

ZONING DESCRIPTION

Beginning on the West Side of Ellendale Drive, 1020 ft. N. of the centerline of Providence Road. Being Lot # 38 Plat #2, Glen Ellen Book 14, Folio 25, in the 9th. Election District, Baltimore County Maryland. Also Known as # 945 Ellendale Drive. Containing 1.33 Acres.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of July, 1986, that the Petition for Zoning Variances to permit a side yard setback of 4.5 feet instead of the required 15 feet and a sum of the side yard setbacks of 34.5 feet instead of the required 40 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Zoning Commissioner of Baltimore County

Mr. & Mrs. Robert W. Waters
Mr. John Wilz
People's Counsel

- 3 -

PETITION FOR ZONING VARIANCE

9th Election District

LOCATION: West Side of Ellendale Drive, 1020 feet North of Providence Road (945 Ellendale Drive)

DATE AND TIME: Monday, April 21, 1986, at 10:00 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 a side yard setback of 4 feet 6 inches in lieu of the required 15 feet and a sum of the side yard setbacks of 34.5 feet in lieu of the required 40 feet

Being the property of Robert W. Waters, et ux, as shown on plat 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

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
W/S Ellendale Dr., 1020' : OF BALTIMORE COUNTY
N of Providence Rd.
(945 Ellendale Dr.)
9th District
ROBERT W. WATERS, et ux,
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 1st day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Robert W. Waters, 945 Ellendale Dr., Towson, MD 21204, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman



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

ARNOLD JABLON
ZONING COMMISSIONER
April 16, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Robert W. Waters
Mrs. Darlene E. Waters
945 Ellendale Drive
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
W/S Ellendale Dr., 1020' N of Providence Rd.
(945 Ellendale Dr.)
9th Election District
Robert W. Waters, et ux - Petitioners
Case No. 86-421-A

Dear Mr. and Mrs. Waters:

This is to advise you that \$73.75 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property until time it is placed by this office.

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

DATE 4-21-86 ACCOUNT NO. C21896

AMOUNT \$ 73.75

RECEIVED FROM Robert W. Waters

FOR Advertising & Posting 4-21-86

VALIDATION OR SIGNATURE OF CASHIER

Mr. Robert W. Waters
Mrs. Darlene E. Waters
945 Ellendale Drive
Towson, Maryland 21204

March 21, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S Ellendale Dr., 1020' N of Providence Rd.
(945 Ellendale Dr.)
9th Election District
Robert W. Waters, et ux - Petitioners
Case No. 86-421-A

TIME: 10:00 a.m.

DATE: Monday, April 21, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

Arnold Jablon
Zoning Commissioner
of Baltimore County

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

No. C18483

DATE 2/26/86 ACCOUNT 01.615.000

AMOUNT \$ 35.00

RECEIVED FROM Robert W. Waters

FOR Advertising # 309

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 9th Date of Posting 4/21/86

Posted for: Variances

Petitioner: Robert W. Waters, et ux

Location of property: W/S Ellendale Drive, 1020' N of Providence Rd.

945 Ellendale Dr.

Location of Signs: Towson, Ellendale Drive, corner 111 W. Chesapeake Ave.

on property of Petitioners

Remarks: on property of Petitioners

Posted by: Arnold Jablon Date of return: 4/21/86

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 2, 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on April 2, 1986.

TOWSON TIMES,

Arnold Jablon
Publisher

34.80

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 3, 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 April 3, 1986.

THE JEFFERSONIAN,

Arnold Jablon
Publisher

Cost of Advertising

24.75

86-421-A

Case No. 86-421-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 18th day of March, 1986.

Arnold Jablon
Zoning Commissioner

Petitioner Robert W. Waters, et ux
Petitioner's Attorney

Received by: James E. Dwyer
Chairman, Zoning/Plans Advisory Committee

PROTESTANT'S
STATEMENT OF JOSEPH KELENFY, Owner of Residential property at
943 Ellendale Drive
Towson, Maryland 21204

SUBJECT: Zoning variance request for 945 Ellendale Drive
Towson, Maryland 21204
Case #86-421A

This statement is prepared in lieu of my personal appearance for subject
Zoning Hearing on April 21, 1986 - 10:00 a.m., due to a business commitment
which I could not change.

