

420 86-127-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

It is, 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 103.3 (1A00-3B.2.1) to permit side yard setbacks of 45 feet instead of the required 50 feet.

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

The Zoning Regulations and Zoning Law of Baltimore County as they apply to this subdivision (Carroll Manor Ridge) require that there be a 50 foot setback on each side from the property line to the dwelling. The property, where the dwelling would be located, is approximately 161 feet wide. The dwelling we wish to erect measures 71 feet wide; therefore, it would be necessary to obtain a variance of 10 feet (5 feet on each side of the dwelling) to enable us to build the proposed dwelling.

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: _____
Attorney's Telephone No.: _____

Legal Owner(s):
EARL W. MITCHELL, JR.
(Type or Print Name)
Signature: *Earl W. Mitchell, Jr.*
MARIE C. MITCHELL
(Type or Print Name)
Signature: *Marie C. Mitchell*
3718 Eastwood Drive 760-1914 work
Address Phone No.
Baltimore, Maryland 21206
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
EARL W. MITCHELL, JR.
Name
3718 Eastwood Drive 760-1914 work
Address Phone No.
Baltimore, Maryland 21206
City and State

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of AUGUST, 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 the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1985, at 11:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-217-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 21st day of August, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Earl W. Mitchell, Jr., et ux
Petitioner's Attorney: *James E. Dyer*
Received by: *James E. Dyer*
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1985

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

Mr. and Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

RE: Item No. 26 - Case No. 86-127-A
Petitioner - Earl W. Mitchell, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Mitchell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 30, 1985
Item # 26
Property Owner: EARL W. MITCHELL, JR., ET UX
Location: SE SIDE CARROLL RIDGE COURT,
240' NE OF E OF SWEET AIR RD.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ 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 to this site 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 is _____.
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The basic services areas are re-evaluated annually by the County Council.
- ☒ Additional comments: _____

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-5350

STEPHEN E. COLLINS
DIRECTOR

July 31, 1985

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

Item No. 23, 24, 25 (2), and 27 ZAC- Meeting of July 30, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 23, 24, 25, 26, and 27.

Frederick S. Flanagan
Frederick S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

August 6, 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: Earl W. Mitchell, Jr., et ux

Location: SE side Carroll Ridge Ct., 240' NE of centerline of Sweet Air Road

Item No.: 26 Zoning Agenda: Meeting of 7/30/85

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.
- (x) 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: *Art Campbell* Noted and Approved: *Roy W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

YED ZALESKI, JR.
DIRECTOR

August 26, 1985

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

Dear Mr. Jablon:

Comments on Item # 26 Zoning Advisory Committee Meeting are as follows:

Property Owner: Earl W. Mitchell, Jr., et ux
Location: SE side Carroll Ridge Court, 240' NE of c/l of Sweet Air Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.A.S.D. #11-71 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) 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. Registered seals are not acceptable.
- (5) All the Groupes Group: Red Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. All the Groupes require a one hour wall if closer than 3'-0" to an interior lot line. Any wall within 20' of an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (7) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office can be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (8) The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- (9) When filing for a variance Change of Use/Accessory Permit, an alternate 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 Group of Use Groups are from the _____ to the _____ or to the _____ of the Building Code.
- (1) The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 22A-2 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the Flood Plain levels including basement.
- (2) Comments: _____
- (3) 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, or desired. The applicant may obtain additional information by visiting Room 101 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arthur J. Chamberlain
Arthur J. Chamberlain
Building Plans Review

LJ21/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A, 86-126-A, 86-127-A, 86-128-A, 86-129-A, and 86-130-A

There are no comprehensive planning factors requiring comments on these petitions.

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

NEG:JCH:sjm

APR 14 1988

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:

August 5, 1985

Earl W. Jr., & Marie C. Mitchell

426-7188

The Zoning Commissioner of Baltimore County
County Office Building
Room 106
Towson, Maryland 21204

Re: Lot No. 3 Carroll Ridge Court
Zoning Variance Application No. 26
Owners: Earl W. Jr., & Marie C. Mitchell

Attention: Commissioner Arnold Jablon

Dear Commissioner Jablon:

Please be advised that we are the owners of Lot # 3, Carroll Ridge Court and have applied for a Zoning variance No 26 for side set backs as reflected in the attached letters to your attention. We are requesting that you give serious consideration to our request for an earlier hearing date for the following reasons:

We first contracted for the purchase of this lot and then proceeded to sell our home. We moved into my mother's and moved all our furniture in as well. We are unbelievably crowded. Two sets of furniture in every room, five people and two dogs.

We were supposed to break ground August 1st however the Community Association suggested we have the house in line with the others and mine would not look right in the spot the builder had suggested. We honestly felt that the builder was in the right spot until we measured and walked it off and found the house would not look right where he intended to put it. Therefore we have to apply for this variance. Which now makes a delay in building.

The builder now informed us that he cannot hold to this price and the price will go up the longer it takes.

Inasmuch as all of my neighbors surrounding my property in the development, Alessi, Maxwell and Schmitz as well as the developer of the association and The President of the Community Association Mr. Ryan have no objection to this variance request, I implore you to take consideration in giving us an earlier hearing date. There is and will be no objection to this request, therefore this time lost is only hurting me. We are living in over-crowded conditions for no good reason.

My husband and I are trying to abide by the wishes of the Community Association and our own tastes as well and have taken the time of course to obtain a letter signed by all parties involved. My three neighbors adjoining our property as well as the developer of the community and the President of the Community Association to make it clear that this request is certainly not contested by anyone. In fact Mr. Schmitz to the right of my property has a 12 foot side set back on his own property.

It has not been uncommon for residents in this community to have a variance of some kind.

