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 400.1 to permit an accessory structure (swimming pool) outside of the one third of the lot farthest removed from both streets

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

(corner lot)

IVED

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

to build a pool in the side yard. Rear yard does not permit pool to be built because of encroachment to setback of high tension wires (i.e., utility easement.)

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 NWEJ petition, and further agree to and are to be bound by the zoning regulations and restrictions Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affir 17.786

are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Sheila Smelkinson (Type or Print Name) Call Muchus City and State Attorney for Petitioner:

9420 Allenswood Road 655-8979 (Type or Print Name) Randallstown, Md. 21133 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Mort Spero / Maryland Pools, Inc.

5617 Baltimore National Pike ORDERED By The Zoning Commissioner of Baltimore County, this ____3rd____ day

of <u>September</u>, 19.85, 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 Country on the ____9th ____ day of ____October _____, 19.85__, at 10:30 o'clock

Zoning Commissioner of Baltimore County.

under the penalties of perjury, that I/ve:

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER Corner of NE/S of Allenswood Rd. & SE/S Tulsemere Rd. OF BALITIMORE COUNTY (9420 Allenswood Rd.) 2nd District

CARL SMELKINSON, et ux, : Case No. 86-151-A Petitioners

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.

ZOMBIO DEPARTMENT

Phyllic Cole Freedman Phyllis Cole Friedman People's Counsel for Baltimore County Liter May Zomenna

Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204 494-2188

I HEREBY CERTIFY that on this 11th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Carl Smelkinson, 9420 Allenswood Rd., Randallstown, MD 21133, Petitioners; and Mr. Mort Spero, Maryland Pools, Inc., 5617 Baltimore National Pike, Baltimore, MD 21228, who requested notification.

Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE Corner of the NE/S Allenswood Road & SE/S Tulsemere Road, (9420 Allenswood Road) -2nd Election District

DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 86-151-A Carl Smelkinson, et ux, Petitioners *

The Petitioners herein request a variance to permit an accessory structure (swimming pool) outside of the one-third of the lot farthest removed from both

Testimony by the Petitioners indicates that it would be extremely difficult or impossible to build a swimming pool on the property without a variance to permit part of the pool to be outside of the allowable area. All of the utilities are located in the allowable area which is also shaded by off-site trees. The proposed location is accessible through existing doors to the residence. The adjacent property is unbuildable because of flood plain and/or open space requirements. 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 Courty this 14 the day of October, 1985, that the herein Petition for Variance to permit an accessory structure (swimming pool) outside of the one-third the lot farthest removed from both streets, in accordance with the site plan subjected and filed herein, dated August 8, 1985, is hereby GRANTED, from and aft the date of this Order.

PETITION, FOR VARIANCE 2nd Election District

LOCATION:

Corner of Northeast side of Allenswood Road and Southeast side of Tulsemere Road (9420 Allenswood Road)

DATE AND TIME:

PUBLIC HEARING:

Wednesday, October 9, 1985 at 10:30 Room 100, 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 400.1 to permit an accessory structure (swimming pool) outside of the one-third of the lot farthest removed from both streets (corner lot).

Carl Smelkinson, et ux as shown on Being the property of 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: Carl and Sheila Smelkinson

9420 Allenswood Road, Randallstown, Md. 21133

11/5 COR ALCENSWOOD & TULSEMENE DDS

BEGINNING on the north side of Allenswood Road 60' wide at a distance of 165' east of centerline of Tulsemere Road. Being Lot 1, Block G, in the subdivision of Pikeswood. Book No. 32, Folio 121, a/k/a 9420 Allenswood Road in the 2nd Election District.

OFFICE COPY

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

ARNOLD JABLON ZONING COMMISSIONER

October 3, 1985

Mr. & Mrs. Carl Smelkinson 9420 Allenswood Road Randallstown, Marvland 21133

> Re: Petition for Variance Corner of NE/S Allenswood Rd. & SE/S of Tulsemere Road (9420 Allenswood Rd.) - 2nd Election Dist. Carl Smelkinson, et ux - Petitioners Case No. 86-151-A

Dear Mr. Smelkinson:

This is to advise you that \$51.75 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

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

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION

ng Commissioner FROM: THE THE PROPERTY OF THE

FOR Children ticina & Matine World

VALIDATION OR SUNATURE OF CASHIER

E LEGAL NOTICE CELTIFICATE OF PUBLICATION 69154

Fikesville, Md., Sept. 18, 1989 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public bearing: Petition for Variance from Section 400.1 to permit an accessory structure (swimming pool) outside of the ona-third of the lot far. thest removed from both streets (corner lot).

Being the process. aper publishes in Pikesville, Baltimore Being the property of Carl Smelkinson, et ux as shown on the plat filed with the Zoning Of-. Maryland before the 9th day of In the event that th's Petrition 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.

rst publication appearing on the

Recend publication appearing on the

third publication appearing on the

THE NORTHWEST STAR

Cost of Advertisement___

0 Mr. & Mrs. Carl Smelkinson

9420 Allenswood Road

Randallstown, Md. 21133

September 6, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE Corner of NE/S Allenswood Rd. & SE/S of Tulsemere Road (9420 Allenswood Rd.) - 2nd Elec. Dist. Carl Smelkinson, et ux, Petitioners Case No. 86-151-A

10:30 a.m. Wednesday, October 9, 1985

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

No. 006875 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

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 Baitimore County, this

day of ______, 19____, that the herein Petition for Variance(s) to permit

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and was to the second of the control of the control

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

Mr. and Mrs. Carl Smelkinson 9420 Allenswood Road Randallstown, Maryland 21133

Dear Mr. and Mrs. Smelkinson:

RE: Item No. 79 - Case No. 86-151-A Petitioners - Carl Smelkinson, et ux Variance Petition

MEMBERS Bureau of Engineering Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Loning Administration

Industrial

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.

