	3// 86-62-A				
	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 in reto and made a part hereof, hereby petition for a Variance from Section 1802.3.5.1 to partit a side yard of saven (?!) feet				
<b>=*</b>	inclesd of the required ten (10') feet.				o .
	of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (inducte hardship or practical difficulty)				
*0 * -	Existing house is located 11' from the southern property line and 23'3"  from the naighboring residence on that side. The proposed addition to				
- 34	the existing dwallift, is 4' wide along the south side, and would decrease $\frac{2}{100}$ , $\frac{2}{100}$ the setback to 7' instead of the required 10'. The present home is too $\frac{2}{100}$ small in square footage and the residents thereof, have requested an			BALTIMORE COUNTY, MARYLAND	
eg S	addition of a 12' x 14' family room with adjoining hallway of 4' x 10'.  This proposed addition should in no way infrings upon any adjoining structures or properties.  Property is to be posted and advertised as prescribed by Zoning Regulations.		BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE	INTER-OFFICE CORRESPONDENCE	
	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,	Case No. 86-62-A  BALTIMORE COUNTY OFFICE OF PLANNING & ZONING	gust 5, 1905	Arnold Jablon  TO Zoning Commissioner Date July 26, 1985  Norman E. Gerber, Director	
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property	County Office Building 111 W. Chesapeake Avenue	COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204  Baltimore, Maryland 21207	FROM Office of Planning and Zoning	
	are the legal owner(s) of the property which is the subject of this Petition.  Contract Purchaser:  Legal Owner(s):	Towson, Maryland 21204  Your petition has been received and accepted for filing this	Nicholas B. Commodari  Chairman  RE: Item No. 381 - Case No. 86-62-A	SUBJECT Zoning Petitions No. 86-62-A, 86-63-A, 86-64-A, 86-65-A, 86-66-A, 86-67-A, 86-68-A, 86-69-A, 86-70-A, 86-73-A, and 86-74-A	
	(Type or Print Name)  The Eddia Be Tombs (Type or Print Name)	day of July , 19 85.	Variance Petition  Bureau of Dear Mr. & Mrs. Tombs:		
Co.	Signature Signature Mrs. Willie D. Tombs	88.65 COS all	Department of The Zoning Plans Advisory Committee has reviewed the plans ent	There are no comprehensive planning factors requiring comment on this petition.	
53	Address (Dyne of Print Name)	ARNOLD JABLON Zoning Commissioner  Petitioner Eddie B. Tombs, et ux  Pecoival to M'// A//	Bureau of problems with regard to the development plans that may have a hearing		
	City and State Signature  Attorney for Petitioner:	Petitioner's Nicholas B. Commodari Attorney Chairman, Zoning Plans	Projet Planning the requested zoning.  Building Department	Trans & Gerless of Allowy U	
	(Type or Print Name)  2107 St. Lukes Lane 298-5090 Address Phone No.  Baltimore, Md. 21207	ce: Champion Builders, Inc., Sykesville, Md. 21784 Advisory Committee	Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your Industrial I will forward them to you. Otherwise, any comment that the received,	Norman E. Gerber, Director Office of Planning and Zoning	es.
	Signature City and State  Name, address and phone number of legal owner, con-		I will forward them to you. Otherwise, any comment that is not accepted for filing on the date of the enclosed filing certificate and :		
	Address tract purchaser or representative to be contacted  Champion Builders, Inc. MHIC#18182  Name  Name		Very truly yours,		J. Ž
	Attorney's Telephone No.:  Sykesville, Md. 301-795-5800  Address Phone No.		Michela, B. Commelan, NICHOLAS B. CCICACDARI Chairman		
	ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July 19.85, that the subject matter of this petition be advertised, as		Zoning Plans Advisory Committee  NBC:nr		
	recounts by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Finance County, that property be posted, and that the public hearing be had before the Zoning County sioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  12th  August  85  10:00		Enclosures		