I, Joseph Kelenfy, oppose the subject zoning variance and request denial by
the authorities for the following reasons:

1. The existing garage building is already too close to the property
line on the north side between 943 and 945 Ellendale Drive, and
the proposed expansion would reduce the above distance to a couple
feet since the adjacent properties are pie-shaped, narrowing to
the front in the direction of the proposed building expansion.
2. If proposed building is constructed, it will impair the present
view from the picture window of our living room and it will block
the view from the side window of same living room.
3. The curvature in which the adjacent houses are constructed care-
fully follow the street curvature, providing harmony between
buildings and land shapes. The proposed expansion would destroy
this harmony.
4. Since the proposed construction is to facilitate a family room by
the conversion of the existing garage, exactly in line with and
behind the proposed new garage, living quarters would be too close
to the north property line between the properties of 943 and 945
Ellendale Drive, Towson, Maryland.

Based on the above points, I respectfully oppose the Zoning Variance. Should
this statement be insufficient for any protest, I request a postponement of
this hearing.

Witness:

Joseph Kelenfy
Joseph Kelenfy
Owner - Residence
943 Ellendale Drive
Towson, MD 21204

Arthur J. Jones
Notary Public
Date 4-17-86

DP 3
1/79

Permit

NOTE: A SEPARATE PERMIT IS REQUIRED FOR ALL ELECTRICAL & PLUMBING
WORK WHICH MUST BE DONE BY AN ELECTRICIAN OR PLUMBER
LICENSED IN BALTIMORE COUNTY.

APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

3 09-20-450040

BUILDING ADDRESS 945 ELLENDALE DRIVE

OWNER'S NAME ROBERT W. WATERS AND DARLENE

MAILING ADDRESS 945 ELLENDALE DR., 21204

TENANT

BUILDING CONTRACTOR OWNER

ENGINEER OR ARCHITECT BASIL ACEY ASSOC.