September 27, 1985

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Chairman Zoning Plans Advisory Committee

JED:nr Enclosures

cc: MPM Construction Co., Inc. 5617 Baltimore National Pike Baltimore, Maryland 21228

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON MARYLAND 21204 NORMAN E GERBER DIRECTOR

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

Dear Mr. Jablon:

SEPTEMBER 23, 1985

Re: Zoning Advisory Meeting of SEPTEMBER 3,1985
Item # 79
Property Owner: CARL SMELKINSON, etux Location: CORNER OF THE NESSOE ALLEHSUDO RO. AND SELS OF TULSEMERE RD.

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

(X)There are no site planning factors requiring comment. A County Review Group Meeting is required.

A County Review Group Meeting is required.

A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.)This site is part of a larger tract; therfore 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 or a building permit.)The access is not satisfactory.)The circulation on this site is not satisfactory.)The parking arrangement is not satisfactory.
)Parking calculations must be shown on the plan.)This property contains soils which are defined as wetlands, and development on these soils is prohibited.)Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development 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 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

()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:

> Eugene A. Bober Chief, Current Planning and Development

September 23, 1985

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

> Item No. Meeting of September 3, 1985 Property Owner: Location: Existing Zoning: Proposed Zoning:

Acres: District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items numbers 73, 74, 75, 76, 77, 78, (79,) 80, & 81.

Traffic Engineer Assoc II

MSF/bld

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586

PAUL H. REINCKE

August 30. 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: Carl Smelkinson

Location: Corner of the NE/S Allenswood Road and SE/S of Tulsemble Road Zoning Agenda: Meeting of September 3, 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.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON, MARYLAND 21204

October 24, 1985

TED ZALESKI, JR.

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

Comments on Item # 79 Zoning Advisory Committee Meeting are as follows:

Carl Smelkinson, et ux Corner of the NE/S Allenswood Road and SE/S of Tulsemere Road

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.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

(F) A billding and other miscellaneous permits shall be required before the start of any construction. C. Residential: Two sets of construction drawsurs are required to file a permit application. The seal of a resistered in Maryland Architect or Engineer is/is not required on plans and technical data.

Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

E. All Tae Groups except R-1, Single Family Detacted Evellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-C to an interior lot line. R-5 Use Groups require a one hour wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall bee Table 411. Section 1407, Section 14002 and Table 1402. No openings are permitted in exercisor wall within 3'-1 of an interior lot line.

F. The attracture doss not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Angineer contact this department.

G. The requested veriance appears to conflict with Section(s) ______, of the Baltimore E. 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

I. The proposed project appears to be located in a Flood Plain, Tidal/Biverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above healevel for the lot and the finish floor levels including basement.

Of comments: Provide 4'-0 fence with gate in compliance with the Code.

K. 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 pormit. If desired the applicant may obtain additional information by visiting Roop 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204. By: C. E. Burnhan, Chief
Building Flans Fev.e.

INTER-OFFICE CORRESPONDENCE Arnold Jablon

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

NEG:JGH:slm

SUBJECT Zoning Petitions No. 86-145-A, 86-146-A, 86-147-A, 86-148-A, 86-149-A, 86-150-A, 86-151-A, 86-152-A, 86-153-A, 86-154-A, 86-155-A, 86-156-A, 86-157-A, 86-158-A, 86-160-A, 86-161-A and 86-165-XA

ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND SEP 27 AM

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

Office of Planning and Zoning

PETITION FOR VARIANCE
2nd Election District LOCATION: Corner of Northe nde of Allenewood Road and South east side of Talassazer Road (943) Allenswood Road)
DATE AND TIME: Wednesday, O tober 9, 1985 at 10:30 a.m. PUBLIC HEARING: Room 13 County Office Building, 111 W. Chesapeake Avenue, Towson,

The Zoning Commissioner of Belti-

more County, by authority of the Zon-ing Act and Regulations of Baltmore County, will hold a public hearing: Pericion for Variance from Section

400.1 to permit us accessory structu

(swimming pool) octude of the one third of the lot furthest removed from

both streets (corner lot). Being the property of Carl Smelkis

son, 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 Commission

a stay of the insuance of said person during this period for good cases shown. Such request must be received

in writing by the date of the bearing se

above or made at the hearing.

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 19 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 19 , 19 85 THE JEFFERSONIAN.

Cost of Advertising

86-151-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District_2_nd	Date of Posting September 17. 1985
Posted for: Mariance	
Petitioner: Carl Snulkings	on et ux
Location of property: Grant of ME	side of allenguand Rd. + SF/SI
of Julsemese Rd 1 9420	side of Allandword Rd., + 5 E/Side Alsnewood Rd.) Comure Rd., approx. 100' fect. ME
Location of Signs: S. E. S.	Comerce Rd. approx. 100' let nie
of allingwood Rd	
Remarks:	> * * * * * * * * * * * * * * * * * * *
Posted by S. J. Grata Signature	Date of return: September 20, 1955
Number of Signs:	•
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Case No. 86-151-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.

