

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 1802.3C.1 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in lieu of the required 7.5 feet.

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

1. Carport cannot be built elsewhere without the need for a variance.
2. Driveway and side entrance exist at that location.

Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

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

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 1985, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1985, at 9:30 o'clock.

[Signature]
Zoning Commissioner of Baltimore County.

Zoning Description

Beginning at a point on the east side of Plainfield Road (50' wide) 257 feet south of the centerline of Ambler Road (50' wide) and known as lot 29, Block B as shown on the plat of Lynnbrook, which is recorded in the Land Records of Baltimore County in Liber 16, Folio 98 also known as 2609 Plainfield Road.



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

October 15, 1985

Mr. & Mrs. Edgar C. Cummins
2609 Plainfield Road
Dundalk, Maryland 21222

RE: PETITION FOR VARIANCE
E/S Plainfield Road, 257.5'
S of c/l of Ambler Road
(2609 Plainfield Road) -
12th Election District
Edgar C. Cummins, et ux,
Petitioners
Case No. 86-149-A

Dear Mr. & Mrs. Cummins:

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

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

JMH:jbg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
E/S Plainfield Road, 257.5'
S of c/l of Ambler Road
(2609 Plainfield Road) -
12th Election District
Edgar C. Cummins, et ux,
Petitioners
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-149-A

The Petitioners herein request a side yard setback of 3 feet in lieu of the required 7 1/2 feet for an open projection (carport).

Testimony by and on behalf of the Petitioners indicates that construction on the 11' x 30' carport was initiated without the benefit of a required permit. The owner and the builder each thought the other had obtained the permit. A stop work order was issued. A garage in the rear yard cannot be substituted because the rear yard holds storm water run off and because one of the Petitioners has knee problems and needs to be able to get from the house to the car without walking on icy surfaces. 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 variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 15th day of October, 1985, that the herein Petition for Variance to permit a side yard setback of 3 feet in lieu of the required 7 1/2 feet for an open projection (carport), in accordance with the site plan submitted and filed herein, marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
DATE 10-15-85
BY JMH:jbg



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

ARNOLD JABLON
ZONING COMMISSIONER

October 4, 1985

Mr. & Mrs. Edgar C. Cummins
2609 Plainfield Road
Dundalk, Maryland 21222

Re: Petition for Variance
E/S Plainfield Rd., 275.5' S/center-
line of Ambler Rd. (2609 Plainfield
Road) - 12th Election District
Edgar C. Cummins, et ux, Petitioner
Case No. 86-149-A

Dear Mr. & Mrs. Cummins:

This is to advise you that \$59.75 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 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 Building, Towson, Maryland.

No. 012499

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 10-21-85 ACCOUNT 2-11-415-000
AMOUNT \$ 59.75
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE
12th Election District

LOCATION: East side of Plainfield Road, 257.5' South of the centerline of Ambler Road (2609 Plainfield Road)

DATE AND TIME: Wednesday, October 9, 1985 at 9:30 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 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in lieu of the required 7.5 feet.

Being the property of Edgar C. Cummins, 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

Mr. & Mrs. Edgar C. Cummins
2609 Plainfield Road
Dundalk, Maryland 21222

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
E/S Plainfield Rd., 257.5' S/center-
line of Ambler Rd. (2609 Plainfield
Road) - 12th Election District
Edgar C. Cummins, et ux, Petitioners
Case No. 86-149-A

TIME: 9:30 a.m.

DATE: Wednesday, October 9, 1985

PLACE: Room 110, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012601
DATE 10-15-85 ACCOUNT 2-11-415-000
AMOUNT \$ 35.00
RECEIVED FROM [Signature]
FOR [Signature]
VALIDATION OR SIGNATURE OF CASHIER

APR 7 1986

Case No. 86-149-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
3rd day of September, 1985.


ARNOLD JABLON
Zoning Commissioner

Petitioner Edgar C. Cummins, et uz
Petitioner's
Attorney _____

Received by: JAMES E. DYER, Chairman
Zoning Plans Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12th Date of Posting: _____
Posted for: _____
Petitioner: Edgar C. Cummins, et uz
Location of property: 115 Dundalk Ave. 257' S. of Plainfield Rd.
257' S. of Plainfield Rd.
Location of Signs: Front of property
on property of lot owner
Remarks: _____
Posted by: Arnold Jablon Date of return: 9/20/85
Signature
Number of Signs: 1

PETITION FOR VARIANCE
12th Election District

LOCATION: East side of Plainfield Road, 257' South of the centerline of Ambler Road (2609 Plainfield Road)

DATE AND TIME: Wednesday, October 9, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 110, 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 and 301.1 to permit a side setback for an open projection (carport) of 3 feet in lieu of the required 7.5 feet

Being the property of Edgar C. Cummins, et uz 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

