

IN RE: PETITION FOR ZONING VARIANCE
N/S Broadway Road, 300' E
of Greenspring Avenue
(1401 Broadway Road)
8th Election District
3rd Councilmanic District
George W. Roth
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 87-383-A

The Petitioner herein requests a variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard.

Testimony by the Petitioner indicated that he proposes the construction of a 30' x 30' garage for vehicular and other storage as indicated on the plan submitted and identified as Petitioner's Exhibit 1. When questioned about specific distances, such as dwelling to property lines, he could provide only approximations.

Counsel for the Protestant, the adjacent neighbor to the west, objected to the nature of the freehand sketch submitted as Petitioner's Exhibit 1.

A continuation of the hearing was determined to be necessary and because the attorneys for both parties were unable agree upon a mutually acceptable date within the time available, the Deputy Zoning Commissioner requested a written memorandum from each. Counsel for the Petitioner also submitted a revised plan subsequently identified as Petitioner's Exhibit 2. Counsel for the Petitioner wrote, among other items, that the property slopes to the rear and that the Petitioner has had security problems in the rear of the property, thus he wanted the garage in a more visible area. In addition, the cost of running a driveway to the rear would be considerably more expensive. The Petitioner is "prepared to add evergreen planting in the existing opening along the westerly property line so as to completely screen the garage from the adjoining property."

Counsel for the Protestant wrote that the Petitioner has not lived on the site in question for at least six years and that the existing dwelling has

an attached two-car garage. The proposed structure would provide almost half again the square footage of the existing combined residence and garage, and, in the Protestant's opinion, would "unquestionably adversely affect the value of her property."

After due consideration of the testimony and written memoranda, it is the opinion of the Deputy Zoning Commissioner that strict compliance with the Baltimore County Zoning Regulations (BCZR) would not result in practical difficulty and unreasonable hardship upon the Petitioners. There is little or no reason, other than financial, why the garage could not be constructed 25 feet further to the rear, requiring no variance. The instant variance, if granted, would adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 7th day of August, 1987 that the Petition for Zoning Variance to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, be and is hereby DENIED.

Jean M. H. Jung
Deputy Zoning Commissioner
of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

August 7, 1987



Dennis F. Rasmussen
County Executive

F. Vernon Boozer, Esquire
Covaney & Boozer, P.A.
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Zoning Variance
N/S Broadway Road, 300' E of Greenspring Avenue
(1401 Broadway Road)
8th Election District
Case No. 87-383-A; George W. Roth - Petitioner

Dear Mr. Boozer:

Pursuant to the recent hearing held on the subject case, enclosed please find a copy of the decision rendered. Your Petition for Zoning Variance has been Denied in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjs

Enclosures

cc: Thomas E. Lynch, III, Esquire, Attorney for Protestant
Miles & Stockbridge
10 Light Street
Baltimore, Maryland 21227

People's Counsel

PETITION FOR ZONING VARIANCE

8th Election District - 3rd Councilmanic District
Case No. 87-383-A

LOCATION: North Side of Broadway Road, 300 feet East of Greenspring Avenue
(1401 Broadway Road)

DATE AND TIME: Tuesday, April 7, 1987, at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

The Zoning Commission 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 (garage) in the side yard in lieu of the required rear yard

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S Broadway Rd., 300' E of : OF BALTIMORE COUNTY
Greenspring Ave. (1401 Broadway :
Rd.), 8th District :
GEORGE W. ROTH, Petitioner : Case No. 87-383-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 9th day of March, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. George W. Roth, 1508 Greendale Rd., Baltimore, MD 21218, Petitioner; and Mr. Jeff Armacost, Armacost Contracting, 16017 Hanover Pike, Upperco, MD 21155, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

Being the property of George W. Roth, 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 JARLOW
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JARLOW
ZONING COMMISSIONER

April 1, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. George W. Roth
1508 Greendale Road
Baltimore, Maryland 21218

RE: PETITION FOR ZONING VARIANCE
N/S Broadway Rd., 300' E of Greenspring Ave.
(1401 Broadway Rd.)
8th Election District - 3rd Councilmanic District
George W. Roth - Petitioner
Case No. 87-383-A

Dear Mr. Roth:

This is to advise you that \$73.08 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 until the time it is placed by itself.

Place in the time it is placed by itself.

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

DATE: 4/7/87
SIGN & POST RETURNED
RECEIVED FROM: Mr. George W. Roth, 1508 Greendale Rd., Balto., Md. 21218
AMOUNT: \$ 73.08
ADVERTISING & POSTING COSTS RE CASE #87-383-A
C001*****73084 4074F
VALIDATION OR SIGNATURE OF CARRIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: 3-18-87
Posted for: Variance
Petitioner: George W. Roth
Location of property: N/S Broadway Road, 300' E of Greenspring Ave. (1401 Broadway Rd.)
Location of Sign: North side of Broadway Road in front of subject property
Remarks: See attached plan
Posted by: A. J. Jarlow Date of return: 3-22-87
The name of Sign: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 19, 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 March 19, 1987.

THE JEFFERSONIAN,

Publisher

2896

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned legal owners of the property situated at the above address hereby petition the Zoning Commission of Baltimore County for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-101, relating to the use of the property for the purpose of a single-family detached dwelling.

Various facts bearing on the application for a variance are set forth in the accompanying statement of facts and reasons.

The Zoning Commission is requested to grant the variance for the reasons stated herein and to amend the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-101, to read as follows:

Properties to be petitioned and the date of the petition are as follows:

1. The above property is situated at the above address and is zoned R-1.

2. The above property is situated at the above address and is zoned R-1.

3. The above property is situated at the above address and is zoned R-1.

4. The above property is situated at the above address and is zoned R-1.

5. The above property is situated at the above address and is zoned R-1.

6. The above property is situated at the above address and is zoned R-1.

7. The above property is situated at the above address and is zoned R-1.

8. The above property is situated at the above address and is zoned R-1.

9. The above property is situated at the above address and is zoned R-1.

10. The above property is situated at the above address and is zoned R-1.

11. The above property is situated at the above address and is zoned R-1.

12. The above property is situated at the above address and is zoned R-1.

13. The above property is situated at the above address and is zoned R-1.

14. The above property is situated at the above address and is zoned R-1.

15. The above property is situated at the above address and is zoned R-1.

16. The above property is situated at the above address and is zoned R-1.

17. The above property is situated at the above address and is zoned R-1.

18. The above property is situated at the above address and is zoned R-1.

19. The above property is situated at the above address and is zoned R-1.

20. The above property is situated at the above address and is zoned R-1.

21. The above property is situated at the above address and is zoned R-1.

22. The above property is situated at the above address and is zoned R-1.

23. The above property is situated at the above address and is zoned R-1.

24. The above property is situated at the above address and is zoned R-1.

25. The above property is situated at the above address and is zoned R-1.

26. The above property is situated at the above address and is zoned R-1.

27. The above property is situated at the above address and is zoned R-1.

28. The above property is situated at the above address and is zoned R-1.

29. The above property is situated at the above address and is zoned R-1.

30. The above property is situated at the above address and is zoned R-1.

31. The above property is situated at the above address and is zoned R-1.

32. The above property is situated at the above address and is zoned R-1.

33. The above property is situated at the above address and is zoned R-1.

34. The above property is situated at the above address and is zoned R-1.

35. The above property is situated at the above address and is zoned R-1.

36. The above property is situated at the above address and is zoned R-1.

37. The above property is situated at the above address and is zoned R-1.

38. The above property is situated at the above address and is zoned R-1.

39. The above property is situated at the above address and is zoned R-1.

40. The above property is situated at the above address and is zoned R-1.

41. The above property is situated at the above address and is zoned R-1.

42. The above property is situated at the above address and is zoned R-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
11th day of February, 1967.

