

86-71-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 hereto and made a part hereof, hereby petition for a Variance from Section 1.002.3C, 1.002.3C.1 to permit lots widths of 50' in lieu of the required 55', side yards setbacks of 5' and 8.5' in lieu of the required 10' and a front yard setback of 36' in lieu of the maximum required average setback of 40'.

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

SIZE OF LOT ALSO VARIANCE TO ALLOW A NEW HOUSE TO BE BUILT ON A LOT WITH 50' OF ROAD FRONTAGE AND TO ALLOW A 5' FOOT SET BACK ON ONE SIDE PROPERTY LINE. LOT IS 50' X 200' (10,000 SQ FT) HOUSE TO BE 1696 SQ FT. 832 SQ FT UPPER LEVEL AND 864 SQ FT LOWER LEVEL. OTHER REASONS TO BE SET BACKING 36'.

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:

GAREY, LAM

(Type or Print Name)

Signature

549 West Woodlawn Road

Address

BALT. MD 21221

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Address

City and State

Attorney's Telephone No.:

1400 Kent Rd. 686-3902

Address

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Legal Owner(s):

JACK E. WAGGONER

(Type or Print Name)

Signature

549 West Woodlawn Road

Address

BALT. MD 21221

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

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Attorney's Telephone No.:

1400 Kent Rd. 686-3902

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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 10th day of July, 1985.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Jack E. Waggoner, et ux
Petitioner's Attorney: Mr. Gary Lam, 549 West Woodlawn Road, Baltimore, Maryland 21221

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

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
Property Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Jack E. Waggoner
1450 Kent Road
Baltimore, Maryland 21221

RE: Item No. 384 - Case No. 86-71-A
Petitioners - Jack E. Waggoner, et ux
Variance Petition

Dear Mr. & Mrs. Waggoner:

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 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

ENCLOSURE

cc: Mr. Gary Lam
549 West Woodlawn Road
Baltimore, Maryland 21221

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 #384 (1984-1985)
Property Owner: Jack E. Waggoner
SW/S Kent Road, 250' N/W Galena Road
District 15th

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:

This site is located in a critical area. This is to advise that in the course of the building operation on this lot, any regrading of the lot shall be accomplished in such a manner as not to create a storm drain problem on your lot or on adjacent properties. Correction of any problems which may result due to improper grading shall be the Petitioner's full responsibility.

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

Very truly yours,

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

JAM:PMO:blp

cc: File

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

PAUL H. RENCKE
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: Jack E. Waggoner, et ux

Location: SW/S Kent Road 250' N/W Galena Road

Item No.: 384

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 or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: [Signature] Noted and Approved: Roy W. Kemmer
Planning Group Fire Prevention Bureau

/s/

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 # 384, Zoning Advisory Committee Meeting are as follows:
Property Owner: Jack E. Waggoner, et ux
Location: SW/S Kent Road 250' N/W Galena Road
District: 15th.

APPLICABLE TYPE AND CRITERIA

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a Registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. Commercial: Three sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Registered seals are not acceptable.
5. All use Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 0'-0" to an interior lot line. But Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built up an interior lot line shall require a fire or party wall. See Table 601, Section 1607, Section 1608.2 and Table 1602. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office must be considered until the necessary data pertaining to height/area and one action type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.
7. The 2 requested variances appear to conflict with Section(s) of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy 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. Registered Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use, or to Allow Use. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood/Elevation. Please see the attached copy of Section 516 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments:
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning, and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 119 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

For: C. E. Burman, Chief
Building Plans Review

1/22/85

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3501

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

July 22, 1985

Re: Zoning Advisory Meeting of June 18, 1985
Item # 384 JACK E. WAGGONER, et ux
Location: SW/SIDE KENT ROAD 250' N/W
GALENA ROAD (CRITICAL AREA)

Dear Mr. Jablon:

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

- X There are no site planning factors requiring comment.
- X A County Review Group Meeting is required.
- X A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- X This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- X A record plat will be required and must be recorded prior to issuance of a building permit.
- X The access is not satisfactory.
- X The circulation on this site is not satisfactory.
- X The parking arrangement is not satisfactory.
- X Parking calculations must be shown on the plan.
- X This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- X Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- X Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- X The amended Development Plan was approved by the Planning Board on [unclear].
- X Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by [unclear].
- X Capacity Use Certificate has been issued. The deficient service is [unclear].
- X The property is located in a traffic area controlled by a "T" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The basic Service Areas are re-evaluated annually by the County Council.

