

480
PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
88-35-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit lot widths of 50 ft. each for lots No. 97 and 98 in lieu of the required 55 ft.

To obtain building permit for variance of 55' lot to 50' lot most lots in area are 50' lots and have homes on them. I would like to keep consistent with this area and do the same. I have purchased this property in good faith that this consistency can be maintained in this area.

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:
Richard A. Hess
(Type or Print Name)
Signature
4201 Fullerton Ave
Address
Baltimore, MD 21236
City and State

Legal Owner(s):
Mildred L. O'Neal
(Type or Print Name)
Signature
12 N. Patterson Park Ave.
Address
Baltimore, Md. 21231
City and State

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

Ordered By The Zoning Commissioner of Baltimore County, this 5th day of June, 1987, 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 27th day of July, 1987 at 9:30 o'clock A.M.

ESTIMATED LENGTH OF HEARING - 1/2 HR. + 15%
AVAILABLE FOR HEARING
NON-TUES./WED. - NEXT TWO MONTHS
ALL OTHER (over)
REVIEWED BY: DATE 5/13/87 BLTZ

MAP NE BM
E.D. 15
DATE 5/28/87
200
1000
50

MAP NE BM
E.D. 15
DATE 5/28/87
200
1000
50

MAP NE BM
E.D. 15
DATE 5/28/87
200
1000
50

ZONING DESCRIPTION
Beginning on the NW/4 of Miles Road 184.40 ft. S. of the centerline of Greenbank Road. Being lots # 97 and 98, Section B on the plat of Oliver Beach, Book # 14, Folio 37. Containing 0.46 gross acreage in the 15th. election district.

PETITION FOR ZONING VARIANCE
15th Election District - 5th Councilmanic District
Case No. 88-35-A
LOCATION: Northwest Side of Miles Road, 184.40 feet South of Greenbank Road
DATE AND TIME: Monday, July 27, 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 a lot width of 50 feet in lieu of the required 55 feet for Lot 97 and a lot width of 50 feet in lieu of the required 55 feet as to Lot 98

Being the property of Mildred L. O'Neal 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
NW/4 Miles Rd., 184.40' S of Greenbank Rd., 15th District
MILDRED L. O'NEAL, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-35-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 213, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Mildred L. O'Neal, 12 N. Patterson Park Ave., Baltimore, MD 21231, Petitioner; and Richard A. Hess, 4201 Fullerton Ave., Baltimore, MD 21236, Contract Purchaser.

RECEIVED
JUL 1 1987
ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333
ARNOLD JARLON
ZONING COMMISSIONER
July 22, 1987
JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Richard Hess
4201 Fullerton Avenue
Baltimore, Maryland 21236
RE: PETITION FOR ZONING VARIANCE
NW/4 Miles Rd., 184.40' S of Greenbank Rd.
15th Election District - 5th Councilmanic District
Mildred L. O'Neal - Petitioner
Case No. 88-35-A

Dear Mr. Hess:

This is to advise you that \$125.34 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 113, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 37801
DATE 7/27/87 ACCOUNT R-01-615-000
2 SIGNS & POSTS
RETURNED
AMOUNT \$ 125.34
Mr. Richard Hess, 4201 Fullerton Ave.,
Baltimore, Md. 21236
ADVERTISING & POSTING COSTS RE CASE #88-35-A
FOR
B 0015*****1253418 3274F

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th
Posted for: Variance
Petitioner: Mildred L. O'Neal
Location of property: NW/4 Miles Rd., 184.40' S of Greenbank Rd.
Location of signs: Facing Miles Rd. 184.40' S of Greenbank Rd. on property of Petitioner
Remarks: None
Posted by: M. H. Jung
Number of Signs: 2
Date of Posting: 7/21/87
Date of return: 7/16/87

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NW/4 Miles Rd., 184.40' S of Greenbank Rd.
15th Election District - 5th Councilmanic District
Mildred L. O'Neal - Petitioner
Case No. 88-35-A

TIME: 9:30 a.m.
DATE: Monday, July 27, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

CERTIFICATE OF PUBLICATION
Office of
THE AVENUE NEWS

442 Eastern Blvd.
Baltimore, Md. 21221
JULY 9, 1987

THIS IS TO CERTIFY, that the annexed advertisement of MILDRED L. O'NEAL 15th E.D. To advertise FOR 9700 REOF M3306 NW/4 MILES RD., 184.40' S OF GREENBANK RD. HEARING: MONDAY, JULY 27, 1987 at 9:30am 119 lines at \$59.59

was inserted in The Avenue News a weekly newspaper published in Baltimore County, Maryland once a week for ONE successive week(s) before the 10th day of JULY 1987. that is to say, the same was inserted in the issues of 7/09 1987

The Avenue Inc.
per publisher

by Denise Bloodwell

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 9, 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 July 9, 1987.

