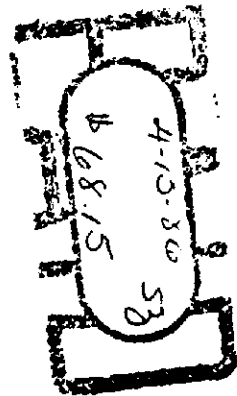


MAP SE-2E
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Willard M. Ayers, et ux, 86-411-A
 NE/S of Walnut Ave., 365' SE of the
 (1815 Walnut Avenue) - 12th Elec. Dist.
 (1815 Walnut Ave.)
 12th Elec. Dist.

RECEIVED FOR FILING
 DATE 1/14/86
 BY [Signature]

IN RE: PETITION FOR VARIANCE
 NE/S of Walnut Avenue, 365'
 SE of the centerline of
 Railway Avenue
 (1815 Walnut Avenue) -
 12th Election District
 Willard M. Ayers, et ux,
 Petitioners

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-411-A

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

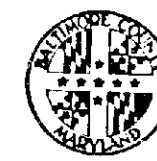
Testimony by the Petitioner indicated that he installed a silver mesh satellite dish, nine feet in diameter, without the benefit of a permit. The Petitioner was unaware that a permit was required. The dish was placed on the garage because the house and trees prevented reception from any location in the rear yard. It is visible only up the driveway. 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 16th day of April, 1986, that the herein Petition for Variance to permit an accessory structure (satellite dish) 25 feet in height in lieu of the required 15 feet, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

Any replacement dish shall not exceed nine feet in diameter and shall be black mesh.

[Signature]
 Deputy Zoning Commissioner
 of Baltimore County



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3333

ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

April 16, 1986

Mr. and Mrs. Willard M. Ayers
 1815 Walnut Avenue
 Baltimore, MD 21222

RE: PETITION FOR VARIANCE
 NE/S of Walnut Avenue, 365'
 SE of the centerline of
 Railway Avenue
 (1815 Walnut Avenue) -
 12th Election District
 Willard M. Ayers, et ux,
 Petitioners
 Case No. 86-411-A

Dear Mr. and Mrs. Ayers:

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

Very truly yours,

[Signature]
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMH:jtg

Attachments

cc: People's Counsel

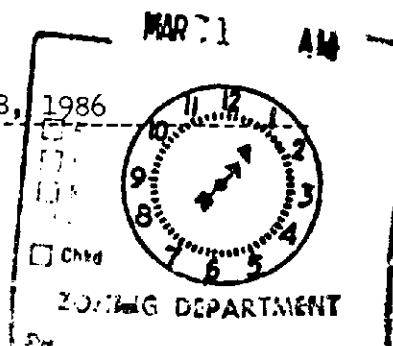
BALTIMORE COUNTY, MARYLAND

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 No. 86-411-A



This office is not opposed to the placement of the disk on the garage roof, but cannot make final comments because the diameter of the proposed disk is not delineated.

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

NEG/JGH/dmi

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

Mr. and Mrs. Willard M. Ayers
 1815 Walnut Avenue
 Baltimore, Maryland 21222

RE: Item No. 286 - Case No. 86-411-A
 Petitioners - Willard M. Ayers, et ux
 Variance Petition

Dear Mr. and Mrs. Ayers:

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,

[Signature]
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nr

Enclosures

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 400.3 to permit an accessory structure (satellite dish) 25 ft. above grade in lieu of the required maximum height of 15 ft.

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

THERE WAS ONLY TWO (2) OTHER LOCATIONS THIS ANTENNA COULD GO. (1) IN THE FRONT YARD, (2) ON THE ROOF OF THE HOUSE.

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

Attorney for Petitioner:
 (Type or Print Name)
 Address
 City and State

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

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 County on the 15th day of April, 1986, at 9:45 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)

Case No. 86-411-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

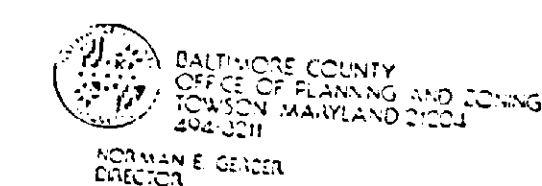
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this 13th day of March, 1986.

[Signature]
 ARNOLD JABLON
 Zoning Commissioner

Petitioner Willard M. Ayers, et ux
 Petitioner's Attorney

Received by: [Signature]
 Chairman, Zoning Plans Advisory Committee



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

MARCH 24, 1986

Re: Zoning Advisory Meeting of February 10, 1986
 Item # 286
 Petitioner: WILLARD M. AYERS, et ux
 Location: NE/S WALNUT AVE. 365' SE.
 OR OF RAILWAY AVE.

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.
- ☐ A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ☐ 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.
- ☐ The 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 22-59 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 [blank].
- ☐ The property is located in a deficient service area as defined by Sill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- ☐ The property is located in a traffic area controlled by a "T" level intersection as defined by Sill 173-79, and its conditions change are evaluated annually by the County Council.
- ☐ Additional comments: [blank]

cc: James Dwyer

James A. Dwyer
 Chair, Current Planning and Development

PETITION FOR ZONING VARIANCE
12th Election District
LOCATION: NE/S Walnut Ave., 365'
SE of the c/l of Railway Ave. (1815
Walnut Ave.)
DATE AND TIME: Tuesday, April 15,
1986, at 9:45 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 Zoning Variance to permit
an accessory structure (satellite dish)
25 feet in height in lieu of the
required 15 feet.
Being the property of Willard M.
Ayers, et ux, as shown on plat plan
filed with the Zoning Office.
In the event that this Petition(s) is
granted, a building permit may be issued
within the thirty (30) day appeal
period. The Zoning Commissioner will,
however, entertain any request for a
stay of the issuance of said permit
during this period for good cause
shown. Such request must be received
in writing by the date of the hearing
set above or made at the hearing.
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

March 27,

1986

THIS IS TO CERTIFY, that the annexed advertisement of
Arnold Jablon in the matter of Pet. for Zoning Var. -
P.O. #75293 - Req. #L87642 - 71 lines @ \$28.40.

was inserted in **The Dundalk Eagle** a weekly newspaper
published in Baltimore County, Maryland, once a week
for one ~~successive~~ week before the
28th day of March 1986; that is to say,
the same was inserted in the issues of March 27, 1986.