Believe me if we didn't need this hearing date set in earlier for my own peace of mind to alleviate my pressures at home, I wouldn't ask.

Therefore I am asking that you please consider our request and grant an early hearing date on our request for a zoning variance.

Sincerely

Marie C. Mitchell
MARIE MITCHELL

Earl W. Mitchell Jr.
EARL W. MITCHELL, JR.

THE CARROLL MANOR COMMUNITY ASSOCIATION

Baldwin, Maryland

August 5, 1985

The Zoning Commissioner of Baltimore County
County Office Building
Room 106,
Towson, Maryland 21204

Re: Lot No. 3 Carroll Manor Ridge
Zoning Variance Application No. 26
Owners: Earl W. Jr., and Marie C. Mitchell

Attention: Commissioner Arnold Jablon

Dear Mr. Jablon:

This is to advise you that the Carroll Manor Community Association is fully aware of the application of Earl and Marie Mitchell to your office for a Zoning Variance to permit side yard setbacks of 45 feet instead of the 50 feet on the subject property.

This is to further advise you that we have no objection to this request for such variance and, in fact, concur with the need for such variance in order that their home might be more in line with the present structures on either side of them.

If you have any further questions or wish to inquire of me further, please feel free to call me.

Yours very truly,

Richard E. Ryan
RICHARD RYAN, President

4908 Carroll Ct.
Address

592-5359
Phone

August 5, 1985

Zoning Commissioner of Baltimore County
County Office Building
Room 106,
Towson, Maryland 21204

Re: Lot 3, Carroll Manor Ridge
Zoning Variance Application No. 26
Owners: Earl W. Jr. and Marie C. Mitchell
Attention: Mr. Arnold Jablon

Dear Mr. Jablon:

This letter is being written to advise the Zoning Commissioner of Baltimore County that we, the undersigned have been notified by Earl W. Jr. and Marie C. Mitchell of their filing of a Petition for Zoning Variance. We are also aware that said petition is being filed to permit side yard setbacks of 45 feet instead of the required 50 feet on the property known as "Lot No. 3, Plat 1, Plat Book E.H.K.Jr., No. 40, Folio 10, Carroll Manor Ridge. The improvements thereon to be known as 14203 Carroll Manor Ridge.

We the undersigned wish to further advise the Zoning Commissioner that having been advised of the aforementioned petition we have no objection to the variance requested and in fact feel the variance is in the best interest of the community in keeping the houses more in line with one another.

To attest to those facts stated above we hereby affix our names and seals to this document.

NAME ADDRESS
Michael Alessi 4046 Sweet Air Road
MICHAEL ALESSI 592-5593

Michael Schmitz 14205 CARROLL RIDGE CT.
MICHAEL SCHMITZ 592-2099

Bruce Maxwell 4940 Sweet Air Rd.
BRUCE MAXWELL

CARROLL MANOR RIDGE, INC.
3223 Erdman Avenue
Baltimore, Maryland 21213

August 2, 1985

Zoning Commission
ATTENTION: Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

