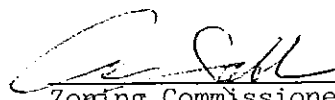


87-87-A	SW/cor. of Quentin Ave. and Joppa Rd.	
#2	<u>(1809 E. Joppa Rd.)</u>	9th Elec. Dist.
7/21/86	Variance - filing fee \$35.00 - Charles Gardner	
7/21/86	Hearing set for 9/10/86, at 10:45 a.m.	
9/10/86	Advertising and Posting - \$78.00	
9/11/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit an accessory structure (12' x 8' storage shed) outside of the third of the lot farthest removed from any street is GRANTED.	

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 11th day of September, 1986, that the Petition for Zoning Variance to permit an accessory structure (12' x 8' storage shed) outside of the third of the lot farthest removed from any street be and is hereby GRANTED from and after the date of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Charles Gardner

People's Counsel

12 87-87-A 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 - To permit an accessory structure outside the third of the lot farthest removed from any street.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)
Due to the extreme vandalism problems which have been experienced, it is felt that any other location on the property would result in more neglect from vandals

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: Charles Gardner
(Type or Print Name)
Signature: Charles Gardner
Address: (Type or Print Name)
City and State: Signature
Attorney for Petitioner: 1809 E. Joppa Rd. 6616811
(Type or Print Name) Address Phone No.
Signature: Balto Md. 21234
City and State
Address: Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Charles Gardner
Name
Address: 1809 E Joppa Rd. 661-6811
City and State: Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of September 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 10th day of September 1986, at 10:45 o'clock

Call John
Zoning Commissioner of Baltimore County.
(over)

ZONING DESCRIPTION

BEGINNING for the same at a point where the Southernmost side of Joppa Road as laid out 40 feet wide intersects the westernmost side of Quentin Avenue, said place of beginning being also situate at the Northeast corner of Lot No. 114, as laid down on the Plat of Joppa Heights - Little Farms, which plat is recorded among the Land Records of Baltimore County in Plat Book WPC No. 6 folio 166, and running thence and binding on the westernmost side of Quentin Avenue South 10 degrees 9 minutes East 183.15 feet to the beginning of the second line of the parcel of land which by deed dated December 11, 1962 and recorded among the Land Records of Baltimore County in Liber CHK No. 1265 folio 472, was conveyed by Ward B. Coe, et al, to George W. Raycob and wife, thence binding on part of said second line of said deed South 79 degrees 51 minutes West 50 feet to a pipe heretofore planted at the beginning of the third line of the parcel of land which by deed dated June 16, 1944 and recorded among the Land Records of Baltimore County in Liber RJS No. 1352 folio 65, was conveyed by Ward B. Coe, et al, to John W. Mast and wife, thence binding on said third line of said last mentioned deed North 10 degrees 8 minutes West 185.08 feet, more or less, to intersect the Southernmost side of the Joppa Road, and thence running Easterly binding on the Southernmost side of the Joppa Road 50 feet to the place of beginning. Being known as No. 1809 East Joppa Road.

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW Corner of Quentin Ave. and : OF BALTIMORE COUNTY
Joppa Rd. (1809 E. Joppa Rd.)
9th District
CHARLES GARDNER, Petitioner : Case No. 87-87-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 11th day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles Gardner, 1809 East Joppa Road, Baltimore, MD 21234, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550
STEPHEN E. COLLINS
DIRECTOR

August 14, 1985

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

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13.

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

87-87-A
9/6

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 87-87-A

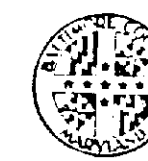
LOCATION: Southwest Corner of Quentin Avenue and Joppa Road
(1809 East Joppa Road)
DATE AND TIME: Wednesday, September 10, 1986, at 10:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit an accessory structure (storage shed) outside the third of the lot farthest removed from any street

Being the property of Charles Gardner, 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

JAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 3, 1986

Mr. Charles Gardner
1809 East Joppa Road
Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
SW corner of Quentin Ave. and Joppa Rd.
(1809 E. Joppa Rd.)
9th Election District
Charles Gardner - Petitioner
Case No. 87-87-A

Dear Mr. Gardner:

This is to advise you that \$75.00 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 make the check payable to Baltimore County, Maryland, and remit to the Office of Finance - Revenue Division, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025510
DATE: 9/10/86 ACCOUNT: 1-115-700
AMOUNT: \$ 75.00
RECEIVED FROM: CHARLES GARDNER
FOR: 87-87-A
VALIDATION OF SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 87-74-A, 87-75-A, 87-76-A, 87-77-A, 87-81-A, 87-82-A, 87-83-A, 87-84-A, 87-87-A, 87-88-A, 87-106-A, 87-107-A, 87-108-A, 87-111-A, 87-112-A, 87-113-A and 87-114-A
Date: August 21, 1986

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Director

NEG:JGH:sim

87-87-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 21st day of July, 1986

ARNOLD JABLON
Zoning Commissioner

Petitioner: Charles Gardner
Petitioner's Attorney: Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee

[illegible]

24.75

'JUN 26 1987