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

Sept. 30, 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
ZONING DEPT. OF BALTIMORE COUNTY

was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week

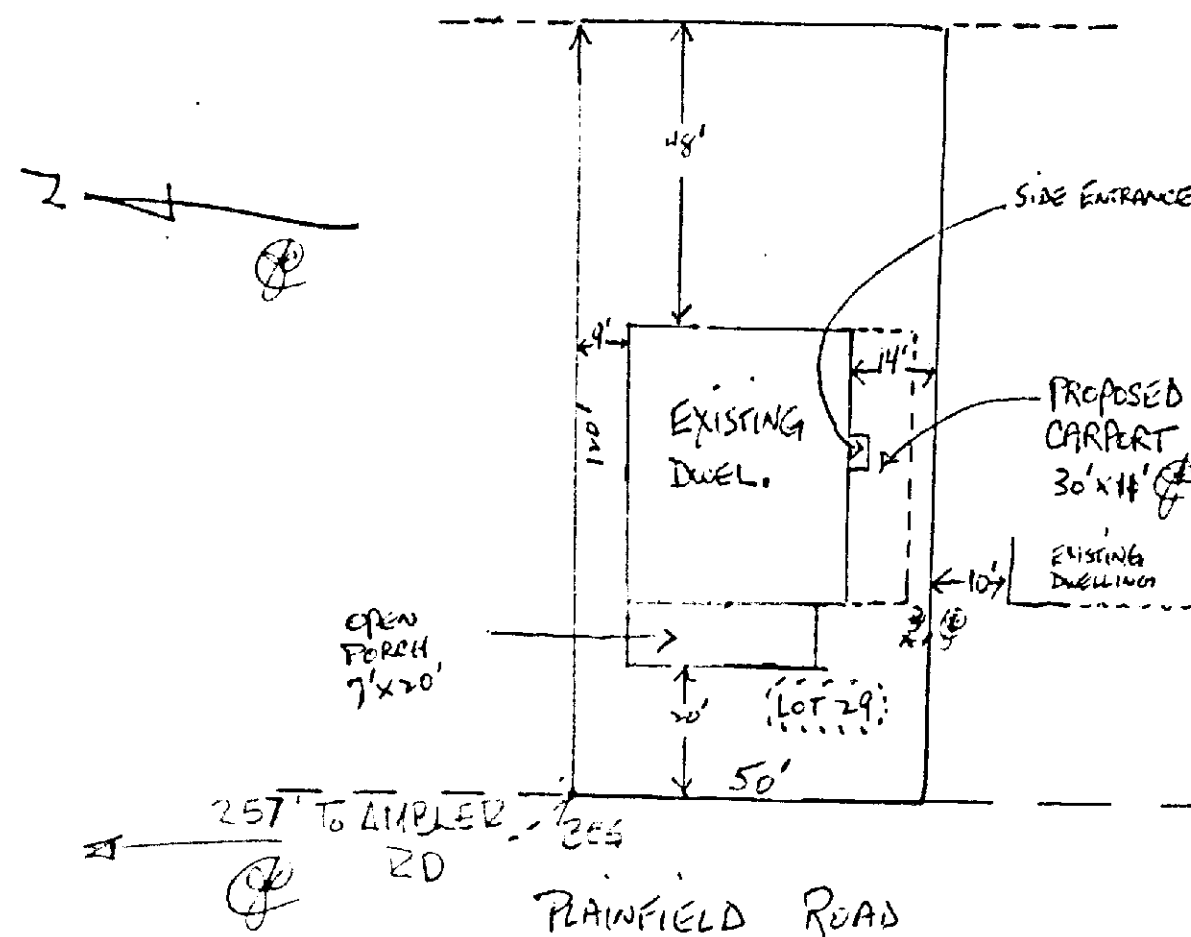
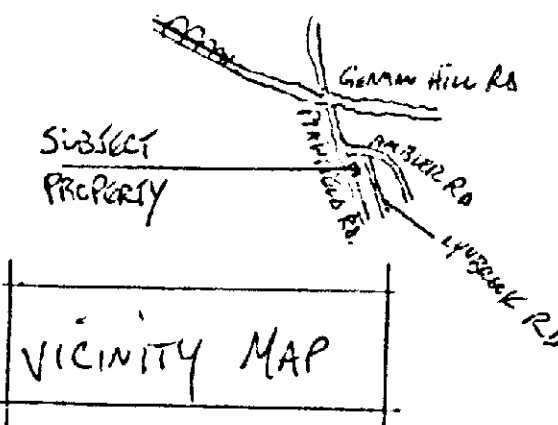
for consecutive weeks before the
20th day of Sept., 19 85 ; that is to say,
the same was inserted in the issues of

September 19, 1985

Kimbel Publication, Inc.

per Publisher.

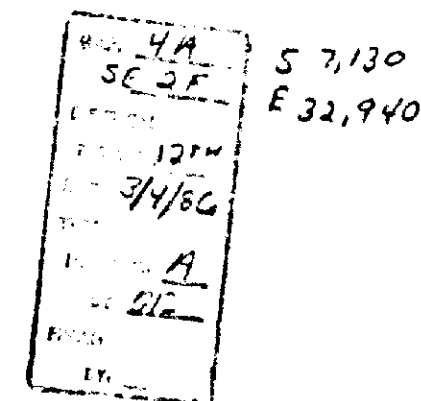
By Kimbel A. Oels



PLAT FOR ZONING VARIANCE
OWNER - EDGAR + ROBBIE CUMMINS
DISTRICT - 12, ZONED DR.5.5
SUBDIVISION - LYNBROOK

LOT 29, BLK. B. BOOK NO. 16. FOLIO 98
EXISTING UTILITIES IN PLAINFIELD RD.

SCALE: 1" = 30'



#76

Petition 1