THIS SITE IS LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA. ADDITIONAL COMMENTS WILL BE DIVISION.

cc: James Hensell

Eugene A. Boper
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

June 26, 1985

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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

Arnold Jablon
TO.....Zoning Commissioner..... Date.....August 8, 1985.....
Norman E. Gerber, Director
FROM.....Office of Planning and Zoning.....
SUBJECT.....Zoning Petition No. 86-71-A

Please consider the Critical Area Evaluation comments (Gerber to Jablon, 7/31/85) to reflect the concerns of this office.

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

NEG:JGH:elm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

MR. ARNOLD JABLON
TO.....Zoning Commissioner..... Date.....July 31, 1985.....
NORMAN E. GERBER, Director
FROM.....Office of Planning and Zoning.....
Critical Area Evaluation
SUBJECT.....John M. Lee, Jr., et ux (86-72-A Item 385)
Jack E. Waggoner, et ux (86-71-A Item 364)

These petitions have been reviewed for Critical Area consistency. With regard to the petition of John M. Lee, Jr., et ux, it is recommended that, in order to satisfy the requirements of the Critical Area Program, four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. These recommendations are based on a calculated impervious area of approximately 675 square feet. In addition, all downspouts should be constructed to maximize infiltration by discharge to an underground drainage system or by overland flow. The latter approach would be more feasible given the small lot size.

For the petition of Jack Waggoner, et ux, it is likewise recommended that four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. This recommendation is based on a calculated impervious area of 832 square feet. All downspouts should direct flow overland or to an underground drainage system, rather than discharging directly into storm drains and gutters.

NEG:AT:vh

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

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

ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Jack E. Waggoner
1450 Kent Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Kent Road, 250' NW of
Galena Road, (1450 Kent Road)
15th Election District
Jack E. Waggoner, et ux,
Petitioners
Case No. 86-71-A

Dear Mr. and Mrs. Waggoner:

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

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Gary Lam
549 West Woodlynn Road
Baltimore, Maryland 21221

IN RE: PETITION FOR VARIANCE
SW/S Kent Road, 250' NW of
Galena Road, (1450 Kent Road)
15th Election District
Jack E. Waggoner, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-71-A

The Petitioners herein request variances to permit lot widths of 50 feet in lieu of the required 55 feet, side yard setbacks of 5 feet and 8.5 feet in lieu of the required 10 feet, and a front yard setback of 36 feet in lieu of the maximum required average setback of 40 feet.

Testimony by one of the Petitioners revealed that for about 15 years they have owned and lived in the existing dwelling on Lot 190 and utilized Lot 191 for a lawn and garden. Many of the homes on Kent Road between Hyde Park and Galena Road are located on 50-foot lots; one such home was built about one year ago. The Contract Purchaser testified that he has a contract of sale contingent upon approval of the petition for variances. In order to build the 26' x 32' house necessary for his family, to provide one side yard wide enough for a driveway to a future garage, and to establish a property line between Lots 190 and 191, variances are required. He requests a front yard variance so that he can see up and down the street past adjacent houses. The property is located in the Chesapeake Bay Critical Area but is not wetland. There were no protestants.

Pursuant to the advertisement, posting of property, and public hearing on the petition; it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners; Baltimore County having reviewed the application involving property located in the Maryland Chesapeake Bay Critical Area and having determined that it is consistent with the requirements of the

State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1985, that the requested variances to permit lot widths of 50 feet in lieu of the required 55 feet and side yard setbacks of 5 feet and 8.5 feet in lieu of the required 10 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Based on a calculated impervious area of approximately 832 square feet, four evergreen trees or one major or eight minor deciduous trees shall be planted on the site. All downspouts shall direct flow overland or to an underground drainage system.
2. Compliance with the requirements of the Bureau of Public Services.

It is FURTHER ORDERED that the variance to permit a front yard setback of 36 feet in lieu of the maximum required average setback of 40 feet is hereby DENIED.

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

PETITION FOR VARIANCE 15TH Election District

LOCATION: Southwest side of Kent Road, 250 ft. Northwest of Galena Road (1450 Kent Road)

DATE AND TIME: Wednesday, August 14, 1985 at 10:00 a.m.

