

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

result in practical difficulty and unreasonable hardship upon the Pectioner(s) and the granting of the variance(s) requested with all not adversely affect the health, safety, and general welfare of the community, the variance(s) should /shouldx mot be granted.

day of September, 19 85, that the herein Petition for Zoning Variance to permit a side yard setback of 31 feet instead of the required 50 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the follow-

> 1. 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.

cc: 'Mr. & Mrs. Howard Bell People's Counsel

RE: PETITION FOR VARIANCE S/S of Cockeys Mill Rd. 208' E/Centerline of Franklin Valley Circle (527 Cockeys Mill Rd.),

BEFORE THE ZONING COMMISSIONER

OF BALTIMORE COUNTY

4th District

:::::: 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 People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Howard Bell, 307 Daniel St., Dover, N. J. 07801; and Mr. and Mrs. Dale Bryan, 527 Cockeys Mill Rd., Reisterstown, MD 21136.

BALTIMORS COUNTY
OFFICE OF PLANNING & ZONING
TOWSON MARYLAND 21204

ARNOLD JABLON ZONING COMM SSIONER

Mr. & Mrs. Howard Bell

527 Cockeys Mill Road

Dear Mr. & Mrs. Bell:

BALTIMORE COUNTY, MARYLAND

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

FROM: Howard Bill, et up

8 941 64 ... 5537: 0 62368

an Order is issued.

Reisterstown, Maryland 21136

7/9/85

Howard Bell 527 Cockeys Mill Rd. Reisterstown Md. 21136

Zonning Commissioner 111 W. Chesapeake Ave. Towson, Md. 21204

R. Jablon

Dear Sir:

Dan No. 9 DALE BRYAN, it up

September 19, 1985

Re: Petition for Variance

(527 Cockeys Mill Road)

4th Election District

Case No. 86-117-A

This is to advise you that \$55.37 is due for advertising and posting of the above property. This fee must be paid before

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

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building,

Maryland 21204, before the hearing.

COUNT R-01-615-000

AMOUNT_\$55,37

1-tome + Proteins # 26-117-A

S/S Cockeys Mill Road, 208' E of centerline of Franklin Valley Circle

Howard Bell, et ux, Petitioners

A petition for a Varience was filed in my behalf on 7-3-85 by my builder, Rich Elms, as account # R-01-615-000 for a two car garage at the property at 527 Cockeys Mill Rd., Reisterstown. I was not the owner of the property at that time. I now am. The settlement occurred on July 24, 1985. When you send notice of the public hearing for this varience, please send it addressed to me, not the previous owners.

ZONING DEPARTMENT

4th Election District

LOCATION:

South side of Cockeys Mill Road, 208' East of the centerline of Franklin Valley Circle (527 Cockeys Mill Road)

DATE AND TIME:

Monday, September 23, 1985 at 10:45 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 Zoning Variance from Section 103.3 (1A00.3B.3) to permit a side yard setback of 31 feet in lieu of the required

Being the property of Howard Be the plat filed with the Zoning Office. Howard Bell, et ux

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

August 23, 1985

Mr. & Mrs. Howard Bell 527 Cockeys Mill Road Resiterstown, Maryland 21136

NOTICE OF HEARING

RE: PETITION FOR VARIANCE S/S Cockeys Mill Road, 208' E of centerline of Franklin Valley Circle (527 Cockeys Mill Road) 4th Election District Howard Bell, et ux, Petitioners Case No. 36.117-A

September 23, 1985

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT B B115******350G:2 8055F VARIANCE

VALIDATION OF SIGNATURE OF CASHIER

MENTY NEWSPAPERS OF MARYLAND, INC.

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County Times, a daily newspaper published in Westminster, Carroll County, Maryland. own News, a weekly newspaper published in Baltimore County, Maryland. nity Times, a weekly newspaper published in Baltimore County, Maryland. UNITY NEWSPAPERS OF MARYLAND, INC.

ZONING DESCRIPTION

Being on the south side of Cockers Mill Road at the distance of 208 feet east of the center line of Franklin Valley Circle being Lot # 5 Block A in the sub-division of Franklin Valley Book # 39 Folio # 9 also known as 527 Cockeys Mill Road.

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By Order Of
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Zoning Commissioner
of Baltimore County

= 86-117-A CERTIFICATE OF PUBLICATION

TOWSON, MD., September 5 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 September 5