Zoning Commissioner

Petitioner Carl Smelkinson, et ux Received by: Petitioner's Attorney

JAMES E. DYER, Chairman Toning Plens Advisory Committee

POOL ELEVATION! SAME AS TELEVATION DIRECTIONS EQUIPMENT LIST CONT ON LIBERTY AD THE RAVANLLY TO ME TO A RIGHT AT MASS WOSE DR. BOSCOW TO PULSCHELD PD, TURN MIGHT & OUT TO IT RIGHT, ALLENSWOOD RA FOLLOW TO JUTE BY LEAT, SIZE ALLENSWOOD RA PUBLIC WATER & STATE COMNOS STANDARD STEPSINCLUDES STYLES STANGACE FINISH MARRETTE FILTERAL DE SO T MYZ & S. R. P. P. Timer & Sey Tan SAFETY EQ. 1 MCLUBES CLEANING EQ. VACLUM EG.I MICE MICE DIVING BOJ LADDERS!_____ GRABRAILBI NWE LIGHTS: WE COLOR: CLENE WATTE: 12 VOLTE: 12 HEATER: LANGT LAT SUP, 253 me 570 804: 50 my & Jose filmon Liver & SAL PAC LOVESEAT: ONE /6 / FINE DAYWELL: No. BPECIAL EQ! (2) 6'LING AND BONENE 1) 13 CONS ASUA PENEN DELAKIS ACTO CLEANER 12 TYLK OUT FOR ATTIAL CLEAN DECKING BOT OROM AND TOPMA -RA ZONING POOL COVERS DOAK LOUNTER (15'44) "R-16" 20NEN 6 SPECIAL NOTES 1) _ Pr. of electric is correct. GATES TO BE SELF CLOSING & LINCALES
PER COUNTY CODES. BISERS, TOP THEAD 18" 4) DO NOT TURN POOL LIGHTS OF THES POCL IS EVETY ST DO BUT BUT BLACK ENERGY WOOD THE A COPING. AL VET DOWN CONCIENTS ESSELV AT LEAST TWICE DAILY FOR T DAIS NIZH THE EXCELLS TO DECESSES. BALTIMONE COUNTY J. J.CALE 3 12 4 50 PIKESWOOD! POOL DATA 18 x 37" TRIBELLING FLAT I, SECTION 3, 2ND ELECTION DISTRICT PETITION POR AREA: 624 ATA LOWICET BE AT 15.4 82 40611 121 PERMETER: (SMEEKINSON PROPERTY) GALLONAGE: 28,340 BALTIMERE COUNTY, AND 21185 200K 32 2 00 24:45 OR 5.5 1121 Owners Approval - Data ALTIMORE NATIONAL PIKE BALTIMORE, MD 21228 14-5757 WASH, 982-1570 Cross Section Bond Beam Filter Plan 3 +x111-011116 NAME MO F MES CARE SMEENINGS MUTER NO 5'XE DIS' & FRUE DEL N 34 000 ADDRESS: 947+ 112 ALTOSA & S. F8 TO WATER . νω εί εν. 3c CITY: SMILLESTERNA, MARKAW 2023 BLECTION 2 BAND TELEPHONE: 455.8979 (1) 465.4694 CUAGE

SCALE: V.10

DATE: JOS NO.

DRAWN BYI...

FILTER PAR

86-155-A #66 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 238,2 to permit a side yard set back line of 20 feet instead of the required 30 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 purchasers are not altering the size of the building with any additions. The property was used as a residence and we are changing: it to business use as a Beauty Salon and an office. In order to gain ... the additional 10 feet of property the building would have to be torn down. The adjoining property is also zoned BR and used as a commercial business and that building is approximately 100 feet from the subject property line. 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 part, 3/5/96, petition, and further agree to and are to be bound by the zoning regulations and restrictions of the Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirr 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): Personal Representatives of the Estate of Mary L. Sebring Frank Julio Sr. & Anita M. Savino Florence L. Landis anitatolarino from half Hloreme de Sander 4510 Allen Road Anna Rita Topper (Type or Print Name) Randallstown, MD 21133 Vidnous Visto Topper City and State 1)14534 Sixes Bridge Rd. (447-6233) Emmittsburg, MD. 21727 2)313 Albert St., Turtle Creek PA
Address (412)824-2251 Phone No. City and State 1209 Court Spare Bld Name, address and phone number of legal owner, con tract purchaser or representative to be contacted Fathwar Ud. 21202 Nancy M. Croney Attorney's Telephone No.: 127-1950 9015 Liberty Rd., Randallstown, MD Address 922-2500 ORDERED By The Zoning Commissioner of Baltimore County, this ____loth____ day on the _____day of ___October October 19.85 at 1:30 o'clock

CEIVED

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CRDE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

OFFICE OF PLANNING AND ZC TOWSON, MARYLAND 21204

NORMAN E. GERBER DIRECTOR

Mr. Arnold Jablon

Dear Mr. Jablon:

Zaning Commissioner

County Office Building

Towson, Maryland 21204

Tast Will and Testament

I, MARY L. SEBRING, of Baltimore County, State of Maryland, being of sound and disposing mind, memory and understanding, do hereby make, publish and declare this as and for my Last Will and Testament, hereby revoking any and all Wills and Codicils heretofore made by me.

ITEM 1. I direct my Personal Representatives hereinafter named, or their successors in office, to pay all of my just debts and funeral expenses as soon as conveniently possible after my death I further direct that my Personal Representatives, of their successors in office, be not confined nor restricted to any limitation upon funeral expenditures imposed by law, but that they be allowed such sum as in their opinion shall be necessary and proper, including the erection of a suitable monument and/or marker for my grave, if I, during my lifetime, shall not have provided for the

ITEM 2. I give, devise and bequeath all of the rest, residue and remainder of my estate as follows:

A. I give and bequeath my set of china dishes (Schumann, Arzberg, Germany) and the sum of Fifteen Thousand Dollars, (\$15,000.00) unto Anna Rita Topper.

B. I give and bequeath all of the remainder of my personal effects and household effects unto my sister, Florence L. Landis, and my niece, Anna Rita Topper, in equal shares, absolutely.

C. I give and bequeath the sum of One Thousand Dollars, (\$1,000.00) unto my brother, Francis Hillegas, should he be living at the time of my death. In the event he is not living at the time of my death, I direct that this bequest shall be a part of and pass under Paragraph E of this Item 2 of my Last Will and Testament.

D. In the event Alma Evelyn Hilton is living at the time of my death, I do give and bequeath Two Thousand Dollars,

September 24, 1985

Meeting of August 27, 1985

NE/S Liberty Road, 530' NW of Chapman Road

Variance to permit a side yard setback line

of 20' instead of the required 30'.

Traffic Engineer Assoc II

Estate of Mary L. Sebring

This site will be required to meet all of the State Highway

BALTIMORE COUNTY DEFAUMENT OF TRAFFIC ENGINEERING

TOWSON MARYLAND 21204

494-3550

STEPHEN E CONAS DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building

Towson, Maryland 21204

Item No. 66

Location:

Acres:

Dear Mr. Jablon:

MSF/bld

District:

Property Owner:

Existing Zoning:

Proposed Zoning:

Administration standards.

