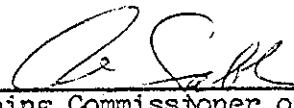


|          |                                                                                                                                                                                                                   |                  |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 86-465-A | <u>E/S of Patapsco St., 32' N of Center St.<br/>(20 Patapsco St.)</u>                                                                                                                                             | 12th Elec. Dist. |
| 4/14/86  | Variance - filing fee \$35.00 - Charles M. Ray                                                                                                                                                                    |                  |
| 4/14/86  | Hearing date set for 5/12/86, at 9:45 a.m.                                                                                                                                                                        |                  |
| 5/12/86  | Advertising and Posting - \$68.95                                                                                                                                                                                 |                  |
| 5/14/86  | Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory building to be located partially in the side yard in lieu of the required rear yard is GRANTED with restrictions. |                  |

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 and the granting of the variance requested ~~will~~/will not adversely affect the health, safety, and general welfare of the community, the variance should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14<sup>th</sup> day of May, 19 86, that the Petition for Zoning Variance to permit an accessory building to be located partially in the side yard in lieu of the required rear yard be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The proposed garage is found to be consistent with the Chesapeake Bay Critical Area statute, provided that the four existing major deciduous trees remain. However, if any of the existing trees is removed, it must be replaced with a major deciduous tree.

  
\_\_\_\_\_  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Mr. Charles M. Ray

Mr. Marshall Goldsmith

People's Counsel



# 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 permit an accessory building partially in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)  
STORAGE OF AUTOMOBILES, BOAT AND BOAT TRAILER, LOG SPLITTER, UTILITY TRAILER, ECT

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):

(Type or Print Name) CHARLES M. RAY

Signature Charles M. Ray

Address (Type or Print Name)

City and State

Attorney for Petitioner: 20 PATAPSCO 525-0917

(Type or Print Name) Address Phone No.

Signature BALTIMORE MD. 21222

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Address

City and State

Attorney's Telephone No.: 20 PATAPSCO 525-0917

Address Phone No.

ADVERTISED By The Zoning Commissioner of Baltimore County, this 14th day of April, 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 12th day of May, 1986, at 9:45 o'clock.

(over)

## CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222 April 24, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #75969 - Reg. #189364 - Pet. for Zoning Var. - 73 lines @ \$29.20.

was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 25th day of April 1986; that is to say, the same was inserted in the issues of April 24, 1986

Kimbel Publication, Inc.  
per Publisher.

By K.E. Deller

### Zoning Description

Beginning on the West side of Patapsco St  
3 2 Feet North of the center line of Center Ave  
extended to the West side of Patapsco St.  
Being Lots #9 #10 on the Plat of Avon 2-160  
in the 12th district containing  
approximately 25,000 sq. ft. Also know as  
# 20 Patapsco St

RE: PETITION FOR Variance  
E/S of Patapsco St.,  
32' N of Center St.,  
(20 Patapsco St.),  
12th District  
CHARLES M. RAY,  
Petitioner  
BEFORE THE ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 86-465-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.

Phyllis Cole Friedman  
Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Peter Max Zimmerman  
Deputy People's Counsel  
Room 223, Court House  
Towson, Maryland 21204  
494-2188

I HEREBY CERTIFY that on this 24th day of April, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles M. Ray, 20 Patapsco St., Baltimore, MD 21222, Petitioner.

Peter Max Zimmerman  
Peter Max Zimmerman

### PETITION FOR ZONING VARIANCE

12th Election District  
Case No. 86-465-A

LOCATION: East Side of Patapsco Street, 32 feet North of Center Street (20 Patapsco Street)

DATE AND TIME: Monday, May 12, 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 building partially in the side yard in lieu of the required rear yard

Being the property of Charles M. Ray, 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



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

ARNOLD JABLON  
ZONING COMMISSIONER

May 6, 1986

Mr. Charles M. Ray  
20 Patapsco Street  
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE  
E/S of Patapsco St., 32' N of Center St.  
(20 Patapsco St.)  
12th Election District  
Charles M. Ray - Petitioner  
Case No. 86-465-A