ARNOLD JABLON
Zoning Commissioner

Petitioner: George W. Roth Received by: James E. Dyer
Petitioner's Attorney: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: _____

FROM: _____

SUBJECT: _____

George W. Roth
87-303-A
N/S Broadway St., NW
Greenleaf Ave. (1001 Broadway
St.)
3rd Fl.
Bd. C.A.



Arnold Jablon #1001

RECEIVED
MAR 19 1967

ZONING OFFICE

BALTIMORE COUNTY
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

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

MARCH 4 1967

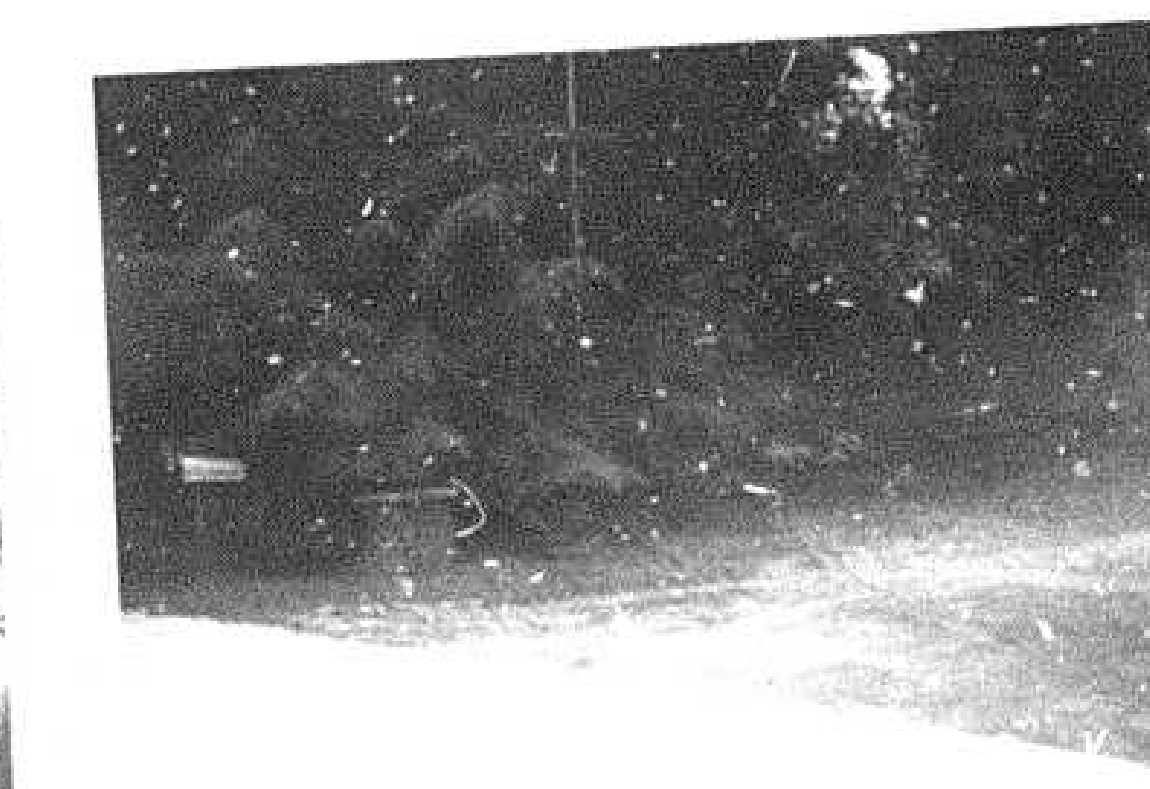
RE: Petition for Variance from Zoning Ordinance Chapter 21-101, Section 21-101.01, relating to the use of the property for the purpose of a single-family detached dwelling.

Dear Mr. Jablon:

Reference is made to the petition for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-101, relating to the use of the property for the purpose of a single-family detached dwelling.

- 1. The property is situated at the above address and is zoned R-1.
- 2. The property is situated at the above address and is zoned R-1.
- 3. The property is situated at the above address and is zoned R-1.
- 4. The property is situated at the above address and is zoned R-1.
- 5. The property is situated at the above address and is zoned R-1.
- 6. The property is situated at the above address and is zoned R-1.
- 7. The property is situated at the above address and is zoned R-1.
- 8. The property is situated at the above address and is zoned R-1.
- 9. The property is situated at the above address and is zoned R-1.
- 10. The property is situated at the above address and is zoned R-1.
- 11. The property is situated at the above address and is zoned R-1.
- 12. The property is situated at the above address and is zoned R-1.
- 13. The property is situated at the above address and is zoned R-1.
- 14. The property is situated at the above address and is zoned R-1.
- 15. The property is situated at the above address and is zoned R-1.
- 16. The property is situated at the above address and is zoned R-1.
- 17. The property is situated at the above address and is zoned R-1.
- 18. The property is situated at the above address and is zoned R-1.
- 19. The property is situated at the above address and is zoned R-1.
- 20. The property is situated at the above address and is zoned R-1.
- 21. The property is situated at the above address and is zoned R-1.
- 22. The property is situated at the above address and is zoned R-1.
- 23. The property is situated at the above address and is zoned R-1.
- 24. The property is situated at the above address and is zoned R-1.
- 25. The property is situated at the above address and is zoned R-1.
- 26. The property is situated at the above address and is zoned R-1.
- 27. The property is situated at the above address and is zoned R-1.
- 28. The property is situated at the above address and is zoned R-1.
- 29. The property is situated at the above address and is zoned R-1.
- 30. The property is situated at the above address and is zoned R-1.
- 31. The property is situated at the above address and is zoned R-1.
- 32. The property is situated at the above address and is zoned R-1.
- 33. The property is situated at the above address and is zoned R-1.
- 34. The property is situated at the above address and is zoned R-1.
- 35. The property is situated at the above address and is zoned R-1.
- 36. The property is situated at the above address and is zoned R-1.
- 37. The property is situated at the above address and is zoned R-1.
- 38. The property is situated at the above address and is zoned R-1.
- 39. The property is situated at the above address and is zoned R-1.
- 40. The property is situated at the above address and is zoned R-1.
- 41. The property is situated at the above address and is zoned R-1.
- 42. The property is situated at the above address and is zoned R-1.