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

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

Petition for Variance from Section 1802.3C.1 to permit lot widths of 50' in lieu of the required 55', side yard setbacks of 5' and 8.5' in lieu of the required 10' and a front yard setback of 36' in lieu of the maximum required average setback of 40'.

Being the property of Jack E. Waggoner, et ux as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Located on the southwest side of Kent Road 250' northwest of Galena Road and known as lots #190 and 191 as shown on Plat of Hyde Park which is recorded in land records of Balto. Co. in Liber 9, folio 59.

ORDER RECEIVED FOR FILING
August 26, 1985
J. A. C. [Signature]

ORDER RECEIVED FOR FILING
DATE August 26, 1985
J. A. C. [Signature]

ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/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

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Arnold Jablon
TO.....Zoning Commissioner..... Date.....August 8, 1985.....
Norman E. Gerber, Director
FROM.....Office of Planning and Zoning.....
SUBJECT.....Zoning Petition No. 86-71-A

Please consider the Critical Area Evaluation comments (Gerber to Jablon, 7/31/85) to reflect the concerns of this office.

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

NEG:JGH:elm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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For the petition of Jack Waggoner, et ux, it is likewise recommended that four evergreen trees, or eight minor, or one major deciduous tree be planted on the site. This recommendation is based on a calculated impervious area of 832 square feet. All downspouts should direct flow overland or to an underground drainage system, rather than discharging directly into storm drains and gutters.

NEG:AT:vh

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

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

ARNOLD JABLON
ZONING COMMISSIONER

August 26, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Jack E. Waggoner
1450 Kent Road
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
SW/S Kent Road, 250' NW of
Galena Road, (1450 Kent Road)
15th Election District
Jack E. Waggoner, et ux,
Petitioners
Case No. 86-71-A

Dear Mr. and Mrs. Waggoner:

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

Very truly yours,

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

JMHJ:bg

Attachments

cc: People's Counsel

Mr. Gary Lam
549 West Woodlynn Road
Baltimore, Maryland 21221

IN RE: PETITION FOR VARIANCE
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BEFORE THE
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State of Maryland to minimize adverse impacts on water quality and fish, wildlife, and plant habitat; and the granting of the requested variances not adversely affecting the health, safety, and general welfare of the community, the variances should be granted in part.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 26th day of August, 1985, that the requested variances to permit lot widths of 50 feet in lieu of the required 55 feet and side yard setbacks of 5 feet and 8.5 feet in lieu of the required 10 feet, in accordance with the plan submitted and filed herein, is GRANTED, from and after the date of this Order, subject to the following restrictions:

1. Based on a calculated impervious area of approximately 832 square feet, four evergreen trees or one major or eight minor deciduous trees shall be planted on the site. All downspouts shall direct flow overland or to an underground drainage system.
2. Compliance with the requirements of the Bureau of Public Services.

It is FURTHER ORDERED that the variance to permit a front yard setback of 36 feet in lieu of the maximum required average setback of 40 feet is hereby DENIED.

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

PETITION FOR VARIANCE 15TH Election District

LOCATION: Southwest side of Kent Road, 250 ft. Northwest of Galena Road (1450 Kent Road)

DATE AND TIME: Wednesday, August 14, 1985 at 10:00 a.m.

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

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

Petition for Variance from Section 1802.3C.1 to permit lot widths of 50' in lieu of the required 55', side yard setbacks of 5' and 8.5' in lieu of the required 10' and a front yard setback of 36' in lieu of the maximum required average setback of 40'.

Being the property of Jack E. Waggoner, et ux as shown on the plat filed with the Zoning Office.

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

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Located on the southwest side of Kent Road 250' northwest of Galena Road and known as lots #190 and 191 as shown on Plat of Hyde Park which is recorded in land records of Balto. Co. in Liber 9, folio 59.

