

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.801.2-6.1 to permit 14' between buildings in lieu of the required 16' and to amend the Final Development Plan of Perry Hall Gardens Addition to allow the home addition outside of the building envelope.

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

1. Safety precaution- Two women living alone, both leaving for work in the dark and usually arriving at home at night after dark.
2. Protection against vandalism to automobiles.
3. Extra storage space.

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 10:15 o'clock.

(over)

Case No. 56-53-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 _____ day of _____, 1985.

Petitioner: Peggy A. Smith, et al
Petitioner's Attorney: Nicholas B. Commodari
Received by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
cc: Don Lynch Assoc., Inc., 4907 Harford Road, Baltimore, Maryland 21214

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

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

Nicholas B. Commodari
Chairman

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

Ms. Peggy A. Smith
9413 Gunview Road
Baltimore, Maryland 21236

RE: Item No. 382 - Case No. 86-63-A
Petitioners - Peggy A. Smith, et al
Variance Petition

Dear Ms. Smith:

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 hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENCLOSURE

cc: Don Lynch Assoc., Inc.
4907 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #382 (1984-1985)
Property Owner: Peggy A. Smith
SE/S Gunview Road, 672' S/W from
c/1 Klausmer Road
District 11th

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, 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.

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.

There is an existing 10 foot drainage and utility easement centered along the northernmost property line, 5 feet of this easement falls along the entire property line. The applicant is cautioned that no permanent construction can be placed over the drainage and utility easement.

Very truly yours,

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

JAM:PMO:blp
cc: file

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

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

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 382, PEGGY A. SMITH, et al
Location: SE/S GUNVIEW RD. 672' S/W FROM C/1 KLAUSMER ROAD.

Dear Mr. Jablon:

The Director of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area 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. Bobb
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: _____

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.

MSF/cmm

Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500

PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Peggy A. Smith, et al

Location: SE/S Gunview Road 672' S/W from c/1 Klausmer Road

Item No.: 382 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 _____ 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: Paul H. Reincke Noted and Approved: W. K. Korman
Planning Group Fire Prevention Bureau
Special Inspection Division

/m/

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

TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 382 Zoning Advisory Committee Meeting are as follows:

Property Owner: Peggy A. Smith, et al
Location: SE/S Gunview Road 672' S/W from c/1 Klausmer Road
District: 11th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Codes and Standards.
- ☒ A Building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All The Groups except B-1, Single Family Detached buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4, Two Group requires 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 exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variation by this office cannot be used until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.
- ☒ The referenced variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required change of the (Company) 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 the Group are from the _____ to the _____ or to listed use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 304 of the Building Code as amended by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the Flood Floor levels including basement.
- ☒ Comments: It is assumed from the plan submitted the structure proposed is not in the flood plain.
- ☒ Three abbreviated comments reflect only as far as 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 by the applicant we would additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

W. K. Korman
Mr. C. A. Korman, Chief
Building Plans Review

LJ27/85

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/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 herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
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
Date: July 26, 1985

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

NEG:JGH:slm

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

IN RE: PETITION ZONING VARIANCE
SE/2 of Gunview Road, 672'
SW of the centerline of
Klausmer Road (9413 Gunview
Road) - 11th Election
District
Peggy A. Smith, et al
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-63-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 14 feet between buildings instead of the required 16 feet and, additionally, to amend the Final Development Plan of Perry Hall Gardens Addition to allow an addition outside of the building envelope, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Patricia Lee Meola, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.J.5, is improved with the Petitioners' home, which faces Gunview Road. The Petitioners, two women, propose to add a 20' x 22' two-car garage on the northern side of their home to provide protection against vandalism to their cars and to protect themselves. Each leaves for work early in the morning and returns usually after dark in the evening. The garage would be outside the envelope and be 14 feet from their neighbor's home instead of the required 16 feet. A driveway already exists on this side of the home.

The Petitioners seek relief from Section 1801.2.C.1, pursuant to Section 307 Baltimore County Zoning Regulations (BCZR).

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

ORDER RECEIVED FOR FILING
DATE August 14, 1985
BY *John R. Langak*

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 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
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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.

After due consideration of the testimony and evidence presented, it is 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, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of August, 1985, that the Petition for Zoning Variance to permit 14 feet between buildings instead of the required 16 feet and, additionally, the amendment to the Final Development Plan of Perry Hall Gardens Addition to allow the addition outside of the building envelope be and are hereby GRANTED from and after the date of this Order, subject to the following:

- 2 -

- 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.

