

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 1.022, 30.1, to permit lot widths of 40 ft. and 45 ft. in lieu of the required 55 ft. side yard setback of 9 ft. in lieu of the required 10 ft. for the dwelling on lots 16 and 17.

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

MAR 30 1987
2A
E.D. 13
DATE 5/22/87
200
1000
DP

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 Kelley
(Type or Print Name)
Signature [Signature]
Address 2722 Daisy Ave.
City and State Baltimore, Md. 21227

Legal Owner(s): Arlene M. Courtney
(Type or Print Name)
Signature [Signature]
(Type or Print Name)
Signature

Attorney for Petitioner: Charles E. Kountz
(Type or Print Name)
Signature [Signature]
Address 2201 Hammonds Ferry Rd.
City and State Baltimore, Md. 21227

Address 3700 Baltimore St.
City and State Baltimore, Md. 21227
Phone No. 789-3911

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Charles Kelley
Name
Address 2722 Daisy Ave.
City and State Baltimore, Md. 21227
Phone No. 789-3911

Attorney's Telephone No. 243-0130

ORDERED BY The Zoning Commissioner of Baltimore County, this 10th day

of December, 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 20th day of January, 1987, at 9:30 o'clock

[Signature]
Zoning Commissioner of Baltimore County.

(over)

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 27th day of January, 1987, that the herein request to permit lot widths of 40 feet and 45 feet, and additionally, a side yard setback of 9 feet for the dwelling on Lots 16 and 17, in accordance with the plan submitted, be and is hereby GRANTED from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

IN THE MATTER OF
THE APPLICATION OF
ARLENE M. COURTNEY
FOR ZONING VARIANCE
SW CORNER OF BALTIMORE STREET
AND INDIANA AVENUE (3700 and
3702 BALTIMORE STREET)
13th ELECTION DISTRICT
1st COUNCILMANIC DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
CASE NO. 87-300-A

ORDER OF DISMISSAL

This is an appeal from the decision of the Deputy Zoning Commissioner dated January 27, 1987, granting the Petition for Variance to permit lot widths of 40 feet and 45 feet and a side yard setback of 9 feet for the dwelling on Lots 16 and 17, southwest corner of Baltimore Street and Indiana Avenue (3700 and 3702 Baltimore Street) in the 13th Election District, 1st Councilmanic District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of a Notice of Dismissal of Appeal filed April 3, 1987 (a copy of which is attached hereto and made a part hereof) from People's Counsel for Baltimore County, Appellant in the above-entitled case; and

WHEREAS, the said Appellant requests that the appeal filed in the above-entitled case be dismissed as of April 3, 1987,

IT IS HEREBY ORDERED this 8th day of April, 1987, that said Appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

[Signature]
Thomas J. Bollinger, Acting Chairman

[Signature]
Lawrence E. Schmidt

[Signature]
Leroy B. Spurrer



County Board of Appeals of Baltimore County

Room 200 Court House
Towson, Maryland 21204
(301) 494-3180

April 8, 1987

Phyllis Cole Friedman
People's Counsel for Baltimore County
Room 223, Old Courthouse
Towson, MD 21204

RE: Case No. 87-300-A
Arlene M. Courtney

Dear Ms. Friedman:

Enclosed is a copy of the Order of Dismissal passed today by the County Board of Appeals in the subject matter.

Sincerely,

[Signature]
Kathi C. Weidenhammer
Administrative Secretary

Encl.

cc: Peter Max Zimmermann, Esquire
Ms. Arlene M. Courtney
Charles E. Kountz, Esquire
Mr. Charles Kelley
Norman E. Gerber
James G. Hoswell
Arnold Jablon
Jean M. H. Jung
James E. Dyer
Margaret E. du Bois

RE: PETITION FOR VARIANCE
SW Corner Baltimore St.
and Indiana Ave. (3700
& 3702 Baltimore St.)
13th District
ARLENE M. COURTNEY, Petitioner : Case No. 87-300-A

NOTICE OF DISMISSAL OF APPEAL

People's Counsel for Baltimore County, Appellant in the above-captioned matter, hereby dismisses its appeal since, upon further review, said appeal is no longer in the public interest.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmermann
Deputy People's Counsel
Room 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 3rd day of April, 1987, a copy of the foregoing Notice of Dismissal of Appeal was mailed to Charles E. Kountz, Esquire, 2201 Hammonds Ferry Rd., Baltimore, MD 21227, Attorney for Petitioner.