> THE JEFFERSONIAN. 18 Venetarli

Cost of Advertising

CERTIFICATE OF POSTING ZONING DEPARTMENT OF GALTIMORE COUNTY

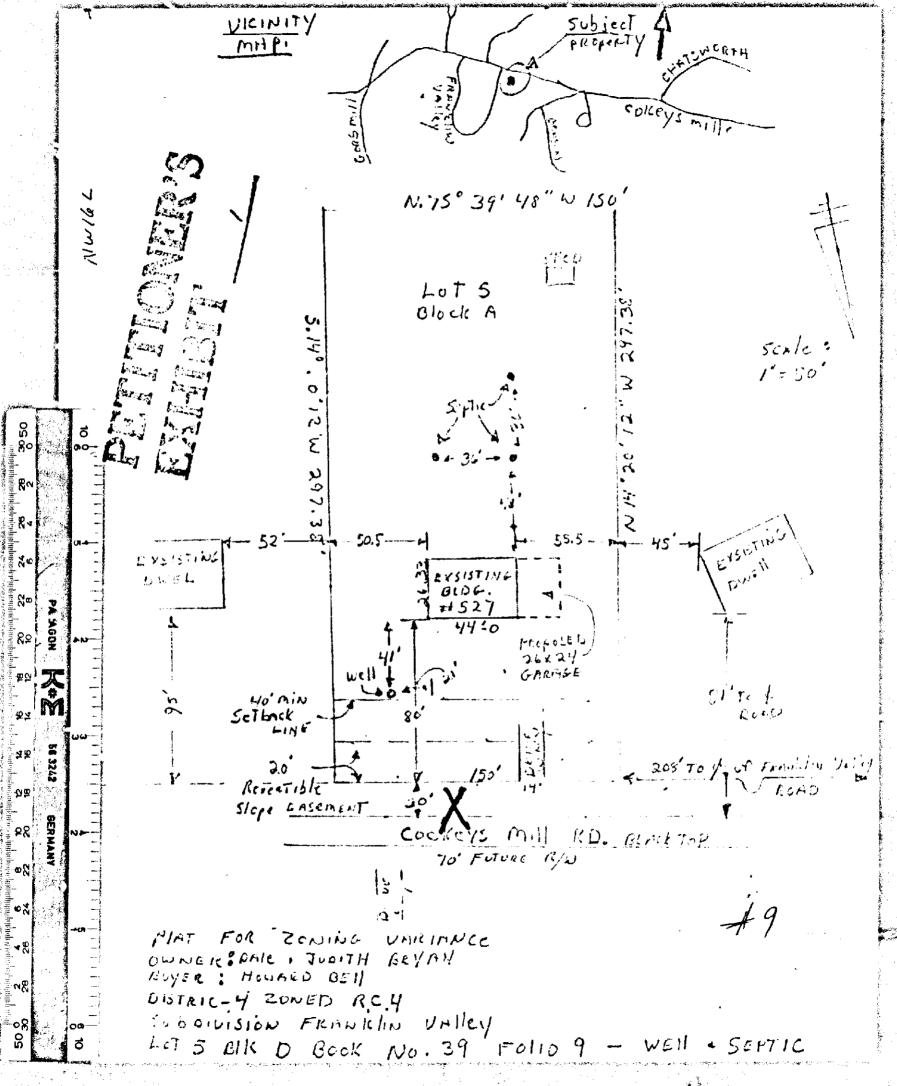
District 4 th	Date of Posting SEPTEM BER S. 198
Posted for: Dariance	
Della is	te ush
Location of property: 515 Lockey	Mille Rd, 208' Ec/L of Franklin
Volley Circle (527 Cock	rus Mill Rd.)
J. J. hat 1/5	of Cockers Mill Rd
Vally Circle (527 Cock Location of Signs: In front of 50	
Democratic	
Remarks: & O Arata	Date of return September 6, 1985