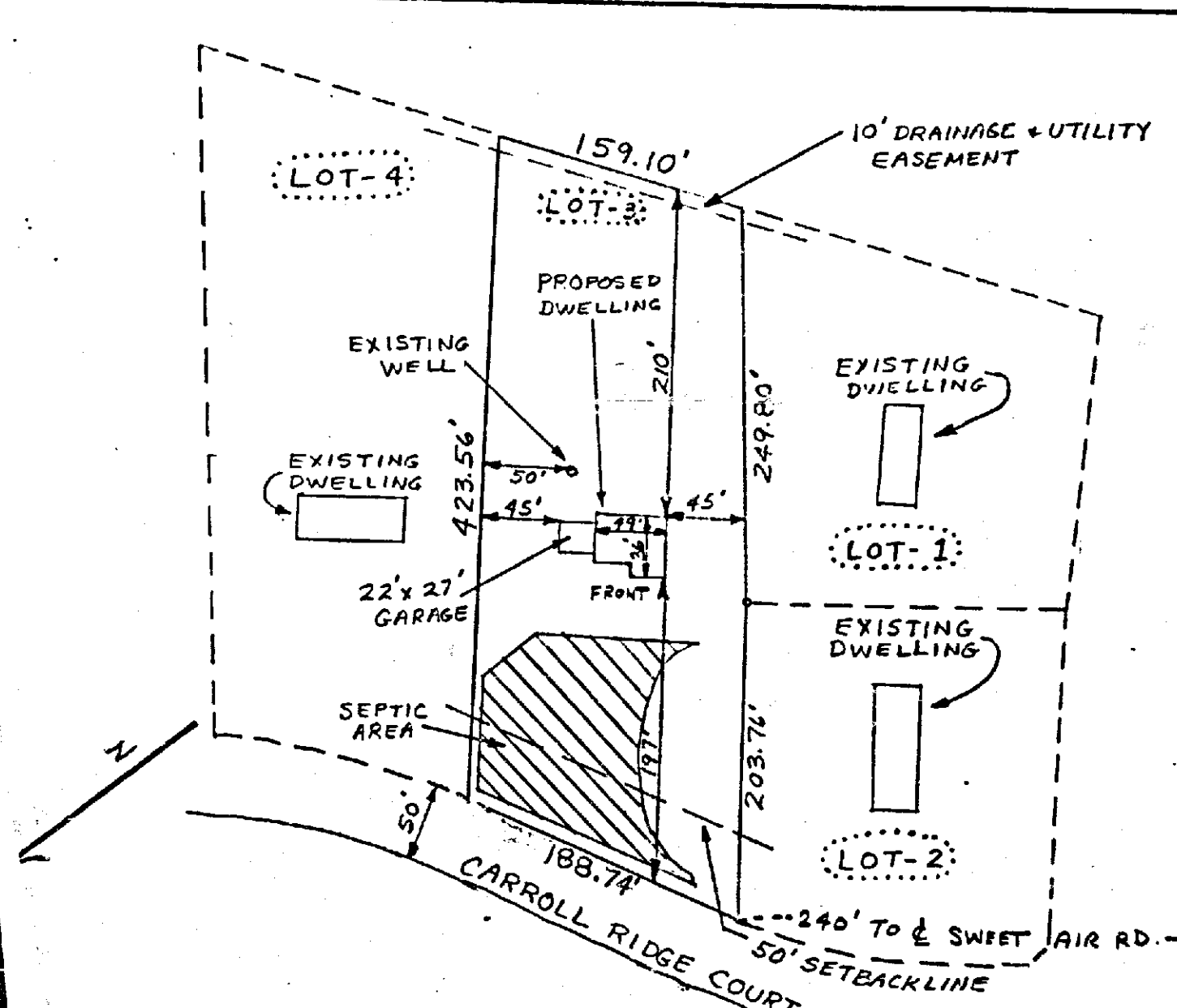
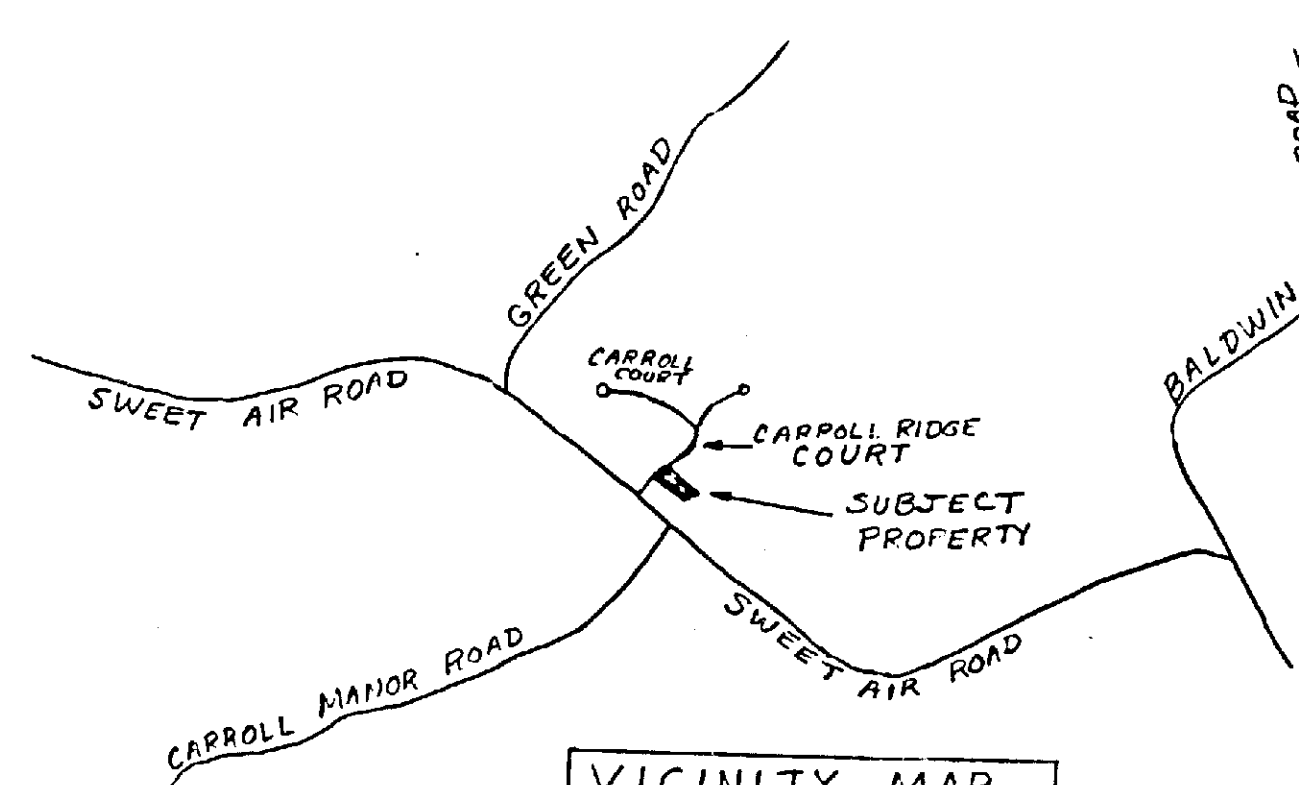
Gentlemen:

Mr. and Mrs. Mitchell have purchased Lot #3 Carroll Ridge Court in the Carroll Manor Ridge sub-division. They informed our company that the house they desire to build will require a special exception to reduce the side line setback.

This is to inform you that our company, Carroll Manor Ridge, Inc., Developers, have no objection to this request.

Sincerely yours,
CARROLL MANOR RIDGE, INC.