	Countil on the day of Aligust, 19.85, at o'clock		cc: Champion Builders, Inc. Sykesville, Maryland 21784		
. La Ha	Zoning Commissioner of Baltimore County.				
	(over)				
			13		
	DALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204	EL D. DALTHACOS COUNTY	DALTH ORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON MARYLAND 21204-2586 494-4500	
	HARRY I DISTEL O E	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211	STEPHEN E. COLLINS	PAUL H. REINCKE July 2, 1985 CHIEF	
Ħ	DIRECTOR July 5, 1985	NORMAN E. GERDER DIRECTOR	June 26, 1985	Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning	
	Mr. Arnold Jablon 20ning Commissioner	JULY 22, 1985	Mr. Arnold Jablon Zoning Commissioner County Office Building	Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204	
Turk in supervision	County Office Building Towson, Maryland 21204	Zoning Commissioner County Office Building Towson, Maryland 21204  Re: Zoning Advisory Meeting of JUNE 18, 1985	Towson, Maryland 21204  ZAC-Meeting of June 18, 1985	Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee	
	Re: Item #381 (1984-1985)  Property Owner: Eddie B. Tombs  E/S St. Lukes Lanc, 304' N. Windsor	Item # 381 Property Owner: EDDIE B.TOMBS, etux Location: E/S:OE ST. LUKES LONE, 304' Dear Mr. Jablon: N. WINDSOR MILL RD	Item No. 370,372,373,374,375,376,377,378,379,380(381),382,383, and 384.  Property Owner: Location: Existing Zoning:	RE: Property Owner: Eddie B. Tombs, et ux  Location: E/S St. Lukes Lane 304° N. Windsor Mill Road	
	Mill Road District 2nd	The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.	Proposed Zoning:	Item No.: 381 Zoning Agenda: Meeting of June 18, 1985	
	The following composts are further:	(X)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 forward by the Bureau of Public Services.	Acres:	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	
	office for review by the Zoning Advisory Committee in connection with the subject item.  General Comments:	( )This site is part of a larger tract; therfore 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.	Acres: District:	to be corrected or incorporated into the final plans for the property.  ( ) 1. Fire hydrants for the referenced property are required and shall be	i de L
	The Petitioner must provide necessary drainage facilities (temporary or	( )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.	Dear Mr. Jablon:  The Department of Traffic Engineering has no comments	located at intervals orfeet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.	
<b>*</b> ***	especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.	( )This property contains soils which are defined as wetlands, and development on these soils is prohibited. ( )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development. Regulations.	for item numbers, 370,372,373,374,375,376,377,378,379,380,381, 382,383, and 384.	( ) 2. A second means of vehicle access is required for the site.	
6. 4 s.	Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings	( )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		EXCEEDS the maximum allowed by the Fire Department.	
	grading, including the stripping of top soil,	( )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	Michael S. Flanigan Traffic Engineering Assoc. II	( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.	i de la companya de l
74	Since no public facilities are involved, this office has no comment.  Very truly yours,	( )The property is located in a traffic area controlled by a "D" level intersection as defined by 8ill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.	MSF/ccm	(XM) 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 the
	Janu 1. Mackle, Sames A. Markle, P.E., Chief Bureau of Public Services	( )Additional comments:		to occupancy.  ( ) 6. Site plans are approved, as drawn.	
	JAM:PMO:blp cc: File	Eugene A. Bober		() 7. The Fire Prevention Bureau has no comments, at this time.	75 5
		Chief, Current Planning and Development  cc: James Hoswell		REVIEWER: Cat 1 1/11,7-3-55 Approved: The Prevention Bureau  Special Inspection Division	
Control Section				/mb	

"Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimese County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ---day of \_\_\_\_\_, 19\_\_\_\_, that the here'n Petition for Variance(s) to permit Evistica bouse to located it' from the southern property line and 23'2" From the neighboring residence on that side. The Compared addition to the exteting dealling, is 4' wide along the couth Alds, and would decrease. the catheak to ?! instead of the received 901. The present has is too

orall in cluste Portuga and the revidents thereof, have requested on the

addition of a 10' x 14' family coom with adjuinting ballway of 4' v 19'.

This he mosed addition could in no way inferred upon any adjoining

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is ofto Antidara, Inc. WHIGHATST

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and be responsible for returning, said property to its original condition.

cc: Mr. & Mrs. Eddie B. Tombs People's Counsel

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

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

July 8, 1985

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner

Comments on Item # 381 Zoning Advisory Committee Meeting are as follows:

E/S St. Lukes Lane 304' N. Windsor Mill Road

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

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

E. All Use Groups except R-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. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of am interior lot line.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office carmot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s)

be filed along with three sets of acceptable construction plans indicating how the existing structure i to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer smale are usually required. The change of Use Groups are from Use to Use or to Mixed Uses See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attribed copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the .rrect elevations above sea level for the lot and the finish floor levels including basement.

K. 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. Marks & Sumhan BY: C. E. Burnham, Chief Building Plans Review

LOCATION:

PETITION FOR VARIANCE 2nd Election District

Windsor Mill Road (2107 St. Lukes Lane)

DATE AND TIME: Monday, August 12, 1985 at 10:00 a.m.

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

East side of St. Lukes Lane, 304'6" North of

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 1B02.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft.

Being the property of <u>Eddie B. Tombs. et ux</u> 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

BEFORE THE IN RE: PETITION ZONING VARIANCE E/S of St. Lukes Lane, ZONING COMMISSIONER 304.5' N of Windsor Mill Road (2107 St. Lukes Lane) -OF BALTIMORE COUNTY 2nd Election District Case No. 86-62-A Eddie B. Tombs, et ux,

Petitioners \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

. . . . . . . . . . .

The Petitioners herein request a variance to permit a side yard setback of seven feet instead of the required ten feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Willie D. Tombs, appeared and testified. Carol D. Webster, a representative of the contractor, testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5, is located on St. Lukes Lane and is improved with the Petitioners' home. The Petitioners wish to construct a 12' x 23' family room and deck in the rear of the dwelling with a hallway on the side which would provide access from the outdoors to the family room and the rest of the house. The hallway projects into the required side yard area, necessitating the instant variance. The adjoining property owner

The Petitioners seek relief from Section 1802.3.C.1, pursuant to Section (307, Baltimore County Zoning Regulations (BCZR).

area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLet v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variable, the petitioner must meet the following:

> whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

> > ZONING DESCRIPTION

at a distance of 304° 6" North of the corner marker at Windsor

Mill Road. Being Lot 17 in the Subdivision of Holder Park.

Liber No.4 Folio 38. Also known as 2107 St. Lukes Lane in

Beginning on the East Side of St. Lukes Lane,

BALTIMORE COUNTY, MARYLAND

RECEIVED Eddie B. Tombs

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIP."

the 2nd Election District.

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safe-

on this Petition held, and for the reasons given above, the requested variance

this 15th day of August, 1985, that the Petition for Zoning Variance to permit a side yard setback of seven feet instead of the followis hereby GRANTED, from and after the date of this Order, subject to the follow-

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,

RE: PETITION FOR VARIANCE

FOR SQ

E/S of St. Lukes Lane, 304'6" N of Windsor Mill Rd. (2107 St. Lukes Lane), 2nd District

OF BALITIMORE COUNTY

Petitioners

: Case No. 86-62-A

: BEFORE THE ZONING COMMISSIONER

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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Ra. 223, Court House Towson, Maryland 21204

of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Eddie B. Tombs, 2107 St. Lukes Lane, Baltimore, MD 21207, Petitioners; and Champion Builders, Inc., 7521 Gaither Road, Sykesville, MD 21784, which requested notification.

ACCOUNT R-01-515-000

AMOUNT \$ 51.00

FOR: Advertising and Posting Case 86-62-A

B 014\*\*\*\* \$100:a 8128F

VALIDATION OR BIGNATURE OF CASHIER

at the c

safety and welfare secured.

After due consideration of the testimony and evidence presented, it is

ty, and general welfare. Pursuant to the advertisement, posting of the property, and public hearing