[Signature]
Peter Max Zimmermann

RE: PETITION FOR VARIANCE
SW/Corner of Baltimore St. and
Indiana Ave. (3700 & 3702
Baltimore St.), 13th District
ARLENE M. COURTNEY, Petitioner : Case No. 87-300-A

NOTICE OF APPEAL

Please note an appeal from the decision of the Deputy Zoning Commissioner in the above-captioned matter, under date of January 27, 1987, to the County Board of Appeals and forward all papers in connection therewith to the Board for hearing.

[Signature]
Phyllis Cole Friedman
People's Counsel for Baltimore County

[Signature]
Peter Max Zimmermann
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 26th day of February, 1987, a copy of the foregoing Notice of Appeal was mailed to Charles E. Kountz, Esquire, 2201 Hammonds Ferry Rd., Baltimore, MD 21227; and Mr. Charles Kelley, 2722 Daisy Ave., Baltimore, MD 21227.

[Signature]
Peter Max Zimmermann

IN RE: PETITION FOR ZONING VARIANCE
S/W cor. Baltimore Street
and Indiana Avenue (3700 and
3702 Baltimore Street)
13th Election District
Arlene M. Courtney
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-300-A

The Petitioner herein requests a zoning variance to permit lot widths of 40 feet and 45 feet in lieu of the required 55 feet, and additionally, a side yard setback of 9 feet in lieu of the required 10 feet for the dwelling on Lots 16 and 17.

Testimony by the Contract Purchaser of the subject property indicated that on January 2, 1987 he settled on the unimproved lot identified as 3702 Baltimore Street on the plan submitted, prepared by Lewis & Selby Land Surveyors, dated 11/12/66. At the same time, another family purchased the existing home on the adjacent lot known as 3700 Baltimore Street. In 1924 the subject property was subdivided into 20-foot lots. In general, similar neighborhood lots which have been developed are 40-foot wide sites for one-story dwellings. In the immediate vicinity there are 3 vacant lots on Indiana Avenue and a number of vacant lots on New Jersey Avenue, a paper road. Across Baltimore Street is a railroad and a Baltimore County park.

There were no Protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioner, in the opinion of the Deputy Zoning Commissioner, the variance requested would not adversely affect the health, safety, and general welfare of the community and should therefore be granted.

Charles E. Kountz, Esquire
2201 Hammonds Ferry Road
Baltimore, Maryland 21227

RE: Petition for Zoning Variance
SW/Corner Baltimore Street and Indiana Avenue
(3700 and 3702 Baltimore Street)
13th Election District, 1st Councilmanic District
Arlene M. Courtney - Petitioner
Case No. 87-300-A

Dear Mr. Kountz:

Please be advised that on February 26, 1987, an appeal of the decision rendered in the above-referenced case was filed by the People's Counsel for Baltimore County.

You will be notified of the date and time of the appeal hearing when it has been scheduled by the County Board of Appeals (494-3180).

Very truly yours,

[Signature]
Arnold Jablon
Zoning Commissioner

AJB:js

cc: Mr. Charles Kelley
2722 Daisy Avenue
Baltimore, Maryland 21227

File

ORDER RECEIVED FOR FILING
Date 4/10/87
By [Signature]

ORDER RECEIVED FOR FILING
Date 4/10/87
By [Signature]

9-10-87

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

JANUARY 14, 1987

Re: Zoning Advisory Meeting of NOVEMBER 25, 1986
Item # 197
Property Owner: ARLENE M. COURTNEY
Location: SW/C BALTIMORE ST. &
INDIANA AVE.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
() A County Review Group Meeting is required.
() A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
() This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
() A record plat will be required and must be recorded prior to issuance of a building permit.
() The access is not satisfactory.
() The circulation on this site is not satisfactory.
() The parking arrangement is not satisfactory.
() Parking calculations must be shown on the plan.
() This property contains soils which are defined as wetlands, and development on these soils is prohibited.
() Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
() Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
() The amended Development Plan was approved by the Planning Board on
() Landscaping: Must comply with Baltimore County Landscape Manual.
() The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
() The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
() Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

CPS-008

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: January 16, 1987

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 87-300-A

This office is concerned that lots 18 & 19 contain a total of 0.11 acres and lots 16 & 17 contain 0.10.