Very truly yours,
James E. Dyer
Zoning Commissioner



STEPHEN E. COLLINS
DIRECTOR

January 30, 1987

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 251, 252, 253, 255, 256, 257, 259, 260, 261, 263, 265, 270 and 268.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

MSF:16

PAUL H. REINCKE
CHIEF

January 27, 1987

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

Re: Property Owner: George W. Roth

Location: N/S Broadway Road, 300' E. Greenspring Avenue

Item No.: 260

Zoning Agenda: Meeting of 12/30/86

Continued:

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 of _____ 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.
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: *John E. O'Neill*
Planning Group
Special Inspection Division

Noted and Approved:
Fire Prevention Bureau

/mb

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 260 Zoning Advisory Committee Meeting are as follows:
Property Owner: George W. Roth
Location: N/S Broadway Road, 300 feet E Greenspring Avenue
District: R.C. 5

APPLICABLE CODES ARE CITED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-10, the Maryland Code for the Handicapped and Amended, 1975, and other applicable Building and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data.
4. 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.
5. All Two Groups except Sub Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls other than 4" to an interior lot line. But Two Groups require a one hour wall if closer than 1" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 101, Section 107, Section 106.2 and Table 107. No openings are permitted in an exterior wall within 1" of an interior lot line.
6. 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 401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. 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 degree of the Change of Use Group is from the _____ of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 216c of the Building Code as adopted by Bill 67-10. Site plans shall show the current elevations above sea level for the lot and the final floor levels including basement.
10. Comments:
11. 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 102 of the County Office Building at 111 West Chesapeake Avenue, Towson, Maryland 21204.

1/27/87

PHILIP J. SPAMPINATO, Inc.
Construction Equipment Rental
CONCRETE WORK
4127 SUNNYSIDE AVENUE
BALTIMORE, MARYLAND 21215

June 12, 1987

Mr. George W. Roth
1508 Greendale Road,
Baltimore, Maryland 21218

Re: Blacktop Driveway
1920 Broadway Road

Dear Mr. Roth:

We herein propose to furnish the necessary labor, material and equipment to do the following work at the above location:

Install a 140'-0" x 10'-0" blacktop driveway on the East side of the building consisting of 6" of GF-6 stone covered with 3" of bituminous concrete (includes approximately 6'-0" of excavation) for the sum of Seven Thousand Two Hundred Dollars (\$7,200.00).

Install a 80'-0" x 10'-0" blacktop driveway on the West side of the building consisting of 6" of GF-6 stone covered with 3" of bituminous paving for the sum of Two Thousand Four Hundred Dollars (\$2,400.00).

Very truly yours,

Philip J. Spampinato, Inc.
Philip J. Spampinato, Pres.

LAW OFFICES
MILES & STOCKBRIDGE
10 LIGHT STREET
BALTIMORE, MARYLAND 21202

TELEPHONE 308-727-0444
CABLE MILESBRIDGE
TELEX 87-50

August 3, 1987

HAND DELIVERED

Commissioner Jean Marie Jung
Deputy Zoning Commissioner
Office of Planning and Zoning
for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: George W. Roth -
Petition for Variance 87-383A

Dear Madam Commissioner:

This firm represents Joyce Gorman, the owner of the improved residential real property located immediately adjacent to the real property as to which the above-referenced variance is sought. On April 7, 1987, Ms. Gorman and I appeared at a hearing before you with regard to the Petition of George W. Roth for a variance to permit the construction of a thirty foot by thirty foot storage facility within 15 feet of Ms. Gorman's property line, the erection of which would be potentially inconsistent with the 50 foot setback requirement under the applicable K.C.5 (Resource Conservation - rural residential) zoning.

Ms. Gorman appeared at that hearing to oppose the petitioner's request for several reasons, including:

- (a) the petitioner's request to build such an imposing structure within 15 feet of Ms. Gorman's property is in direct violation of the applicable zoning regulations which are designed to protect privacy and aesthetics in such rural residential neighborhoods;
- (b) the petitioner could not and cannot sustain the need for or appropriateness of a zoning variance under Article 3, Section 307 of the Baltimore County Zoning Regulations; and
- (c) the construction of a facility of that size immediately adjacent to Ms. Gorman's property line will unquestionably adversely affect the value of her property.

RECEIVED
AUG 3 1987

ZONING OFFICE

Jean Marie Jung
August 3, 1987
Page 2

MILES & STOCKBRIDGE

Ms. Gorman continues to oppose the petitioner's request for a variance for all of the foregoing reasons and for the reasons detailed below. On behalf of Ms. Gorman, and at your request, this written position statement is submitted to assist you in your evaluation of Mr. Roth's petition, which we understand you wish to resolve prior to your scheduled departure from the office of the Zoning Commissioner. Ms. Gorman obviously would prefer to present her position by live testimony and also have an opportunity to cross-examine Mr. Roth. However, circumstances would not permit a full evidentiary hearing before your expected departure date.

I. BACKGROUND

Joyce Gorman owns a residential parcel of property commonly identified as 1926 Broadway Road, which is located on the corner of Broadway Road and Greenspring Avenue, immediately adjacent to the tract of land owned by the petitioner for which the variance is sought. Both properties are zoned R.C. 5 or Resource Conversation - rural residential.

Several days before the April 7, 1987 hearing, Ms. Gorman came to have knowledge that a petition for a variance of the applicable zoning setback requirements was being sought by the petitioner as to the 4 acre tract immediately adjacent to Ms. Gorman's property. She came to have knowledge that such a variance had been requested, not through any direct communication from Mr. Roth, the landowner, but only as a result of the posting of a sign providing notice of a scheduled zoning hearing. Mr. Roth provided no notice to Ms. Gorman of his anticipated plans and did not seek her consent or, to her knowledge, the consent of any other neighboring landowners regarding the proposed variance.

It was recently brought to your attention that Ms. Gorman has found it necessary to relocate in the Washington D.C. area for business reasons and, therefore, must sell her home on Broadway Road. However, this does not diminish Ms. Gorman's concern about Mr. Roth's petition particularly in view of the potential impact that Mr. Roth's plans may have on the entire neighborhood and on the value of Ms. Gorman's property, a matter which is of increasing concern to Ms. Gorman at present.

In the event of any appeal from your decision, Ms. Gorman respectfully reserves the right to present additional evidence on appeal. The submission of this written position statement should not be construed as a waiver by Ms. Gorman of the right to present such evidence which might assist in evaluating the adequacy and appropriateness of Mr. Roth's petition.

Jean Marie Jung
August 3, 1987
Page 3

MILES & STOCKBRIDGE

Only through her diligence, did Ms. Gorman learn of Mr. Roth's anticipated plan to erect a thirty foot by thirty foot storage facility (which he conveniently, and we believe improperly, describes as a "garage") within 15 feet of the property line between Ms. Gorman's and Mr. Roth's properties.

The application of Mr. Roth was particularly noteworthy to Ms. Gorman in part because of the damaging impact that erection of such a structure would have on her property value but also because the variance was being sought by Mr. Roth, who lists his address as 1508 Glendale Road, Baltimore, Maryland 21218 and who has not even lived on the premises for which the variance is sought during the six years that Ms. Gorman has resided at the adjoining property. On the contrary, Ms. Roth, over that entire period, has leased the residence located on the 4 acre tract for which he now seeks a variance.