Dear Mr. Ray:

This is to advise you that \$68.95 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.

|                                                                                                  |                     |                                                   |
|--------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT | No. 021383          | County, Maryland, and remit ing, Towson, Maryland |
| DATE 5/6/86                                                                                      | ACCOUNT 20 PATAPSCO |                                                   |
| AMOUNT \$ 68.95                                                                                  |                     |                                                   |
| RECEIVED FROM Charles M. Ray                                                                     |                     |                                                   |
| FOR Advertising & Posting 68.95                                                                  |                     |                                                   |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                     |                                                   |

Mr. Charles M. Ray  
20 Patapsco Street  
Baltimore, Maryland 21222

April 15, 1986

### NOTICE OF HEARING

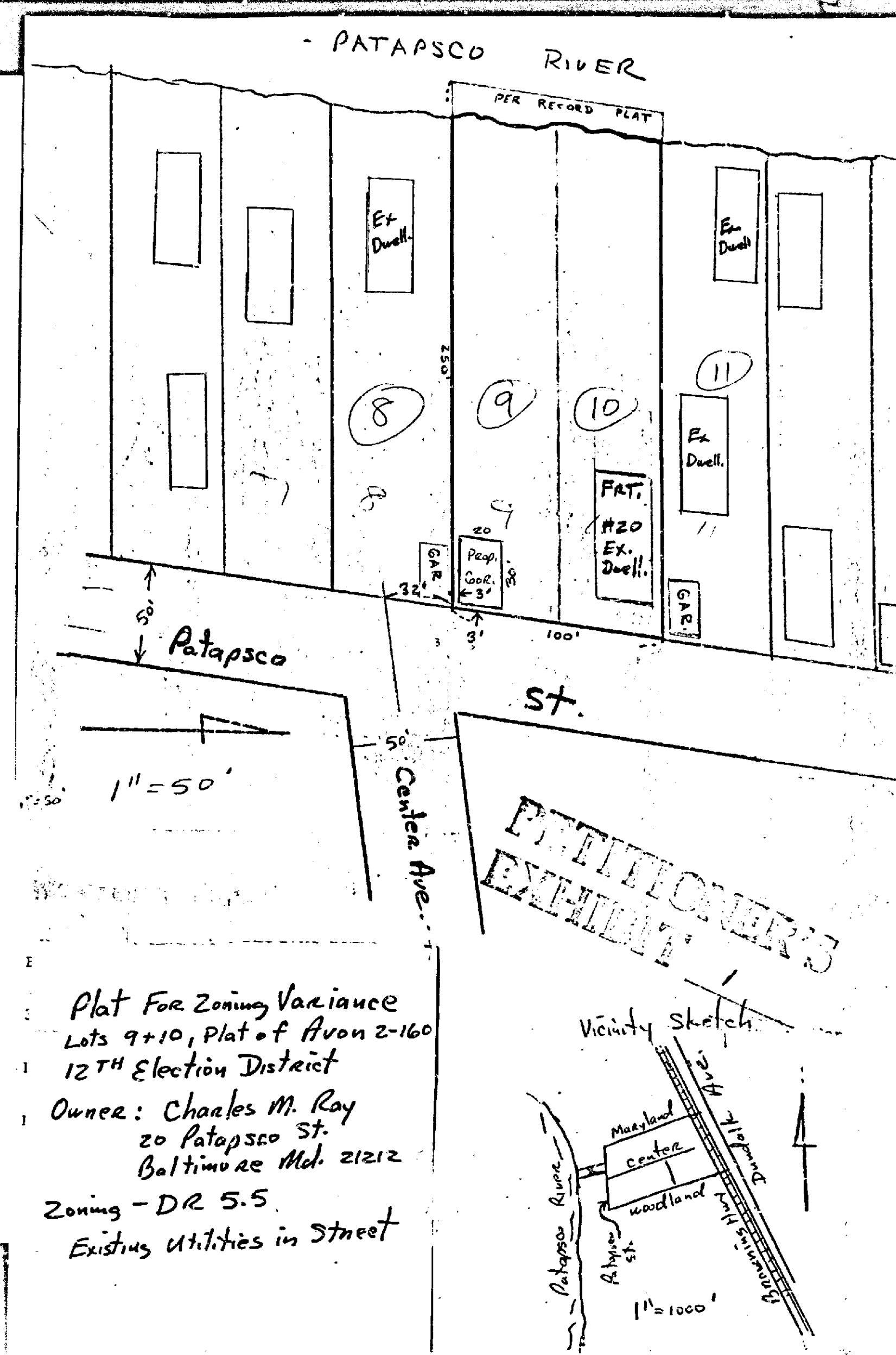
RE: PETITION FOR ZONING VARIANCE  
E/S of Patapsco St., 32' N of Center St.  
(20 Patapsco St.)  
12th Election District  
Charles M. Ray - Petitioner  
Case No. 86-465-A