ITEM 4. I direct that all estate, inheritance and succession taxes (including interest and penalties thereon, if any) levied or assessed by all governmental bodies and which may become payable by reason of my death, including specifically all such taxes otherwise payable by the surviving owner of any fund or asset formerly held with me in joint and survivor tenancy, shall be paid from my residuary estate without requiring contribution from anyone who in the absence of this provision would be liable for the payment of such taxes. All such taxes may be prepaid on behalf of any person having a future interest therein, if my Personal Representative deems it advisable to do so.

ITEM 5. I do hereby constitute and appoint as the Personal Representatives of my estate Anna Rita Topper and Florence L. Landis, or the survivor of them. It is my desire that the Personal Representatives of my estate be excused from giving bond in the settlement thereof, other than such minimum bond as may be required of them under the laws of the State of Maryland. I do hereby confer upon my Personal Representatives, or the survivor of them, all powers necessary and proper for the administration of my estate and for such purpose, I authorize them, or the survivor of them, to sell at public or private sale, assign, transfer, convey, exchange, divide, invest, reinvest, mortgage, lease, deed or otherwise to deal with my estate as they, or the survivor of them in their sole and absolute discretion may deem proper; and to compromise claims against or owing to my estate or to vote in person or by either limited or general proxy securities constituting a part of my estate without liability for loss by reason of the exercise of such voting rights, all of which powers shall be exercised without the necessity of prior application to or subsequent ratification by the Orphans' Court of Baltimore County or any other court having jurisdiction over the administration of my estate. It is my intention that the enumeration of the above powers shall not be a limitation upon the exercise by my Personal Representatives, or the survivor of them, of other powers conferred upon them by law.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE September 30, 1985

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave.

Paul Weinstein, Esquire 1209 Court Square Building Baltimore, Maryland 21202

> RE: Item No. 66 - Case No. 86-155-A Petitioner - Estate of Mary L. Sebring Variance Petition

Bureau of

Department of State Roads Commission Bureau of

Fire Prevention Health Papartmens Project Planning Building Department Board of Education Zoning Administration

Industrial

Development

Dear Mr. Weinstein:

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

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 & Dyer, lese JAMES E. DYER Chairman Zoning Plans Advisory Committee

Enclosures

JED:nr

cc: Ms. Nancy M. Croney M/B Cutsail Realty Co., Inc. 9015 Liberty Road, P.O. Box 27 Randallstown, Maryland 21133 Hicks Engineering Co., Inc. 232 Cockeysville Road, Suite B Hunt Valley, Maryland 21030

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

September 18, 1985

lear Mr. Jablon:

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.M.S.I. #117-1 + 1980) and other applicable Codes and Standards.

He filing for a x squired 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 in the set of acceptable construction plans indicating how the existing structure is inclined seals are usually required. The charge of Use Groups are from Use to Use or See Section 312 of the Building Code.

tenant shall be provided with at least one independent exit

Marches & Sembon

By: C. E. Burnham, Chief Building Flant Review

Comments on Item # 66 Zoning Advisory Committee Meeting are as follows: Property Cuner: Estate of Mary L. Sebring

C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer 19/1s not required on plans and technical data.

3. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

2. All Tse Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-L Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0 of an interior lot line.

The processed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attanhed copy of Section Sidul of the Building Code as adopted by Bill e17-85. Bill plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

(J.) Comments: Minimum tenant separation is one hour fire rating. Each

of Planning and Zoning and are nut intenned to be construed as the first extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111

-/27/99

TED ZALESKI, JR.

Mr. Armold Capton. Zoning Commissioner Office of Planning and Zoning Towson, Meryland 2120,

NE/S Liberty Road, 530' NW of Chapman Road APPLICABLE ITEMS ARE CIRCLED:

2 A building and other misbellaneous permits shall be required before the start of any construction.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 601 and 505 and have your Architect/Engineer contact this department.

5. The requested variance appears to conflict with Suction(e) _______, of the Baltimore

complying with Article 8 of B.O.C.A. See the attached sheet. E. These approviated comments reflect only on the information provided by the drawings submitted to the Office

Zoning Agenda: Meeting of August 27, 1985

Gentlemen: Fursuant to your request, the referenced property has been surveyed by this Eureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

NE/S Liberty Road, 530' NW of Chapman Road

August 30, 1985

(χ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 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.

(f 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", 19:6 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

BALTIMORE COUNTY

494-4500

PAUL H. REINCKE

Mr. Arnold Jablon

Zoning Commissioner

Item No.:

/mb

Towson, Maryland 21204

Office of Planning and Zoning

Baltimore County Office Building

Attention: Wick Commodari, Chairman

Zoning Plans Advisory Committee

Estate of Mary L. Sebring

FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

1) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Planning Group Fire Prevention Bureau Special Inspection Division

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 Additional comments:

A Daiver of CRG PLAN WAS GRONTED

BY PLANNING BOORD ON 9/19/85 FILEH (W-85-123)

SEPTEMBER 24, 1985

CHAPMON RD.

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

(X)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 forward by the Bureau of Public Services.

(B) This site is part of a larger tract; therfore it is defined as a cubdivision. The plan must show the entire tract.

)This property contains soils which are defined as wetlands, and

Development of this site may constitute a potential conflict with

)The amended Development Plan was approved by the Planning Board

)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

)Construction in or alteration of the floodplain is prohibited

under the provisions of Section 22-98 of the Development

Subdivision. The plan must show the entire tract.

A record plat will be required and must be recorded prior

)The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

development on these soils is prohibited.

are re-evaluated annually by the County Council.

)Parking calculations must be shown on the plan.

· issuance of a building permit.

)The access is not satisfactory.

the Baltimore County Master Plan.