Through her diligence, Ms. Gorman also learned that Mr. Roth was seeking authorization to erect the proposed structure immediately adjacent to her property line without any explanation as to why the structure could not be located at some other position on the 4 acre tract. Moreover, the only explanation provided in the petition to justify the purported need for such a structure was that it was necessary "to store valuable property". Neither the petition nor the diagram submitted in connection with the petition advised the Zoning Commissioner that Mr. Roth's real property on Broadway Road is currently improved by a residence and an existing attached two-car garage.

II. THE HEARING ON APRIL 7, 1987

It is in the foregoing context and with the foregoing as background that Ms. Gorman appeared at the hearing on April 7, 1987 to oppose the petitioner's request for a variance from the applicable R.C. 5 zoning requirements. Mr. Roth appeared at that hearing and offered some testimony as to his plan with regard to the structure for which he was seeking the variance. At the hearing, he offered in support of his petition an exhibit, a copy of which is attached hereto as Exhibit A. However, the petitioner was unable to explain the significance of the exhibit and even suggested that the dimensions of the proposed structure, its proposed location on the property, and the distance of the

Ms. Gorman also understands that Mr. Roth owns an unimproved tract of land immediately to the east of the real property for which the variance is sought. No explanation was provided by the petitioner as to why such a structure could not be erected on the adjoining land.

Jean Marie Jung
August 3, 1987
Page 4

MILES & STOCKBRIDGE

proposed structure from the property line, all as shown on the exhibit, were not in concert with his understanding of the plans.

In light of the confusion precipitated by the petitioner's testimony and his incapacity to present any reasonable basis to justify the variance requested, you suspended the hearing so as to permit Mr. Roth to verify the accuracy of his request and of the diagram he had submitted for your consideration. Since the hearing was suspended, Ms. Gorman availed herself of the opportunity to inspect the proposed location of the storage facility to be erected. The petitioner suggested that the proposed location had been or would be staked out.

Since the hearing, Ms. Gorman and I have had an opportunity to inspect the proposed location which is immediately adjacent to Ms. Gorman's property line and within approximately 15 feet of the property line. In addition, it is Ms. Gorman's understanding that Mr. Roth now acknowledges that the dimensions shown on Exhibit A and the proposed location manifest on Exhibit A are a true reflection of his intentions. The dimensions of the structure shown on the diagram are consistent with our observations.

Having availed herself of the opportunity to inspect the premises and consult with Mr. Roth's contractor, Ms. Gorman, by letter from counsel dated May 29, 1987, indicated to Mr. Roth that she felt compelled to continue to oppose his application for a zoning variance as more fully detailed in Exhibit B hereto.

In evaluating Mr. Roth's petition, it is also important to note that he is not proposing to build a modest structure virtually on top of Ms. Gorman's property line. On the contrary, the structure Mr. Roth proposes to erect would have almost one-half the total square footage of the existing residence and attached garage, obviously not an insubstantial building on the lot.

It should be noted that Ms. Gorman and her counsel, in inspecting the proposed location for the storage structure, learned that the structure was to be built at a location where several large trees are currently located. These trees necessarily would have to be cut down in order to permit the construction to proceed which will unquestionably impact aesthetically on the neighborhood generally and also could cause physical damage to Ms. Gorman's property.

III. THE OPERATIVE LEGAL STANDARDS

With the foregoing as background, we are now in a position to examine the propriety of Mr. Roth's petition for a variance. When the petition and justifications for the proposed variance are examined in light of operative legal standards, it is readily apparent that the petition should be denied.

Under Article 3, §307 of the Baltimore County Zoning Regulations, the Zoning Commissioner of Baltimore County is empowered to grant a variance "only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship". That section also provides that requests for variances from applicable zoning regulations will be well received "only if in strict harmony with the spirit and intent of said height, area, off street parking, or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare".

In interpreting such regulations, the Maryland Court of Appeals has made quite apparent that the burden upon a person seeking a variance is a heavy one. Thus, in *Carney v. City of Baltimore*, 201 Md. 130, 137, 93 A.2d 74, 76-7 (1952), the Court stated as follows:

The need sufficient to justify an exception must be substantial and urgent and not merely for the convenience of the applicant, inasmuch as the aim of the ordinance is to prevent exceptions as far as possible, and a liberal construction allowing exceptions for reasons that are not substantial and urgent would have the tendency to cause discrimination and eventually destroy the usefulness of the ordinance. Citing *City of Baltimore v. Byrd*, 191 Md. 632, 638, 62 A.2d 588.

Moreover, the Maryland courts have emphasized that zoning officials must be sensitive to "aesthetic ambience" of residential areas when they evaluate whether a proposed variance comports with the spirit and intent of applicable zoning regulations. See *Dahl v. County Board of Appeals of Baltimore County*, 258 Md. 157, 167, 265 A.2d 227 (1970) (variance seeking relaxation of set-off and area restrictions; concern expressed that granting requested variances may affect the "... aesthetic ambience of the residentially zoned properties which are in the immediate area."); see also *McLean v. Soley*, 270 Md. 208, 211, 310 A.2d 783 (1973) (granting a variance as to side yard setback requirements but only because trees could be preserved by granting the variance, thereby contributing to the greater public

benefit); and *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md.App. 28, 39, 322 A.2d 220 (1974) (determining that an area variance (such as a setback) should not be granted unless petitioner establishes that certain criteria are met including that: (a) strict compliance with the zoning requirement would unreasonably prevent use of property for a permitted purpose or render conformance unnecessarily burdensome; (b) the petitioner could not obtain substantial relief by a lesser relaxation of the standards than that sought by the petitioner; and (c) the relief can be afforded in such fashion that the spirit of the ordinance will be observed and the public safety and welfare secured).

Application of these standards to the facts of this case mandate a decision denying Mr. Roth's petition for a variance. Mr. Roth is requesting a substantial departure from existing setback requirements and is seeking authorization to construct a substantial structure virtually on top of the property line of a neighboring landowner, which is in flat contradiction with the spirit and intent of the applicable rural residential zoning regulations. Moreover, granting the petition to permit construction on the proposed location will unquestionably damage the aesthetic ambience of the entire neighborhood since Mr. Roth necessarily will have to destroy a cluster of several large and aesthetically pleasing trees which contribute to the overall welfare of the neighborhood. Furthermore, Mr. Roth has made absolutely no showing why some other location on the 4 acre tract or his adjoining property should not be considered as an alternate location for the storage structure, which potentially could be constructed without the need for violating existing setback requirements.

In short, the petitioner has failed even in the remotest sense to sustain his burden to demonstrate that strict compliance with the zoning regulations could result in practical difficulty or unreasonable hardship and that granting the variance would be consistent with the spirit and intent of the applicable zoning regulations.