THE JEFFERSONIAN,

Susan Shindler Obrecht
Publisher

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 36096
DATE 5/13/87 ACCOUNT 01-615-000
AMOUNT \$ 70.00
RECEIVED FROM: Janet Hess
FOR: Variance (2) #480
VALIDATION ON SIGNATURE OF CARRIER

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(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 28th day of July, 19 87, that the Petition for Zoning Variances to permit lot widths of 50 feet in lieu of the required 55 feet for Lots 97 and 98 be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Chesapeake Bay Critical Area comments submitted by the Director of Planning, dated July 13, 1987, attached hereto and made a part of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

Ad/srl

Attachment

cc: Ms. Mildred L. O'Neal

People's Counsel

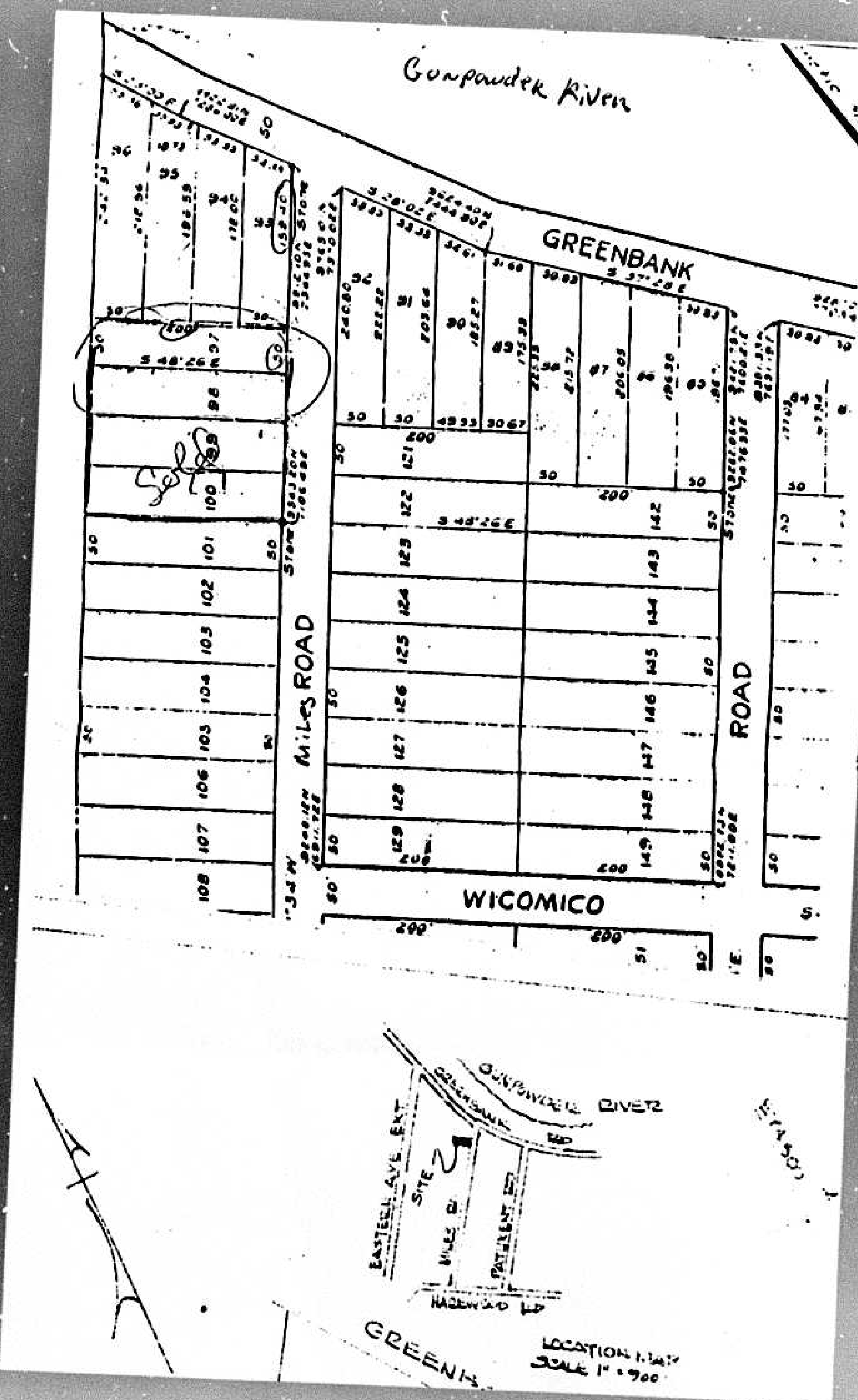
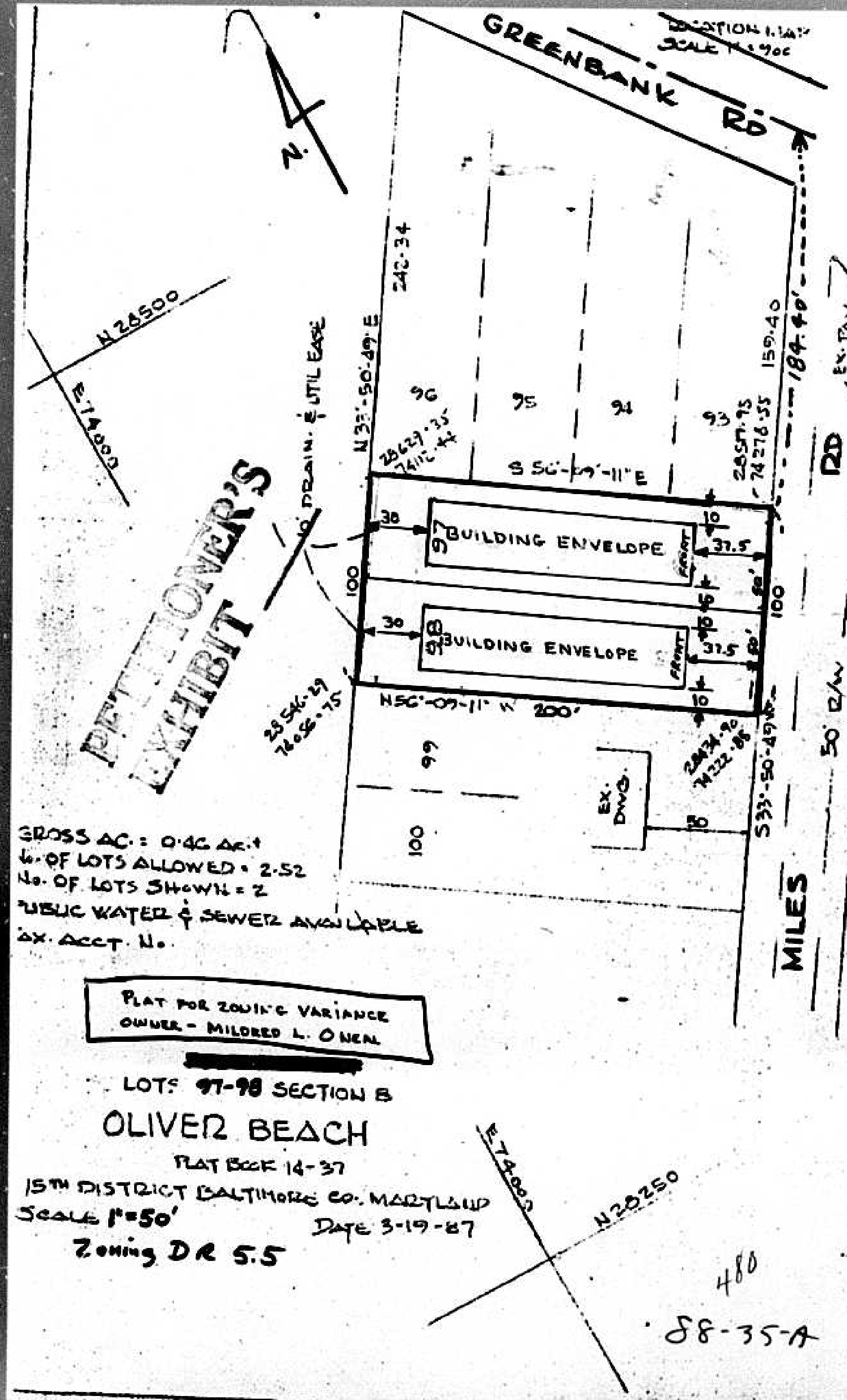
ORDER RECEIVED FOR FILING
Date July 23, 1987
By Michael P. [Signature]

