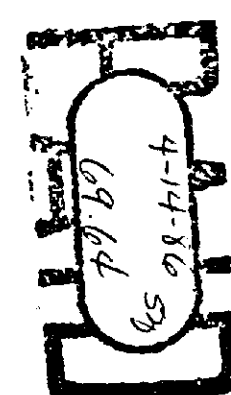


MAP 100130
2C
E.D. 8
DATE 1-2-87
220
1000
DP

86-405-A
#284
#284



86-405-A
#284

FRANKLIN CIRCLE, INC., 86-405-A
111 W. Chesapeake Avenue
Towson, Md. 21204
8th Elec. Dist.

ORDER RECEIVED FOR FILING
DATE April 23, 1986
BY [Signature]

PETITION FOR ZONING VARIANCE + AMENDMENT 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 1A04.3.B.3 to permit a building setback of 34.0' in lieu of the required 50'. and to amend the second amended final development plan of lot #7, Block B, Plat 1, The Clearings.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) 1. The lot and building envelope are rectangular in shape. If the house is located within the building envelope, it would leave a 50' back yard as opposed to a considerably bigger back yard if the house was angled as shown. Petitioners have 2 small children, ages 4 and 9 months. 2. By allowing the variance noted, more privacy is provided for the rear of the Petitioners' house yard. more privacy is provided for the homeowner adjacent lot 10 in the front yard. 3. The variance would provide the house be oriented in a more southerly direction, providing maximum use of the sunlight. 4. aesthetically, the house is more attractively located as described in the Petition. Property is to be posted and advertised as prescribed by Zoning Regulations.

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

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

Contract Purchaser: Legal Owner(s): **FRANKLIN CIRCLE, INC.**
Ronald S. Landsman Debra Landsman **13 Hickory Meadows Rd.**
(Type or Print Name) (Type or Print Name) **21030**
Signature Signature
Address Address
City and State City and State

Attorney for Petitioner: **F. Vernon Booser**
(Type or Print Name) Address
Signature City and State
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
F. Vernon Booser
Name
Address
City and State

Attorney's Telephone No.: 828-9441 614 Bosley Ave., Towson, Md. 21204
Address Phone No. 828-9441

ORDERED BY The Zoning Commissioner of Baltimore County, this 13th day, of March, 1986, 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, on the 14th day of April, 1986, at 9:45 o'clock.

(over)

POWER OF ATTORNEY (P.A.)

I, **William J. O'Hara**, representative of Franklin Circle, Inc., do hereby give the Power of Attorney to Ronald S. Landsman to sign a Petition for Zoning Variance from Section 1A04.3.B.3 to permit a residential building setback of 34.0 feet in an RC-5 District in lieu of the required fifty (50) feet.

FRANKLIN CIRCLE, INC.
WITNESS: [Signature] BY: [Signature]
[Signature] 2/3/86
GENERAL PARTNER

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 28, 1986
FROM: Norman E. Gerber, Director, Office of Planning and Zoning
SUBJECT: Zoning Petition Nos. 86-404-A, 86-405-A, 86-406-A, 86-410-A

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

[Signature]
NORMAN E. GERBER, AICP, Director
Office of Planning and Zoning

NEG/JGH/dml

COVAHEY & BOOZER, P.A. ATTORNEYS AT LAW 614 BOSLEY AVENUE TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEWY
ANTHONY J. DI PAULA

April 23, 1986

Mr. Arnold Jablon
Baltimore County Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Variance Petition # 86-405-A
Franklin Circle, Inc.
Ronald and Debra Landsman

Dear Mr. Jablon:

On April 14, 1986, Ronald Landsman and I appeared before you for a hearing on the above matter. At that time you advised that the sign posted on the property would have to be returned and the advertising costs paid before the order granting the variance would be released. Mr. Landsman paid the costs that day, but because of heavy rains, he did not attempt to retrieve the sign until several days later. Upon doing so, it was discovered that the sign and post were gone.

A gentlemen from the zoning information office suggested that the letter be directed to you. Mr. Landsman is anxious to begin construction of his new home, and a building permit has in fact been applied for. He is willing to reimburse the county for the cost of the sign if necessary. It is hoped that the disappearance of the sign will not delay the permit process.

Your earliest advice would be appreciated.