Westminster, Md., Sept. 12.19.65

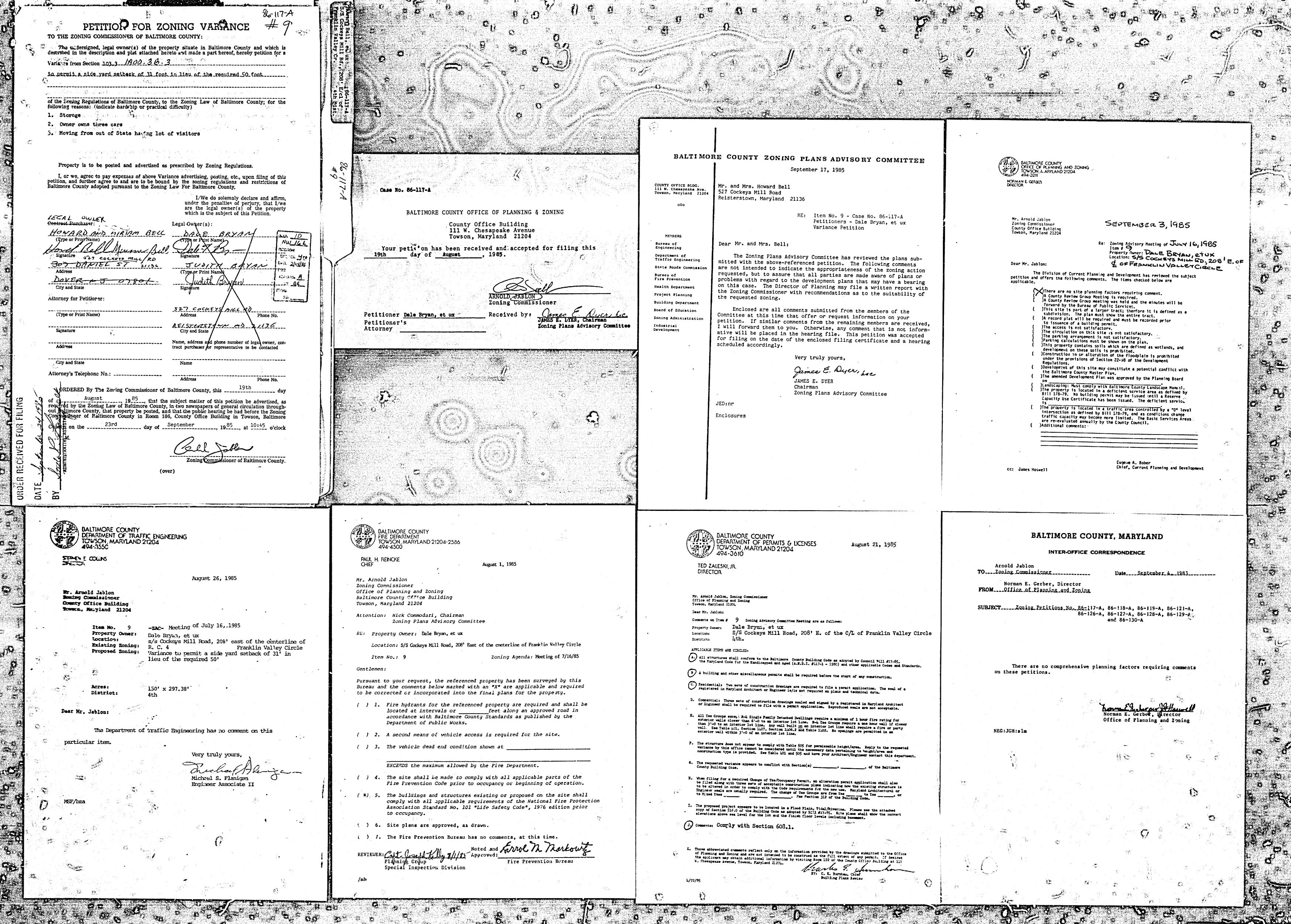
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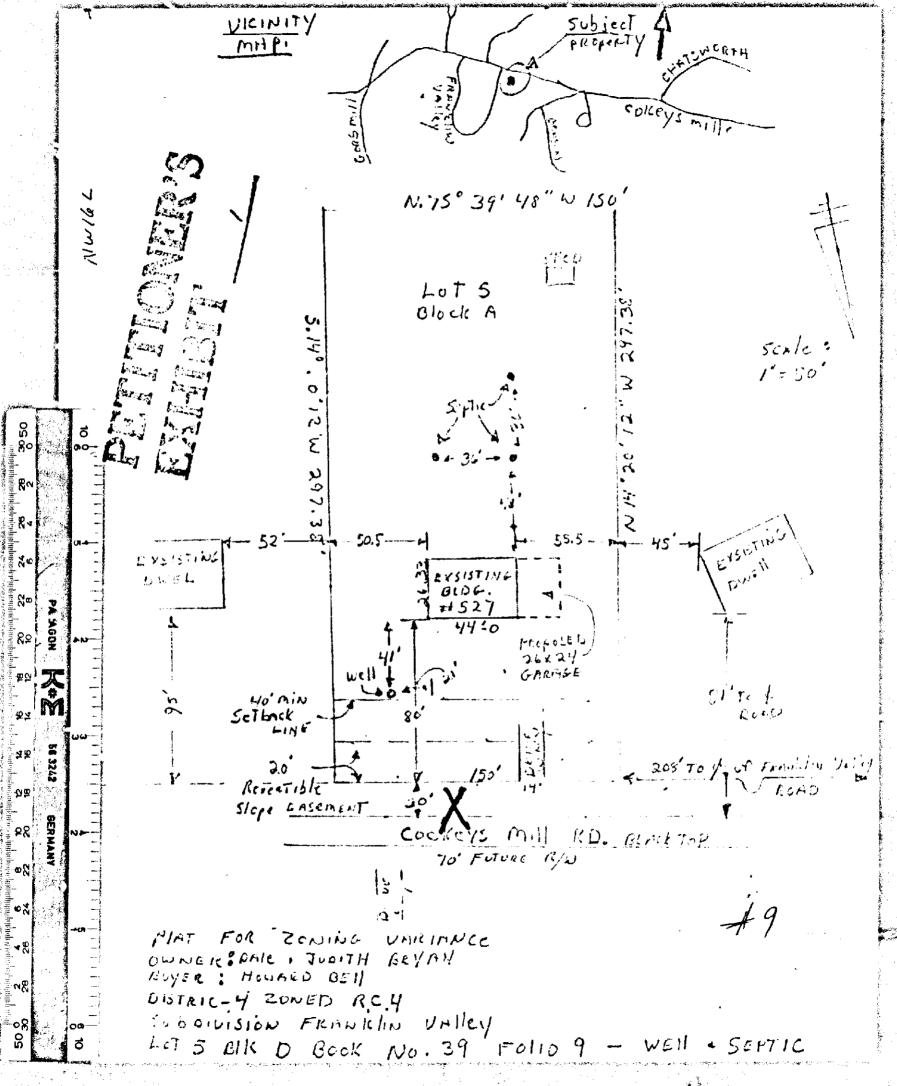
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