Anthony G. Farinacci
Anthony G. Farinacci
President



PLAT FOR ZONING VARIANCE
OWNERS - EARL W. JR. & MARIE C. MITCHELL
DISTRICT 11, ZONED RC2 (RFR Subdivision)
SUBDIVISION - CARROLL MANOR RIDGE
LOT NO. 3, PLAT 1, PLAT BK. E.H.K.JR. NO. 40, FOLIO 10,
EXISTING UTILITIES IN SWEET AIR ROAD
SCALE: 1" = 100'

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Earl W. Mitchell, Jr.
3719 Eastwood Drive
Baltimore, Maryland 21206

Dear Mr. & Mrs. Mitchell:

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

RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Court, 240'
NE of the c/l Sweet Air Road,
(14203 Carroll Ridge Court) -
11th Election District
Earl W. Mitchell, Jr., et ux,
Petitioners
Case No. 86-127-A

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg
Attachments
cc: People's Counsel

APR 14 1986

IN RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Court, 240'
NE of the c/l Sweet Air Road,
(14203 Carroll Ridge Court) -
11th Election District
Earl W. Mitchell, Jr., et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-127-A

The Petitioners herein request variances to permit side yard setbacks of 45 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicates that they propose to build a residence 197 feet from the front property line, in line with the home on Lot 4 facing Carroll Ridge Court. The dwelling could be located on the site without variances but, because the lot narrows to the rear, it would be in front of the neighbor's house, thereby reducing his air and view. The file includes letters from neighbors; Carroll Manor Ridge, Inc., the developers; and the Carroll Manor Community Association concurring with the need for the requested variances. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of October, 1985, that the herein Petition for Variance to permit side yard setbacks of 45 feet in lieu of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

James M. DeLong
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
11th Election District

LOCATION: Northeast side of Carroll Ridge Court, 240' Northeast of the centerline of Sweet Air Road (14203 Carroll Ridge Court)
DATE AND TIME: Wednesday, September 25, 1985 at 11:00 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 103.3 (1A07.3B.3) to permit side yard setbacks of 45 feet in lieu of the required 50 feet.

Being the property of Earl W. Mitchell, Jr., 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

ZONING DESCRIPTION

BEGINNING on the southeast side of Carroll Ridge Court 50 feet wide, at the distance of 240 feet northeast of the centerline of Sweet Air Road. Being known and designated as Lot No. 3, on Plat 1, "CARROLL MANOR RIDGE", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, Folio 10. The improvements thereon are to be known as 14203 Carroll Ridge Court.

RE: PETITION FOR VARIANCE
NE/S of Carroll Ridge
Ct., 240' NE/Centerline
of Sweet Air Rd. (14203
Carroll Ridge Ct.),
11th District
Earl W. Mitchell, Jr.,
et ux, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-127-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 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Earl W. Mitchell, Jr., 3718 Eastwood Drive, Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE *October 1, 1985*
BY *James M. DeLong*

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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. & Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

RE: Petition for Variance
NE/S Carroll Ridge Ct., 240' NE/c/l
of Sweet Air Rd. (14203 Carroll Ridge Rd.
11th Election District
Earl W. Mitchell, Jr., et ux, Petitioners
Case No. 86-127-A

Dear Mr. & Mrs. Mitchell:

This is to advise you that \$63.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the hearing sign and post returned on the day of the hearing. The sign will be returned to you until day of the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012532
DATE *9-25-85* AMOUNT *\$63.75*
FOR *Advertising & Posting of 86-127-A*
PAID BY *Earl W. Mitchell, Jr.*
SIGNATURE OF CARRIER

PETITION FOR VARIANCE
11th Election District
LOCATION: Northeast side of Carroll Ridge Court, 240' Northeast of the centerline of Sweet Air Road (14203 Carroll Ridge Court)
DATE AND TIME: Wednesday, September 25, 1985 at 11:00 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: Being the property of Earl W. Mitchell, Jr., 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. ARNOLD JABLON, Zoning Commissioner of Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 5, 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 September 5, 1985.

THE JEFFERSONIAN,
B. Ventak
Publisher
Cost of Advertising
24.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *11th* Date of Posting: *9/1/85*
Posted for: *Variance*
Petitioner: *Earl W. Mitchell, Jr. et ux*
Location of property: *NE/S Carroll Ridge Ct., 240' NE/c/l of Sweet Air Rd. 14203 Carroll Ridge Court*
Location of Sign: *Front of Carroll Ridge Ct., 240' NE/c/l of Sweet Air Rd.*
Remarks: *Properly et al. 11th District*
Posted by: *Arnold Jablon* Date of return: *9/4/85*
Number of Signs: *1*

Mr. & Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Ct., 240' NE/c/l
of Sweet Air Rd. (14203 Carroll Ridge Rd.)
11th Election District
Earl W. Mitchell, Jr., et ux, Petitioners
Case No. 86-127-A

TIME: 11:00 a.m.

DATE: Wednesday, September 25, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007375
DATE *9/1/85* ACCOUNT *01-615-000*
AMOUNT *\$35.00*
RECEIVED FROM *Earl W. Mitchell*
FOR *Variance #26*
8015*****35001a 5188F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 4, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper-printed and published in Towson, Baltimore County, Md., appearing on September 4, 1985.

TOWSON TIMES,
B. Ventak
Publisher
34.00

APR 14 1988

420 86-127-A **PETITION FOR ZONING VARIANCE** TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

It, 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 103.3 (1A00-3B.2.1) to permit side yard setbacks of 45 feet instead of the required 50 feet.

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

The Zoning Regulations and Zoning Law of Baltimore County as they apply to this subdivision (Carroll Manor Ridge) require that there be a 50 foot setback on each side from the property line to the dwelling. The property, where the dwelling would be located, is approximately 161 feet wide. The dwelling we wish to erect measures 71 feet wide; therefore, it would be necessary to obtain a variance of 10 feet (5 feet on each side of the dwelling) to enable us to build the proposed dwelling.