Arnold Jablon
Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Patricia Lee Meola
People's Counsel

PETITION FOR VARIANCE 11th Election District

LOCATION: Southeast side of Gunview Road, 672 ft. Southwest of the centerline of Klausmer Road (9413 Gunview Road)
DATE AND TIME: Monday, August 12, 1985 at 10:15 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 1801.2.C.1 to permit 14' between buildings in lieu of the required 16' and to amend the Final Development Plan of Perry Hall Gardens Addition to allow the home addition outside of the building envelope.

Being the property of Peggy A. Smith, et al as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the SE. side of Gunview Road 70 feet wide, at the distance of 672 feet SW of the centerline of Klausmer Road. Being Lot 29, Block B as shown on Plat 2, Section 1 Perry Hall Gardens Addition and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. #42, Folio 65. Also known as 9413 Gunview Road in the 11 th Election District.

RE: PETITION FOR VARIANCE
SE/2 of Gunview Rd.,
672' SW of the Centerline
of Klausmer Rd. (9413
Gunview Rd.), 11th Dist.
Peggy A. Smith, et al.,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-63-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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Peggy A. Smith and Patricia Lee Meola, 9413 Gunview Rd., Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE August 14, 1985
BY *John R. Langak*
ASSISTANT

- 3 -



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

ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

Peggy A. Smith
Patricia L. Meola
9413 Gunview Road
Baltimore, Maryland 21236

RE: Petition for Variance
SE/S of Gunview Rd., 672' SW of
centerline of Klausmier Road
(9413 Gunview Road) - 11th Elec. Dist.
Peggy A. Smith, et al - Petitioners
Case No. 86-63-A

Dear Ms. Smith & Ms. Meola,

This is to advise you that \$ 50.59 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.

Peggy A. Smith
Patricia L. Meola
9413 Gunview Road
Baltimore, Md. 21236

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S of Gunview Rd., 672' SW of
centerline of Klausmier Road
(9413 Gunview Road) - 11th Elec. Dist.
Peggy A. Smith, et al - Petitioners
Case No. 86-63-A

TIME: 10:15 a.m.

DATE: Monday, August 12, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 006857

DATE: 8/12/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 50.59

RECEIVED FROM: Ms. Peggy Smith

FOR: Advertising and Posting Case No. 86-63-A

B 8021*****505954 01207

VALIDATION OR SIGNATURE OF CASHIER

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007286

DATE: 8/12/85 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Patricia Meola

FOR: Variance # 382

B 8050*****507014 00767

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,

JB Kentz
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE

11th Election District

LOCATION: Southeast side of Gunview Road, 672' SW of the centerline of Klausmier Road (9413 Gunview Road)

DATE AND TIME: Monday, August 12, 1985 at 10:15 a.m.

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

Being the property of Peggy A. Smith, et al 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 or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th

Date of Posting: 7/20/85

Posted for: Variance

Petitioner: Peggy A. Smith, et al

Location of property: SE/S of Gunview Rd., 672' SW of Klausmier Rd.

9413 Gunview Rd.

Location of Sign: Gunview Rd., Across 12' from roadway, on property of Baltimore

Remarks: M. H. H. H.

Posted by: M. H. H. H.

Date of return: 7/24/85

Number of Signs: 1

Signature

Number of Signs: 1

Petition for Variance

11th Election District

LOCATION: Southeast side of Gunview Road, 672' SW of the centerline of Klausmier Road (9413 Gunview Road)

DATE & TIME: MONDAY, AUGUST 12, at 10:15 a.m.

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

Being the property of Peggy A. Smith, et al 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 or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25