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

EDDIE B. TOMBS, et ux, ::::::: ENTRY OF APPEARANCE

Phyllis Cole Friedman

I HEREBY CERTIFY that on this 18th day of July, 1985, a copy

Mr. & Mrs. Eddie B. Tombs 2107 St. Lukes Lane Baltimore, Maryland 21207	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353
NOTICE OF HEARING  RE: PETITION FOR VARIANCE  E/S of St. Lukes Lane, 304' N/  Windsor Mill Rd. (2107 St. Lukes Lane)  Eddie B. Tombs, et ux - Petitioners  2nd Election District  Case No. 86-62-A	ARNOLD JABLON ZONING COMMISSIONER  August 8, 1985  Mr. & Mrs. Eddie Tombs 2107 St. Lukes Lane Baltimore, Maryland 21207
TIME: 10:00 a.m.  Monday, August 12, 1985  PLACE: Room 106, County Office Building, 111 West Chesapeake  Avenue, Towson, Maryland	RE: Petition for Variance E/S of St. Lukes Lane, 304' N of Windsor Mill Rd. (2107 St. Lukes Lane) Eddie B. Tombs, et ux - Petitioners 2nd Election District Case No. 86-62-A  Dear Mr. Tombs,
Zoning Commissioner of Baltimore County	This is to advise you that \$51.00 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 Zoning Commissioner
	CELTIFICATE OF PUBLICATION 86-62-1  67180  Fikesville, Md., July 31 19 85  This is to centify, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 12th day of
	the first publication appearing on the  24th oay of July 19 85  the secend publication appearing on the  day of 19  the third publication appearing on the  day of 19  THE NORTHWEST STAR
Luk	**PETITION FOR VARIANCE  2nd Election District  **COCATION: East side of 81. Lukes I ame, 187" North of Windsor MW Road (2107 St. Lose Lane)  187" North of Windsor MW Road (2107 St. Lose Lane)  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  200 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  205 E. And D. Time: Mondey August 12, 1985  206 E. And D. Time: Mondey August 12, 1985  207 E. And D. Time: Mondey August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  200 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  205 E. And D. Time: Mondey August 12, 1985  206 E. And D. Time: Mondey August 12, 1985  207 E. And D. Time: Mondey August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  2

OF

	O CERTIFICATE	OF PUBLICATION
PETITION FOR VARIANCE  2ad Election District  LOCATION: East side of St. Lukes  Lane, 304 6" North of Windsor Mill  Road (2107 St. Lukes Lane)  DATE AND TIME: Monday, August  12, 1985 at 10:00 a.m.  PUBLIC SEARING: Room 106,  County Office Building, 111 W.  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  1802.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft.  Being the property of Eddie B.  Tombs, 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 insued 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 ARNULD JABLON,  Zoning Commissioner of Baltimore County  July 25.	TOWSON, MD.,  THIS IS TO CERTIFY,  published in THE JEFFERS  and published in Towson,  July 25, 19	July 25, 19 85  that the annexed advertisement was  SONIAN, a weekly newspaper printed  Baltimore County, Md., appearing on
	CERTIFICATE OF POST CONING DEPARTMENT OF BALTIMOS Townson, Maryland	
District 2nd	sioner B. Tombo et ux	Date of Posting Sulf 23, 1975

UACINITY MAP PLAT FOR ZONING VARIANCE OWNER- EDDIE BY WILLIED TOMBS DISTRICT 2 SUBDIVISION - HOLDER PARK 4-38 Lor 17 EXISTING UTILITIES IN STLUKES LANE SCALE: 1"= 25" Zourns - DR 5.5 PROPOSED
ADDITION
23'X12'
FAM.
3ECM ROOM PROPOSED ... EXISTING DWEZ. EXISTING DWEL CARL AUENUE 2.2 1.2004 LOT 16 LOT 18