TIME: 9:45 a.m.

DATE: Monday, May 12, 1986

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

|                                                                                                  |                     |  |
|--------------------------------------------------------------------------------------------------|---------------------|--|
| BALTIMORE COUNTY, MARYLAND<br>OFFICE OF FINANCE - REVENUE DIVISION<br>MISCELLANEOUS CASH RECEIPT | No. 019849          |  |
| DATE 5/12/86                                                                                     | ACCOUNT 20 PATAPSCO |  |
| AMOUNT \$ 68.95                                                                                  |                     |  |
| RECEIVED FROM Charles M. Ray                                                                     |                     |  |
| FOR Advertising & Posting 68.95                                                                  |                     |  |
| VALIDATION OR SIGNATURE OF CASHIER                                                               |                     |  |



DATE May 12, 1986  
BY Arnold Jablon  
Zoning Commissioner







SPECIAL NOTE FOR CONSTRUCTION IN TIDAL OR RIVERINE AREAS  
BILL #17-85 BALTIMORE COUNTY BUILDING CODE 1984  
EFFECTIVE - APRIL 22, 1985

SECTION 516.0 A Section added to read as follows:

SECTION 516.0 CONSTRUCTION IN AREAS SUBJECT TO FLOODING

516.1 AREAS SUBJECT TO INUNDATION BY TIDEWATERS:

1. Whenever building or additions are constructed in areas subject to inundation by tides, the building's lowest floor (including basement) shall be not lower than one (1) foot above the 100-year flood elevation, as established by the U.S. Army Corps of Engineers or the Federal Flood Insurance Study, whichever is more restrictive. These buildings or additions shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of the structure with materials resistant to flood damage.

Areas beneath buildings will not be considered as basements if headroom to underside of floor joists is less than six feet or if enclosure walls are at least 50 percent open.

2. Crawl spaces under buildings constructed in the tidal plain, as determined by the U.S. Army Corp of Engineers or the Federal Flood Insurance Study, whichever is the more restrictive, shall be constructed so that water will pass through without resulting debris causing damage to the improvements of any property.

3. New or replacement utility systems, including but not limited to water supply, sanitary sewage, electric, gas and oil, must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and require on-site waste disposal systems to be located so as to avoid impairment of them or contamination from them during flooding.

516.2 RIVERINE AREAS SUBJECT TO INUNDATION BY SURFACE WATERS WITHIN THE 100 YEAR FLOOD PLAIN.

1. No structures or additions shall be within the 100-year flood plain of any watercourse. The 100-year flood plain shall be based upon the Federal Flood Insurance Study or the Department of Public Works, whichever is the more restrictive. This determination shall include planned future development of the watershed area.

2. Reconstruction of residential dwelling units shall be governed by Sections 103.0 or 120.0 as applicable, except that rebuilding of residential dwelling units damaged in excess of 50 percent of physical value shall also be governed by the provisions of Subsection 516.1 of this Section.

3. Reconstruction of other than residential buildings or structures in the riverine areas shall be made to conform to 516.1 when damage exceeds 50 percent of physical value.

C. S. B.  
4/30/85