The Times

Middle River, Md. July 25, 1985

This is to certify, that the annexed

Petition - Reg L 7323K

was inserted in The Times, a newspaper printed

and published in Baltimore County, once in each

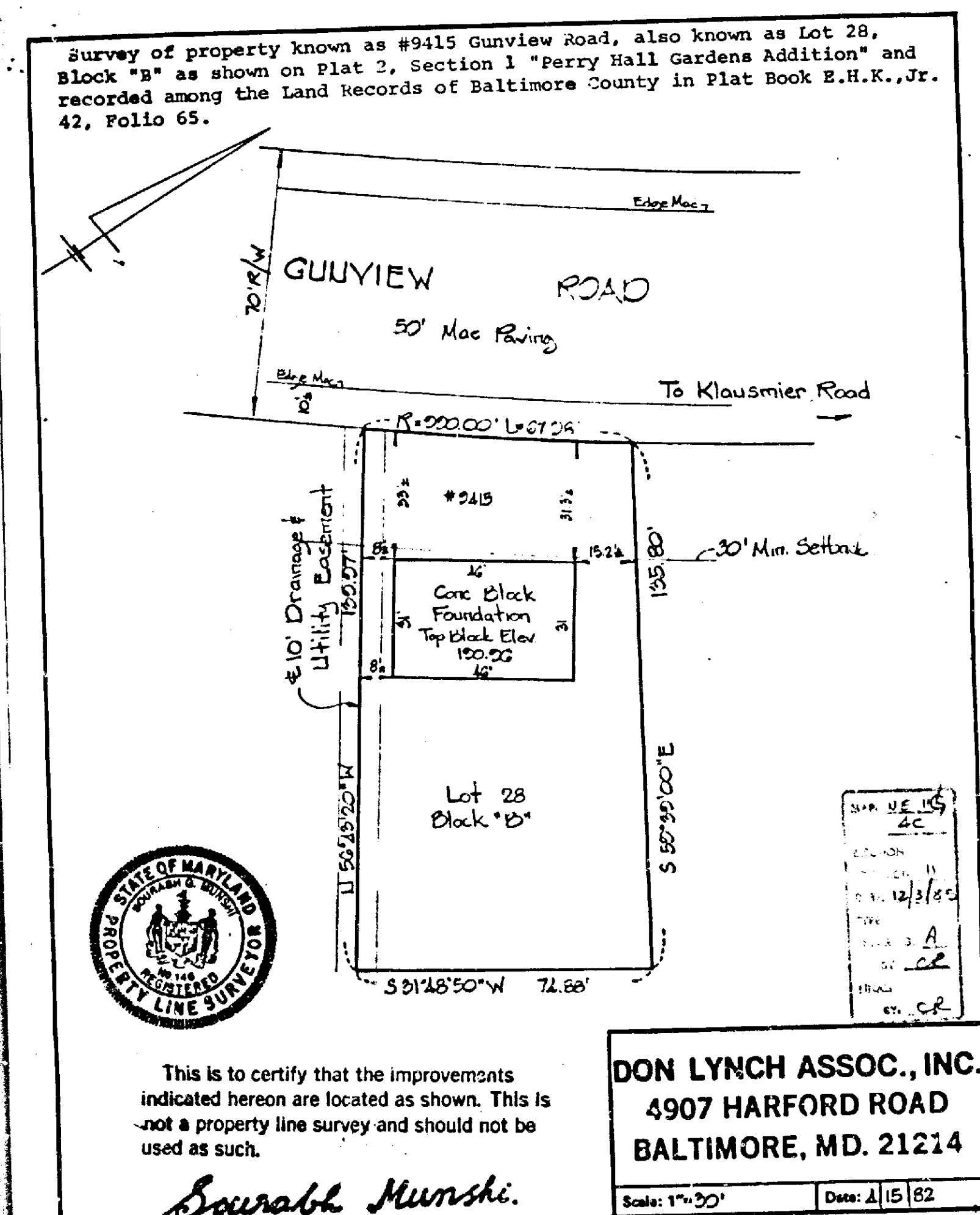
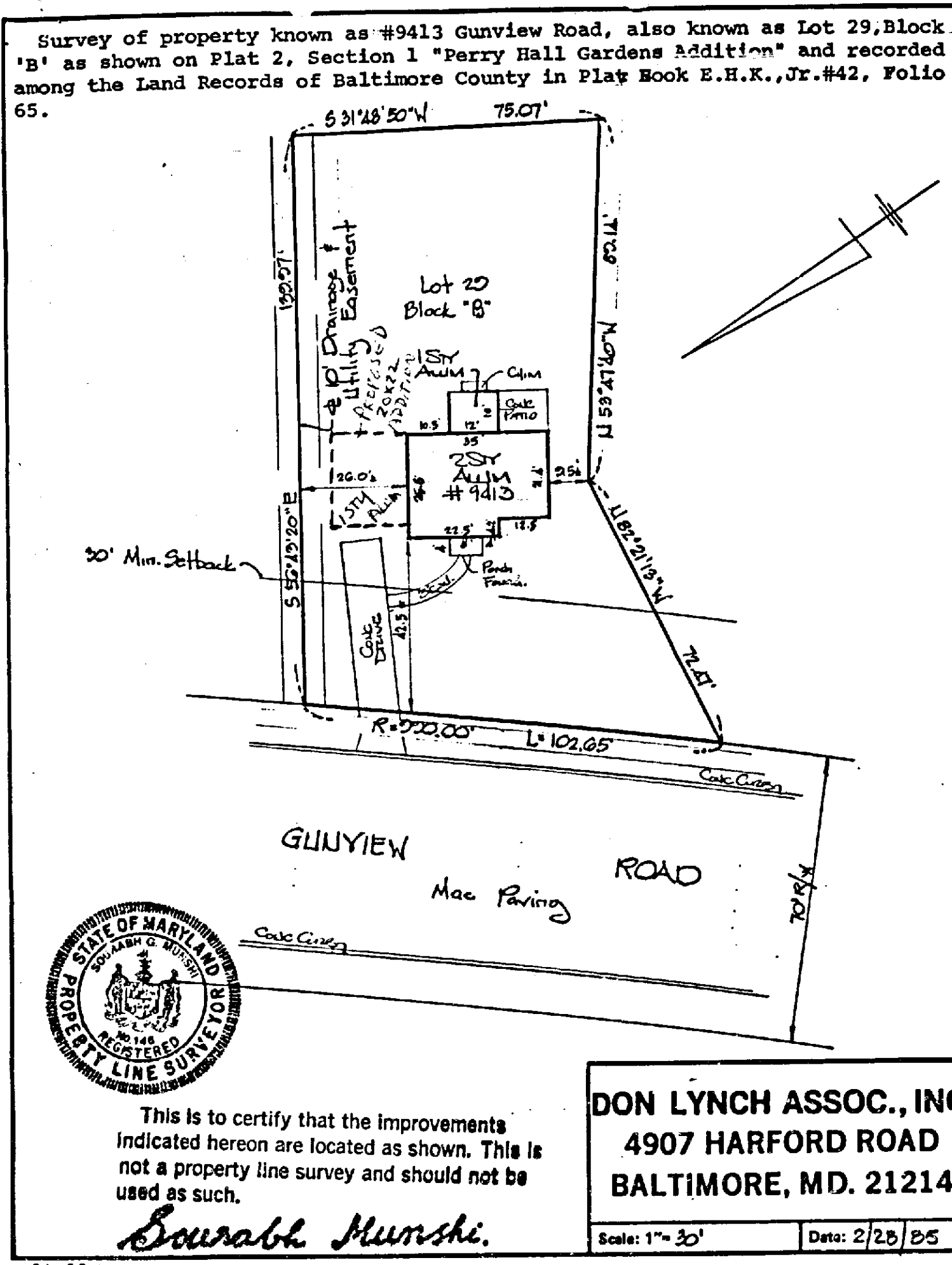
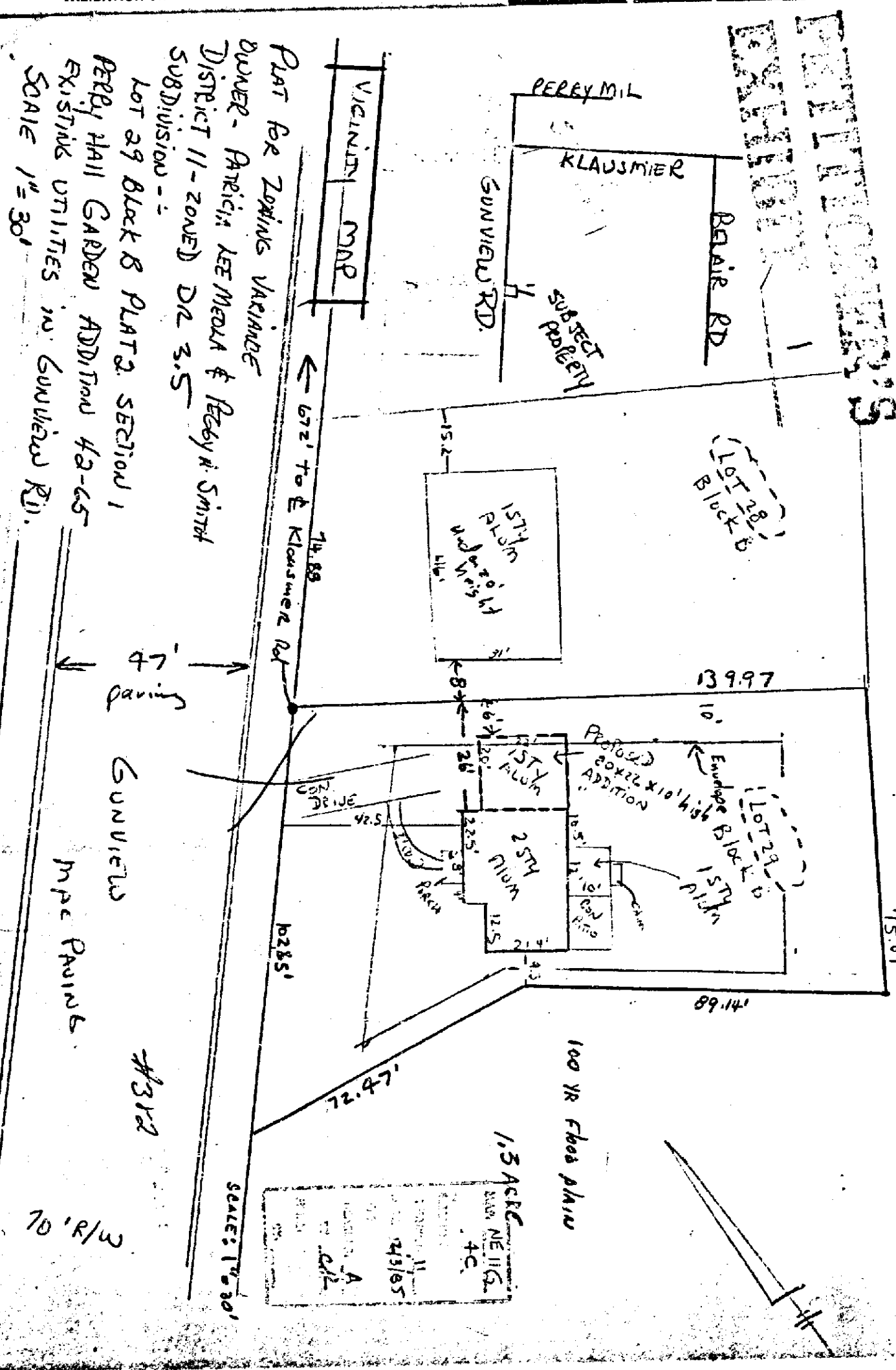
of one successive