(★)Additional comments:

no: James Hoswell

Re: Zoning Advisory Meeting of August 27, 1985

Property Owner: ESTATE OF MARY L. SEBRING

Location: NE/SIDE LIBERTY RD. 530 NWOF

Eugene A. Bober Chief, Current Planning and Development

488 2 nos

Pursuant to the advertisement, posting of property, and public hearing on the Fetition 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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

SUBJECT___Zoning Petitions No. 86-145-A, 86-146-A, 86-147-A, 86-148-A, 86-149-A, 86-150-A, 86-151-A, 86-152-A, 86-153-A, 86-154-A,

There are no comprehensive planning factors requiring

86-155-A, 36-156-A, 86-157-A, 86-158-A, 86-160-A,

86-161-A and 86-165-XA

Office of Planning and Zoning

ZONING DEPARTMENT

Arnold Jablon

TO. Zoning Commissioner

Norman E. Gerber, Director

FROM Office of Planning and Zoning

comment on these petitions.

NEG:JGH:slm

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ----

shall deem advisable. My Trustee shall pay all taxes thereon and all expenses and charges incident to the management of said trust until the death of Alma Evelyn Hilton and such portion of said trust fund as my Trustee deems necessary shall be used for the burial expenses of the said Alma Evelyn Hilton, including a marker for her grave, and the balance, if any, shall be paid over to Maryann Sappington and Florence L. Landis, or the survivor of them, free of any trust. It is my intention that the cost of the burial expenses of Alma Evelyn Hilton shall be left entirely to the discretion of my Trustee, or her successor in office. In the event the said Florence L. Landis predeceases me, refuses to assume the duty of Trustee or should she die or resign as Trustee during the course of the administration of the aforesaid trust, then I do hereby appoint Anna Rita Topper in her place and stead as Trustee with all of the powers, duties and responsibilities herein bestowed upon the said Florence L. Landis. E. I give, devise and bequeath all of the rest,

- 2 -

(\$2,000.00) unto Florence L. Landis in trust and confidence for the

burial expenses of Alma Evelyn Hilton. My said Trustee shall invest

said sum in such savings institution or institutions, certificates

of deposit or bonds as she, in her sole and absolute discretion,

residue and remainder of my estate, whether real, personal or mixed, and wheresoever situate, as follows:

(1) One-half (1/2) thereof unto my sister, Florence L. Landis, absolutely.

(2) One-fourth (1/4) thereof unto my niece, Maryann Sappington, absolutely.

(3) One-fourth (1/4) thereof unto my niece, Anna Rita Topper, absolutely.

ITEM 3. I have not made provisions for all of my heirs-atlaw under this, my Last Will and Testament, which is not an oversight on my part.

Maryland Department of Transportation

William K. Hellmann Hal Kassoff

September 6, 1985

Acres: .46

District: 2nd

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

Att: James Dyer

Re: Baltimore County Item #66 Property Owner: Estate of Mary L. Sebring Location: NE/S Liberty Road, (Route 26), 530' NW of Chapman road Existing Zoning: B.R. Proposed Zoning: Var. to meet a side yard setback line of 20' instead of the required

Dear Mr. Jablon: On review of your submittal of August 5, 1985, for #9322 Liberty Road, the State Highway Administration

will require the site plan to be revised. The revised plan must show a 25' channelized entrance with 10' radii.

State Highway Administration Type "A" concrete curb and gutter must be constructed along the frontage of the site, off set 24' from the centerline of Liberty Road.

Bituminous paving must be constructed to State Highway Administration standards within the entrance proper and along the frontage of the site, including the

A proposed right of way of 80' (40' each side of the Maryland Route 26 centerline) must be shown. Continued

My telephone number is 301-659-1350 Teletypewriter for Impaired Hearing or Speech 383-7555 Baltimore Metro — 565-0451 D.C. Metro — 1-800-492-5062 Statewide Toll Free

IN TESTIMONY WHEREOF, I have signed my name on the margin of the three pages hereof, and I hereunto set my hand and affix my seal to this, my Last Will and Testament, on this 7 day of N/ay , 1984.

SIGNED, SEALED, PUBLISHED AND DECLARED by the above named Testatrix, MARY L. SEBRING, as and for her Last Will and Testament, in the presence of us, who at her request, in her presence, and in the presence of each other, believing her to be of sound and disposing mind, memory and understanding, hereunto subscribe our names as witnesses the day and year last above written.

25 SHERM ... Kil residing at Rand 1/570in 18121133 4013 DANA COURT

residing at /////PSTEID, U.D. 2/07-/

Mr. A. Jablon Page 2 September 6, 1985

All work within the State Highway Administration right of way must be through State Highway Administration permit with the posting of a \$5,000.00 bond or Letter of Credit, \$50.00 engineering fee and seven (7) copies of the revised site plan to guarantee construction.

> Chenles Charles Lee, Chief Bureau of Engr. Access Permits by: George Wittman

Very truly yours,

CL-GW:es cc: J. Ogle

enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To Zoning Advisory Committee Date September 18, 1985

FROM C. E. Burnham, Chief, Building Plans Review

SUBJECT Estate of Mary L. Sebring (#66) R. O. OCCUPANCIES: From R-3 to "B"

() 1. A change of occupancy, alteration, and other miscellaneous permits are required.

2. Floor loading of 50 pounds live load design are required. Have a registered in Maryland structural engineer provide a letter of certification. See Section 903.0, 904.0, 905.0, Table 906.0, 907.0.

3. Office buildings with a single exit shall comply with Table 809.3 or two independent exits shall be required. See Sections 809.2, 807.0, 810.0, 811.0, 816.0, 819.0, as alternative requirements.

4. Interior stairs shall be enclosed with one hour rated assemblies and "B" label one hour doors.

5. Tenant demising walls, floor/ceiling assemblies shall have a minimum l hour rating. See Table 401 amended by Bill 4-82.

() 6. Exterior walls shall be a minimum of 1 hour rating and no openings are permitted within 3'-0 of an interior lot line.

() 7. See Section 1702.12, 1702.13, 1702.16 for sprinklers that may be required.

() 8. Exit stairs, handrails, etc. shall comply with Section 816.0.