Norman E. Gerber, AICP
Director

NEG:JGH:sib

JAN 16 1987

ZONING OFFICE

DESCRIPTION FOR VARIANCE
3700 and 3702 BALTIMORE STREET
13TH ELECTION DISTRICT

Beginning on the Southwest corner of Baltimore Street (60 feet wide) and Indiana Avenue (50 feet wide) and being Lot Nos 16, 17, 18, and 19 as shown on the Plat of Rosemont, which is recorded in the Land Records of Baltimore County in Plat Book W.P.C. No. 7, Folio 100.

APPEAL

Petition for Zoning Variance
SW/Corner Baltimore Street and Indiana Avenue
(3700 and 3702 Baltimore Street)
13th Election District - 1st Councilman's District
Arlene M. Courtney - Petitioner
Case No. 87-300-A

Petition for Zoning Variance

Description of Property

Plat of Property, prepared by Lewis & Selby Land Surveyors dated 11/12/86

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Deputy Zoning Commissioner's Order dated January 21, 1987

Notice of Appeal received February 26, 1987

Charles E. Kountz, Esquire, Attorney for Petitioner
2201 Hammonds Ferry Road, Baltimore, Maryland 21227

Mr. Charles Kelley
2722 Daisy Avenue, Baltimore, Maryland 21227

Phyllis Cole Friedman, Esquire, Appellant
People's Counsel of Baltimore County
Rm. 223, Old Courthouse, Towson, Maryland 21204
Arlene M. Courtney, Petitioner
3700 Baltimore St. (21227)

Request Notification: Norman E. Gerber, Director of Planning
James Hoswell, Office of Planning & Zoning
Arnold Jablon, Zoning Commissioner
Jean M. H. Jung, Deputy Zoning Commissioner
James E. Dyer, Zoning Supervisor
Margaret E. duBois, Docket Clerk

Copy

Ms. Arlene M. Courtney
3700 Baltimore Street
Baltimore, Maryland 21227

December 19, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SW/cor. Baltimore St. and Indiana Ave.
(3700 and 3702 Baltimore St.)
13th Election District
Arlene M. Courtney - Petitioner
Case No. 87-300-A

TIME: 9:30 a.m.

DATE: Tuesday, January 20, 1987

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

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

No. 025683

DATE: 1/20/87 ACCOUNT: 01-615

AMOUNT: \$ 35.00

RECEIVED FROM: CHARLES KELLEY

FOR: PETITION FOR VARIANCE 17th 197

TO: BALTIMORE COUNTY

COURTESY - PETITIONER

VALIDATION OR SIGNATURE OF CASHIER

Office of
PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

January 1 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCES

was inserted in the following:

- ☐ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 3 day of January 19 87, that is to say,
the same was inserted in the issues of

January 1, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/Corner of Baltimore St. and : OF BALTIMORE COUNTY
Indiana Ave. (3700 63702 :
Baltimore St.), 13th District :
ARLENE M. COURTNEY, Petitioner : Case No. 87-300-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 12th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Arlene M. Courtney, 3700 Baltimore St., Baltimore, MD 21227, Petitioner; and Charles Kelley, 2722 Daisy Ave., Baltimore, MD 21227, Contract Purchaser.

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

January 14, 1987

Mr. Charles Kelley
2722 Daisy Avenue
Baltimore, Maryland 21227

RE: PETITION FOR ZONING VARIANCES
SW/cor. Baltimore St. and Indiana Ave.
(3700 and 3702 Baltimore St.)
13th Election District
Arlene M. Courtney - Petitioner
Case No. 87-300-A

Dear Mr. Kelley:

This is to advise you that \$61.21 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.

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

No. 025799

DATE: 1/20/87 ACCOUNT: 01-615-003

RECEIVED FROM: C. E. KELLEY

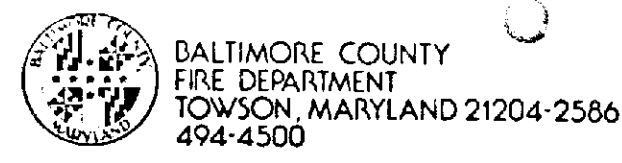
FOR: ADVERTISING & POSTING COSTS RE CASE 87-300-A

AMOUNT: \$ 61.21

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting Dec 31-86
Posted for: Varian
Petitioner: Arlene M. Courtney
Location of property: SW/Corner of Baltimore St. and Indiana Ave.
(3700 & 3702 Baltimore St.)
Location of Signs: SW/Corner of Baltimore St. and Indiana Ave.
Remarks: _____
Posted by: [Signature] Date of return: Jan 6-87
Number of Signs: 1