PARAGON K. SERMANY

PARAGON K. SERMANY

OS & SERMANY

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1 27 198

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53	Address (Dyne of Print Name)	ARNOLD JABLON Zoning Commissioner  Petitioner Eddie B. Tombs, et ux  Pecoival to M'// A//	Bureau of problems with regard to the development plans that may have a hearing		
	City and State Signature  Attorney for Petitioner:	Petitioner's Nicholas B. Commodari Attorney Chairman, Zoning Plans	Projet Planning the requested zoning.  Building Department	Trans & Gerless of Allowy U	
	(Type or Print Name)  2107 St. Lukes Lane 298-5090 Address Phone No.  Baltimore, Md. 21207	ce: Champion Builders, Inc., Sykesville, Md. 21784 Advisory Committee	Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your Industrial I will forward them to you. Otherwise, any comment that the received,	Norman E. Gerber, Director Office of Planning and Zoning	es.
	Signature City and State  Name, address and phone number of legal owner, con-		I will forward them to you. Otherwise, any comment that is not accepted for filing on the date of the enclosed filing certificate and :		
	Address tract purchaser or representative to be contacted  Champion Builders, Inc. MHIC#18182  Name  Name		Very truly yours,		J. Ž
	Attorney's Telephone No.:  Sykesville, Md. 301-795-5800  Address Phone No.		Michela, B. Commelan, NICHOLAS B. CCICACDARI Chairman		
	ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of July 19.85, that the subject matter of this petition be advertised, as		Zoning Plans Advisory Committee  NBC:nr		
	recounts by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Finance County, that property be posted, and that the public hearing be had before the Zoning County sioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore  12th  August  85  10:00		Enclosures		
	Countil on the day of Aligust, 19.85, at o'clock		cc: Champion Builders, Inc. Sykesville, Maryland 21784		
. La Ha	Zoning Commissioner of Baltimore County.				
	(over)				
			13		
	DALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204	EL D. DALTHACOS COUNTY	DALTH ORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550	BALTIMORE COUNTY FIRE DEPARTMENT TOWSON MARYLAND 21204-2586 494-4500	
	HARRY I DISTEL O E	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING TOWSON, MARYLAND 21204 494-3211	STEPHEN E. COLLINS	PAUL H. REINCKE July 2, 1985 CHIEF	
Ħ	DIRECTOR July 5, 1985	NORMAN E. GERDER DIRECTOR	June 26, 1985	Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning	
	Mr. Arnold Jablon 20ning Commissioner	JULY 22, 1985	Mr. Arnold Jablon Zoning Commissioner County Office Building	Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204	
No special section of the section of	County Office Building Towson, Maryland 21204	Zoning Commissioner County Office Building Towson, Maryland 21204  Re: Zoning Advisory Meeting of JUNE 18, 1985	Towson, Maryland 21204  ZAC-Meeting of June 18, 1985	Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee	
	Re: Item #381 (1984-1985)  Property Owner: Eddie B. Tombs  E/S St. Lukes Lanc, 304' N. Windsor	Item # 381 Property Owner: EDDIE B.TOMBS, etux Location: E/S:OE ST. LUKES LONE, 304' Dear Mr. Jablon: N. WINDSOR MILL RD	Item No. 370,372,373,374,375,376,377,378,379,380(381),382,383, and 384.  Property Owner: Location: Existing Zoning:	RE: Property Owner: Eddie B. Tombs, et ux  Location: E/S St. Lukes Lane 304° N. Windsor Mill Road	
	Mill Road District 2nd	The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.	Proposed Zoning:	Item No.: 381 Zoning Agenda: Meeting of June 18, 1985	
	The following composts are further:	(X)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 forward by the Bureau of Public Services.	Acres:	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	
	office for review by the Zoning Advisory Committee in connection with the subject item.  General Comments:	( )This site is part of a larger tract; therfore 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.	Acres: District:	to be corrected or incorporated into the final plans for the property.  ( ) 1. Fire hydrants for the referenced property are required and shall be	i de L
	The Petitioner must provide necessary drainage facilities (temporary or	( )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.	Dear Mr. Jablon:  The Department of Traffic Engineering has no comments	located at intervals orfeet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.	
<b>*</b> ***	especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.	( )This property contains soils which are defined as wetlands, and development on these soils is prohibited. ( )Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development. Regulations.	for item numbers, 370,372,373,374,375,376,377,378,379,380,381, 382,383, and 384.	( ) 2. A second means of vehicle access is required for the site.	
6. 4 s.	Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings	( )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		EXCEEDS the maximum allowed by the Fire Department.	
	grading, including the stripping of top soil,	( )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	Michael S. Flanigan Traffic Engineering Assoc. II	( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.	i de la companya de l
74	Since no public facilities are involved, this office has no comment.  Very truly yours,	( )The property is located in a traffic area controlled by a "D" level intersection as defined by 8ill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.	MSF/ccm	(XM) 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 the
	Janu 1. Mackle, Sames A. Markle, P.E., Chief Bureau of Public Services	( )Additional comments:		to occupancy.  ( ) 6. Site plans are approved, as drawn.	
	JAM:PMO:blp cc: File	Eugene A. Bober		() 7. The Fire Prevention Bureau has no comments, at this time.	75 5
		Chief, Current Planning and Development  cc: James Hoswell		REVIEWER: Cat 1 1/11,7-3-55 Approved: The Prevention Bureau  Special Inspection Division	
Control Section				/mb	

"Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimese County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted. Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ---day of \_\_\_\_\_, 19\_\_\_\_, that the here'n Petition for Variance(s) to permit Evistica bouse to located it' from the southern property line and 23'2" From the neighboring residence on that side. The Compared addition to the exteting dealling, is 4' wide along the couth Alds, and would decrease. the catheak to ?! instead of the received 901. The present has is too

orall in cluste Portuga and the revidents thereof, have requested on the

addition of a 10' x 14' family coom with adjuinting ballway of 4' v 19'.