MAP NEPM
5B
E.D. 15
DATE 7/22/87
200
1000
GP

88-35-A
#480

88-35-A
#480

88-35-A
#480
Mildred L. O'Neal
R/S Miles Rd., 184.40' S. of
Greenbank Rd.
5th CD.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
Date: July 15, 1987
SUBJECT: Zoning Petition No. 88-35-A

On the basis of the information submitted by the petitioner, this office cannot support the granting of this request. The petitioner states that most lots in the area are 50 feet wide, yet the submittal delineates but one adjacent dwelling and that is in the middle of a 100 foot wide lot.

Norman E. Gerber
Norman E. Gerber, AICP

NED/JGH/af

CPS-008

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 day of July, 19 87.

Arnold Jablon
Zoning Commissioner

Petitioner: Mildred L. O'Neal
Petitioner's Attorney:

Received by: *Jan B. [Signature]*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

000

CHAIRMAN

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentMs. Mildred L. O'Neal
12 H. Patterson Park Avenue
Baltimore, Maryland 21231RE: Item No. 480 - Case No. 88-35-A
Petitioner: Mildred L. O'Neal
Petition Zoning Variance

Dear Ms. O'Neal:

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,

James E. Dyer, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:bjs

Enclosures

cc: Mr. Richard A. Hess
4201 Fullerton Avenue
Baltimore, Maryland 21236Mr. Frank S. Lee
1277 Neighbors Avenue
Baltimore, Maryland 21237BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

XXXXXXXXXX
XXXXXXXXXX
C. Richard Moore
Acting Director

June 10, 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 469, 471, 474, 475, 476, 480, 481, 483, 470, 472, and 479.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 480, Zoning Advisory Committee Meeting of 5-26-87Property Owner: Mildred L. O'NealLocation: NW/5 Miles Rd. District 15Water Supply meteo Sewage Disposal meteo

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

6-18-87
DateZoning Item # 480 Zoning Advisory Committee Meeting of 5-26-87
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
{ } The results are valid until _____
{ } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: Building lots as such are unbuildable due to non-tidal wetlands on-site. Applicant may contact Mr. Rocky Howell of the Division of Environmental Management at 494-3511 if further information is desired.