weeks before the 25th day of

July, 1985

Joe P. Smith Publisher

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25



PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1.801.2-6.1 to permit 14' between buildings in lieu of the required 16' and to amend the Final Development Plan of Perry Hall Gardens Addition to allow the home addition outside of the building envelope.

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

1. Safety precaution- Two women living alone, both leaving for work in the dark and usually arriving at home at night after dark.
2. Protection against vandalism to automobiles.
3. Extra storage space.

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

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

Contract Purchaser: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Attorney for Petitioner: _____
(Type or Print Name)
Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Attorney's Telephone No.: _____
Address: _____
Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 10:15 o'clock.

By _____
Zoning Commissioner of Baltimore County.
(over)

Case No. 56-53-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 _____ day of _____, 1985.

Petitioner: Peggy A. Smith, et al
Petitioner's Attorney: _____
Received by: _____
Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee
cc: Don Lynch Assoc., Inc., 4907 Harford Road, Baltimore, Maryland 21214

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 5, 1985

County Office Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman

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

Ms. Peggy A. Smith
9413 Gunview Road
Baltimore, Maryland 21236

RE: Item No. 382 - Case No. 86-63-A
Petitioners - Peggy A. Smith, et al
Variance Petition

Dear Ms. Smith:

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 hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

Enclosures

cc: Don Lynch Assoc., Inc.
4907 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

July 5, 1985

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

RE: Item #382 (1984-1985)
Property Owner: Peggy A. Smith
SE/S Gunview Road, 672' S/W from
c/1 Klausmer Road
District 11th

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, 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.

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.