Very truly yours,
[Signature]
Anthony J. DiPaula

AJD/pbr
cc: Ronald S. Landsman

sent on 4/28/86

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 21, 1986

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

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 284 - Case No. 86-405-A
Petitioner - Franklin Circle, Inc.
Variance Petition

Dear Mr. Booser:

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

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

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:nir

Enclosures

cc: Stan Ryder, Jr. & Associates
Box 258
Owings Mills, Maryland 21117



Maryland Department of Transportation State Highway Administration

William K. Hoffmann
Secretary
Hal Kassoff
Assistant Secretary

February 25, 1986

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

Re: Baltimore County
Item No. 284
Property Owner: Franklin Circle, Inc.
Location: E/S St. Davids Lane (Private Rd) 340' N. of centerline of Somerset Place, W. of Falls Road
Route 25
Existing Zoning: R.C. 5
Proposed Zoning: Var.
to permit a building setback of 34' in lieu of the required 50' and to amend the second amended final development plan of Lot #7, Block B, Plat 1, The Clearings
Acres: 1.0
District: 8th

Att: James Dyer

Dear Mr. Dyer:

On review of the submittal of 1/29/86, for variance to building setback, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,
[Signature]
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Cogle

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 13th day of March, 1986.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Franklin Circle, Inc.
Petitioner's Attorney: F. Vernon Booser, Esq.
Received by: [Signature]
Chairman, Zoning Plans Advisory Committee

My telephone number is 391-659-1350

363-7556: Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 State's Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203-0717



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 9, 1986

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE AND AMENDMENT
E/S St. Davids La., 340' N of the c/l of Somerset
Place, W of Falls Rd. (11501 St. Davids La.)
8th Election District
Franklin Circle, Inc. - Petitioner
Case No. 86-405-A

Dear Mr. Boozer:

This is to advise you that \$69.64 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please pay to the County, Maryland, and remit to the Zoning Department, Towson, Maryland

No. 018586

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

DATE 4/14/86 ACCOUNT 2-71-615-000
SIGN & POST TO BE RETURNED AMOUNT \$ 69.64
RECEIVED FROM: Donald S. Landman
FOR: Advertising & Posting re Case 86-405-A
B 8642*****000001 211.1
VALIDATION OR SIGNATURE OF CASHIER

F. Vernon Boozer, Esquire
614 Bosley Avenue
Towson, Maryland 21204

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE AND AMENDMENT
E/S St. Davids La., 340' N of the c/l of Somerset
Place, W of Falls Rd. (11501 St. Davids La.)
8th Election District
Franklin Circle, Inc. - Petitioner
Case No. 86-405-A

TIME: 9:45 a.m.

DATE: Monday, April 14, 1986

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

Zoning Commissioner
Baltimore County

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

No. 018347

DATE 3-31-86 ACCOUNT 01-615-000
AMOUNT \$ 35.00
RECEIVED FROM: Vernon Boozer
FOR: Ith #284
B 8612*****000001 211.1
VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR ZONING VARIANCE AND AMENDMENT 8th Election District

LOCATION: East Side of St. Davids Lane, 340 feet North of Somerset Place, West of Falls Road (11501 St. Davids Lane)
DATE AND TIME: Monday, April 14, 1986, at 9:45 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 Zoning Variance and Amendment to permit a building set back of 34 feet from a lot line in lieu of the required 50 feet and to amend the second amended final development plan of Lot No. 7, Block B, Plat 1, The Clearings.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 27.

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 27, 1986

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 March 27, 1986.

THE JEFFERSONIAN,

JB Kentz

Publisher

Cost of Advertising

24.75

86-405-A

PETITION FOR ZONING VARIANCE AND AMENDMENT 8th Election District

LOCATION: East Side of St. Davids Lane, 340 feet North of Somerset Place, West of Falls Road (11501 St. Davids Lane)
DATE AND TIME: Monday, April 14, 1986, at 9:45 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 Zoning Variance and Amendment to permit a building set back of 34 feet from a lot line in lieu of the required 50 feet and to amend the second amended final development plan of Lot No. 7, Block B, Plat 1, The Clearings.

By Order of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
Mar. 27.

NEWSPAPERS OF MARYLAND, INC.