ORDER RECEIVED FOR FILING
August 26, 1985
J. A. C. [Signature]

ORDER RECEIVED FOR FILING
DATE August 26, 1985
J. A. C. [Signature]

ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE
SW/S of Kent Rd., 250'
NW of Galena Rd. (1450
Kent Rd.), 15th District
JACK E. WAGGONER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-71-A

ENTRY OF APPEARANCE

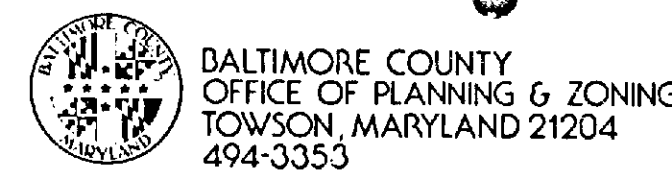
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 Mr. and Mrs. Jack E. Waggoner, 1450 Kent Road, Baltimore, MD 21221, Petitioners; and Garey Lam, 549 W. Woodlawn Rd., Baltimore, MD 21221, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman



ARNOLD JARLON
ZONING COMMISSIONER

August 8, 1985

Mr. & Mrs. Jack E. Waggoner
1450 Kent Road
Baltimore, Maryland 21221

RE: Petition for Variance
SW/S of Kent Rd., 250' NW of
Galena Road (1450 Kent Rd.)
15th Election District
Jack E. Waggoner, et ux - Petitioners
Case No. 86-71-A

Dear Mr. Waggoner,

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.

Sincerely,

Arnold Jarlon
ARNOLD JARLON
Zoning Commissioner

Mr. & Mrs. Jack E. Waggoner
1450 Kent Road
Baltimore, Maryland 21221

July 12, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
SW/S of Kent Rd., 250' NW of
Galena Road (1450 Kent Road)
15th Election District
Jack E. Waggoner, et ux - Petitioners
Case No. 86-71-A

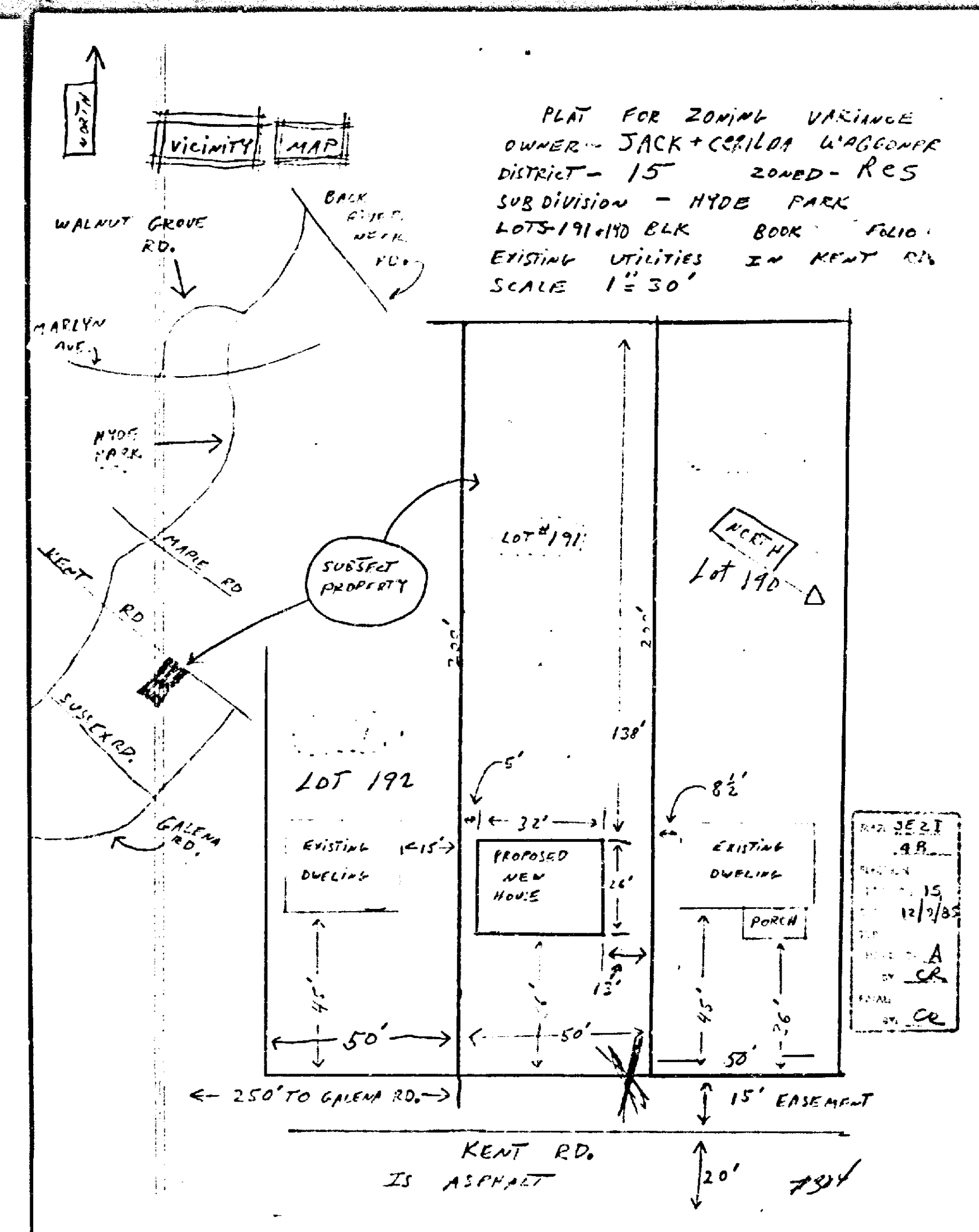
TIME: 10:00 a.m.

