

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 400-1 to allow an accessory structure (satellite dish) height of 25 feet instead of the required 15 feet.

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

On October 29, 1983 we contracted Action Antenna to install our satellite system. They did a survey and of the location options (roof, front lawn and back yard) the last was the most feasible.

In order to receive the satellites the dish had to be mounted a minimum of 25 feet. Action Antenna's engineers had a specially designed mono-pole (self-supporting) made for the required height and safety reasons. If the dish were lowered to 15 feet it would be useless. We are retired; on a limited income; to move the dish would be too costly.

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):
RAYMOND M. LESLIE
(Type or Print Name)
Signature
Address
City and State

123 NUNNERY LANE 747-2521
BALTIMORE, MD 21228

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of September, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 30th day of October, 1985, at 10:30 o'clock.

Cell John
Zoning Commissioner of Baltimore County.

(over)

PETITION FOR VARIANCE
1st Election District

LOCATION: North side of Nunnery Lane, 304' North of Merrill Road, (123 Nunnery Lane).

DATE AND TIME: Wednesday, October 30, 1985 at 10:30 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 400.1 to permit an accessory structure (satellite dish) with a height of 25' in lieu of the required 15'.

Being the property of Raymond M. Leslie, 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

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

ARNOLD JABLON
ZONING COMMISSIONER

October 31, 1985

Mr. and Mrs. Raymond M. Leslie
123 Nunnery Lane
Baltimore, Maryland 21228

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

RE: PETITION FOR VARIANCE
N/S Nunnery Lane, 304' N
of Merrill Road
(123 Nunnery Lane) -
1st Election District
Raymond M. Leslie, et ux,
Petitioners
Case No. 86-180-A

Dear Mr. and Mrs. Leslie:

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

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

JMH:rbg

Attachments

cc: People's Counsel
James Thompson
Zoning Enforcement

Raymond M. Leslie, et ux
N/S Nunnery Lane, 304' N/Merrill Rd.
(123 Nunnery Lane)
1st District

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Nunnery Lane, 304' : OF BALTIMORE COUNTY
N of Merrill Rd. (123 :
Nunnery Lane), 1st Dist. :
RAYMOND M. LESLIE, et ux, : Case No. 86-180-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.

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 2nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Raymond M. Leslie, 123 Nunnery Lane, Baltimore, MD 21228, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

IN RE: PETITION FOR VARIANCE
N/S Nunnery Lane, 304' N
of Merrill Road
(123 Nunnery Lane) -
1st Election District
Raymond M. Leslie, et ux,
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-180-A

The Petitioners herein request a variance to allow an accessory structure (satellite dish) with a height of 25 feet in lieu of the required 15 feet.

Testimony by the Petitioner indicated that his wife is physically handicapped and he is physically impaired. Both are sports minded and unable to go to stadium and other sports events. The satellite dish has been in place for two years on a monopole, sunk seven feet below ground in concrete in order to eliminate any potential safety hazards. The location is the only feasible ground location. If the height were reduced to 15 feet, 80% of the programming would be unavailable because of his own roof height. 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 (BCZR) 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 31st day of October, 1985, that the herein Petition for Variance to allow an accessory structure (satellite dish) with a height of 25 feet in lieu of the required 15 feet, 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.

JEAN M. H. JUNG
Deputy Zoning Commissioner
of Baltimore County

PROPERTY DESCRIPTION

BEGINNING at a point on the East side of Nunnery Lane 304 feet North of Merrill Road and thence running Northerly 19 feet; thence Easterly 110 feet; thence Southerly 19 feet; thence Westerly 110 feet to the beginning point.
ALSO KNOWN AS 123 Nunnery Lane.

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

ARNOLD JABLON
ZONING COMMISSIONER

October 24, 1985

Mr. & Mrs. Raymond M. Leslie
123 Nunnery Lane
Baltimore, Maryland 21228

Re: Petition For Variance
N/S Nunnery Lane, 304' N/Merrill Rd. (123 Nunnery Lane)
1st Election District
Raymond M. Leslie, et ux - Petitioners
Case No. 86-180-A

Dear Mr. & Mrs. Leslie:

This is to advise you that \$47.24 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, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE: REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 012438
DATE 10-30-85 ACCOUNT 861-615-000
AMOUNT \$ 47.24
RECEIVED FROM Mr. Raymond M. Leslie et ux
FOR Baltimore County Zoning Office
VALIDATION OR SIGNATURE OF CASHIER

By: Arnold Jablon
LD JABLON
Zoning Commissioner

Office of
PATUXENT
PUBLISHING CORP.
10750 Line Parkway
Columbia, MD 21044

October 10 19 85

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times
weekly newspapers published in Baltimore County, Maryland
once a week for successive weeks before
the 12 day of October 19 85, that is to say,
the same was inserted in the issues of

October 10, 1985

PATUXENT PUBLISHING CORP.