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: Legal Owner(s):
(Type or Print Name) EARL W. MITCHELL, JR.
Signature: *Earl W. Mitchell, Jr.*
Address: MARIE C. MITCHELL
(Type or Print Name)
Signature: *Marie C. Mitchell*
City and State: Baltimore, Maryland 21206
City and State:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: EARL W. MITCHELL, JR.
City and State: Baltimore, Maryland 21206
Address: 3718 Eastwood Drive 760-1914 work
City and State: Phone No. 426-7188 home
Attorney for Petitioner: 3718 Eastwood Drive 760-1914 work
(Type or Print Name) Address: Phone No. 426-7188 home
Signature: EARL W. MITCHELL, JR.
City and State: Baltimore, Maryland 21206
Address: 3718 Eastwood Drive 760-1914 work
City and State: Phone No. 426-7188 home
Attorney's Telephone No.: 3718 Eastwood Drive 760-1914 work
Address: Phone No. 426-7188 home

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of AUGUST, 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 the property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1985, at 11:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.
(over)

Case No. 86-217-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 21st day of August, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Earl W. Mitchell, Jr., et ux Received by: *James E. Dyer*
Petitioner's Attorney: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 18, 1985

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

Mr. and Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

RE: Item No. 26 - Case No. 86-127-A
Petitioner - Earl W. Mitchell, Jr., et ux
Variance Petition

Dear Mr. and Mrs. Mitchell:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures

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

SEPTEMBER 3, 1985

Re: Zoning Advisory Meeting of July 30, 1985
Item # 26
Property Owner: EARL W. MITCHELL, JR., ET UX
Location: SE SIDE CARROLL RIDGE COURT,
240' NE OF E OF SWEET AIR RD.

Dear Mr. Jablon:

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

- ☒ There are no site planning factors requiring comment.
- ☒ A County Review Group Meeting is required.
- ☒ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☒ 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 to this site 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 [blank].
- ☒ 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 is [blank].
- ☒ The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ☒ Additional comments: [blank]

cc: James Howell

Eugene A. Rober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-5350

STEPHEN E. COLLINS
DIRECTOR
July 31, 1985

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

Item No. 23, 24, 25 (2), and 27 ZAC- Meeting of July 30, 1985
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:
The Department of Traffic Engineering has no comments for item numbers 23, 24, 25, 26, and 27.

Frederick S. Flanagan
Frederick S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF
August 6, 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: Earl W. Mitchell, Jr., et ux

Location: SE side Carroll Ridge Ct., 240' NE of centerline of Sweet Air Road
Item No.: 26 Zoning Agenda: Meeting of 7/30/85

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 [blank] 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.
- (x) 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: *Art Campbell* Noted and Approved: *Roy W. Kemmer*
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

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

YED ZALESKI, JR.
DIRECTOR
August 26, 1985

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

Dear Mr. Jablon:

Comments on Item # 26 Zoning Advisory Committee Meeting are as follows:

Property Owner: Earl W. Mitchell, Jr., et ux
Location: SE side Carroll Ridge Court, 240' NE of c/l of Sweet Air Road
District: 11th.

APPLICABLE ITEMS ARE CIRCLED:

- (1) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85. The Maryland Code for the Handicapped and Aged (A.A.S.C. #11-71 - 1980) and other applicable Codes and Standards.
- (2) A building and other miscellaneous permits shall be required before the start of any construction.
- (3) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- (4) 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. Registered seals are not acceptable.
- (5) All the Grouped Group: Red Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 3'-0" to an interior lot line. All the Grouped Group: A one hour wall if closer than 3'-0" to an interior lot line. Any wall within 20' of an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- (7) The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office can be considered until the necessary data pertaining to height/area and constructive type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- (8) The requested variance appears to conflict with Section(s) [blank] of the Baltimore County Building Code.
- (9) When filing for a variance Change of Use/Accessory Use, an alternate 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 stamp of the Grouped are from the [blank] to the [blank] or to the [blank] of the Building Code.
- (1) The proposed project appears to be located in a Flood Plain. Please see the attached copy of Section 22-98 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 Flood Plain levels including basement.
- (2) Comments: [blank]
- (3) 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 plan, or desired. The applicant may obtain additional information by visiting Room 101 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Arthur J. Chamberlain
Arthur J. Chamberlain
Building Plans Review

LJ21/85

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: September 4, 1985

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

SUBJECT: Zoning Petitions No. 86-117-A, 86-118-A, 86-119-A, 86-121-A,
86-126-A, 86-127-A, 86-128-A, 86-129-A,
and 86-130-A

There are no comprehensive planning factors requiring comments on these petitions.

NEG:JCH:sjm

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

APR 14 1988

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:

August 5, 1985

Earl W. Jr., & Marie C. Mitchell

426-7188

The Zoning Commissioner of Baltimore County
County Office Building
Room 106
Towson, Maryland 21204

Re: Lot No. 3 Carroll Ridge Court
Zoning Variance Application No. 26
Owners: Earl W. Jr., & Marie C. Mitchell

Attention: Commissioner Arnold Jablon

Dear Commissioner Jablon:

Please be advised that we are the owners of Lot # 3, Carroll Ridge Court and have applied for a Zoning variance No 26 for side set backs as reflected in the attached letters to your attention. We are requesting that you give serious consideration to our request for an earlier hearing date for the following reasons:

We first contracted for the purchase of this lot and then proceeded to sell our home. We moved into my mother's and moved all our furniture in as well. We are unbelievably crowded. Two sets of furniture in every room, five people and two dogs.

We were supposed to break ground August 1st however the Community Association suggested we have the house in line with the others and mine would not look right in the spot the builder had suggested. We honestly felt that the builder was in the right spot until we measured and walked it off and found the house would not look right where he intended to put it. Therefore we have to apply for this variance. Which now makes a delay in building.

The builder now informed us that he cannot hold to this price and the price will go up the longer it takes.

Inasmuch as all of my neighbors surrounding my property in the development, Alessi, Maxwell and Schmitz as well as the developer of the association and The President of the Community Association Mr. Ryan have no objection to this variance request, I implore you to take consideration in giving us an earlier hearing date. There is and will be no objection to this request, therefore this time lost is only hurting me. We are living in over-crowded conditions for no good reason.

