

86-186-A  
#58

**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 1802.3.C.1 to permit a lot width of \_\_\_\_\_

49.08' instead of the required 55'

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

To construct new home

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 \_\_\_\_\_

Legal Owner(s): \_\_\_\_\_  
(Type or Print Name)

Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_

Atorney 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.: \_\_\_\_\_  
Address \_\_\_\_\_  
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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 29th day of October, 1985, at 10:30 o'clock

*[Signature]*  
Zoning Commissioner of Baltimore County.  
(over)



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

ARNOLD JABLON  
ZONING COMMISSIONER

November 12, 1985

Mr. and Mrs. Raymond Pluemer  
9022 Simms Avenue  
Baltimore, Maryland 21234

RE: PETITION FOR VARIANCE  
W/S Simms Avenue, 72' S of  
Simms Court, (9022 Simms Ave.)  
11th Election District  
Raymond O. Pluemer, et ux,  
Petitioners  
Case No. 86-186-A

Dear Mr. and Mrs. Pluemer:

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

JMHJ:bg

Attachments

cc: People's Counsel

Ms. Susan Kolberg  
9026 Simms Avenue  
Baltimore, Maryland 21234

IN RE: PETITION FOR VARIANCE  
W/S Simms Avenue, 72' S of  
Simms Court, (9022 Simms Ave.)  
11th Election District  
Raymond O. Pluemer, et ux,  
Petitioners

BEFORE THE  
DEPUTY ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-186-A

The Petitioners herein request a variance to permit a lot width of 49.08 feet in lieu of the required 55 feet.

Testimony by the Petitioner indicated that five years ago he purchased the existing two-story frame residence located on property with a front footage of 104.08 square feet. Family needs require three bedrooms, more than one bath, more living space and a usable basement. He considered an addition but that is not feasible aesthetically or financially. Therefore, he proposes to subdivide the property in order to create a 55-foot wide lot for a new home for his family and to provide a 49.08-foot wide lot for the existing dwelling.

The neighbor adjacent to the proposed 55-foot width lot protested. She has recently purchased her home after an investigation as to whether roads or other changes were proposed in the area. The reduction in open space will, in her opinion, be detrimental to her welfare and quality of living.

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 12th day of November, 1985, that the herein Petition for Variance to permit a lot width of 49.08 feet in lieu of the required 55 feet, in

accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order.

*[Signature]*  
Deputy Zoning Commissioner  
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING  
DATE November 13, 1985  
BY *[Signature]*

ORDER RECEIVED FOR FILING  
DATE November 13, 1985  
BY *[Signature]*

PETITION FOR VARIANCE  
11th Election District

LOCATION: West side of Simms Avenue, 72' South of Simms Court  
(9022 Simms Avenue)

DATE AND TIME: Tuesday, October 29, 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 1802.3.C.1 to permit a lot width of 49.08' in lieu of the required 55'.

Being the property of Raymond O. Pluemer, 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

RE: PETITION FOR VARIANCE  
W/S Simms Ave. 72' S  
of Simms Ct. (9022  
Simms Ave.), 11th Dist.  
RAYMOND O. PLUEMER,  
et ux, Petitioners

BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-186-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

*[Signature]*  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

*[Signature]*  
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 O. Pluemer, 9022 Simms Ave., Baltimore, MD 21234, Petitioners.

*[Signature]*  
Peter Max Zimmerman



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

ARNOLD JABLON  
ZONING COMMISSIONER

October 24, 1985

Mr. & Mrs. Raymond Pluemer  
9022 Simms Avenue  
Baltimore, Maryland 21234

Re: Petition for Variance  
W/S Simms Ave., 72' S/Simms Ct.  
(9022 Simms Avenue)  
11th Election District  
Raymond O. Pluemer, et ux - Petitioners  
Case No. 86-186-A

Dear Mr. & Mrs. Pluemer:

This is to advise you that \$47.84 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, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 012468

DATE 10-29-85 ACCOUNT ROL-615500

AMOUNT \$ 47.84

RECEIVED BY Raymond Pluemer

FOR Advertising & Posting 86-186-A

1 8 B02\*\*\*\*\*414 0206F

VALIDATION OR SIGNATURE OF CASHIER

rely,  
*[Signature]*  
D JABLON  
Commissioner

JUN 12 1986



### INTER-OFFICE CORRESPONDENCE

Date October 21, 1985

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG:JGH:s1m

**Case No. 86-186-A**

## BALTIMORE COUNTY OFFICE OF PLANNING &amp; 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, 19 85.

ARNOLD TABLON  
Zoning Commissioner

Petitioner Raymond O. Pluemer, et ux  
Petitioner's  
Attorney

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

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

Date of Posting: 11/24  
10/8/85  
Posted for: Variance  
Petitioner: Raymond O. Plummer, et al.  
Location of property: W/S Simmons Ave., 77' S/S Simmons Ct.  
9022 Simmons Ave.  
Location of Sign: Facing Simmons Ave., Approx. 7' Fr. roadway,  
on property of Petitioner  
Remarks:  
Posted by: M. D. Haden  
Signature  
Date of return: 10/18/85  
Number of Signs: 1

# 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 19 85

**THE JEFFERSONIAN.**

18 Veneto:

**Publisher**

## Cost of Advertising

22.00

86-186-A

# The Times

Middle River, Md., Oct 10 1985

***This is to Certify, That the annexed***

*Pettin Shermes*  
Reg L 83435

was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of one successive

weeks before the 10<sup>th</sup> day of

\_\_\_\_\_, 1985  
 \_\_\_\_\_ Publisher

**Publisher:**

**PETITION FOR VARIANCE**  
11th Election District

**LOCATION:** West side of Simms Avenue, 72' South of Simms Court (9022 Simms Avenue)  
**DATE AND TIME:** Tuesday, October 29, 1985 at 10:30 a.m.  
**PUBLIC HEARING:** Room 106, County Office Building, 111 W. 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 1802.3.C.1 to permit a lot width of 49' in lieu of the required 55'.

Being the property of Raymond O. Pluenner, et al 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

## Petition for Variance

11th Election District  
LOCATION: West side of Simms  
Avenue, 72' South Of Simms Court  
(9022 Simms Avenue)  
DATE & TIME: Tuesday, October  
29, 1986 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 1B02.3.C.1 to permit a lot width of 49.08' in lieu of the required 55'.  
Being the property of Raymond O. Pluemer, 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 will, however, entertain any request for a stay of the issuance of said permit during this period. ~~See~~ <sup>See</sup> ~~the~~ <sup>the</sup> ~~above~~ <sup>above</sup> ~~showing~~ <sup>showing</sup>. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of  
Arnold Labien  
Zoning Commissioner  
of Baltimore County