DATE: Wednesday, August 14, 1985

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

cc: Mr. Garey Lam
549 West Woodlawn Road
Balto., Md. 21221

Arnold Jarlon
Zoning Commissioner
of Baltimore County



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 7/20/85
Posted for: Variance
Petitioner: Jack E. Waggoner et ux
Location of property: SW/S Kent Rd., 250' NW of Galena Rd.
1450 Kent Rd.
Location of Sign: Facing Kent Rd., 15th Election District
Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
Remarks: See Petition of E. R. L. L. L.
Posted by: Arnold Jarlon Date of return: 7/24/85
Number of Signs: 1

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 Ventrali
Publisher

Cost of Advertising
24.75

Petition for Variance

15th Election District
LOCATION: Southwest side of Kent Road, 250 ft. Northwest of Galena Road (1450 Kent Road)
DATE & TIME: Wednesday, August 14, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing: Petition for Variance from Section 1802.3C.1 to permit lot widths of 80' in line of the required 85' side yard setback of 5' and 8.5' in line of the required 10' and a front yard setback of 28' in line of the maximum required average setback of 40'.
Being the property of Jack E. Waggoner, et ux, as shown on the plat filed with the Zoning Office.
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing, set above or made at the hearing.
By Order Of
Arnold Jarlon
Zoning Commissioner
of Baltimore County

The Times

Middle River, Md., July 25, 1985
This is to Certify, That the annexed

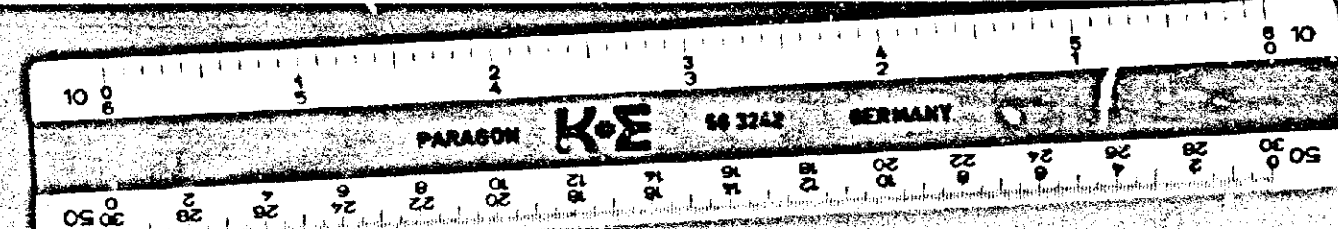
Petition
Page 1 73251

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

Arnold Jarlon
Publisher
Page 27.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 008676
DATE 8-14-85 ACCOUNT 01-615-000
AMOUNT \$ 50.59
RECEIVED FROM Jack Waggoner
FOR Assessment 86-71-A
B B025*****00510 51057
VALIDATION OR SIGNATURE OF CASHIER



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007288
DATE 8/7/85 ACCOUNT P-01-615-000
AMOUNT \$ 35.00
RECEIVED FROM Arnold Jarlon
OR John L. L. L. L.
VALIDATION OR SIGNATURE OF CASHIER