IV. CONCLUSION

The petition of Mr. Roth for a zoning variance should be denied. No basis has been offered to justify granting a variance to Mr. Roth, an absentee owner of a lot improved with a residence and an existing attached two-car garage. No basis has been offered to justify destruction of trees located immediately adjacent to Mr. Gorman's property line and the erection of a thirty foot by thirty foot storage structure within 15 feet of Mr. Gorman's property line, in violation of existing setback requirements of R.C. 5 zoning, particularly in a residential neighborhood of the type located at the intersection of Greenspring Avenue and Broadway Road. The tract for which the

variance is sought contains 4 acres, the petitioner owns an adjoining unimproved tract on the other side of the 4 acre tract, and the petitioner has offered no justification or explanation why any such structure, if deemed appropriate by any standard, could not be built at a location on the property (or on the adjoining property owned by petitioner) which would not adversely affect the aesthetics and property values of adjoining property owners. Furthermore, the reason offered in the petition to support the need for such a structure (to store valuable property) affords little solace to Ms. Gorman, the adjoining property owner. Obviously, a structure of this size could be used to store numerous things, including construction equipment and the like which should cause more than insubstantial concern to the Office of the Zoning Commissioner.

For all of the foregoing reasons, and in light of Mr. Roth's utter failure to sustain his burden to justify the need for a variance, the petition for a variance should be denied.

Respectfully yours,

Thomas E. Lynch, III

TEL:bjm
Enclosures
cc: Joyce Gorman
Vernon F. Boozer
C:TELGR02.LTR

Mr. Roth made some vague suggestion that building the structure on the proposed location would promote security. How building such a structure nearer the road would achieve greater safety or security remains a mystery to Ms. Gorman. It also remains a mystery how Mr. Roth is in a position to comment upon security since he has not lived on the site during the last six years.

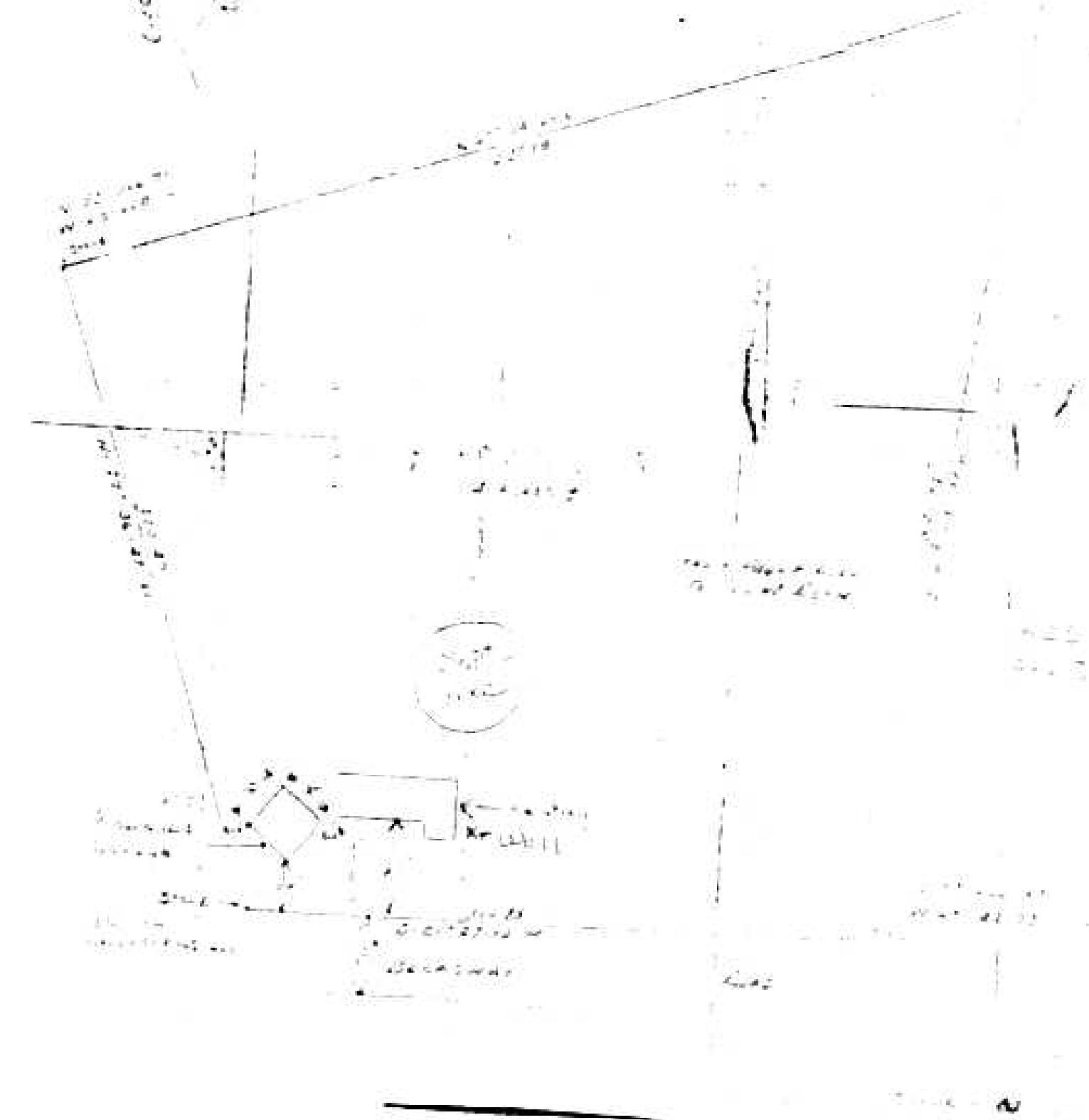


EXHIBIT A

George W. Roth
May 29, 1987
Page Two

Please contact me at your earliest convenience.

Very truly yours,

Thomas E. Lynch, III

TEL:bjm
TELGR01.LTR

cc: Joyce J. Gorman

May 29, 1987

George W. Roth
1508 Greendale Road
Baltimore, Maryland 21218

Re: Broadway Road Property

Dear George:

Joyce Gorman and I have had an opportunity to examine the proposed location of the storage facility for which you had sought a zoning variance. We also have had a chance to consider the proposed construction which we understand to be masonry foundation, aluminum siding and single roofing of a facility which is intended to be 30' x 30' and located within 15' of Joyce's property line.

Candidly, Joyce has extreme reservations about your proposal to build a structure of that size immediately adjacent to her property line for two reasons: (a) the proximity to the property line, as is visible on the zoning regulations which are designed to protect privacy and the like; and (b) the construction of a facility of that size immediately adjacent to Joyce's property line, in her view, is likely to create an eyesore which will depreciate the value of her property. It is these kinds of concerns which led to the establishment of zoning set aside requirements.

Joyce would like to be cooperative with you but cannot understand why the same structure could not be built at some other location on the tract for 1401 Broadway or the adjacent tract which we understand you own. Could you please let us know if you have considered other alternative locations for the storage facility.

Without some explanation why the storage garage cannot be located somewhere else, Joyce has indicated to me that she is inclined to oppose your effort to construct the structure at the proposed location.

EXHIBIT B

COVAHEY & BOOZER P A

EDWARD P. COVAHEY JR.
VERNON F. BOOZER
MARK A. DEAN
ANTHONY J. D'AMALIA

ATTORNEYS AT LAW
814 BOWLEY AVENUE
TOWSON, MARYLAND 21204

August 3, 1987

HAND DELIVERED

Ms. Jeanne Jung
Deputy Zoning Commissioner
Room 109
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

87-123-A
680 W 16TH

RECEIVED
AUG 3 1987
ZONING OFFICE

Enclosed is a copy of the Amended Variance Plat for the property of my clients, Mr. and Mrs. George Roth.