PAUL H. REINCKE
CHIEF
November 24, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Arlene M. Courtney
Location: SW/C Baltimore Street and Indiana Avenue
Item No.: 197 Zoning Agenda: Meeting of 11/25/86

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1986

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Ms. Arlene M. Courtney
3700 Baltimore Street
Baltimore, Maryland 21227

RE: Item No. 197 - Case No. 87-300-A
Petitioner: Arlene M. Courtney
Petition for Zoning Variance

Dear Ms. Courtney:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

[Signature]
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Lewis & Selby Land Surveyors
1205 Hillshire Road
Baltimore, Maryland 21222



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 3, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item #197 Zoning Advisory Committee Meeting are as follows:
Property Owner: Arlene M. Courtney
Location: SW/C Baltimore Street and Indiana Avenue
District: 13th.

APPLICABLE ITEMS ARE CIRCLED:

- (A) All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
- D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E. All Use Groups except B-1 Single Family Detached Dwellings require a minimum of 3 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 1107, Section 1106.2 and Table 1102. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- G. The requested variance appears to conflict with Section(s) _____, of the Baltimore County Building Code.
- H. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 312 of the Building Code.
- I. The proposed project appears to be located in a Flood Plain, Flood/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J. Comments
- K. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
By: C. E. Burnham, Chief
Building Plans Review

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 1, 1987

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 January 1, 1987.