By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

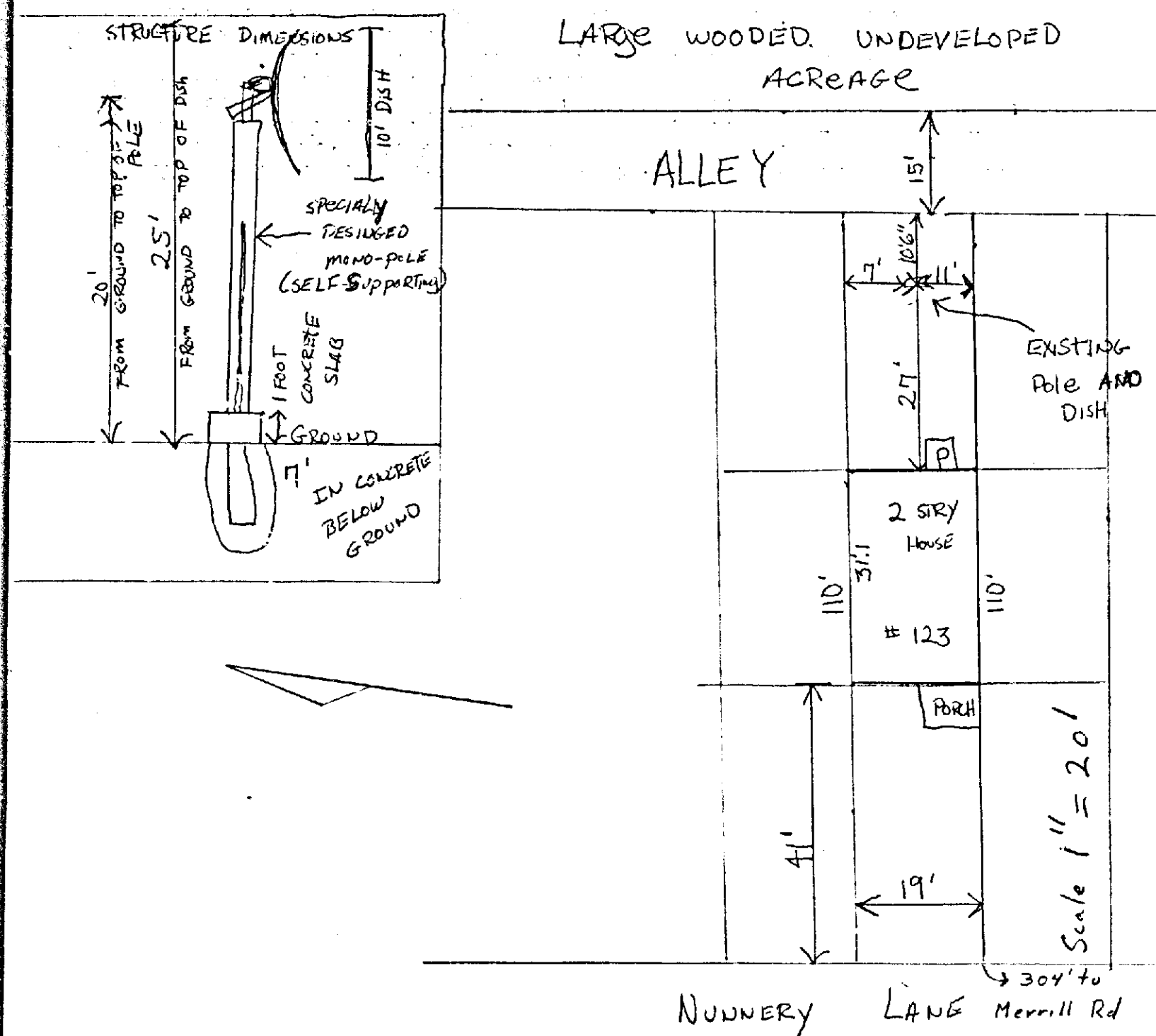
Defendant

CERTIFICATE OF PUBLICATION OF

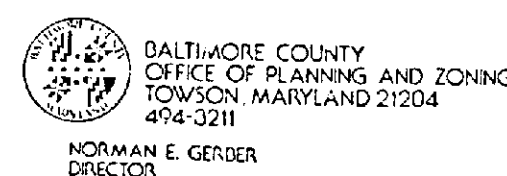
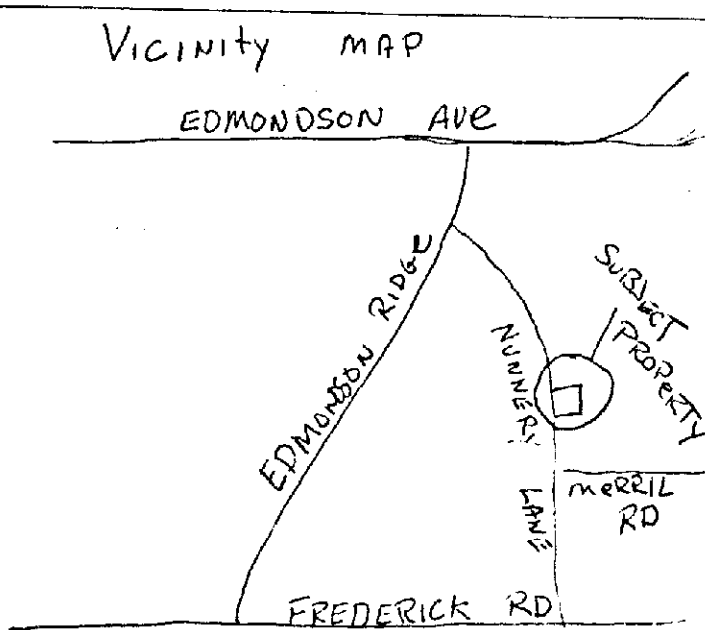
JUN 12 1985

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



Plat for Variance
1st Election District
Public Utilities



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

OCTOBER 7, 1985

Re: Zoning Advisory Meeting of AUGUST 20, 1985
Item # 47
Property Owner: **RAYMOND M. LESLIE, et ux**
Location: **E side Nunnery Lane, 304' N. of MERRILL 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.
- ☐ 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 is not satisfactory.
- ☐ The circulation on this site is not satisfactory.
- ☐ The parking arrangement is not satisfactory.
- ☐ 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 B111 178-29. 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 B111 178-29, 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 Hoswell

Eugene A. Boser
Chief, Current Planning and Development

Mr. & Mrs. Raymond M. Leslie
123 Nunnery Lane
Baltimore, Maryland 21228

September 27, 1985

NOTICE OF HEARING

RE: PETITION FOR VARIANCE