Karen D. Morrey
Karen D. Morrey
Dept. of Environmental Protection and
Resource Management

WWQ 2 4/86

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500Paul H. Reincke
Chief

May 28, 1987

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

Dennis F. Rasmussen
Dennis F. Rasmussen
County Executive

Re: Property Owner: Mildred L. O'Neal (critical area)

Location: NW/5 Miles Road, 184.40' S. Greenbank Road

Item No.: 480

Zoning Agenda: 5/26/87

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 750 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: *John F. O'Neil*
Noted and
Approved: _____
Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: July 13, 1987
FROM: Norman E. Gerber, AICP, Director
Office of Planning and Zoning
SUBJECT: Chesapeake Bay Critical Area Findings- Mildred L. O'Neal
(88-35-A, Item 480)

In accordance with Section 8-1813 of the Chesapeake Bay Critical Law and the July 8, 1985 Opinion from the County attorney, it is hereby my "findings" that the proposed development will comply with the terms of Section 8-1813(a) for minimizing adverse impacts on water quality and protecting identified habitats, provided that the zoning petition is conditioned on compliance with the following requirements:

1. One (1) major deciduous trees, or two (2) conifers, or two (2) minor deciduous trees are planted and maintained on the lot. A combination of these three tree types is acceptable provided that 1,000 square feet of tree cover is provided. A large deciduous tree is estimated to cover 1,000 square feet and a minor deciduous or conifer 500 square feet. Any existing trees that are to remain can be credited toward meeting these requirements.
2. Storm water runoff from impervious surfaces associated with this petition should be directed over previous areas such as lawn to encourage maximum infiltration.

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

NEG/PJS/jaw
cc: Robert W. Sheensley
Janic Outen
Tim Dugan
David Fields
Jim Hoswell
Tom Vidner
People's Counsel

ORDER RECEIVED FOR FILING

Date _____ By _____

RECEIVED

JUL 16 1987

ZONING OFFICE

per Ger
July 27th
hearing
665-2412
Richard Hess

87-2790
HCR

June 9, 1987
4201 Fullerton Avenue
Baltimore, Md. 21236

Re: Variance petition 480

Mr. Arnold Jablon
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

In regards to the variance petition 480, I would like the opportunity to file for a building permit pending the zoning variance.

The reason for this request is to speed up the waiting process. I was ill advised in planning and this has tied me up for approximately 7-9 months total.

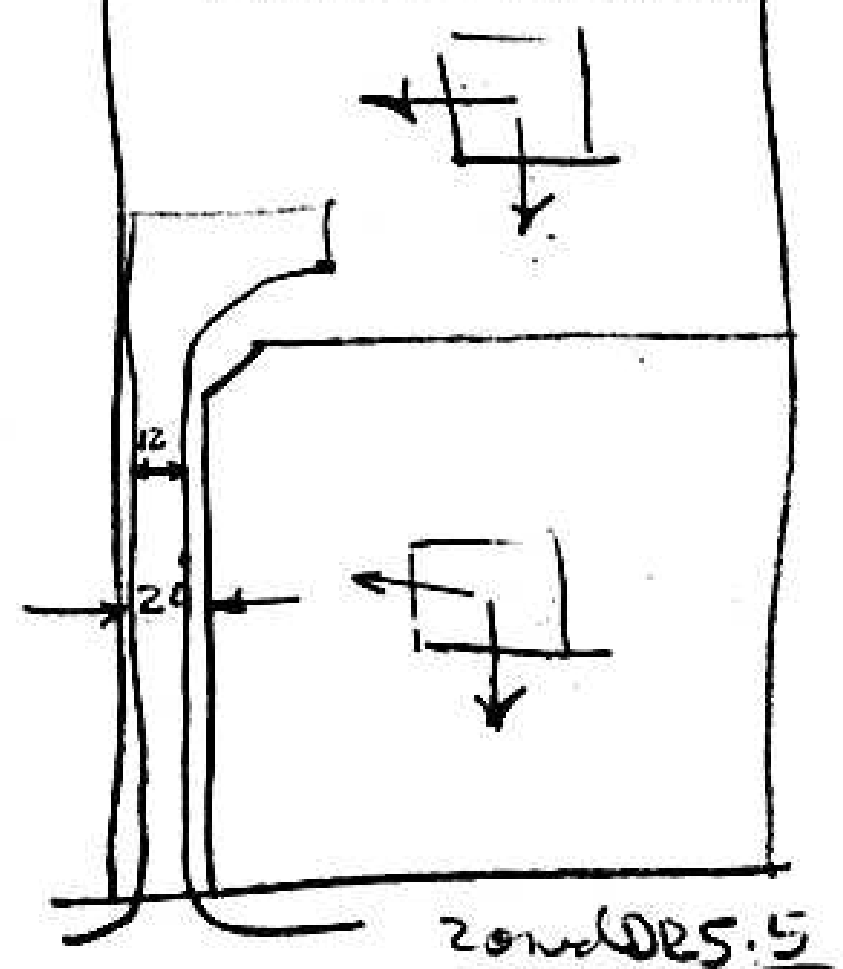
Since this is a very small issue and I was verbally assured there would be no major problem, I would appreciate allowing the permit progress to begin.