There is an existing 10 foot drainage and utility easement centered along the northernmost property line, 5 feet of this easement falls along the entire property line. The applicant is cautioned that no permanent construction can be placed over the drainage and utility easement.

Very truly yours,

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

JAM:PMO:blp
cc: file

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

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

Re: Zoning Advisory Meeting of JUNE 18, 1985
Item # 382, PEGGY A. SMITH, et al
Location: SE/S GUNVIEW RD. 672' S/W FROM C/1 KLAUSMER ROAD.

Dear Mr. Jablon:

The Director of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ This site is part of a larger tract therefore it is defined as a subdivision. The plan must show the entire tract.
- ☒ A record plat will be required and must be recorded prior to issuance of a building permit.
- ☒ The access is not satisfactory.
- ☒ The circulation on this site is not satisfactory.
- ☒ The parking arrangement is not satisfactory.
- ☒ Parking calculations must be shown on the plan.
- ☒ This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ☒ Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ☒ Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ☒ The amended Development Plan was approved by the Planning Board on _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual.
- ☒ The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area 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. Bobb
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: _____

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.

MSF/cmm

Michael S. Flanagan
Traffic Engineering Assoc. II

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2556
494-4500
PAUL H. REINCKE
CHIEF

July 2, 1985

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Peggy A. Smith, et al

Location: SE/S Gunview Road 672' S/W from c/1 Klausmer Road

Item No.: 382 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 _____ 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: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/m/

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610
TED ZALESKI, JR.
DIRECTOR

July 8, 1985

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

Dear Mr. Jablon:

Comments on Item # 382 Zoning Advisory Committee Meeting are as follows:
Property Owner: Peggy A. Smith, et al
Location: SE/S Gunview Road 672' S/W from c/1 Klausmer Road
District: 11th.

APPLICABLE ITEMS ARE CHECKED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Codes and Standards.
- ☒ A Building and other miscellaneous permits shall be required before the start of any construction.
- ☒ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- ☒ Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- ☒ All The Groups except B-1, Single Family Detached buildings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4, Two Group requires 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 exterior wall within 3'-0" of an interior lot line.
- ☒ The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variation by this office cannot be used until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.
- ☒ The referenced variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required change of the (Company) 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 the Group are from the _____ to the _____ or to listed use _____ See Section 312 of the Building Code.
- ☒ The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 30-6 of the Building Code as amended by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the Flood Plain levels including basement.
- ☒ Comments: It is assumed from the plan submitted the structure proposed is not in the flood plain.
- ☒ Three 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 by the applicant we would additional information by visiting Room 127 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Mr. C. A. Barnes, Chief
Building Plans Review

LJ27/85

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/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 herein Petition for Variance(s) to permit

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-62-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
Date: July 26, 1985

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

NEG:JGH:sjm

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

IN RE: PETITION ZONING VARIANCE
SE/2 of Gunview Road, 672'
SW of the centerline of
Klausmer Road (9413 Gunview
Road) - 11th Election
District
Peggy A. Smith, et al
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-63-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit 14 feet between buildings instead of the required 16 feet and, additionally, to amend the Final Development Plan of Perry Hall Gardens Addition to allow an addition outside of the building envelope, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Patricia Lee Meola, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.3.5, is improved with the Petitioners' home, which faces Gunview Road. The Petitioners, two women, propose to add a 20' x 22' two-car garage on the northern side of their home to provide protection against vandalism to their cars and to protect themselves. Each leaves for work early in the morning and returns usually after dark in the evening. The garage would be outside the envelope and be 14 feet from their neighbor's home instead of the required 16 feet. A driveway already exists on this side of the home.

The Petitioners seek relief from Section 1801.2.C.1, pursuant to Section 307 Baltimore County Zoning Regulations (BCZR).

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

ORDER RECEIVED FOR FILING
DATE August 14, 1985
BY *John R. Langak*

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 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
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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.

After due consideration of the testimony and evidence presented, it is 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, safety, and general welfare.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of August, 1985, that the Petition for Zoning Variance to permit 14 feet between buildings instead of the required 16 feet and, additionally, the amendment to the Final Development Plan of Perry Hall Gardens Addition to allow the addition outside of the building envelope be and are hereby GRANTED from and after the date of this Order, subject to the following:

- 2 -

- 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.