() 9. Plan does not show the following handicapped requirements under the State Handicapped laws:

A. Parking (correct number of spaces, locations) C. Parking lot accessibility (paving, etc.)

D. Building accessibility (entrance)) E. Required ramps

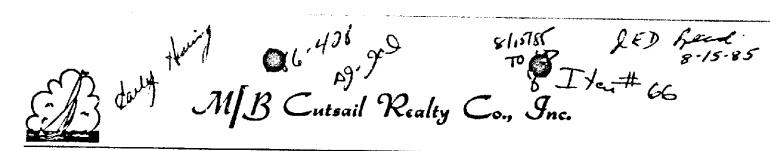
(). F. Interior access and useability, (elevators, toilet rooms, etc.) (G. Curb cuts, etc.

() 10. Interior finishes shall comply with Tables 1421.5 and 1421.7.

() 11. Ventilation of toilet rooms, work areas shall comply with the B.O.C.A. Mechanical Code, Article 10, Section M312.4.3 and Section 315.0 where rated assemblies are penetrated with ducts, diffusors,

> This is not intended to be a complete list of Code requirements. The above comments are for use by the designing architect/engineer. The above comments may not be applicable in all cases and are for informational purposes at this time. A full review of construction plans will be made when the plans are submitted for permits as noted in Item #1 above.

GSB



August 7, 1985

9015 LIBERTY ROAD . P.O. BOX 27 RANDALLSTOWN, MARYLAND 21133.0027 PHONE (301) 922-2500

Zoning Commissioner, Department of Zoning & Planning, Towson, Maryland, 21204

Dear Sir:

ESTATEOF MAKY SEBRING

REF: 9322 Liberty Road, Randallstown, Md., 21133

Please be advised the attached documents covers Various Petition to be filed for the East Side Line Set-Back for the above referenced property.

Said property is zone "BR", is of all brick construction, and is approximately 42 years old, surrounded on all sides as well as on the opposite side of Liberty Rd. with commercial types of buildings and businesses. The site plan, which is required to change the use from residential to business, shows 20 Ft. on the East side of the building to the boundary line, where the zoning regulation requires 30 Ft. No exterior changes will be made to the size of the building.

The property was due to go to final settlement August 9, 1985. Both Buyers and Sellers were depending upon that date, having made many financial commitments, as well as work commitments from sub-contractors to modernize the interior of said property in order to operate their business, along with pre-arranged signed advertising contracts with the various papers and magazines. The Sellers, now having to re-arrange financial commitments will incur added expense every day until final settlement. The Buyers are trying desperating to hold all financial commitments to the same figures quoted for interior modernization, making each day extremely important to all parties.

With adjoining property on the East side being unattainable to acquire 10 Ft. and the existing building being of brick construction, creates no other alternative other than possible side line set-back approval for the East side of said property.

We would greatly appreciate any and all considerations given this case, both from approval standpoint and time Cofinitely being of the essence, in order that both Buyers and Sellers will not suffer too much financial loss.

We thank you for all your help and consideration given this case to expedite approval as soon as possible. Thanking you, we are.

MEMBERS: REAL ESTATE BOARD OF GREATER CENTRAL MARYLAND MULTIPLE LISTING MATIONAL ASSOCIATION OF REAL ESTAT RELOCATION AND INVESTMENT S

MARK ALAN EPSTEIN ATTORNEY AT LAW

IEF TREON BUILDING SUITE 102 TOWSON MARYLAND 21204

AFR 2 1988

P.O. Box 717 / 707 North Calvert St., Baitimore, Maryland 21203 - 0717

Paul Weinstein, Esquire September 13, 1985 1209 Court Square Building Baltimore, Maryland 21202 NOTICE OF HEARING RE: PETITION FOR VARIANCE NE/S Liberty Rd., 530' NW/ Chapman Rd. (9322 Liberty Rd.) 2nd Election District Estate of Mary L. Sebring, Petitioner Case No. 86-155-A 1:30 p.m. Tuesday, October 15, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland No. 006867 BALTIMORE COUNTY, MARYLAND ommissioner OFFICE OF FINANCE - REVENUE DIVISION ore County MISCELLANEOUS CASH RECEIPT 01-615-000 AMOUNT \$ 100,00 RECEIVED Estate of Many Sobrino Filia fee Pur Variance 66 Q 023****************** VALIDATION OR SIGNATURE OF CASHIER 0

86-155-A LEGAL NOTICE . Petition for Variance 2nd Liection Destrict CELTIFICATE OF PUBLICATION LOCATION: Northeast vide of Liberty Road, 530* Northwest of Chapman Foad (8322 Uberty Road) DATE AND TIME: Tuesday, October 16, 1986 at 1:30 p.m. 69184 PUBLIC HEARING: Room 106, County Office Building, 111 West Classification Avenue, Towner, Fikesville, Md., Sept. 25 1985 The Zoning Commissioner of Beltimore County, by sufficient County, by sufficient County, will hold a public hearing:

TO CENTIFY, that the annexed advertisment Beltimore County, will hold a public hearing: Petition for Variance from Section 238.2 to permit a side yard section of 20' in law of the required 30'. Plished in the NORTHWEST STAR, a weekly Being the property of Estate of Mary L. Sebring as shown on the plat filed with the Zoning office. per published in Pikesville, Baltimore In the event that this Patition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner with thosever, entertain any request for a stay of the issuance of each permit during this period for good cause shown. Such requiser must be received in writing by the date of the hearing, set above or made at the hearing. . Maryland before the 15th day of ARNOLD JABLON irst publication appearing on the ZONING COMMISSIONER OF BALTIMORE COUNTY _____oay of <u>Sept</u>______,19_____85 REAL ESTATE the second publication appearing on the the third publication appearing on the THE NORTHWEST STAR Cost of Advertisement \$18.00

Petition for Variance 2nd Election District LOCATION: Northeast side of Liberty Road, 530' Northwest of Chapman Road (9322 Liberty Road) DATE AND TIME:

Tuesday, October 15, 1985 at 1:30 p.m. 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 238.2 to permit a side yard setback

