

87-235-A
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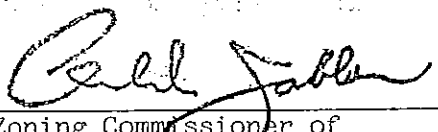
NW/cor. of Bond Ave. and Paterwal Ct.
(618 Bond Ave.)

4th Elec. Dist.

11/12/86	Variance - filing fee \$35.00 - Spring Building and Development Corporation
11/12/86	Hearing set for 12/22/86, at 9:30 a.m.
12/23/86	Advertising and Posting - \$63.24
12/23/86	Ordered by the Zoning Commissioner that the Petition for Zoning Variance to permit a rear yard setback of 19' in lieu of the required 30' 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(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of December, 1986, that the Petition for Zoning Variance to permit a rear yard setback of 19 feet in lieu of the required 30 feet be and is hereby GRANTED from and after the date of this Order.


 Zoning Commissioner of
 Baltimore County

AJ/srl

cc: Mr. Gordon D. Fronk, Vice President

People's Counsel

PETITION FOR ZONING VARIANCE 87-235-A

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 18C1.2.C.4. to allow a rear yard setback of 19 feet in lieu of the required 30 feet.

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

1. Incorrectly staked out by surveyor.
2. Foundation built in violation of rear yard requirement.
3. Inability to obtain title commitment until variance is obtained.

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.: 321-8090

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 22nd day of December, 1986, at 9:30 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 4, 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 December 4, 1986.

THE JEFFERSONIAN,

Susan Studer Osbeck

Publisher

24.75

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 107 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR A VARIANCE TO ZONING 618 BOND AVE., 4TH DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at the beginning of the cutoff connecting the South-west side of Paterwal Ct., 50 feet wide, and the North side of Bond Ave., 60 feet wide, and running thence and binding on said cutoff South 28 Degrees 26 Min-utes 31 Seconds West 14.34 feet to the North side of Bond Ave. herein referred to and running thence and binding on the North side of Bond Ave. Southwesterly by curve to the right with a radius of 1243.24 feet the distance of 91.62 feet thence leaving the Northwest side of Bond Ave. and running North 15 Degrees 31 Minutes 49 Seconds West 114.63 feet and North 74 Degrees 28 Minutes 11 Seconds East 98.06 feet to the Southwest side of Paterwal Ct. herein referred to and running thence and binding thereon South 17 Degrees 22 Minutes 10 Seconds East 107.40 feet to the place of beginning.

Containing 11600 square feet, more or less.

Being Lot No. 20 as shown on a Plat of Brendon Village said Plat being re-corded among the Plat Records of Baltimore County in Plat Book EHK, Jr. No. 45, Folio 38.

10/8/86

RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

PETITION FOR ZONING VARIANCE

4th Election District

Case No. 87-235-A

LOCATION: Northwest Corner of Bond Avenue and Paterwal Court (618 Bond Avenue)

DATE AND TIME: Monday, December 22, 1986, at 9:30 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 rear yard setback of 19 feet in lieu of the required 30 feet

Being the property of Spring Building and Development Corporation, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW Corner of Bond Ave. & : OF BALTIMORE COUNTY
Paterwal Ct. (618 Bond Ave.) :
4th District

SPRING BUILDING AND DEVELOPMENT : Case No. 87-235-A
CORPORATION, Petitioner

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 25th day of November, 1986, a copy of the foregoing Entry of Appearance was mailed to Gordon D. Fronk, Esquire, Hall & Fronk, P.A., Suite 120, 2324 W. Joppa Rd., Lutherville, MD 21093, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

December 17, 1986

Gordon D. Fronk, Esquire
Suite 120
2324 West Joppa Road
Lutherville, Maryland 21093

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Bond Ave. and Paterwal Ct.
(618 Bond Ave.)
4th Election District
Spring Building and Development Corporation - Petitioner
Case No. 87-235-A

Dear Mr. Fronk:

This is to advise you that \$63.24 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 No. 025755 County, Maryland, and remit ing, Towson, Maryland

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 12/22/86 ACCOUNT 201-1100000

AMOUNT \$ 63.24

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER

Gordon D. Fronk, Esquire
Suite 120
2324 West Joppa Road
Lutherville, Maryland 21093

November 13, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/cor. of Bond Ave. and Paterwal Ct.
(618 Bond Ave.)
4th Election District
Spring Building and Development Corporation - Petitioner
Case No. 87-235-A

TIME: 9:30 a.m.