IF UNDER CONTRACT OF SALES OR STALEY'S NAME AND ADDRESS

TRANSFER DESCRIPTION N/W/S ELLENDALE DR. 995' N/W PROVIDENCE ROAD

A. TYPE OF IMPROVEMENT

1. NEW BUILDING CONSTRUCTION

2. ADDITION

3. ALTERATION

4. REPAIR

5. WRECKING (ENTER NO. UNITS DESTROYED)

6. MOVING

7. OTHER

RESIDENTIAL

01. ONE FAMILY

02. TWO FAMILY

03. THREE AND FOUR FAMILY

04. FIVE OR MORE FAMILY (ENTER NO. UNITS)

05. SWIMMING POOL

06. GARAGE

07. OTHER

C. TYPE OF USE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY

09. CHURCH, OTHER RELIGIOUS BUILDING

10. FENCE (ENTER HEIGHT)

11. INDUSTRIAL, STORAGE BUILDING

12. PARKING GARAGE

13. SERVICE STATION, REPAIR GARAGE

14. HOSPITAL, INSTITUTIONAL, NURSING HOME

15. OFFICE, BANK, PROFESSIONAL

16. PUBLIC UTILITY

17. SCHOOL, COLLEGE, OTHER EDUCATIONAL

18. SIGN

19. STORE, MERCANTILE, RESTAURANT

20. SWIMMING POOL (MD. HEALTH DEPT. APPR. REQ.)

21. TANK, TOWER

22. TRANSIENT HOTEL, MOTEL (NO. UNITS)

23. OTHER

B. OWNERSHIP

1. PRIVATELY OWNED

2. PUBLICLY OWNED

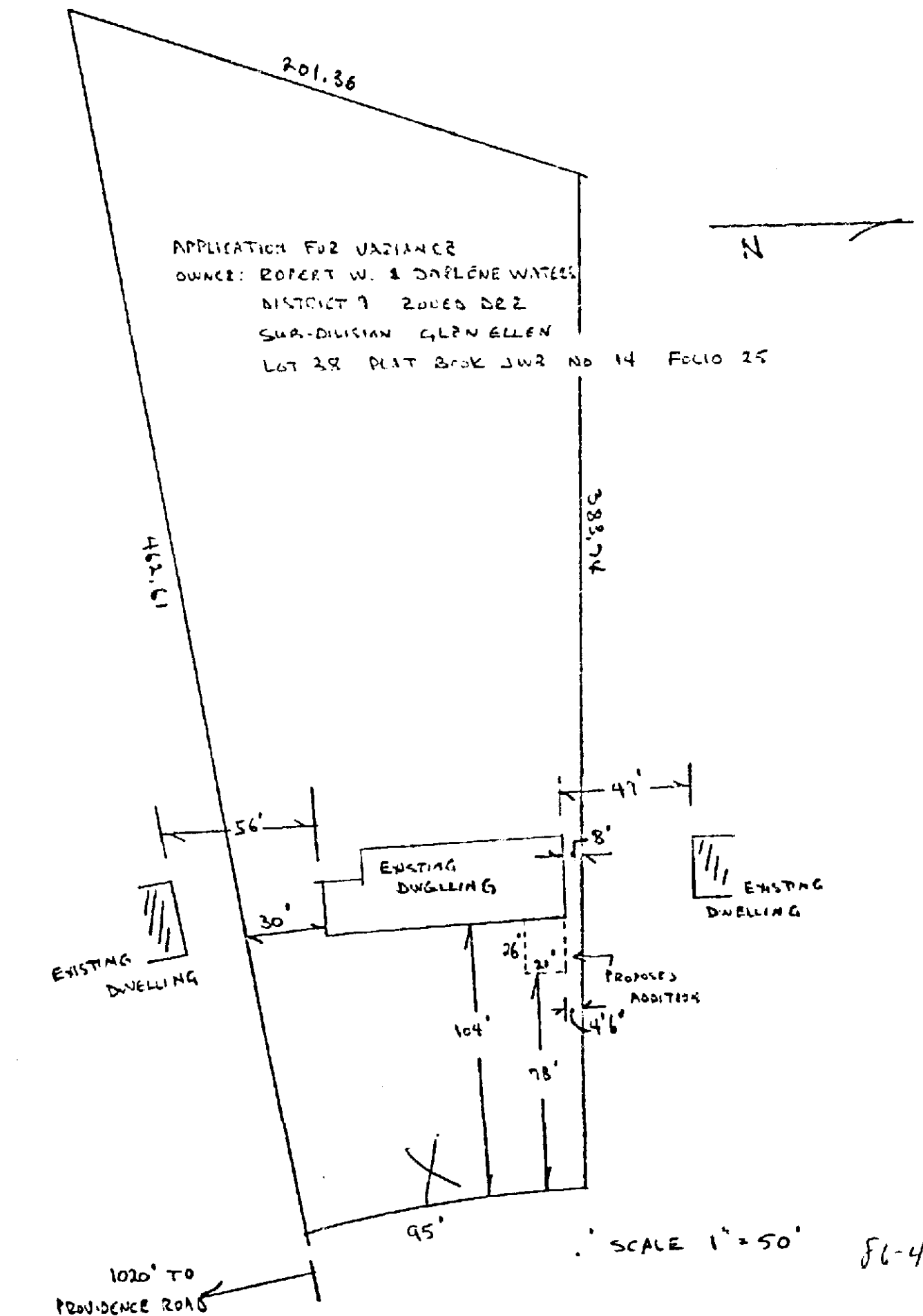
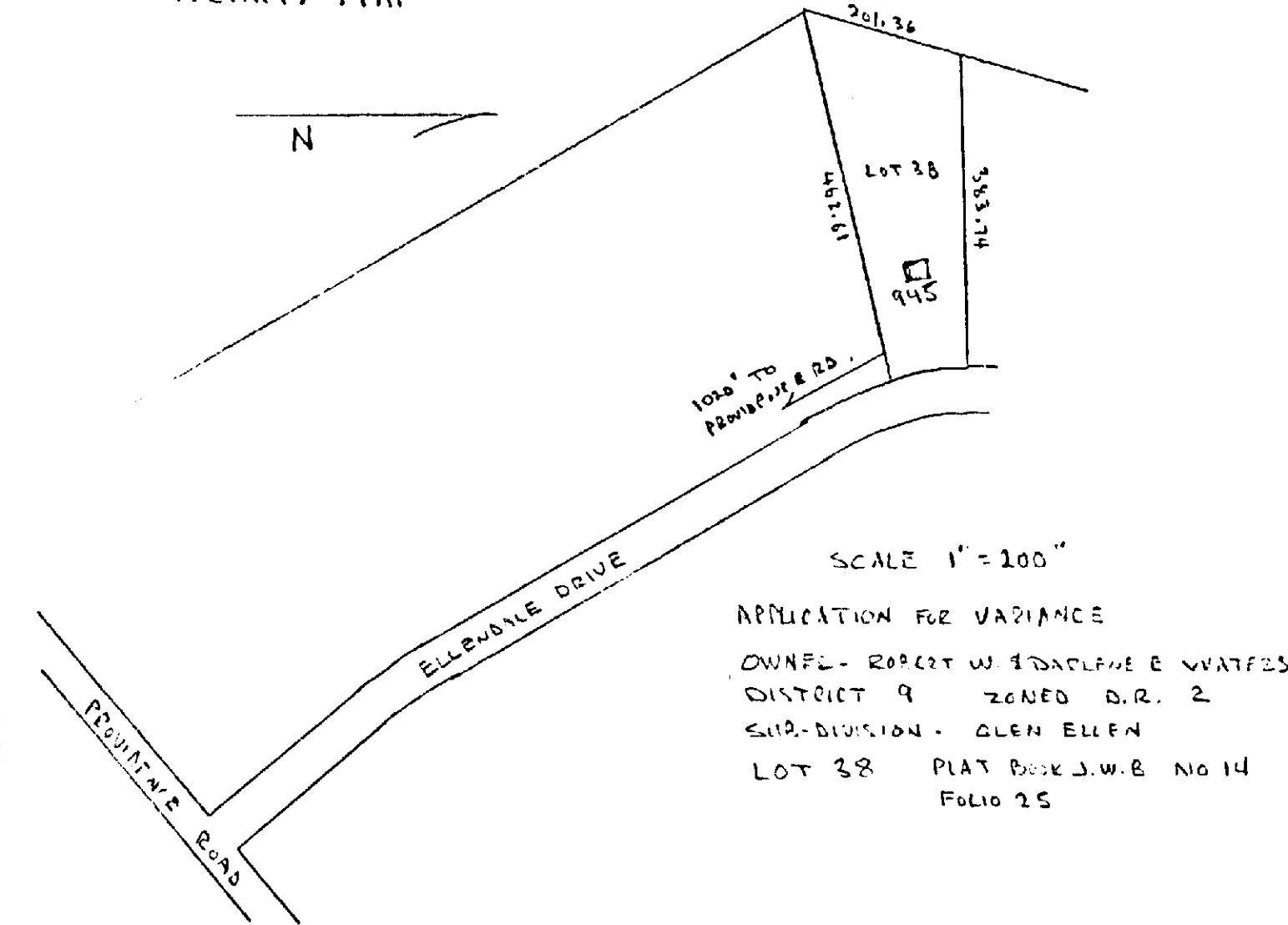
ESTIMATED COST OF MATERIAL & LABOR \$1,000