My husband and I are trying to abide by the wishes of the Community Association and our own tastes as well and have taken the time of course to obtain a letter signed by all parties involved. My three neighbors adjoining our property as well as the developer of the community and the President of the Community Association to make it clear that this request is certainly not contested by anyone. In fact Mr. Schmitz to the right of my property has a 12 foot side set back on his own property.

It has not been uncommon for residents in this community to have a variance of some kind.

Believe me if we didn't need this hearing date set in earlier for my own peace of mind to alleviate my pressures at home, I wouldn't ask.

Therefore I am asking that you please consider our request and grant an early hearing date on our request for a zoning variance.

Sincerely

Marie C. Mitchell
MARIE MITCHELL

Earl W. Mitchell Jr.
EARL W. MITCHELL, JR.

THE CARROLL MANOR COMMUNITY ASSOCIATION

Baldwin, Maryland

August 5, 1985

The Zoning Commissioner of Baltimore County
County Office Building
Room 106,
Towson, Maryland 21204

Re: Lot No. 3 Carroll Manor Ridge
Zoning Variance Application No. 26
Owners: Earl W. Jr., and Marie C. Mitchell

Attention: Commissioner Arnold Jablon

Dear Mr. Jablon:

This is to advise you that the Carroll Manor Community Association is fully aware of the application of Earl and Marie Mitchell to your office for a Zoning Variance to permit side yard setbacks of 45 feet instead of the 50 feet on the subject property.

This is to further advise you that we have no objection to this request for such variance and, in fact, concur with the need for such variance in order that their home might be more in line with the present structures on either side of them.

If you have any further questions or wish to inquire of me further, please feel free to call me.

Yours very truly,

Richard E. Ryan
RICHARD RYAN, President

4908 Carroll Ct.
Address

592-5359
Phone

August 5, 1985

Zoning Commissioner of Baltimore County
County Office Building
Room 106,
Towson, Maryland 21204

Re: Lot 3, Carroll Manor Ridge
Zoning Variance Application No. 26
Owners: Earl W. Jr. and Marie C. Mitchell
Attention: Mr. Arnold Jablon

Dear Mr. Jablon:

This letter is being written to advise the Zoning Commissioner of Baltimore County that we, the undersigned have been notified by Earl W. Jr. and Marie C. Mitchell of their filing of a Petition for Zoning Variance. We are also aware that said petition is being filed to permit side yard setbacks of 45 feet instead of the required 50 feet on the property known as "Lot No. 3, Plat 1, Plat Book E.H.K.Jr., No. 40, Folio 10, Carroll Manor Ridge. The improvements thereon to be known as 14203 Carroll Manor Ridge.

We the undersigned wish to further advise the Zoning Commissioner that having been advised of the aforementioned petition we have no objection to the variance requested and in fact feel the variance is in the best interest of the community in keeping the houses more in line with one another.

To attest to those facts stated above we hereby affix our names and seals to this document.

NAME ADDRESS
Michael Alessi 4046 Sweet Air Road
MICHAEL ALESSI 592-5593

Michael Schmitz 14205 CARROLL RIDGE CT.
MICHAEL SCHMITZ 592-2099

Bruce Maxwell 4940 Sweet Air Rd.
BRUCE MAXWELL

CARROLL MANOR RIDGE, INC.
3223 Erdman Avenue
Baltimore, Maryland 21213

August 2, 1985

Zoning Commission
ATTENTION: Arnold Jablon
Zoning Commissioner
Baltimore County
Towson, Maryland 21204