DATE: Monday, December 22, 1986

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

BALTIMORE COUNTY, MARYLAND No. 026043

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

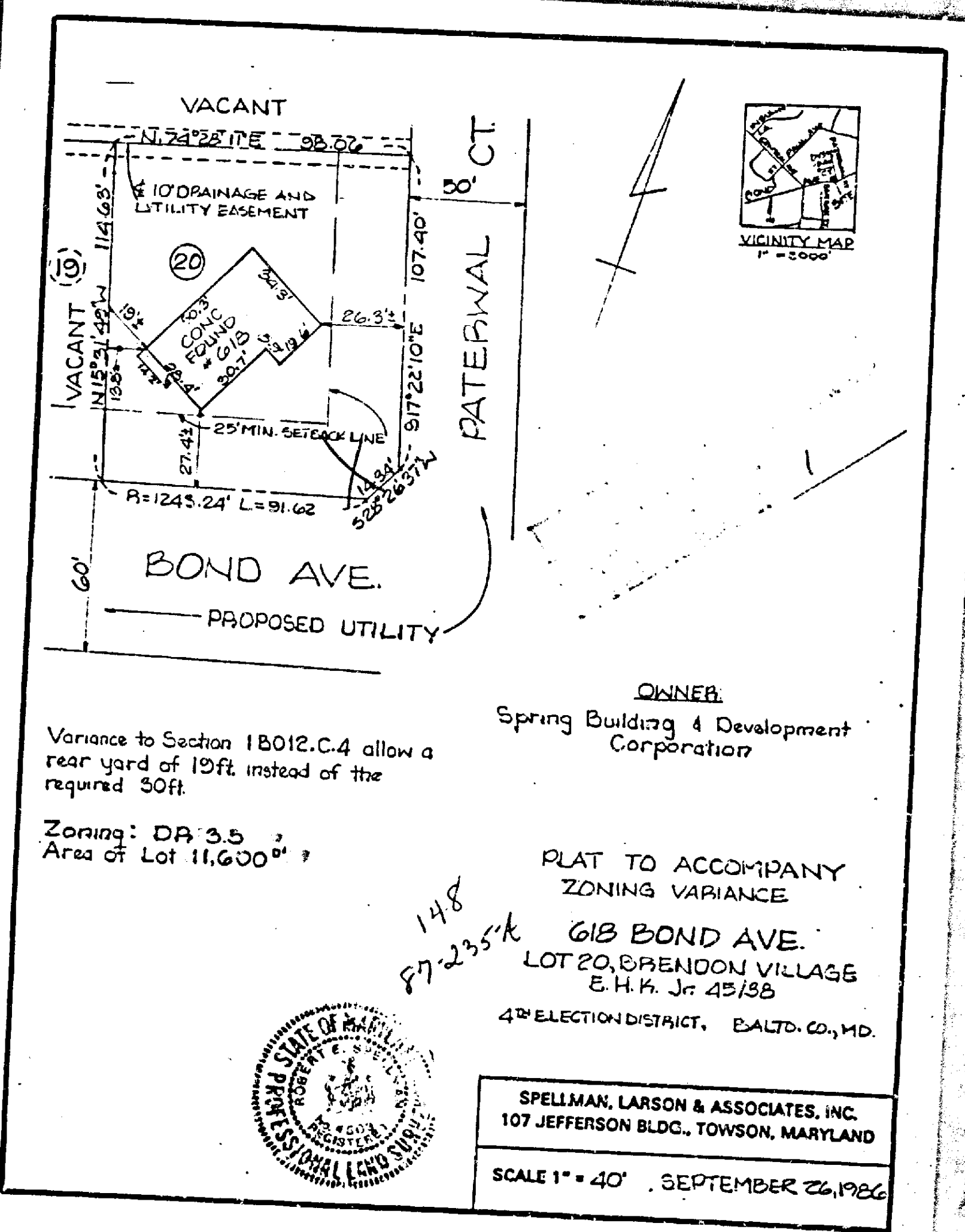
DATE 10/1/86 ACCOUNT 11-1100000

AMOUNT \$ 35.00

RECEIVED FROM [Signature]

FOR [Signature]

VALIDATION OR SIGNATURE OF CASHIER



PLOT PLAN 1¹/₂ 20' 42' WATER WALL CT
 LOT # 20 BRENDON VILLAGE
 4TH ELEC DIST. BALTO. CO MD
 SB4DC 3/86

6/22/85