Being the property of <u>Estate of Mary L. Sebring</u> 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 DISCRIPTION

Beginning on the north east side of Liberty Road, 530' north west of Chapman Road. Thence the four following courses and distances:

> 1. N. 59° 43' 19" W. 100.34' 2. N. 30^O 13' 07" E. 199.93'

3. s. 59° 51' 55" F. 100.06'

4. S. 30° 08' 13" W. 200.18'

to the place of beginning. Also known as 9322 Liberty Poad, in the 2nd Election District.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NE/S Liberty Rd., 530' NW/Chapman Rd. (9322 OF BALTIMORE COUNTY Liberty Rd.), 2nd District

ESTATE OF MARY L. SEBRING, Case No. 86-155-A Petitioner

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

I HEREBY CERTIFY that on this 18th day of September, 1985, a copy of the foregoing Entry of Appearance was mailed to Paul Weinstein, Esquire, 1209 Court Square Bldg., Baltimore, MD 21202, Attorney for Petitioner.

Letu Max Zumen

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

October 10, 1985

Paul Weinstein, Esquire 1209 Court Square Building Baltimore, Maryland 21202

RE: Petition for Variance NE/S Liberty Rd., 530' NW/ Chapman Rd. (9322 Liberty Rd.) 2nd Election District Estate of Mary L. Sebring, Petitioner Case No. 86-155-A

This is to advise you that \$45.00 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, BALTIMORE COUNTY, MARYLAND No. 012491 OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT ACCOUNT # 45.00 | Mach Allier

AMOUNT \$ 45.00 | Ing Commissioner

FROM: U.S. III (S.) Selectif State FOR CHAINS TRAINING POSTING ST- 25-7 BASI ** BASI ** ** BASI ** BASI **

VALIDATION OR SIGNATURE OF CASHIER

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

PUBLIC HEARING:

of 20' in lieu of the required 30'.

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

October 15, 1985

Paul Weinstein, Esquire 1209 Court Square Building Baltimore, Maryland 21202

> RE: PETITION FOR VARIANCE NE/S Liberty Road, 530 NW of Chapman Road (9322 Liberty Road) -2nd Election District Estate of Mary L. Sebring, Petitioner Case No. 86-155-A

Dear Mr. Weinstein:

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

> Very truly yours, Jean MH Jung JEAN M. H. JUNG Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel Mark A. Epstein, Esquire Jefferson Building - Suite 102 105 West Chesapeake Avenue Towson, Maryland 21204

IN RE: PETITION FOR VARIANCE NE/S Liberty Road, 530* NW of Chapman Road (9322 Liberty Road) -2nd Election District

BEFORE THE DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY Estate of Mary L. Sebring, Case No. 86-155-A Petitioner

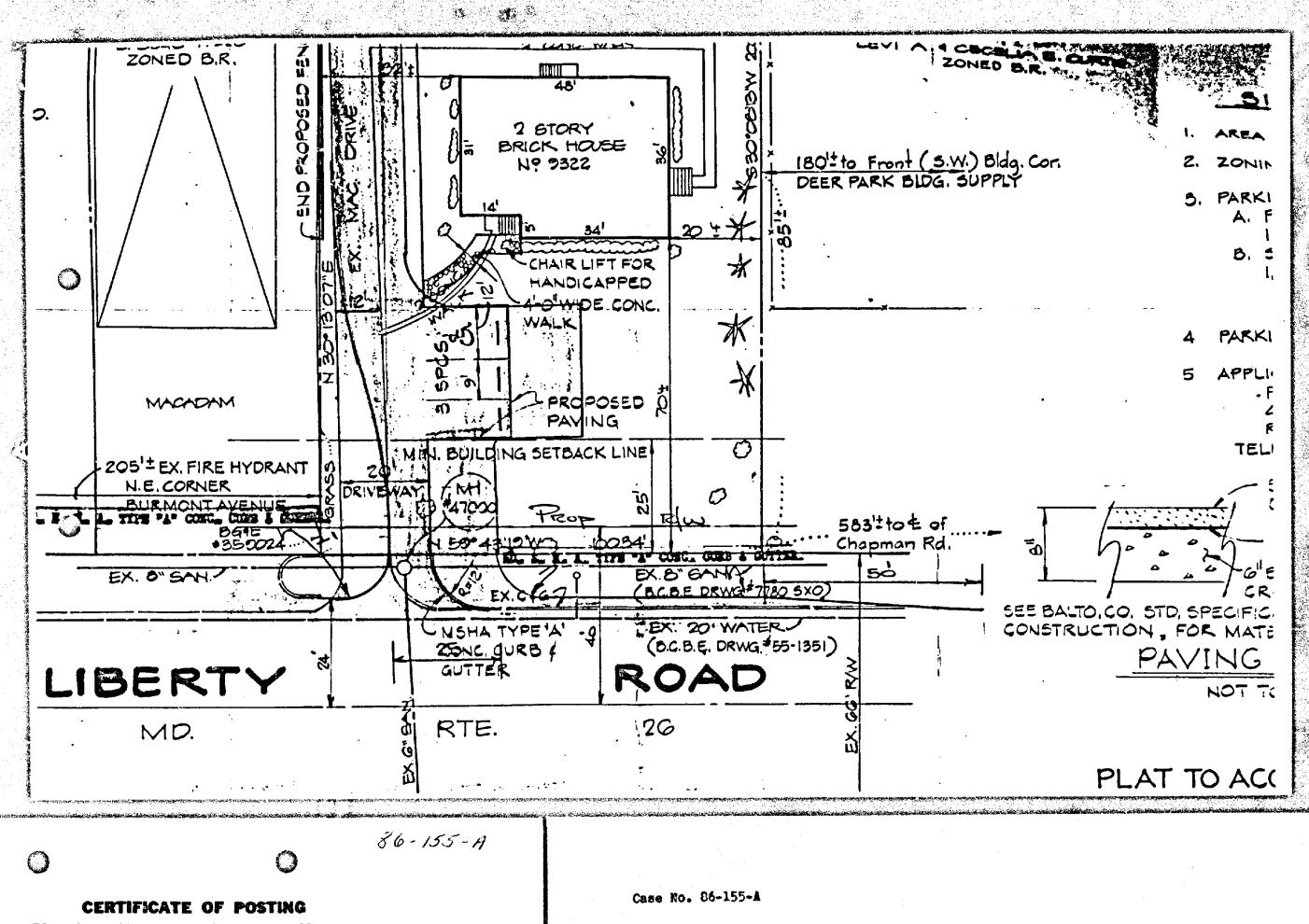
. The Petitioner herein requests a variance to permit a side yard setback of 20 feet in lieu of the required 30 feet.