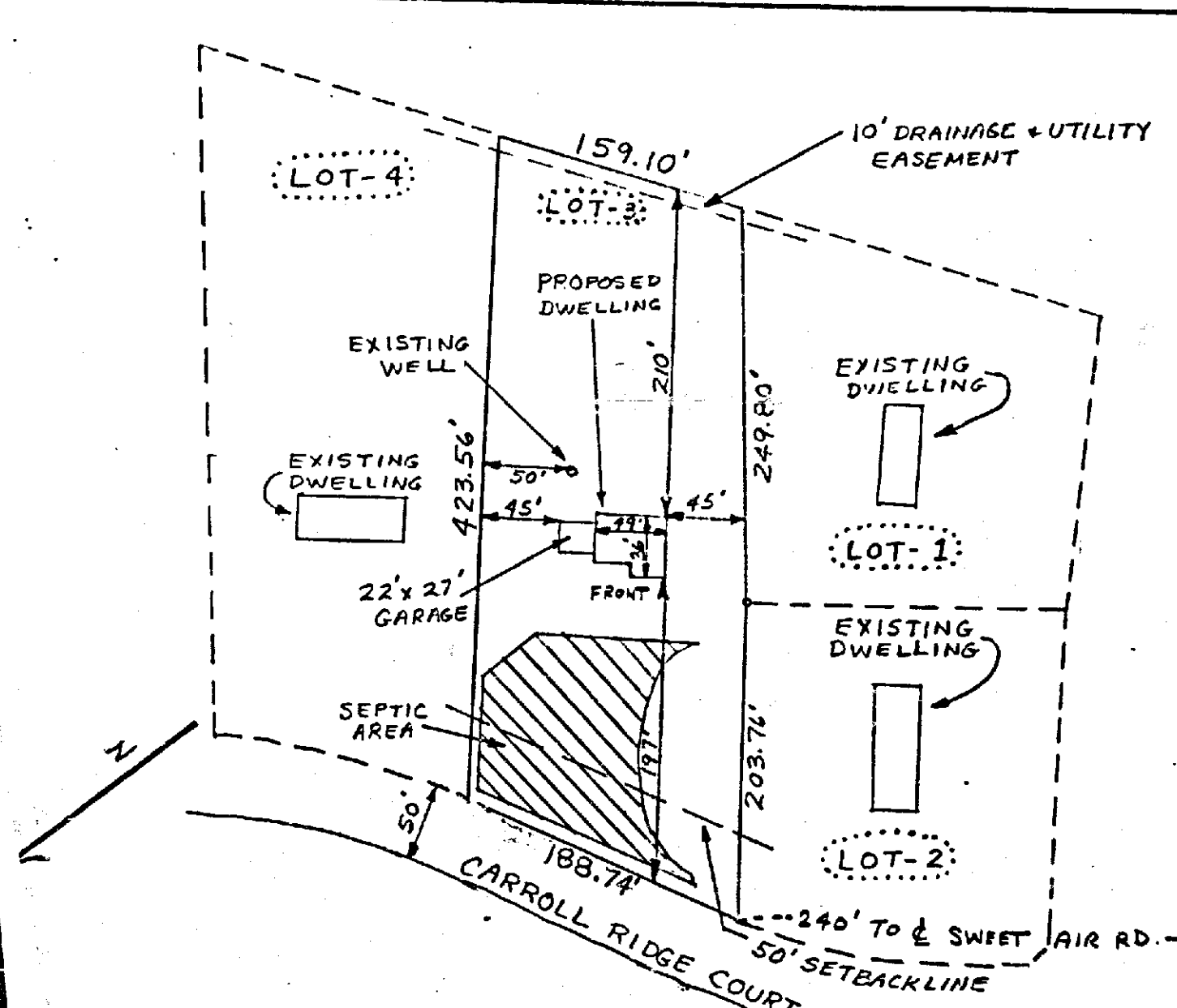
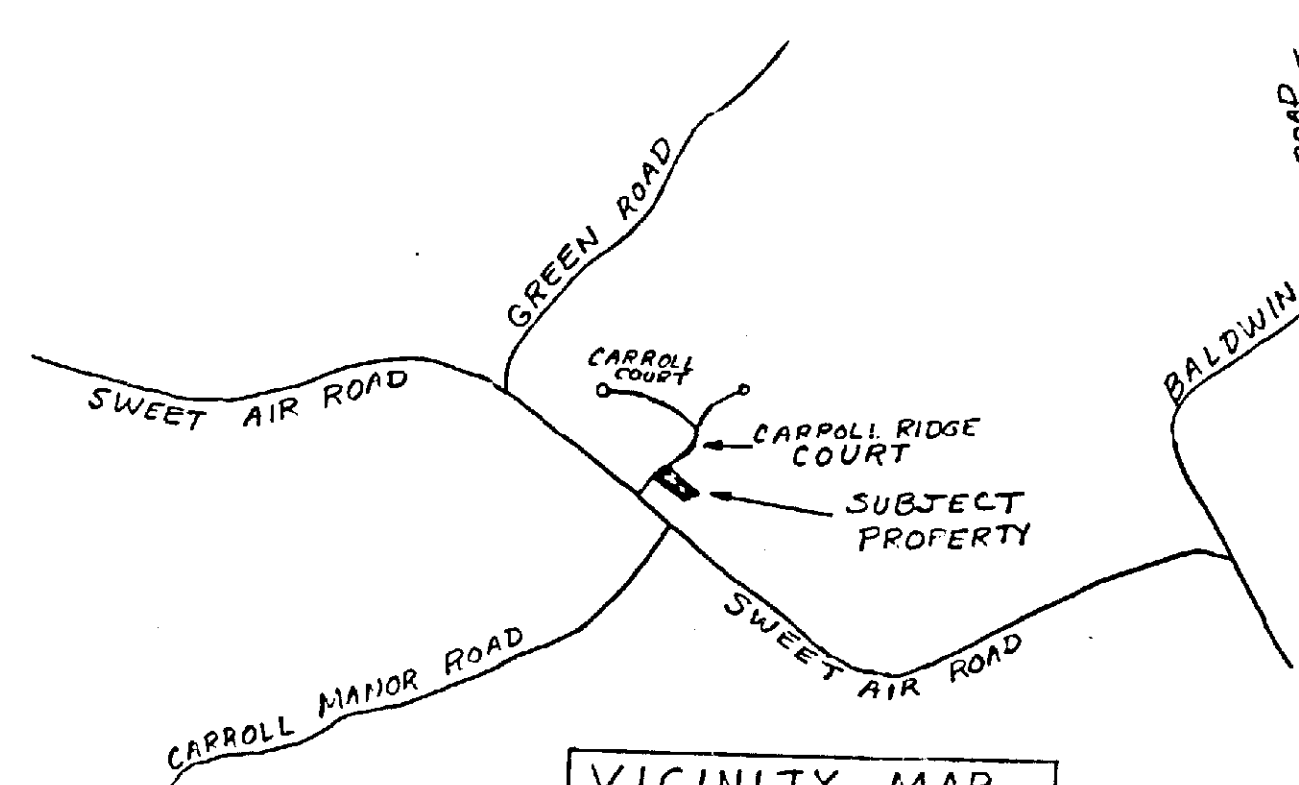
Gentlemen:

Mr. and Mrs. Mitchell have purchased Lot #3 Carroll Ridge Court in the Carroll Manor Ridge sub-division. They informed our company that the house they desire to build will require a special exception to reduce the side line setback.

This is to inform you that our company, Carroll Manor Ridge, Inc., Developers, have no objection to this request.

Sincerely yours,
CARROLL MANOR RIDGE, INC.