This he mosed addition could in no way inferred upon any adjoining

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is ofto Antidara, Inc. WHIGHATST

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and be responsible for returning, said property to its original condition.

cc: Mr. & Mrs. Eddie B. Tombs People's Counsel

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

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

July 8, 1985

TED ZALESKI, JR.

Mr. Arnold Jablon, Zoning Commissioner

Comments on Item # 381 Zoning Advisory Committee Meeting are as follows:

E/S St. Lukes Lane 304' N. Windsor Mill Road

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

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

E. All Use Groups except R-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. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of am interior lot line.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office carmot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s)

be filed along with three sets of acceptable construction plans indicating how the existing structure i to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer smale are usually required. The change of Use Groups are from Use to Use or to Mixed Uses See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attribed copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the .rrect elevations above sea level for the lot and the finish floor levels including basement.

K. 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. Marks & Sumhan BY: C. E. Burnham, Chief Building Plans Review

LOCATION:

PETITION FOR VARIANCE 2nd Election District

Windsor Mill Road (2107 St. Lukes Lane)

DATE AND TIME: Monday, August 12, 1985 at 10:00 a.m.

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

East side of St. Lukes Lane, 304'6" North of

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 1B02.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft.

Being the property of <u>Eddie B. Tombs. et ux</u> 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

BEFORE THE IN RE: PETITION ZONING VARIANCE E/S of St. Lukes Lane, ZONING COMMISSIONER 304.5' N of Windsor Mill Road (2107 St. Lukes Lane) -OF BALTIMORE COUNTY 2nd Election District Case No. 86-62-A Eddie B. Tombs, et ux,

Petitioners \*

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

. . . . . . . . . . .

The Petitioners herein request a variance to permit a side yard setback of seven feet instead of the required ten feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Willie D. Tombs, appeared and testified. Carol D. Webster, a representative of the contractor, testified on behalf of the Petitioners. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.5.5, is located on St. Lukes Lane and is improved with the Petitioners' home. The Petitioners wish to construct a 12' x 23' family room and deck in the rear of the dwelling with a hallway on the side which would provide access from the outdoors to the family room and the rest of the house. The hallway projects into the required side yard area, necessitating the instant variance. The adjoining property owner

The Petitioners seek relief from Section 1802.3.C.1, pursuant to Section (307, Baltimore County Zoning Regulations (BCZR).

area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLet v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variable, the petitioner must meet the following:

> whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

> > ZONING DESCRIPTION

at a distance of 304° 6" North of the corner marker at Windsor

Mill Road. Being Lot 17 in the Subdivision of Holder Park.

Liber No.4 Folio 38. Also known as 2107 St. Lukes Lane in

Beginning on the East Side of St. Lukes Lane,

BALTIMORE COUNTY, MARYLAND

RECEIVED Eddie B. Tombs

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIP."

the 2nd Election District.

2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safe-

on this Petition held, and for the reasons given above, the requested variance

this 15th day of August, 1985, that the Petition for Zoning Variance to permit a side yard setback of seven feet instead of the followis hereby GRANTED, from and after the date of this Order, subject to the follow-

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,

RE: PETITION FOR VARIANCE

FOR SQ

E/S of St. Lukes Lane, 304'6" N of Windsor Mill Rd. (2107 St. Lukes Lane), 2nd District

OF BALITIMORE COUNTY

Petitioners

: Case No. 86-62-A

: BEFORE THE ZONING COMMISSIONER

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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Ra. 223, Court House Towson, Maryland 21204

of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Eddie B. Tombs, 2107 St. Lukes Lane, Baltimore, MD 21207, Petitioners; and Champion Builders, Inc., 7521 Gaither Road, Sykesville, MD 21784, which requested notification.

ACCOUNT R-01-515-000

AMOUNT \$ 51.00

FOR: Advertising and Posting Case 86-62-A

B 014\*\*\*\* \$100:a 8128F

VALIDATION OR BIGNATURE OF CASHIER

at the c

safety and welfare secured.