24. PROPOSED USES: SAME AND ADD.

EXISTING USES: S, F, D.

THIS PERMIT MUST BE POSTED
SEE OTHER SIDE FOR INSPECTIONS

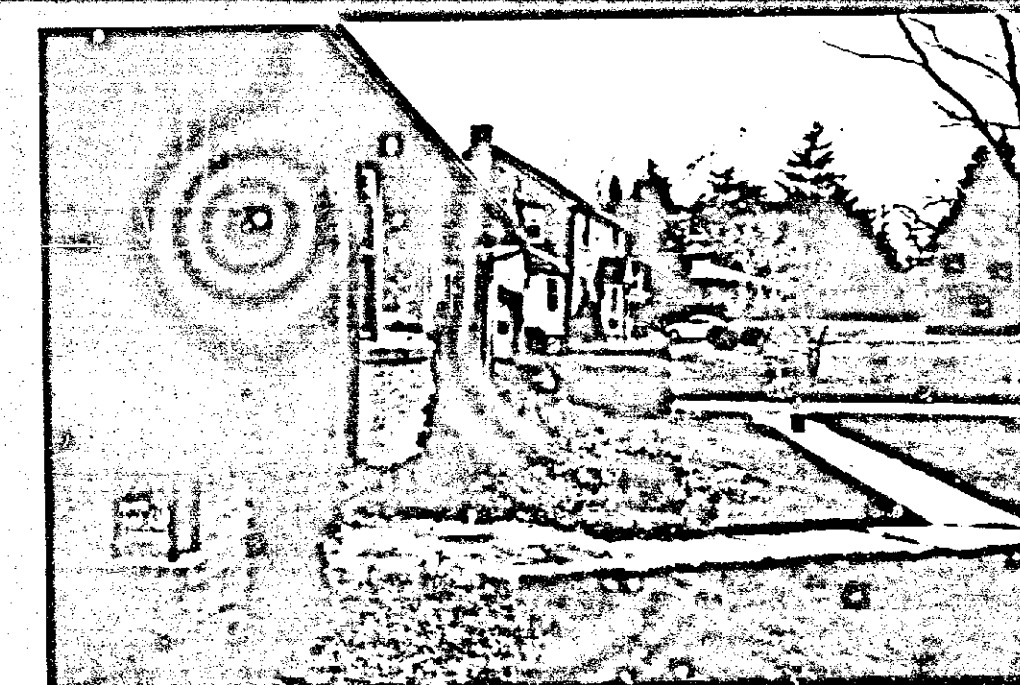
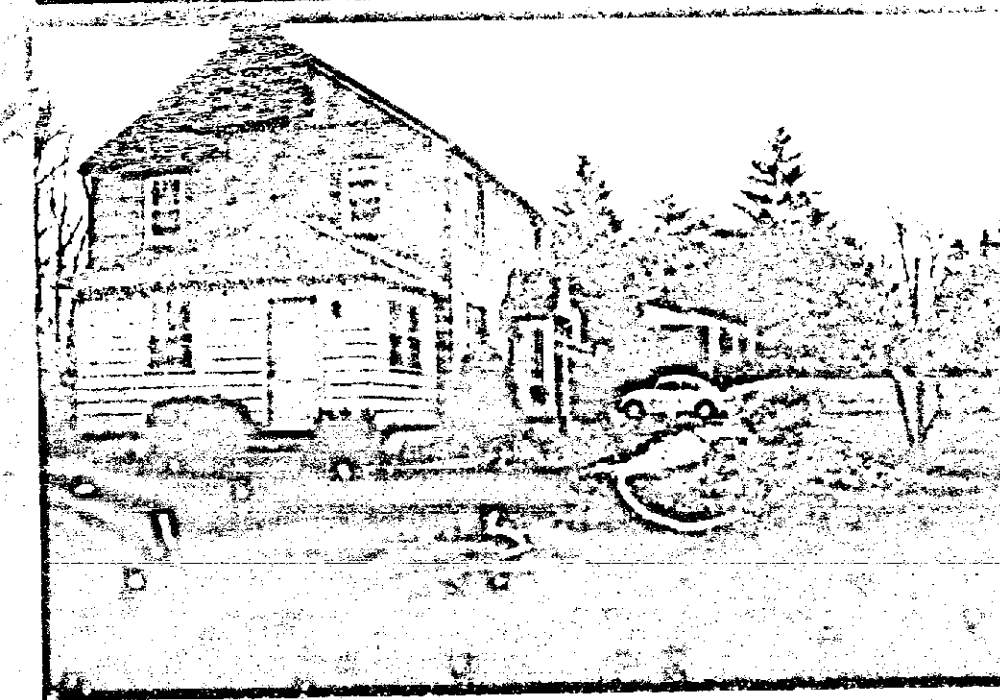