Testimony by the Petitioner indicated that she proposes to convert an existing residence, located on B.R.-zoned land with commercial businesses on both sides and across the street, in order to use part of the building for her beauty salon. The building has been in place with a 20-foot side yard setback on the east side for at least 16 years. 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 Petitioner 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 20 feet in lieu of the required 30 feet, in toordance with the plan prepared by Hicks Engineering Co., Inc., revised Aug 30, 1985 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order.

VED FOR FILLS



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 1 and Date of Posting Patroles 21.1155

District 2 and Date of Posting Patroles 21.1155

District 2 and Date of Posting Patroles 21.1155

Petitioner Latate of Mary L. Sebring In this day of September 1985.

ARNOID AREON Zoning Commissioner

Remarks:

Posted by S. J. Marata Date of return: Systember 27.1155

Petitioner Estate of Mary L. Sebring Petitioner's Attorney Paul Weinstein, Esquire 2001 Committee 200

CERTIFICATE OF PUBLICATION

FETTION FOR WARIANCE

Locations bearies

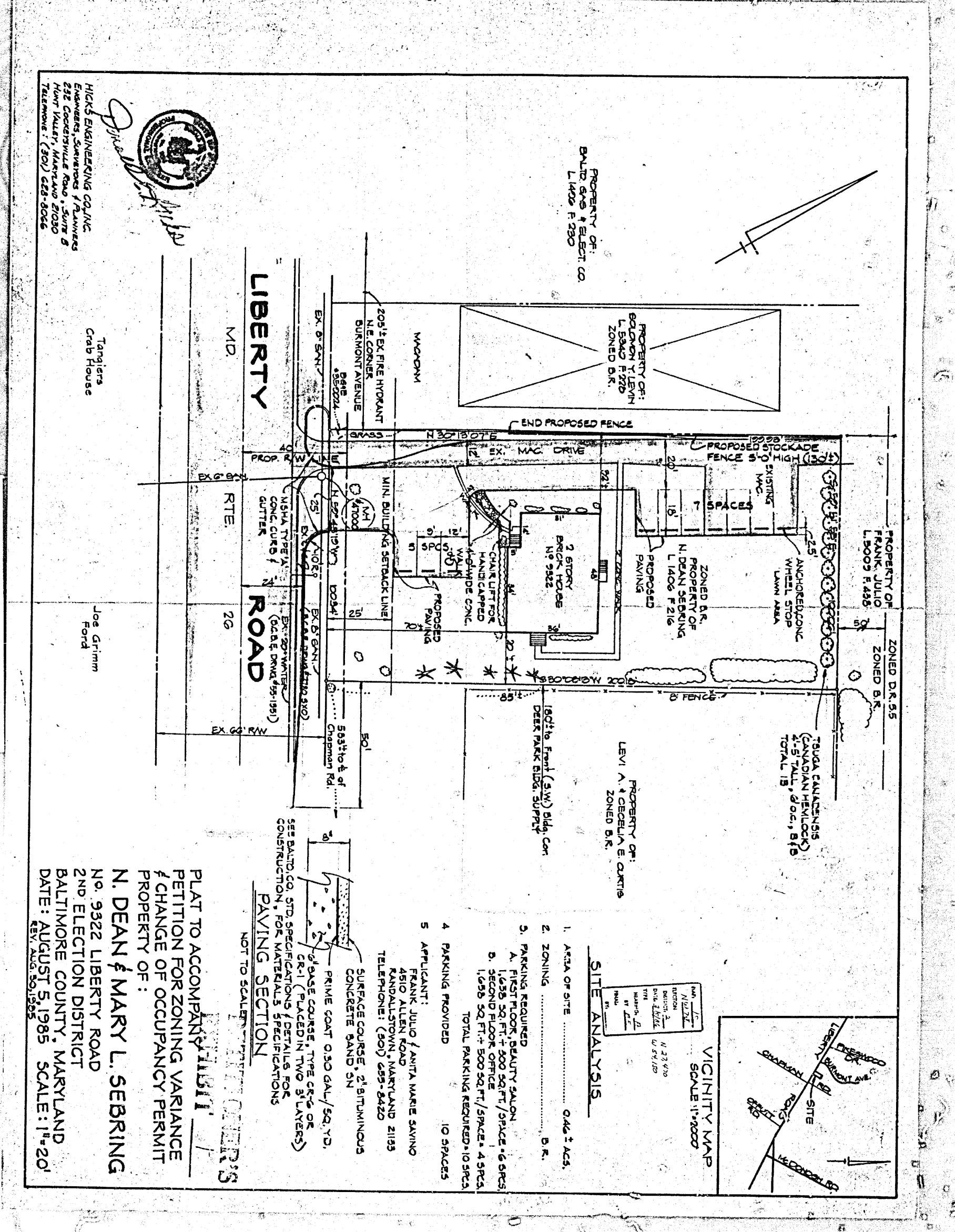
Locations bearies ald of 1 liberty Road 35N northers ald of 1 liberty Road 35N northers ald of 1 liberty Road 35N northers ald of 1 liberty Road 50N EARL NO. Room 100.

Constructions of Office Building, 11 liv.

Chetapeake Avenue, Townon.

Marytond

The Zoning Commissioner of Baltimore County, will beginner of Baltimore County, will be required 30 m Sector 15 liberty and 10 m Sector 15 liberty 10



PR 2 1986