

87-129-A	<u>E/S of Chesaco Ave., 250.1' S of Sumter Ave.</u>	15th Elec. Dist.
# 37		
8/12/86	Variance - filing fee \$35.00 - Marvin A. Comer, II, et ux	
8/12/86	Hearing set for 10/6/86, at 10:30 a.m.	
10/6/86	Advertising and Posting - \$69.75	
10/7/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a side yard setback of 5' in lieu of the required 10' is GRANTED with conditions.	

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 result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of October, 1986, that the Petition for Zoning Variance to permit a side yard setback of 5 feet in lieu of the required 10 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

AJ/srl

cc: Mr. & Mrs. Marvin A. Comer, II

People's Counsel

37
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 1802.3C.1 to permit a side yard setback of 5 feet in lieu of the required 10 feet.

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

To keep in line with setback of existing houses. IRREGULAR SHAPE OF LOT MAKES PLACEMENT OF HOUSE DIFFICULT WITHOUT A VARIANCE.

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
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

Legal Owner(s):
Name
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted

1229 62nd ST 488-2978
Baltimore, Md 21237
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of August, 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 6th day of October, 1986, at 10:30 o'clock A.M.

(over)
Zoning Commissioner of Baltimore County.

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

April 2, 1986

All that piece or parcel of land situate, lying and being in the Fifteenth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the east side of Chesaco Avenue at the end of the first line of a parcel of land which by a deed dated November 29, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1414 folio 183 was conveyed by Bernard Rothman, single to Frank J. Poehrkolb and wife and running thence leaving said avenue and running with and binding on the second line of said parcel of land, with the courses and distances herein being compiled and taken from a plat prepared by E. V. Connan and Company dated February 24, 1947 and recorded among the Land Records of Baltimore County in Liber O.T.G. No. 4761 folio 79 was conveyed by Frank J. Poehrkolb and wife to James Ernest Harcourt, Sr. and wife, thence running with and binding on the third line of said West 82.70 feet to the end of said third line and to the rear lot line of the lots fronting on Chesaco Avenue as shown on the aforesaid subdivision plat of Lot No. 131, thence binding on said rear lot line, South 6 degrees 45 minutes East 45.00 feet, thence leaving said lot line and running for a line of division South 54 degrees 40 minutes West 30.16 feet to intersect the North 63 degrees 33 minutes East 148.24 foot line of the southernmost lot as shown on said plat, thence binding reversely on a part of said lot line South 63 degrees 33 minutes West 120.00 feet to the east side of Chesaco Avenue and thence binding on the east side of said Avenue, South 6 degrees 45 minutes East 90.10 feet to the place of beginning.

Containing 0.258 of an Acre of land more or less.

Being a part of a parcel of land which by a deed dated November 29, 1945 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1414 folio 183 was conveyed by Bernard Rothman, single to Frank J. Poehrkolb and Susanna Poehrkolb, his wife.

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-129-A

LOCATION: East Side of Chesaco Avenue, 250.1 feet South of Sumter Avenue
DATE AND TIME: Monday, October 6, 1986, at 10:30 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 5 feet in lieu of the required 10 feet

Being the property of Marvin A. Comer, II, 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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Chesaco Ave., 250.1' S : OF BALTIMORE COUNTY
of Sumter Ave., 15th District :
MARVIN A. COMER, II, et ux : Case No. 87-129-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 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Marvin A. Comer, III, 1229 62nd St., Baltimore, MD 21237, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

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

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

Mr. Marvin A. Comer, II
Mrs. Diane M. Comer
1229 62nd Street
Baltimore, Maryland 21237

RE: PETITION FOR ZONING VARIANCE
E/S of Chesaco Ave., 250.1' S of Sumter Ave.
15th Election District
Marvin A. Comer, II, et ux - Petitioners
Case No. 87-129-A

Dear Mr. and Mrs. Comer:

This is to advise you that \$69.75 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 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 Ing. Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025548
DATE 10/6/86 ACCOUNT R-01-615-000
SIGN & POST
RETURNED
AMOUNT \$ 69.75
Mr. Marvin A. Comer, II, 1229 62nd St.,
Baltimore, Md. 21237
RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-129-A
FOR: 8 8021*****697518 9068F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District 15th
Date of Posting 9/12/86
Posted for: Review
Petitioner: Marvin A. Comer, II, et ux
Location of property: E/S Chesaco Ave., 250.1' S of Sumter Ave.
Location of Sign: Chesaco Ave., approx. 10' E of 1st & W. 1st St. at Baltimore
Remarks:
Posted by:
Number of Signs: 1

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 87-129-A
LOCATION: East Side of Chesaco Avenue, 250.1 feet South of Sumter Avenue
DATE AND TIME: Monday, October 6, 1986, at 10:30 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 5 feet in lieu of the required 10 feet
Being the property of Marvin A. Comer, II, 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
9148, State, 15th Election District

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 18, 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 September 18, 1986

THE JEFFERSONIAN,
Susan Shuler O'Brien
Publisher
Cost of Advertising
24.75

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222
September 18, 1986

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of P.O. #80253 - Reg. # 694945 - Pet. for Var. - 75 lines @ \$30.00. was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of September 1986; that is to say, the same was inserted in the issues of Sept. 18, 1986

Kimbel Publication, Inc.
per Publisher.