Thank you for your kind cooperation in this matter.

Sincerely,

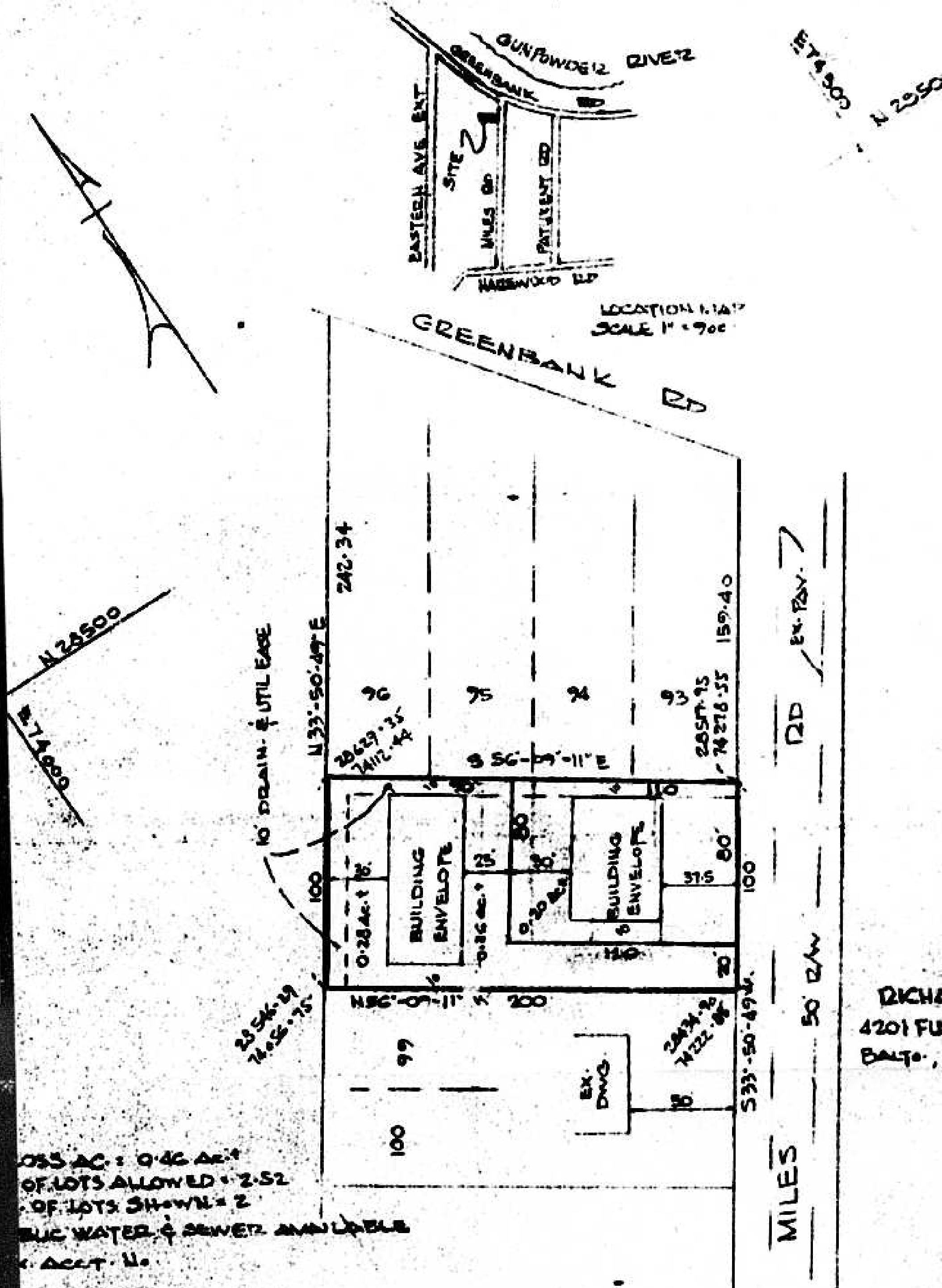
Richard A. Hess
Richard A. Hess

406 New Court Bldg
Tim Dugan
Andrea



Land Survey
1. Preliminary
2. Record plat

Zone DBS.5
Hwy 2-3 mile



OWNER
RICHARD HESS
4201 FULLERTON AVE
BALTO., MD. 21236



May 1, 1987
4201 Fullerton Avenue
Baltimore, Md. 21236
665-2412

Mr. Jim Dyer
Department of Zoning
Towson, Maryland 21204

Dear Mr. Dyer:

Approximately three months ago I was speaking with Mr. Harry Grace in regards to Lot 97 and 98 on Miles Road for information on obtaining two building permits. He graciously drew this building sketch (Exhibit A) and asked me to check with Planning, Room 406, in the new court building which I did. Andrea said the plan was satisfactory with their department. I then proceeded to have a drawing made (Exhibit B) from this sketch. The drawing was then turned down because they said you could not change boundaries in a critical Bay Area Zone.

Since I was, ill advised on my initial contact with that department, I would like to request an immediate hearing as soon as possible as to what I may do to expedite this matter.