After due consideration of the testimony and evidence presented, it is

ty, and general welfare. Pursuant to the advertisement, posting of the property, and public hearing

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

EDDIE B. TOMBS, et ux, ::::::: ENTRY OF APPEARANCE

Phyllis Cole Friedman

I HEREBY CERTIFY that on this 18th day of July, 1985, a copy

Mr. & Mrs. Eddie B. Tombs 2107 St. Lukes Lane Baltimore, Maryland 21207	BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353
NOTICE OF HEARING  RE: PETITION FOR VARIANCE  E/S of St. Lukes Lane, 304' N/  Windsor Mill Rd. (2107 St. Lukes Lane)  Eddie B. Tombs, et ux - Petitioners  2nd Election District  Case No. 86-62-A	ARNOLD JABLON ZONING COMMISSIONER  August 8, 1985  Mr. & Mrs. Eddie Tombs 2107 St. Lukes Lane Baltimore, Maryland 21207
TIME: 10:00 a.m.  Monday, August 12, 1985  PLACE: Room 106, County Office Building, 111 West Chesapeake  Avenue, Towson, Maryland	RE: Petition for Variance E/S of St. Lukes Lane, 304' N of Windsor Mill Rd. (2107 St. Lukes Lane) Eddie B. Tombs, et ux - Petitioners 2nd Election District Case No. 86-62-A  Dear Mr. Tombs,
Zoning Commissioner of Baltimore County	This is to advise you that \$51.00 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 Zoning Commissioner
	CELTIFICATE OF PUBLICATION 86-62-1  67180  Fikesville, Md., July 31 19 85  This is to centify, that the annexed advertisment was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 12th day of
	the first publication appearing on the  24th oay of July 19 85  the secend publication appearing on the  day of 19  the third publication appearing on the  day of 19  THE NORTHWEST STAR
Luk	**PETITION FOR VARIANCE  2nd Election District  **COCATION: East side of 81. Lukes I ame, 187" North of Windsor MW Road (2107 St. Lose Lane)  187" North of Windsor MW Road (2107 St. Lose Lane)  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey, August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  200 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  205 E. And D. Time: Mondey August 12, 1985  206 E. And D. Time: Mondey August 12, 1985  207 E. And D. Time: Mondey August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  200 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  205 E. And D. Time: Mondey August 12, 1985  206 E. And D. Time: Mondey August 12, 1985  207 E. And D. Time: Mondey August 12, 1985  208 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  209 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  201 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  202 E. And D. Time: Mondey August 12, 1985  203 E. And D. Time: Mondey August 12, 1985  204 E. And D. Time: Mondey August 12, 1985  2

OF

	O CERTIFICATE	OF PUBLICATION
PETITION FOR VARIANCE  2ad Election District  LOCATION: East side of St. Lukes  Lane, 304 6" North of Windsor Mill  Road (2107 St. Lukes Lane)  DATE AND TIME: Monday, August  12, 1985 at 10:00 a.m.  PUBLIC SEARING: Room 106,  County Office Building, 111 W.  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  1802.3.C.1 to permit a side yard setback of 7 ft. in lieu of the required 10 ft.  Being the property of Eddie B.  Tombs, 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 insued 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 ARNULD JABLON,  Zoning Commissioner of Baltimore County  July 25.	TOWSON, MD.,  THIS IS TO CERTIFY,  published in THE JEFFERS  and published in Towson,  July 25, 19	July 25, 19 85  that the annexed advertisement was  SONIAN, a weekly newspaper printed  Baltimore County, Md., appearing on
	CERTIFICATE OF POST CONING DEPARTMENT OF BALTIMOS Townson, Maryland	
District 2nd	sioner B. Tombo et ux	Date of Posting Sulf 23, 1975

UACINITY MAP PLAT FOR ZONING VARIANCE OWNER- EDDIE BY WILLIED TOMBS DISTRICT 2 SUBDIVISION - HOLDER PARK 4-38 Lor 17 EXISTING UTILITIES IN STLUKES LANE SCALE: 1"= 25" Zourns - DR 5.5 PROPOSED
ADDITION
23'X12'
FAM.
3ECM ROOM PROPOSED ... EXISTING DWEZ. EXISTING DWEL CARL AUENUE 2.2 1.2004 LOT 16 LOT 18

PARAGON K. SERMANY

PARAGON K. SERMANY

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