By K.C. O'Brien

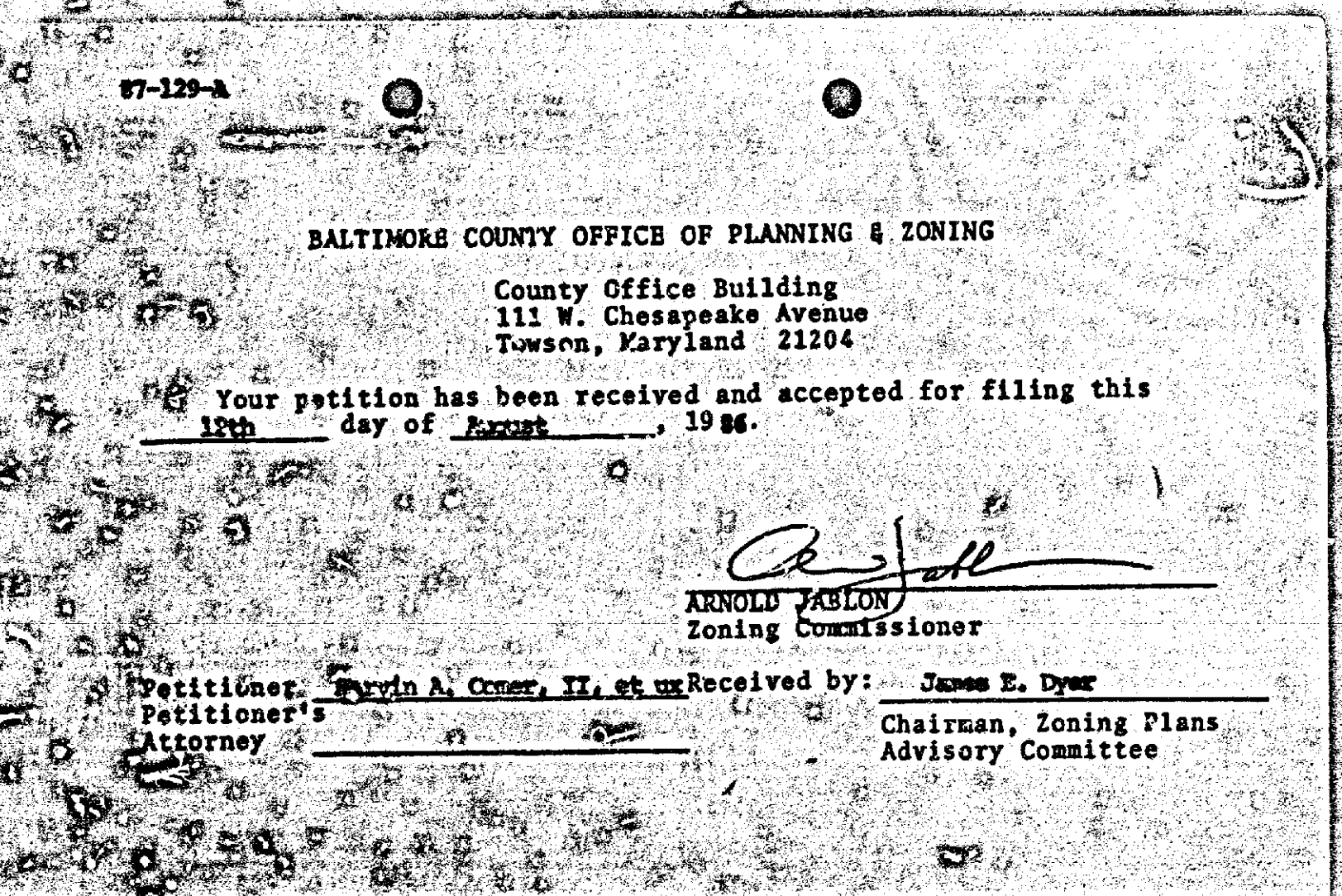
Mr. Marvin A. Comer, II
Mrs. Diane M. Comer
1229 62nd Street
Baltimore, Maryland 21237
August 15, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S of Chesaco Ave., 250.1' S of Sumter Ave.
15th Election District
Marvin A. Comer, II, et ux - Petitioners
Case No. 87-129-A

TIME: 10:30 a.m.
DATE: Monday, October 6, 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. 020031
DATE 7/24/86 ACCOUNT 01-615
AMOUNT \$ 35.00
RECEIVED MARVIN COMER
FOR FILING FEE FOR VARIANCE ITEM No. 37
8 8025*****350018 8248F
VALIDATION OR SIGNATURE OF CARRIER



CPS-008

Eugene A. Pober
Chief, Current Planning and Development

BY: C. E. Burnham, Chief
Building Plans Review

4/22/81

(mb)