The proposed garage is located 65 feet, more or less, from Broadway Road. The closest point to the side property line will be 17 feet, more or less. The side and front property lines are presently well screened. We are prepared to add evergreen planting in the existing opening along the westerly property line so as to completely screen the garage from the adjoining property. Enclosed are photographs of my clients' property and the adjoining property of the protestant which shows heavy existing screening in both the side and front yards. You will note that our amended plat revises the front set back from 50 feet to 65 feet, more or less, and the side set back from 15 feet to 17 feet, more or less.

The following are our reasons in support of this request:

1. The property slopes gradually to the rear away from Broadway Road and construction requires a more level area such as exists closer to Broadway Road.
2. The proposed location will require far less paving of driveway surface, reducing the amount of storm water run-off and drainage onto the surrounding areas.
3. The cost of extending the driveway to the rear of the property is much greater and creates an unnecessary hardship (See enclosed letter from Philip J. Spampinato, Inc.). The expenditure is \$2,400.00 if the variance is granted or \$7,200.00 otherwise.

Ms. Jeanne Jung
Deputy Zoning Commissioner
August 1, 1987
Page 2

4. If the Petition is not granted as requested, my clients could locate the garage in the rear yard as close as 2-1/2 feet to the side property line.

5. My clients have experienced problems with security in the rear of their dwelling and want the proposed garage located in a more visible area.

I might add that my research shows an unattached structure in the side yard of the protestant which is adjacent to my clients' property. I further reviewed the files in the zoning office and was unable to find a variance for this structure.

In conclusion, we feel the proposed location is the best compromise for all parties and because of existing and proposed screening, will not be visible to anyone except the Roths.

Very truly yours,

F. Vernon Boozer

FVB/csw

Enclosures

cc: Mr. and Mrs. George Roth
Thomas E. Lynch, III, Esquire

III. THE OPERATIVE LEGAL STANDARDS

With the foregoing as background, we are now in a position to examine the propriety of Mr. Roth's petition for a variance. When the petition and justifications for the proposed variance are examined in light of operative legal standards, it is readily apparent that the petition should be denied.

Under Article 3, §307 of the Baltimore County Zoning Regulations, the Zoning Commissioner of Baltimore County is empowered to grant a variance "only in cases where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship". That section also provides that requests for variances from applicable zoning regulations will be well received "only if in strict harmony with the spirit and intent of said height, area, off-street parking, or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety, and general welfare".

In interpreting such regulations, the Maryland Court of Appeals has made quite apparent that the burden upon a person seeking a variance is a heavy one. Thus, in *Carney v. City of Baltimore*, 201 Md. 130, 137, 93 A.2d 74, 76-7 (1952), the Court stated as follows:

The need sufficient to justify an exception must be substantial and urgent and not merely for the convenience of the applicant, inasmuch as the aim of the ordinance is to prevent exceptions as far as possible, and a liberal construction allowing exceptions for reasons that are not substantial and urgent would have the tendency to cause discrimination and eventually destroy the usefulness of the ordinance. Citing *City of Baltimore v. Byrd*, 191 Md. 632, 638, 62 A.2d 588.

Moreover, the Maryland courts have emphasized that zoning officials must be sensitive to "aesthetic ambience" of residential areas when they evaluate whether a proposed variance comports with the spirit and intent of applicable zoning regulations. See *Dalibi v. County Board of Appeals of Baltimore County*, 258 Md. 157, 167, 265 A.2d 227 (1970) (variance seeking relaxation of set-off and area restrictions; concern expressed that granting requested variances may affect the "... aesthetic ambience of the residentially zoned properties which lie in the immediate area."); see also *McLean v. Soler*, 270 Md. 208, 211, 310 A.2d 783 (1973) (granting a variance as to side yard setback requirements but only because trees could be preserved by granting the variance, thereby contributing to the greater public

benefit); and *Anderson v. Board of Appeals, Town of Chesapeake Beach*, 22 Md.App. 28, 39, 322 A.2d 220 (1974) (determining that an area variance (such as a setback) should not be granted unless petitioner establishes that certain criteria are met including that: (a) strict compliance with the zoning requirement would unreasonably prevent use of property for a permitted purpose or render conformance unnecessarily burdensome; (b) the petitioner could not obtain substantial relief by a lesser relaxation of the standards than that sought by the petitioner; and (c) the relief can be afforded in such fashion that the spirit of the ordinance will be observed and the public safety and welfare secured).

Application of these standards to the facts of this case mandate a decision denying Mr. Roth's petition for a variance. Mr. Roth is requesting a substantial departure from existing setback requirements and is seeking authorization to construct a substantial structure virtually on top of the property line of a neighboring landowner, which is in flat contradiction with the spirit and intent of the applicable rural residential zoning regulations. Moreover, granting the petition to permit construction on the proposed location will unquestionably damage the aesthetic ambience of the entire neighborhood since Mr. Roth necessarily will have to destroy a cluster of several large and aesthetically pleasing trees which contribute to the overall welfare of the neighborhood. Furthermore, Mr. Roth has made absolutely no showing why some other location on the 4 acre tract or his adjoining property should not be considered as an alternate location for the storage structure, which potentially could be constructed without the need for violating existing setback requirements.

In short, the petitioner has failed even in the remotest sense to sustain his burden to demonstrate that strict compliance with the zoning regulations could result in practical difficulty or unreasonable hardship and that granting the variance would be consistent with the spirit and intent of the applicable zoning regulations.

IV. CONCLUSION

The petition of Mr. Roth for a zoning variance should be denied. No basis has been offered to justify granting a variance to Mr. Roth, an absentee owner of a lot improved with a residence and an existing attached two-car garage. No basis has been offered to justify destruction of trees located immediately adjacent to Mr. Gorman's property line and the erection of a thirty foot by thirty foot storage structure within 15 feet of Mr. Gorman's property line, in violation of existing setback requirements of R.C. 5 zoning, particularly in a residential neighborhood of the type located at the intersection of GreenSpring Avenue and Broadway Road. The tract for which the

variance is sought contains 4 acres, the petitioner owns an adjoining unimproved tract on the other side of the 4 acre tract, and the petitioner has offered no justification or explanation why any such structure, if deemed appropriate by any standard, could not be built at a location on the property (or on the adjoining property owned by petitioner) which would not adversely affect the aesthetics and property values of adjoining property owners. Furthermore, the reason offered in the petition to support the need for such a structure (to store valuable property) affords little solace to Ms. Gorman, the adjoining property owner. Obviously, a structure of this size could be used to store numerous things, including construction equipment and the like which should cause more than insubstantial concern to the Office of the Zoning Commissioner.

For all of the foregoing reasons, and in light of Mr. Roth's utter failure to sustain his burden to justify the need for a variance, the petition for a variance should be denied.

