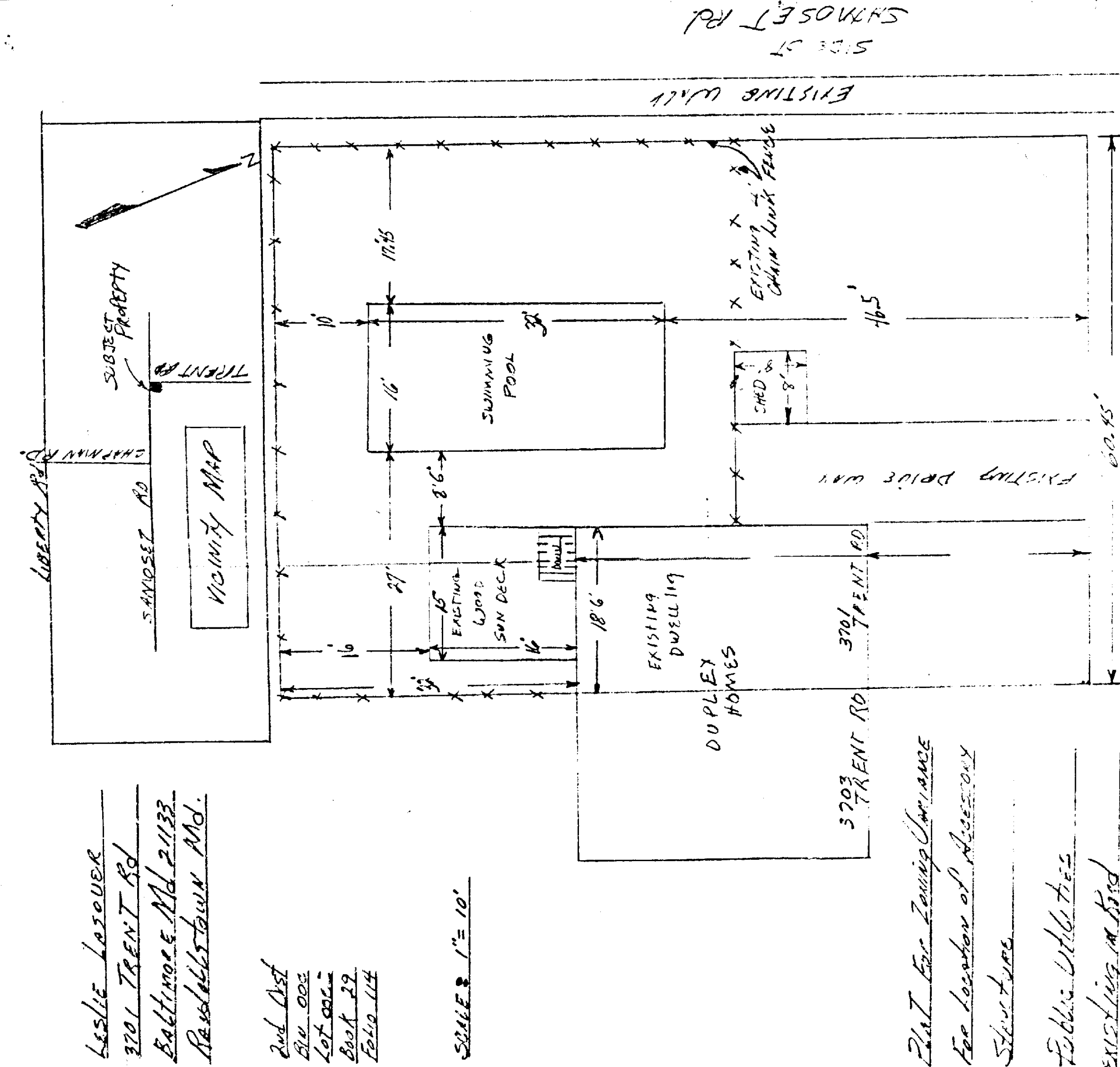
LESLIE LOSOVER  
3701 TRENT RD.  
Baltimore Md 21133  
Randallstown

2nd Dist  
Lot 0002  
Block 29  
Page 114

SCALE: 1" = 10'



*old plat*  
4370



**PETITIONER'S  
EXHIBIT 1**

*Front St  
Trent Rd*

*1/23/85  
1/3/85*

*Plat for Zoning Variance  
for location of Accessory  
Structure  
Public Utilities  
existing as of*

LESLIE LOSOVER  
3701 TRENT RD  
Baltimore Md 21133  
Randallstown Md.

2nd Dist  
Lot 0002  
Block 29  
Page 114

SCALE: 1" = 10'