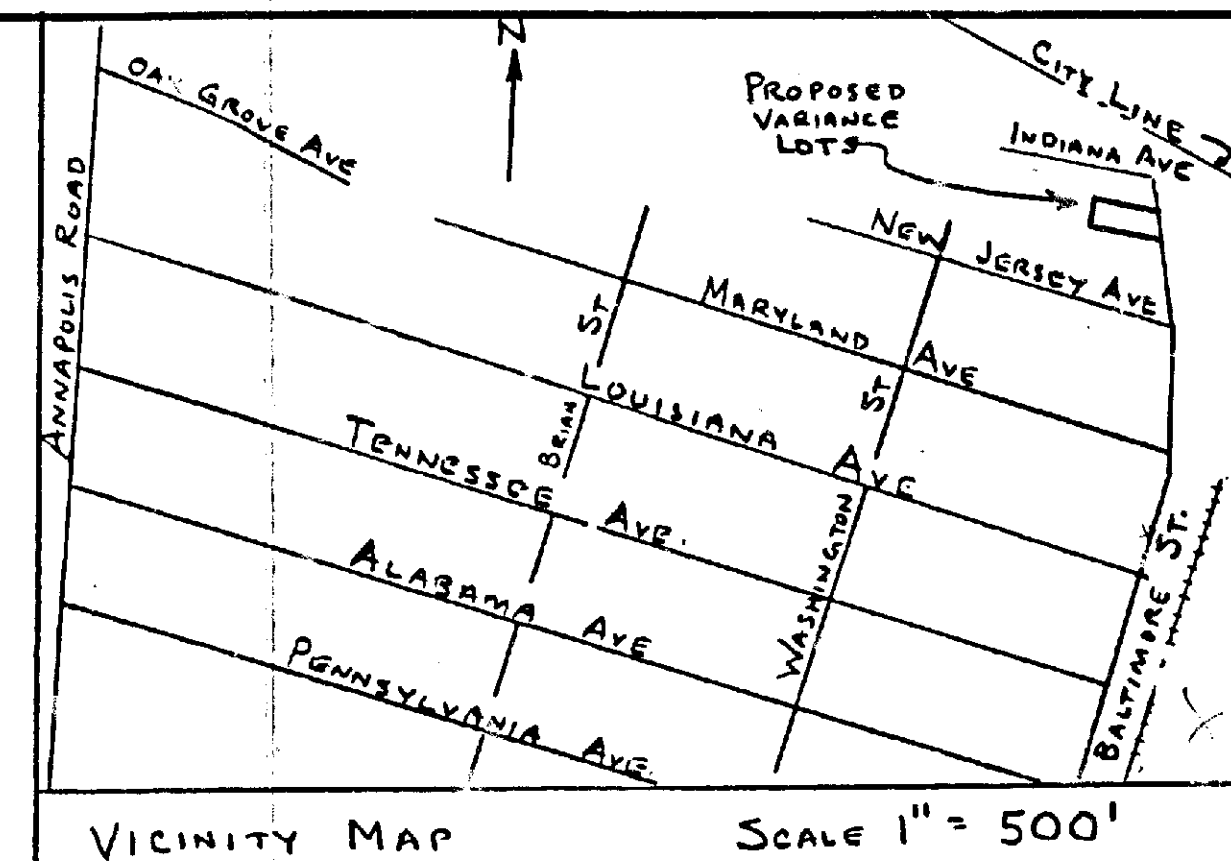
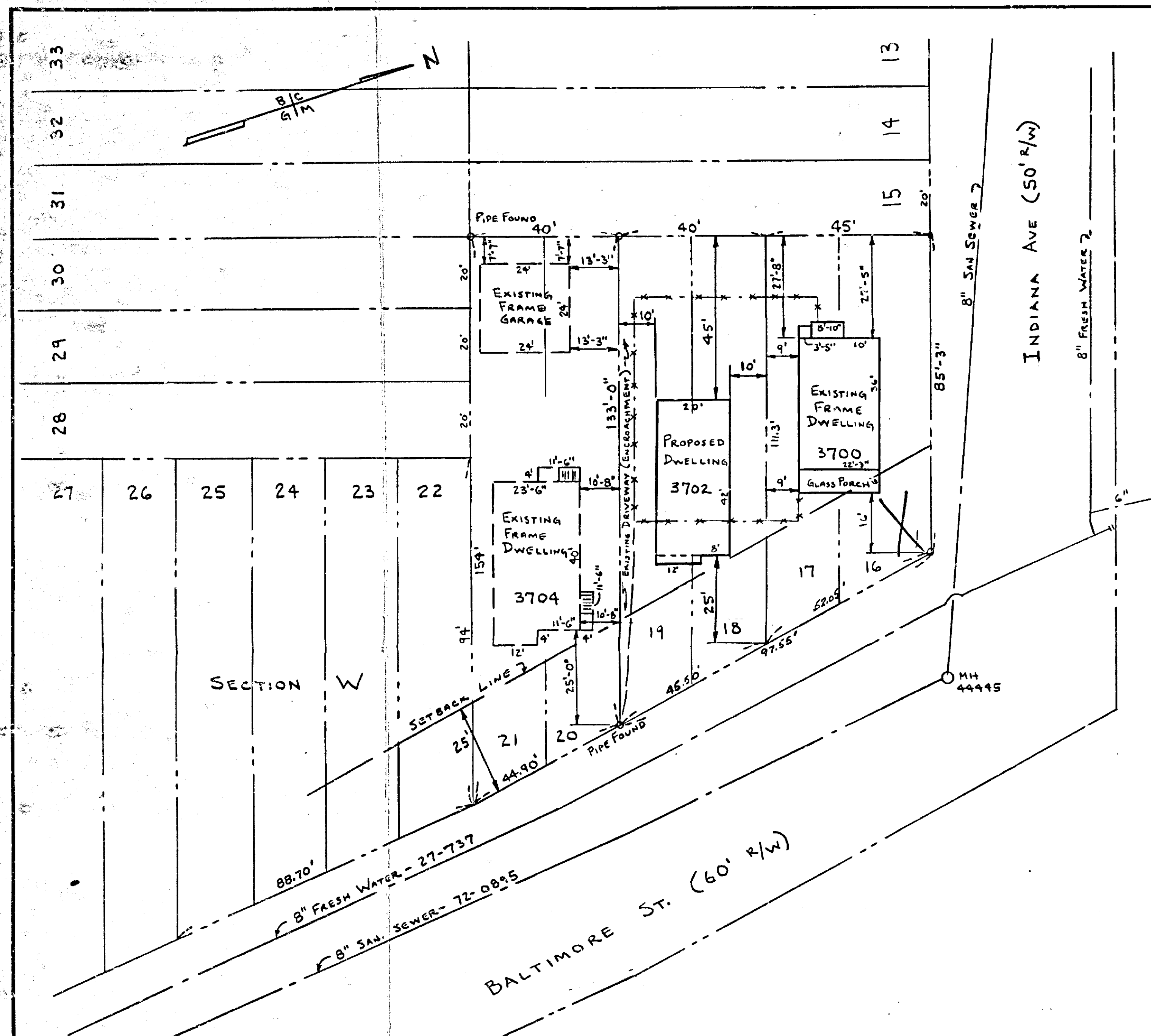
THE JEFFERSONIAN,