Respectfully yours,

Thomas E. Lynch, III

TEL:bjm
Enclosures
cc: Joyce Gorman
Vernon F. Booser
C:TELGOR02.LTR

Mr. Roth made some vague suggestion that building the structure on the proposed location would promote security. How building such a structure nearer the road would achieve greater safety or security remains a mystery to Ms. Gorman. It also remains a mystery how Mr. Roth is in a position to comment upon security since he has not lived on the site during the last six years.

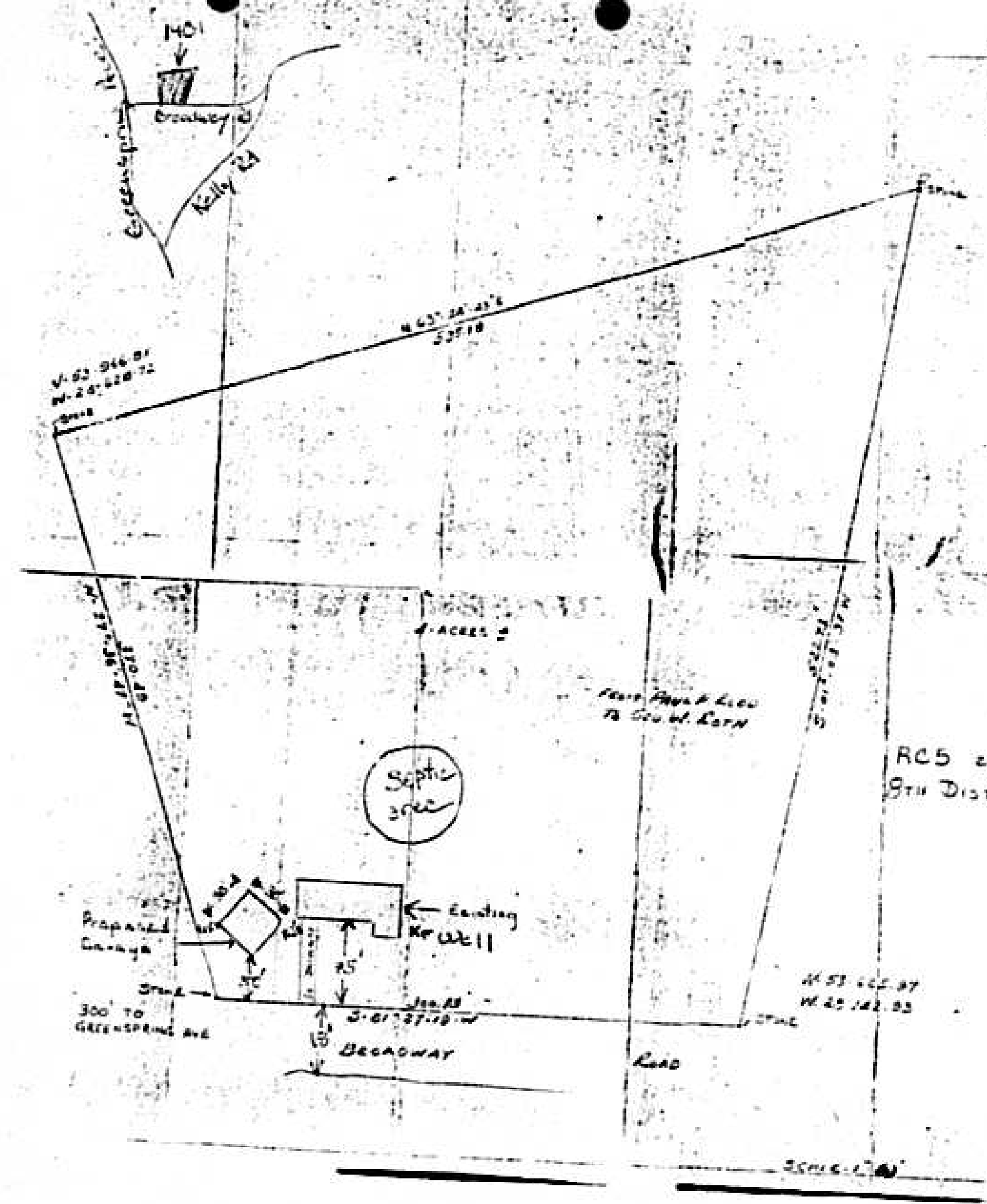


EXHIBIT A

May 29, 1987

George W. Roth
1588 Greendale Road
Baltimore, Maryland 21218

Re: Broadway Road Property

Dear George:

Joyce Gorman and I have had an opportunity to examine the proposed location of the storage facility for which you had sought a zoning variance. We also have had a chance to consider the proposed construction which we understand to be masonry foundation, aluminum siding and single roofing of a facility which is intended to be 30' x 30' and located within 15' of Joyce's property line.

Candidly, Joyce has extreme reservations about your proposal to build a structure of this size immediately adjacent to her property line and her neighbors. (a) the proximity to the property line and (b) the construction of a facility of this size immediately adjacent to her property line. In the view of her neighbors, it is likely to cause an adverse effect on the neighborhood. It is also likely to cause an adverse effect on the neighborhood of zoning and setback requirements.

Joyce would like to be cooperative with you but cannot. She would like to see the structure built in a location that would not be a problem for her neighbors. It is likely to cause an adverse effect on the neighborhood of zoning and setback requirements. It is also likely to cause an adverse effect on the neighborhood of zoning and setback requirements.

Without some explanation why the storage garage cannot be located elsewhere, Joyce has indicated to us that she is inclined to oppose your effort to construct the structure at the proposed location.

George W. Roth
May 29, 1987
Page Two

Please contact me at your earliest convenience.

Very truly yours,

Thomas E. Lynch, III

TEL:bjm
TELGOR01.LTR

cc: Joyce J. Gorman

COVAHEY & BOOZER, P.A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEVAN
ANTHONY J. DIMAULA

August 3, 1987

AREA CODE 301
828-9441

RECEIVED
AUG 3 1987
ZONING OFFICE

Ms. Jeanne Jung
Deputy Zoning Commissioner
Room 109
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Enclosed is a copy of the Amended Variance Plat for the property of my clients, Mr. and Mrs. George Roth.

The proposed garage is located 65 feet, more or less, from Broadway Road. The closest point to the side property line will be 17 feet, more or less. The side and front property lines are presently well screened. We are prepared to add evergreen planting in the existing opening along the westerly property line so as to completely screen the garage from the adjoining property. Enclosed are photographs of my clients' property and the adjoining property of the protestant which shows heavy existing screening in both the side and front yards. You will note that our amended plat revises the front set back from 30 feet to 65 feet, more or less, and the side set back from 15 feet to 17 feet, more or less.

The following are our reasons in support of this request:

1. The property slopes gradually to the rear away from Broadway Road and construction requires a more level area such as exists closer to Broadway Road.
2. The proposed location will require far less paving of driveway surface, reducing the amount of storm water run-off and drainage onto the surrounding areas.
3. The cost of extending the driveway to the rear of the property is much greater and creates an unnecessary hardship (See enclosed letter from Philip J. Spampinato, Inc.). The expenditure is \$2,400.00 if the variance is granted or \$7,200.00 otherwise.

Ms. Jeanne Jung
Deputy Zoning Commissioner
August 3, 1987
Page 2

4. If the Petition is not granted as requested, my clients could locate the garage in the rear yard as close as 2-1/2 feet to the side property line.