Westminster, Md., March 27, 1986.
I, the undersigned, Reg. #187632, P.O. #75283
successive weeks/days previous
March 19, 1986, in the

Times, a daily newspaper published in Westminster, Carroll County, Maryland.
News, a weekly newspaper published in Baltimore County, Maryland.
Times, a weekly newspaper published in Baltimore County, Maryland.
NEWSPAPERS OF MARYLAND, INC.

Per: *Donna Keefe*

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

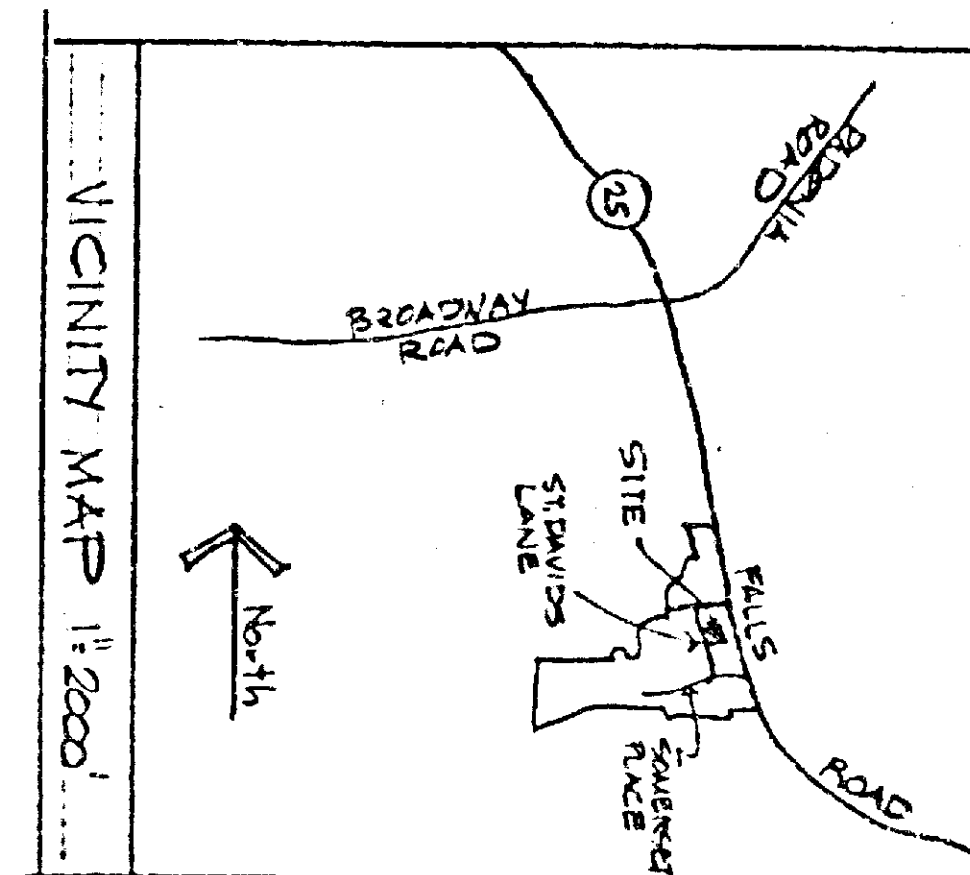
86-405-A

District: 8th
Posted for: *Variance*
Petitioner: *Franklin Circle, Inc.*
Location of property: *E/S of St. Davids Lane, 340' N. of the c/l of Somerset Place, West of Falls Road (11501 St. Davids Lane)*
Location of Sign: *East side of St. Davids Lane*
Remarks: *in front of subject property; Lot #7*
Posted by: *M. J. D. D.*
Number of Signs: *1*
Date of return: *3-31-86*



PLAT SCALE 1"=30'-0"

PAT FOR ZONING VARIANCE
AVENUE CONTRACTOR/REPAIRER RONALD BOBA LANDSMAN
DISTRICT 8 - ZONED RC-5
SUBDIVISION SECTION 11, PLAT 1, THE CLEARINGS
LOT 7, BHR, JR. 52 FOLIO 24
SCALE 1"=30'-0"



PLAT FOR ZONING VARIANCE
#284
sian lyder, Jr. & associates
architects, p.l.c. box 258
owings mills, maryland
tel. 301-521-2367 21117
date JAN 27 1986