N/S Nunnery La., 304' N/Merrill
Rd. (123 Nunnery Lane)
1st Election District
Raymond M. Leslie, et ux, Petitioners
Case No. 86-180-A

TIME: 10:30 a.m.

DATE: Wednesday, October 30, 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. 008644

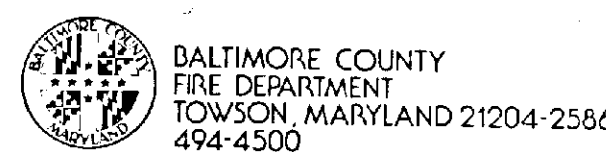
DATE: 10/30/85 ACCOUNT: 100-115-011

AMOUNT: \$ 31

RECEIVED FROM: _____

FOR: _____

VALIDATION OR SIGNATURE OF CASHIER



PAUL H. REINCKE
CHIEF

August 20, 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: Raymond M. Leslie, et ux

Location: E side Nunnery Lane, 304' N of Merrill Road

Item No.: 47

Zoning Agenda: Meeting of August 20, 1985

Gentlemen:

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

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

REVIEWER: *Paul H. Reincke* Noted and *Roy W. Kemmer* Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 21, 1985

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

000

Mr. and Mrs. Raymond M. Leslie
123 Nunnery Lane
Baltimore, Maryland 21228

RE: Item No. 47 - Case No. 86-180-A
Petitioners - Raymond M. Leslie, et ux
Variance Petition

Dear Mr. and Mrs. Leslie:

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.