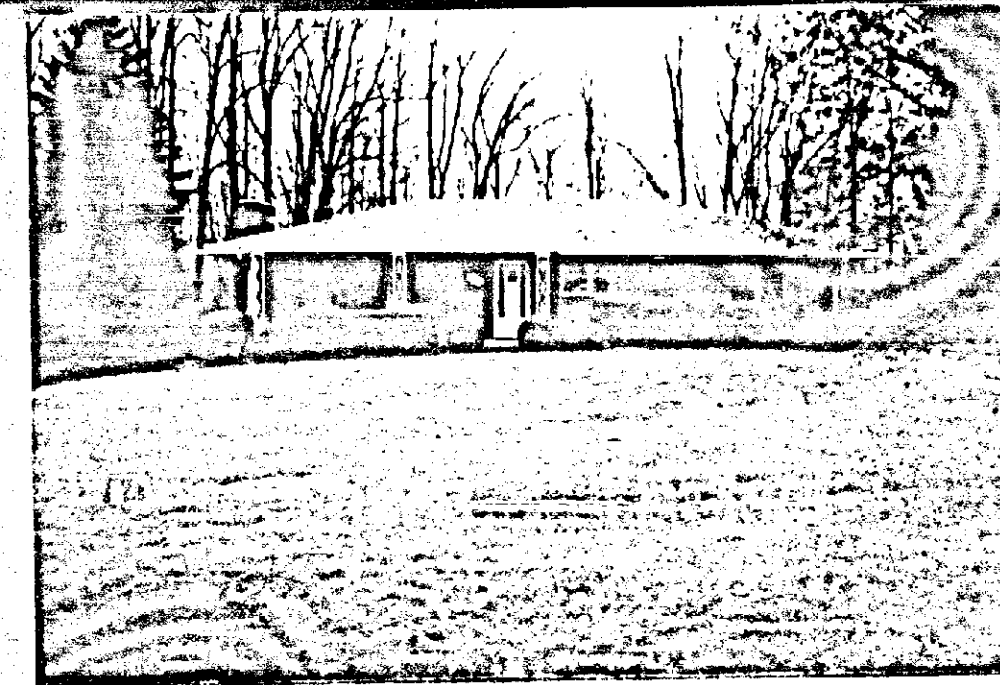
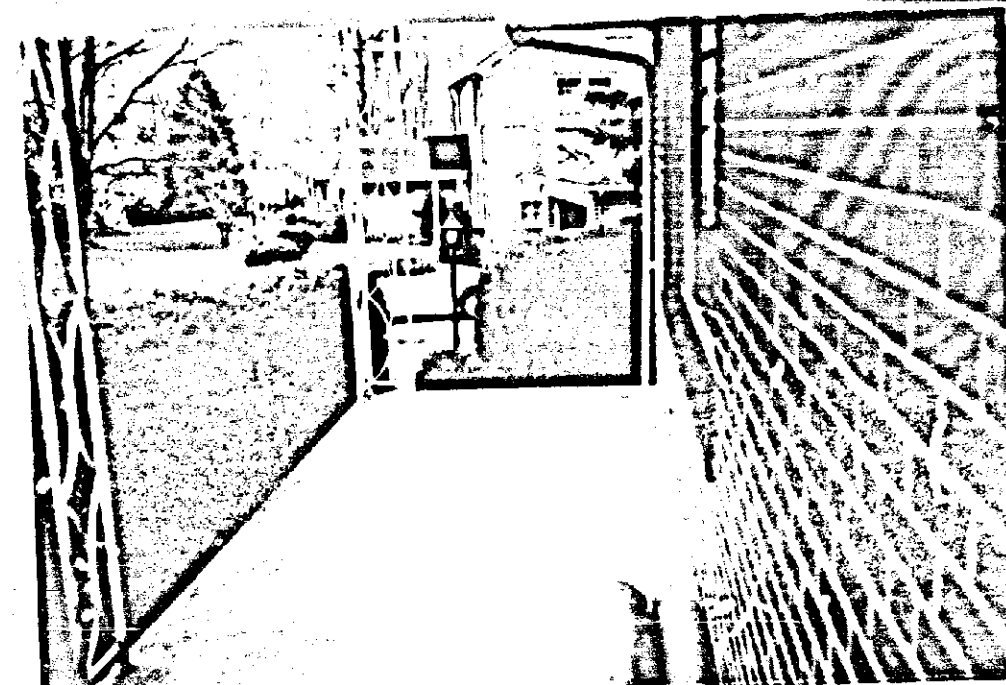
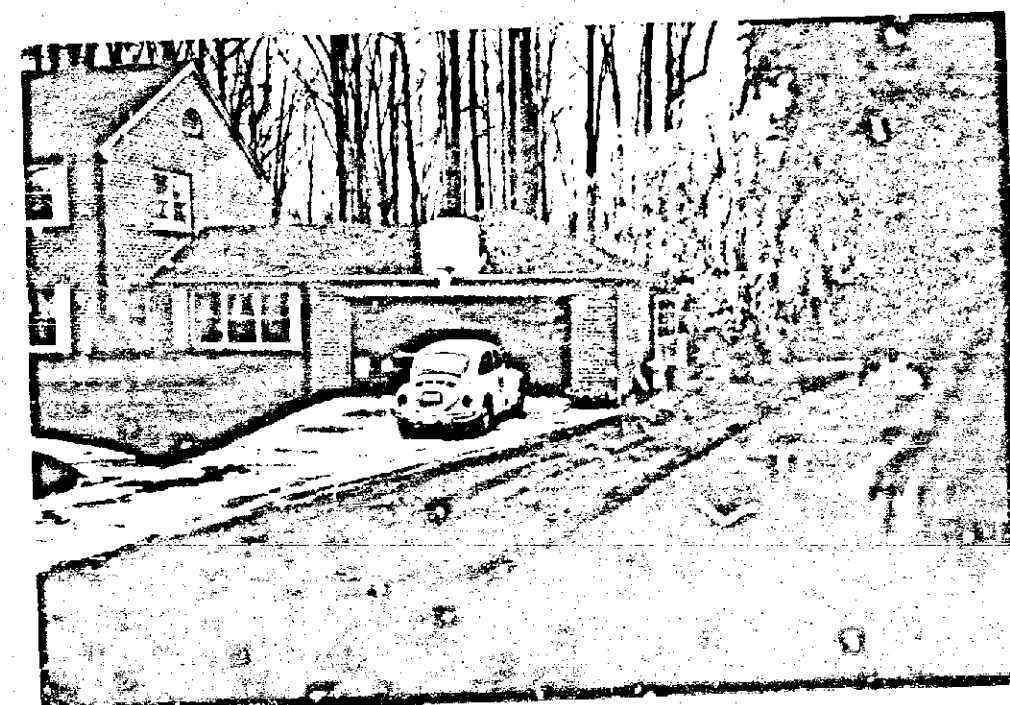
VICINITY MAP



Re: Case No 86-421-A
I understand that the
hearing officer requested
a copy of permit issued
for addition note to
property

APR 23 1986

ZONING DEPARTMENT



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