Thank you for any consideration you will give in this matter.

Sincerely,

Richard A. Hess

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 1902.3.1.1 to permit lot widths of 50 ft. each for lots 97 and 98 in lieu of the required 55 ft.

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

To OBTAIN BUILDING PERMIT FOR VARIANCE OF 55' LOT TO 50' LOT MOST LOTS IN AREA ARE 50' LOT AND HAVE HOMES ON THEM. I WOULD LIKE TO KEEP CONSISTANT WITH THIS AREA AND DO THE SAME. I HAVE PURCHASED THIS PROPERTY IN GOOD FAITH THAT THIS CONSISTANCY CAN BE MAINTAINED IN THIS AREA.

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:

Richard A. Hess

(Type or Print Name)

Signature

4201 Fullerton Ave

Address

BALTO MD 21236

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

MILDRED L. O'NEAL

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

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(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

Signature

(Type or Print Name)

put in ready to Item # 480
E.H.

May 1, 1987
4201 Fullerton Avenue
Baltimore, Md. 21236
665-2412

Mr. Jim Dyer
Department of Zoning
Towson, Maryland 21204

Dear Mr. Dyer:

Approximately three months ago I was speaking with Mr. Harry Grace in regards to Lot 97 and 98 on Miles Road for information on obtaining two building permits. He graciously drew this building sketch (Exhibit A) and asked me to check with Planning, Room 406, in the new court building which I did. Andrea said the plan was satisfactory with their department. I then proceeded to have a drawing made (Exhibit B) from this sketch. The drawing was then turned down because they said you could not change boundaries in a critical Bay Area Zone.

Since I was, ill advised on my initial contact with that department, I would like to request an immediate hearing as soon as possible as to what I may do to expedite this matter.

Thank you for any consideration you will give in this matter.