Arnold Jablon
Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl

cc: Ms. Patricia Lee Meola
People's Counsel

PETITION FOR VARIANCE 11th Election District

LOCATION: Southeast side of Gunview Road, 672 ft. Southwest of the centerline of Klausmer Road (9413 Gunview Road)
DATE AND TIME: Monday, August 12, 1985 at 10:15 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 1801.2.C.1 to permit 14' between buildings in lieu of the required 16' and to amend the Final Development Plan of Perry Hall Gardens Addition to allow the home addition outside of the building envelope.

Being the property of Peggy A. Smith, et al as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ZONING DESCRIPTION

Beginning on the SE. side of Gunview Road 70 feet wide, at the distance of 672 feet SW of the centerline of Klausmer Road. Being Lot 29, Block B as shown on Plat 2, Section 1 Perry Hall Gardens Addition and recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. #42, Folio 65. Also known as 9413 Gunview Road in the 11 th Election District.

RE: PETITION FOR VARIANCE
SE/2 of Gunview Rd.,
672' SW of the Centerline
of Klausmer Rd. (9413
Gunview Rd.), 11th Dist.
Peggy A. Smith, et al.,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-63-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 18th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Peggy A. Smith and Patricia Lee Meola, 9413 Gunview Rd., Baltimore, MD 21236, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING

DATE August 14, 1985
BY *John R. Langak*
ADMINISTRATIVE ASSISTANT

- 3 -



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

ARNOLD JABLON
ZONING COMMISSIONER

August 8, 1985

Peggy A. Smith
Patricia L. Meola
9413 Gunview Road
Baltimore, Maryland 21236

RE: Petition for Variance
SE/S of Gunview Rd., 672' SW of
centerline of Klausmier Road
(9413 Gunview Road) - 11th Elec. Dist.
Peggy A. Smith, et al - Petitioners
Case No. 86-63-A

Dear Ms. Smith & Ms. Meola,

This is to advise you that \$ 50.59 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.

Peggy A. Smith
Patricia L. Meola
9413 Gunview Road
Baltimore, Md. 21236

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SE/S of Gunview Rd., 672' SW of
centerline of Klausmier Road
(9413 Gunview Road) - 11th Elec. Dist.
Peggy A. Smith, et al - Petitioners
Case No. 86-63-A

TIME: 10:15 a.m.

DATE: Monday, August 12, 1985

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

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. 006857

DATE: 8/12/85 ACCOUNT: R-01-615-000

AMOUNT: \$ 50.59

RECEIVED FROM: Ms. Peggy Smith

FOR: Advertising and Posting Case No. 86-63-A

B 8021*****505954 01207

VALIDATION OR SIGNATURE OF CASHIER

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

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

No. 007286

DATE: 8/12/85 ACCOUNT: 01-615-000

AMOUNT: \$ 35.00

RECEIVED FROM: Patricia Meola

FOR: Variance # 382

B 8050*****507014 00767

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 25, 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 25, 1985.

THE JEFFERSONIAN,

JB Kentz
Publisher

Cost of Advertising
24.75

PETITION FOR VARIANCE

11th Election District

LOCATION: Southeast side of Gunview Road, 672' SW of the centerline of Klausmier Road (9413 Gunview Road)

DATE AND TIME: Monday, August 12, 1985 at 10:15 a.m.

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

Being the property of Peggy A. Smith, et al 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 or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th

Date of Posting: 7/20/85

Posted for: Variance

Petitioner: Peggy A. Smith, et al

Location of property: SE/S of Gunview Rd., 672' SW of Klausmier Rd.

9413 Gunview Rd.

Location of Sign: Gunview Rd., Across 12' from roadway, on property of Baltimore

Remarks: M. H. H. H.

Posted by: M. H. H. H.

Date of return: 7/24/85

Number of Signs: 1

Signature

Number of Signs: 1

Petition for Variance

11th Election District

LOCATION: Southeast side of Gunview Road, 672' SW of the centerline of Klausmier Road (9413 Gunview Road)

DATE & TIME: MONDAY, AUGUST 12, at 10:15 a.m.

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

Being the property of Peggy A. Smith, et al 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 or made at the hearing.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25

86-63-A

The Times

Middle River, Md. July 25, 1985

This is to certify, that the annexed

Petition - Reg L 7323K

was inserted in The Times, a newspaper printed and published in Baltimore County, once in each

of one successive

weeks before the 25th day of

July, 1985.

Joe P. Smith Publisher

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
July 25