5. My clients have experienced problems with security in the rear of their dwelling and want the proposed garage located in a more visible area.

I might add that my research shows an unattached structure in the side yard of the protestant which is adjacent to my clients' property. I further reviewed the files in the zoning office and was unable to find a variance for this structure.

In conclusion, we feel the proposed location is the best compromise for all parties and because of existing and proposed screening, will not be visible to anyone except the Roths.

Very truly yours,
F. Vernon Booser

FVB/cgw

Enclosures

cc: Mr. and Mrs. George Roth
Thomas E. Lynch, III, Esquire

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster Md. Mar. 19, 1987

THIS IS TO CERTIFY that the annexed Req. #L01612 P.O. #85801 was published for one (1) ~~xxxxxx~~ day previous to the 10th day of March 1987 in the

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland
- ☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland
- ☒ Community Times, a weekly newspaper published in Baltimore County, Maryland

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Per *Donna Keefe*

LANDMARK COMMUNITY NEWSPAPERS OF M

Westminster Md. Mar. 19

THIS IS TO CERTIFY that the annexed Re was published for one (1) ~~xxxxxx~~ day previous to the 10th day of March 1987 in the

- ☐ Carroll County Times, a daily ne in Westminster, Carro
- ☐ Randallstown News, a weekly ne in Baltimor
- ☒ Community Times, a weekly ne in Baltimor

LANDMARK COMMUNITY NEWSPAPERS OF I

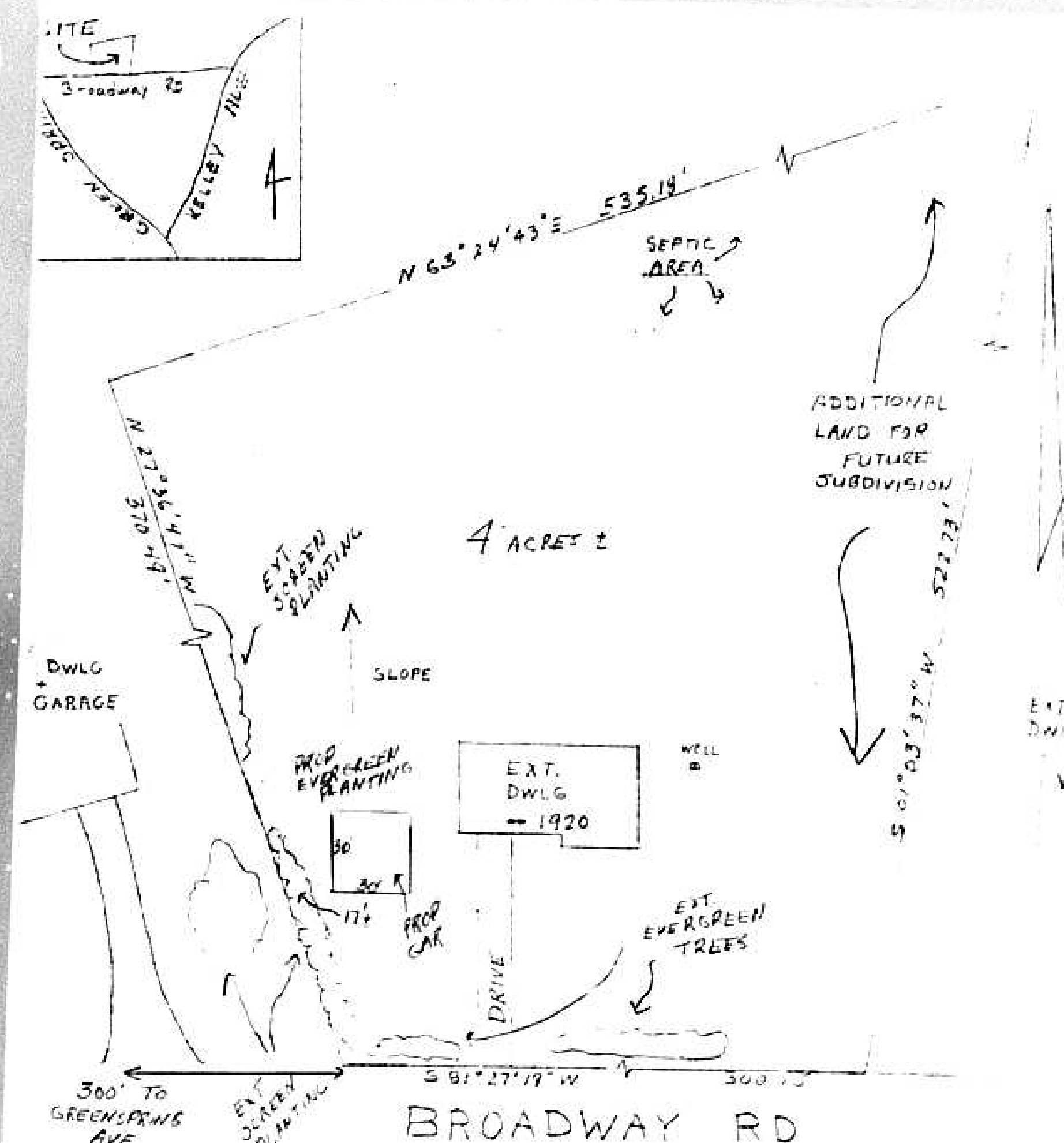
Per *Donna Keefe*

PETITION FOR ZONING VARIANCE
Case No. 87-383-A

LOCATION: North Side of Broadway Road, 300' E of East of Greenspring Avenue (1401 Broadway Road)
DATE AND TIME OF PUBLIC HEARING: Tuesday, April 7, 1987, at 9:30 a.m.
ROOM: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, Maryland, and the Planning Board of Baltimore County, Maryland, in the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, not consider any request for a stay of this decision. The Zoning Commission will, however, not consider any request for a stay of this decision. The Zoning Commission will, however, not consider any request for a stay of this decision.

BY ORDER OF
APPROVED AND FORWARDED
ZONING COMMISSIONER
OF BALTIMORE COUNTY



SCALE 1" = 50'
ZONED RC 5

Pet 260

VARIANCE PLAT
Mr. & Mrs. GEORGE ROTH
8th ELECTION DISTRICT
PRIVATE WELL & SEPTIC

Mr. George W. Roth
1508 Greendale Road
Baltimore, Maryland 21218

February 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
N/S Broadway Rd., 300' E of Greenspring Ave. (1401 Broadway Rd.)
8th Election District - 3rd Councilmanic District
George W. Roth - Petitioner
Case No. 87-383-A

TIME: 9:30 a.m.

DATE: Tuesday, April 7, 1987

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

Donna Keefe
Zoning Commissioner
of Baltimore County

No. 29891

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

DATE *12/18/86* ACCOUNT *01-615*

AMOUNT \$ *35.00*

RECEIVED FROM *AAHAGOST CONTRACTING*

FOR *FILED FEE FOR VARIANCE ITEM 260*

B 0020*****3500:2 2102F

ROTH PETITIONER

VALIDATION OR SIGNATURE OF CASHIER