Sincerely,
Richard A. Hess
Richard A. Hess

EXHIBIT A

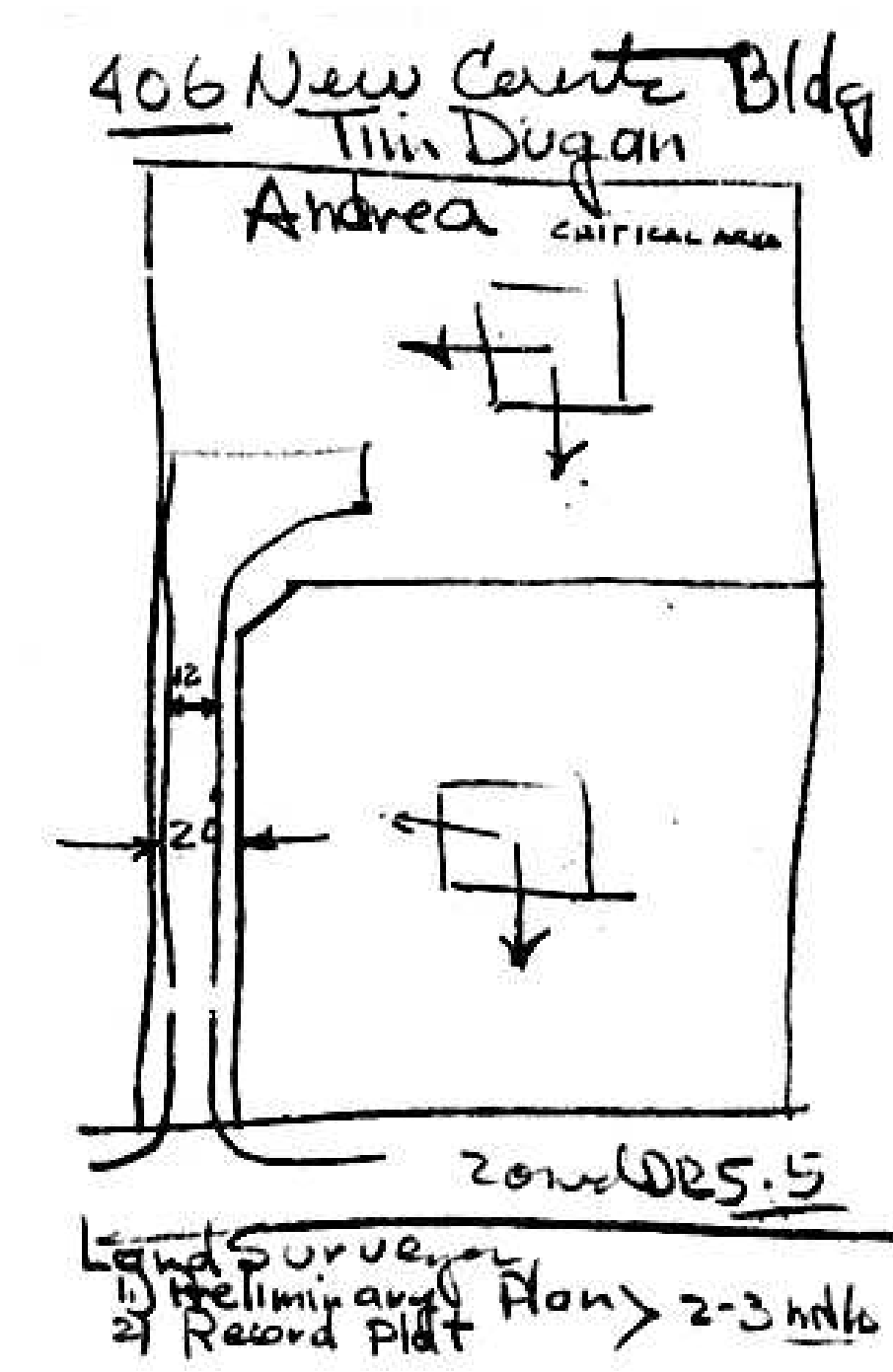
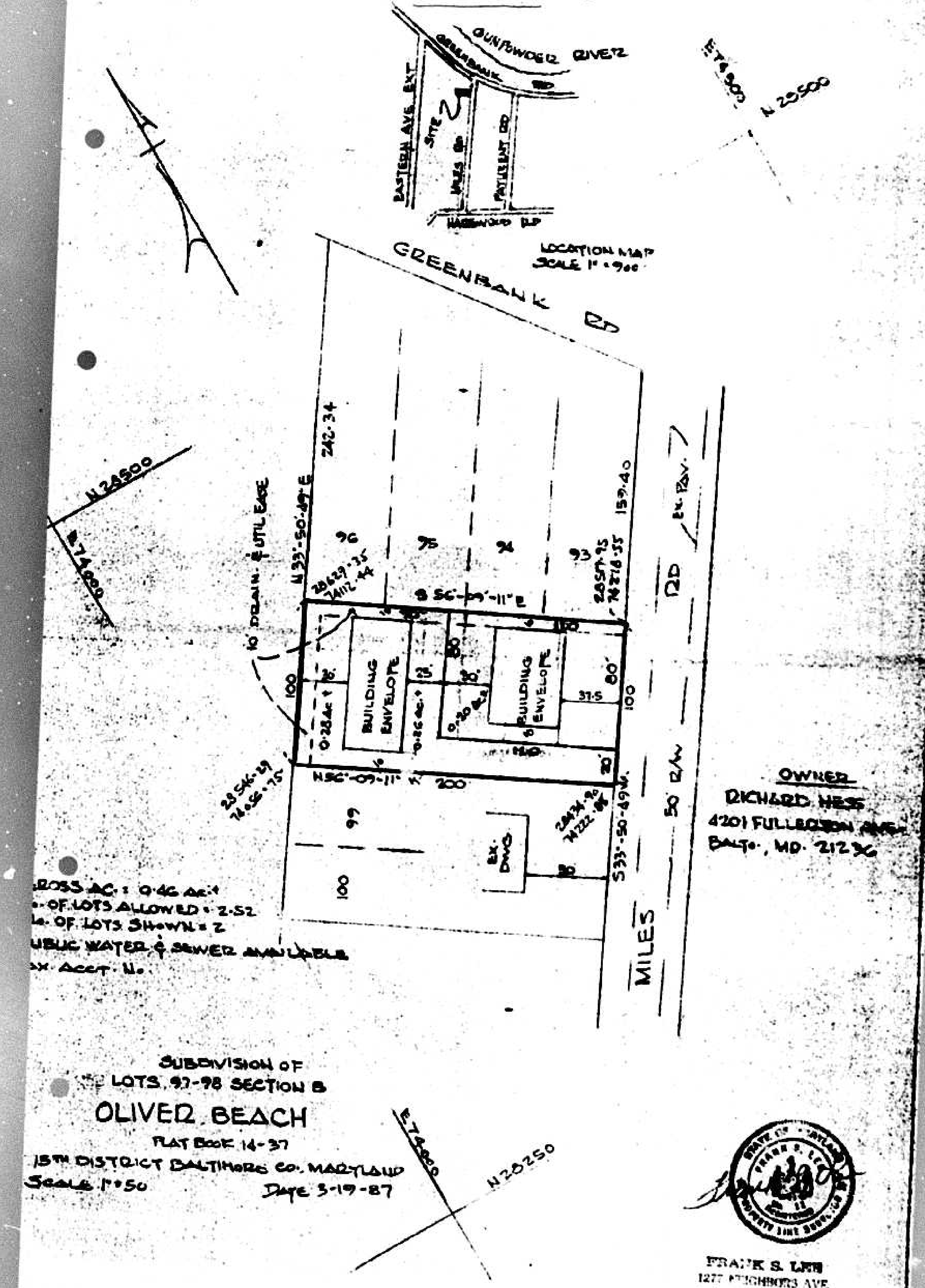


EXHIBIT "B"



MILES DEED 6563/674

BIRD RIVER 6020 F 0394

DEED 6563 PAGE 674
FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 212
NO CONSIDERATION
NO TITLE SEARCH

This Deed, Made this 13th day of July,
in the year one thousand nine hundred and Eighty-Three, by and between

Leo L. O'Neal and Mildred L. O'Neal
Mildred L. O'Neal,
of the first part, and
of the second part,

Witnesseth, that in consideration of the sum of no consideration

the said parties of the first part

do hereby grant and convey unto the said party of the second part, her

heirs and assigns,

in fee simple, all those four, lot(s) of ground, situate, lying and being in
the Fifteenth Election District of Baltimore County,

State of Maryland, and described as follows, that is to say:—

BEING KNOWN AND DESIGNATED as Lots Numbered 97, 98, 99, and
100, Section "B", as shown on a plat showing part of Section "B", Oliver Beach, which
plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14,
folio 37.