Anthony G. Farinacci
Anthony G. Farinacci
President



PLAT FOR ZONING VARIANCE
OWNERS - EARL W. JR. & MARIE C. MITCHELL
DISTRICT 11, ZONED RC2 (RFR Subdivision)
SUBDIVISION - CARROLL MANOR RIDGE
LOT NO. 3, PLAT 1, PLAT BK. E.H.K.JR. NO. 40, FOLIO 10,
EXISTING UTILITIES IN SWEET AIR ROAD
SCALE: 1" = 100'

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. & Mrs. Earl W. Mitchell, Jr.
3719 Eastwood Drive
Baltimore, Maryland 21206

Dear Mr. & Mrs. Mitchell:

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

RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Court, 240'
NE of the c/l Sweet Air Road,
(14203 Carroll Ridge Court) -
11th Election District
Earl W. Mitchell, Jr., et ux,
Petitioners
Case No. 86-127-A

Very truly yours,
JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:jbg
Attachments
cc: People's Counsel

APR 14 1986

IN RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Court, 240'
NE of the c/l Sweet Air Road,
(14203 Carroll Ridge Court) -
11th Election District
Earl W. Mitchell, Jr., et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-127-A

The Petitioners herein request variances to permit side yard setbacks of 45 feet in lieu of the required 50 feet.

Testimony by the Petitioners indicates that they propose to build a residence 197 feet from the front property line, in line with the home on Lot 4 facing Carroll Ridge Court. The dwelling could be located on the site without variances but, because the lot narrows to the rear, it would be in front of the neighbor's house, thereby reducing his air and view. The file includes letters from neighbors; Carroll Manor Ridge, Inc., the developers; and the Carroll Manor Community Association concurring with the need for the requested variances. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of October, 1985, that the herein Petition for Variance to permit side yard setbacks of 45 feet in lieu of the required 50 feet in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

James M. DeLong
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR VARIANCE
11th Election District

LOCATION: Northeast side of Carroll Ridge Court, 240' Northeast of the centerline of Sweet Air Road (14203 Carroll Ridge Court)

DATE AND TIME: Wednesday, September 25, 1985 at 11:00 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 103.3 (1A07.3B.3) to permit side yard setbacks of 45 feet in lieu of the required 50 feet.

Being the property of Earl W. Mitchell, Jr., 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

ZONING DESCRIPTION

BEGINNING on the southeast side of Carroll Ridge Court 50 feet wide, at the distance of 240 feet northeast of the centerline of Sweet Air Road. Being known and designated as Lot No. 3, on Plat 1, "CARROLL MANOR RIDGE", which Plat is recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. No. 40, Folio 10. The improvements thereon are to be known as 14203 Carroll Ridge Court.

RE: PETITION FOR VARIANCE
NE/S of Carroll Ridge
Ct., 240' NE/Centerline
of Sweet Air Rd. (14203
Carroll Ridge Ct.),
11th District
Earl W. Mitchell, Jr.,
et ux, Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-127-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 28th day of August, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Earl W. Mitchell, Jr., 3718 Eastwood Drive, Baltimore, MD 21206, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

ORDER RECEIVED FOR FILING
DATE October 1, 1985
BY James M. DeLong

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

ARNOLD JABLON
ZONING COMMISSIONER

September 19, 1985

Mr. & Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

RE: Petition for Variance
NE/S Carroll Ridge Ct., 240' NE/c/l
of Sweet Air Rd. (14203 Carroll Ridge Rd.
11th Election District
Earl W. Mitchell, Jr., et ux, Petitioners
Case No. 86-127-A

Dear Mr. & Mrs. Mitchell:

This is to advise you that \$63.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the hearing sign and post returned on the day of the hearing. The sign will be returned to you until day of the hearing.

No. 012532
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 9-25-85 AMOUNT \$63.75
RECEIVED BY Earl W. Mitchell
FOR Advertising & Posting of 86-127-A
BALANCE 0.00
VALIDATION OR SIGNATURE OF CARRIER

PETITION FOR VARIANCE
11th Election District

LOCATION: Northeast side of Carroll Ridge Court, 240' Northeast of the centerline of Sweet Air Road (14203 Carroll Ridge Court)

DATE AND TIME: Wednesday, September 25, 1985 at 11:00 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: Being the property of Earl W. Mitchell, Jr., 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.

ARNOLD JABLON
Zoning Commissioner
Sept. 19, 1985

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 5, 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 September 5, 1985.

THE JEFFERSONIAN,
B. Ventak
Publisher
Cost of Advertising
24.75

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 9/1/85
Posted for: Variance
Petitioner: Earl W. Mitchell, Jr., et ux
Location of property: NE/S Carroll Ridge Ct., 240' NE/c/l of Sweet Air Rd. (14203 Carroll Ridge Court)
Location of Sign: Front of Carroll Ridge Ct., 240' NE/c/l of Sweet Air Rd.
Remarks: Properly et al. hearing
Posted by: Arnold Jablon Date of return: 9/4/85
Number of Signs: 1

Mr. & Mrs. Earl W. Mitchell, Jr.
3718 Eastwood Drive
Baltimore, Maryland 21206

August 23, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
NE/S Carroll Ridge Ct., 240' NE/c/l
of Sweet Air Rd. (14203 Carroll Ridge Rd.)
11th Election District
Earl W. Mitchell, Jr., et ux, Petitioners
Case No. 86-127-A

TIME: 11:00 a.m.

DATE: Wednesday, September 25, 1985

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 007375
DATE 9/1/85 ACCOUNT 01-615-000
AMOUNT \$35.00
RECEIVED BY Earl W. Mitchell
FOR Variance #26
BALANCE 0.00
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 4, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper-printed and published in Towson, Baltimore County, Md., appearing on September 4, 1985.

TOWSON TIMES,
B. Ventak
Publisher
34.00

APR 14 1988