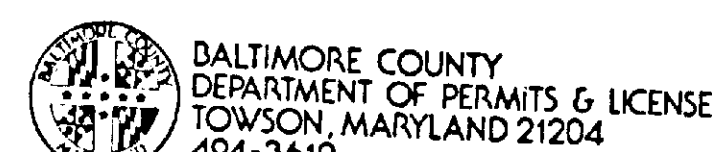
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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, Inc.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:mr

Enclosures



TED ZALESKI, JR.
DIRECTOR

September 10, 1985

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

Dear Mr. Jablon:

Comments on Item # 47 Zoning Advisory Committee Meeting are as follows:

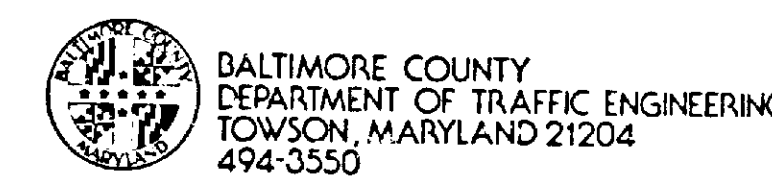
Property Owner: Raymond M. Leslie et ux
Location: E Side Nunnery Lane, 304' N of Merrill Road
District: 1st.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 87-86, the Maryland Code for the Building and Code (A.A.C. 1, 211-1 - 1980) and other applicable Codes and Standards.
- ☒ A building and other miscellaneous permits shall be required before the start of any construction.
- ☐ Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is 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. Approved seals are not acceptable.
- ☐ E. All the Groups except Sub-Group Single-Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls if taller than 6'-0" to an interior lot line. Sub-Group Single-Family Detached dwellings require a minimum of 1 hour fire rating for exterior walls if taller than 6'-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.
- ☐ F. The structure does not appear to comply with Table 505 for permissible 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 101 and 505 and have your Architect/Engineer contact this department.
- ☐ G. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☐ H. When filing for a required Change of Use/occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the _____ to the _____ or to Mixed Use. See Section 312 of the Building Code.
- ☐ I. The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 216.0 of the Building Code as adopted by Bill 87-86. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
- ☒ Comments: Contact Edward Bauer at 494-3987 for information on structural plans which may be required to apply for a permit.
- ☐ 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 review. If desired, the applicant may obtain additional information by visiting the Office of Planning and Zoning at 111 West Chesapeake Avenue, Towson, Maryland 21204.

U/22/85

Charles E. Dyer, Inc.
C. E. DYER, INC.
Building Plans Review



STEPHEN E. COLLINS
DIRECTOR

August 26, 1985

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

Item No. 47 -ZAC- Meeting 8/20/85
Property Owner: Raymond M. Leslie, et ux
Location: E. side Nunnery Lane, 304' n. of Merrill Road
Existing Zoning: D. R. 10.5
Proposed Zoning: Variance to allow an accessory structure (satellite dish) of 25' instead of the required 15'

Acres: 10 x 110
District: 1st Election District

Dear Mr. Jablon:

The Department of Traffic Engineering has no comment on this particular item.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Associate II

MSF/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: October 21, 1985

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

SUBJECT: Zoning Petition No. 86-180-A

The Baltimore County Planning Board has recommended amendments to the Zoning Regulations regarding satellite receiving dishes; these proposed regulations were adopted by the Board on October 17, 1985. The proposed regulations would limit satellite dishes to 8 feet in diameter and would make those that are accessory structures subject to the height limit for accessory buildings. Although these regulations have not been reviewed, revised, or enacted by the County Council, this office cannot support any variance request that exceeds the proposed new standards.

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

NEG:JCH:slm

JUN 12 1986

Case No. 86-180-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
24th day of September, 1985.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Raymond M. Leslie, et ux
Petitioner's
Attorney

Received by: James E. Roper, Jr.
Chairman, Zoning Plans
Advisory Committee

86-180-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., October 10, 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
October 10, 1985