[Signature]
Publisher

Cost of Advertising

24.75

PETITION FOR ZONING VARIANCE
13th District
Case No. 87-300-A
LOCATION: Southwest corner of Baltimore Street and Indiana Avenue (3700 and 3702 Baltimore Street)
DATE AND TIME: Tuesday, January 20, 1987, 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 for widths of 40 feet and 45 feet in lots of the required 55 feet and a side street setback of 9 feet in lots of the required 10 feet for the building on Lots 16 and 17.
Being the property of Arlene M. Courtney, as shown on the plan filed with the Zoning Office.
In the event that this Petition 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 such 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
1987 Jan. 1



#87-300-A
13th District
1st Council.
SW/cor. Balto. St. and Indiana Ave.
(3700 and 3702 Baltimore St.)
Arlene M. Courtney
1 SIGN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 13th Date of Posting 3-10-87
Posted for: Appeal
Petitioner: Arlene M. Courtney
Location of property: SW/cor. of Baltimore St. and Indiana Ave. (3700 & 3702 Baltimore St.)
Location of Sign: West side of Baltimore St. in front of subject property
Remarks:
Posted by: [Signature] Date of return: 3-13-87
Number of Signs: 1

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
10th day of December, 1986

Received by: James R. Drer
Chairman, Zoning Plans
Advisory Committee

Petitioner Arlene M. Courtney
Petitioner's Attorney

PETITION FOR ZONING VARIANCES
13th Election District
Case No. 87-300-A

LOCATION: Southwest Corner of Baltimore Street and Indiana Avenue
(3700 and 3702 Baltimore Street)

DATE AND TIME: Tuesday, January 20, 1987, 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:

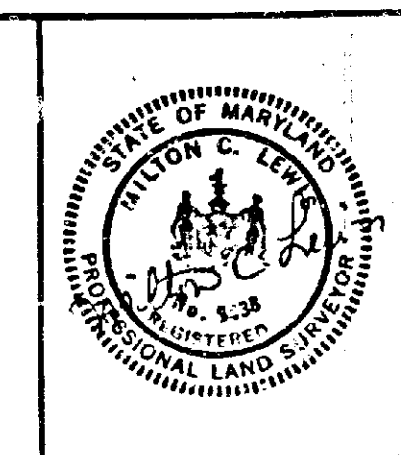
Petition for Zoning Variances to permit lot widths of 40 feet and 45 feet in lieu of the required 55 feet and a side yard setback of 9 feet in lieu of the required 10 feet for the dwelling on Lots 16 and 17

Being the property of Arlene M. Courtney, 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 J. ELON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

APPROVED, BALTIMORE COUNTY PLANNING BOARD		APPROVED, DEPUTY STATE & COUNTY HEALTH OFFICER		APPROVED, COUNTY ROADS ENGINEER		ZONING VARIANCE PLAT LOTS 16 TO 19 - 3702 BALTO. ST. ROSEMONT - BALTIMORE CO., MD. 13TH ELEC. DIST. - DR 5.5	
DIRECTOR	DATE	OFFICER	DATE	ENGINEER	DATE	LEWIS & SELBY LAND SURVEYORS 1205 HILLSHIRE ROAD BALTIMORE, MARYLAND 21222	
NOTE: STREETS and/or ROADS shown hereon and mention thereof in deeds are for purposes of description only and the same are not intended to be dedicated to public use. The fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached their heirs and assigns.		NOTE: COORDINATES and BEARINGS shown on this plat are referred to the system of coordinates established in The Baltimore County Metropolitan District and are based on the following traverse stations.		OWNERS CERTIFICATE: The requirements of Section 3-108 Article 21 of the Annotated Code of Maryland, 1973 Edition as far as they relate to the preparation of this plat have been complied with.		SURVEYORS CERTIFICATE: I MILTON C. LEWIS a Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in accordance with the provisions of the law relating to the subdivision of land known as House Bill #455, Chapter 1016 of the Acts of 1945 and subsequent amendatory acts.	
				OWNER _____ DATE _____		DRAWN BY VJN CHECKED MCL JO. 100456	



1/sign
87-300-A/97
REF: PLAT OF ROSEMONT
W.P.C. BOOK 7 FOLIO 100
SCALE: 1" = 20'