Kimbel Publication, Inc.
per Publisher.

By K.E. Delke

86-411-A

Mr. Willard M. Ayers
Mrs. Lillian M. Ayers
1815 Walnut Avenue
Baltimore, Maryland 21222

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Walnut Ave., 365' SE of the c/l of Railway
Ave. (1815 Walnut Ave.)
12th Election District
Willard M. Ayers, et ux - Petitioners
Case No. 86-411-A

TIME: 9:45 a.m.
DATE: Tuesday, April 15, 1986
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

No. 018360

DATE 2/6/86 ACCOUNT 01-615-000

AMOUNT \$ 35.00

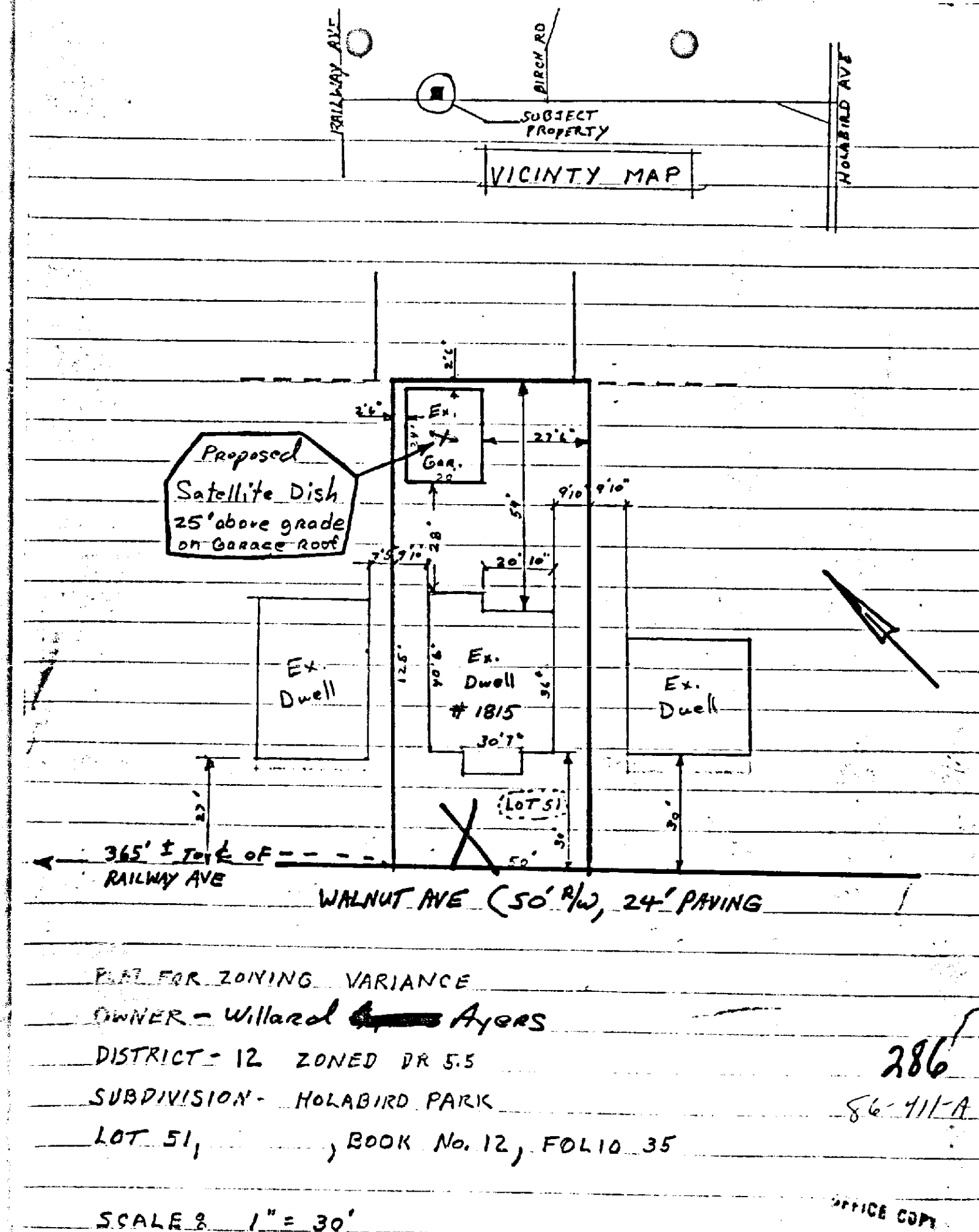
RECEIVED
FROM:

Willard Ayers

FOR:

Variance # 786

VALIDATION OR SIGNATURE OF CASHIER



PET FOR ZONING VARIANCE

OWNER - Willard Ayers

DISTRICT - 12 ZONED DR 5.5

SUBDIVISION - HOLABIRD PARK

LOT 51, BOOK No. 12, FOLIO 35

OFFICE COPY