THE JEFFERSONIAN,

JB Venetoni

Publisher

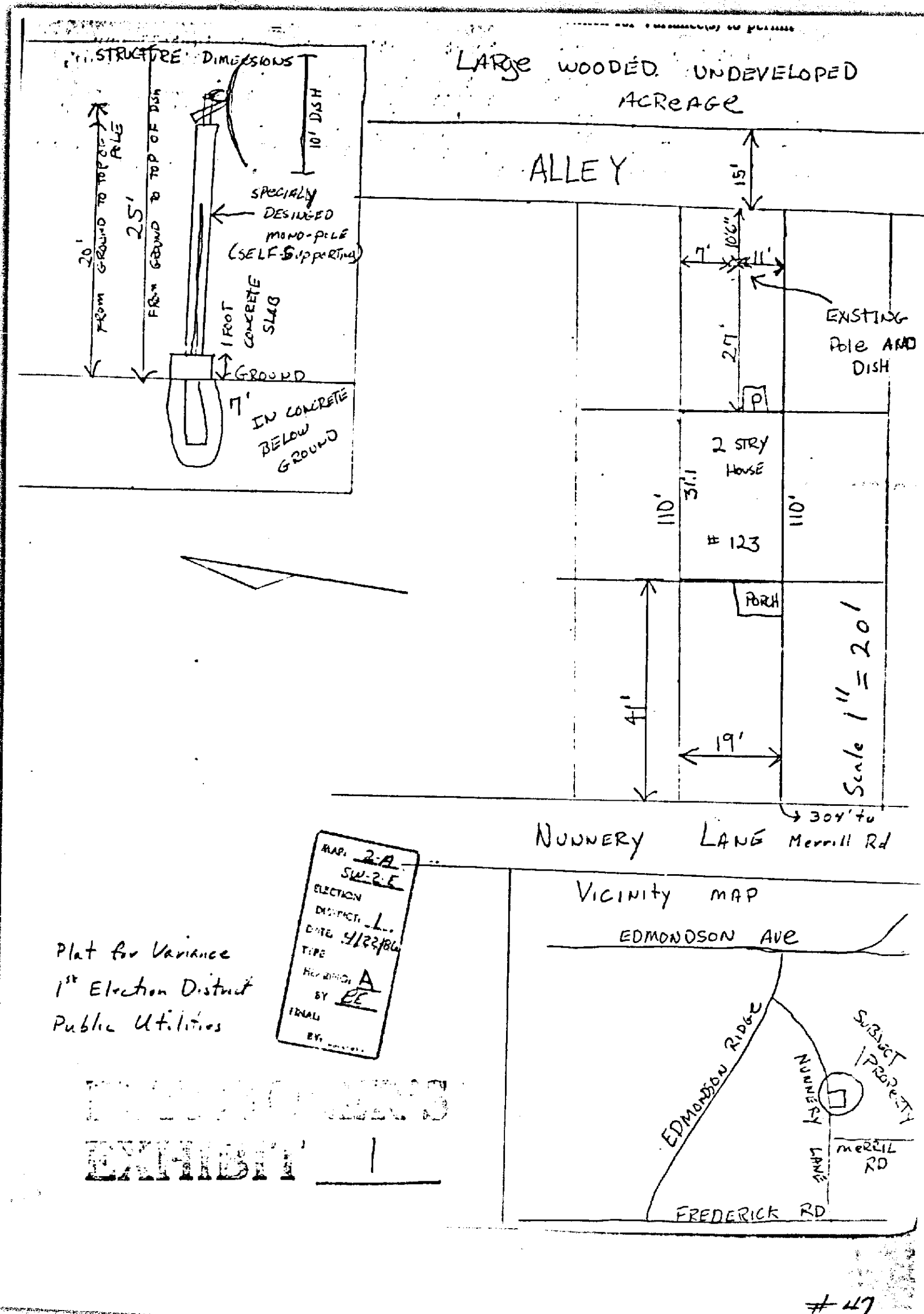
Cost of Advertising

24.75

PETITION FOR VARIANCE
1st Election District

LOCATION: North side of Nun-
nery Lane, 304' North of Merrill
Road, (123 Nunnery Lane)
DATE AND TIME: Wednesday, Oc-
tober 30, 1985 at 10:30 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of Balti-
more County, by authority of the Zon-
ing Act and Regulations of Baltimore
County, will hold a public hearing:
Petition for Variance from Section
400.1 to permit an accessory structure
(satellite dish) with a height of 25' in
lieu of the required 15'.
Being the property of Raymond M.
Leslie, 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
Oct. 10.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting October 9, 1985

Posted for: Variance

Petitioner: Raymond M. Leslie, et ux

Location of property: N/S Nunnery Ln., 304' N. Merrill Rd. # 123
Nunnery Lane

Location of Signs: In front of 123 Nunnery Lane

Remarks:

Posted by S. J. Arata

Date of return: October 18, 1985

Number of Signs: 1



Petition 2