BEING THE SAME four lots of ground which by deed, dated March
7th, 1959, and recorded among the Land Records of Baltimore County in Liber 3497,
folio 428, were granted and conveyed by Arthur W. Hales and Audra P. Hales, his wife to
Leo L. O'Neal and Mildred L. O'Neal, his wife, Grantors herein.

STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
23 7-21/5
CLERK DATE
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
23 DATE 7-21/5
TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Date 7-21-59 Sec 11-45

DEED 6563 PAGE 674
FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 212
NO CONSIDERATION
NO TITLE SEARCH

This Deed, Made this 13th day of July,
in the year one thousand nine hundred and Eighty-Three, by and between

Leo L. O'Neal and Mildred L. O'Neal
Mildred L. O'Neal,
of the first part, and
of the second part,

Witnesseth, that in consideration of the sum of no consideration

the said parties of the first part

do hereby grant and convey unto the said party of the second part, her

heirs and assigns,

in fee simple, all those four, lot(s) of ground, situate, lying and being in
the Fifteenth Election District of Baltimore County,

State of Maryland, and described as follows, that is to say:—

BEING KNOWN AND DESIGNATED as Lots Numbered 97, 98, 99, and
100, Section "B", as shown on a plat showing part of Section "B", Oliver Beach, which
plat is recorded among the Land Records of Baltimore County in Plat Book J.W.B. No. 14,
folio 37.

BEING THE SAME four lots of ground which by deed, dated March
7th, 1959, and recorded among the Land Records of Baltimore County in Liber 3497,
folio 428, were granted and conveyed by Arthur W. Hales and Audra P. Hales, his wife to
Leo L. O'Neal and Mildred L. O'Neal, his wife, Grantors herein.

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DEED 6563 PAGE 674
FEE SIMPLE DEED — INDIVIDUAL GRANTOR AND GRANTEE — 212
NO CONSIDERATION
NO TITLE SEARCH

This Deed, Made this 13th day of July,
in the year one thousand nine hundred and Eighty-Three, by and between

Leo L. O'Neal and Mildred L. O'Neal
Mildred L. O'Neal,
of the first part, and
of the second part,

Witnesseth, that in consideration of the sum of no consideration

the said parties of the first part

do hereby grant and convey unto the said party of the second part, her

heirs and assigns,

in fee simple, all those four, lot(s) of ground, situate, lying and being in
the Fifteenth Election District of Baltimore County,

State of Maryland, and described as follows, that is to say:—

BEING KNOWN AND DESIGNATED as Lots Numbered 97, 98, 99, and
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STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
23 7-21/5
CLERK DATE
AGRICULTURAL TRANSFER TAX
NOT APPLICABLE
23 DATE 7-21/5
TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY, MARYLAND
Per [Signature]
Date 7-21-59 Sec 11-45

DEED 6563 PAGE 675
Together with the buildings and improvements thereupon erected, made or being and all and
every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same
belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described
and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurte-
nances and advantages thereto belonging or appertaining unto and to the proper use and benefit
of the said party of the second part, her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenant that they have
not done or suffered to be done any act, matter or thing whatsoever, to encumber the property
hereby conveyed; that they will warrant specially the property granted and that they will
execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

Tras: [Signature] Leo L. O'Neal [SEAL]
[Signature] Mildred L. O'Neal [SEAL]

State of Maryland, Baltimore County, to wit:
I Henry Charny, That on this 13th day of July, 1983,
before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County,
personally appeared Leo L. O'Neal and Mildred L. O'Neal

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to
the within instrument and acknowledged that they executed the same for the purposes therein
contained, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission 1154th [Signature] Notary Public
for [Signature] H. Kahline, Jr., Clerk
7-1-86 Mail to [Signature] [Signature]
Receipt No. 1300

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

Joseph F. Barrett
Joseph F. Barrett

Leo L. O'Neal [SEAL]
Leo L. O'Neal
Mildred L. O'Neal [SEAL]
Mildred L. O'Neal

State of Maryland, Baltimore County, to wit:
I HENRY COUNTRY, That on this 13th day of July, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Leo L. O'Neal and Mildred L. O'Neal

known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

In WITNESS WHEREOF, I hereunto set my hand and official seal.

1154
My Commission expires JUL 29 1983 at 11:54 AM
For Elmer H. Kahline, Jr., Clerk
7-1-86 Mail to Joseph F. Barrett
Receipt No. 1300

Together with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

To Have and To Hold the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said party of the second part, her

heirs and assigns,

in fee simple.

And the said parties of the first part hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property granted and that they will execute such further assurances of the same as may be requisite.

Witness the hand and seal of said grantor

TEST:

Joseph F. Barrett
Joseph F. Barrett

Leo L. O'Neal [SEAL]
Leo L. O'Neal
Mildred L. O'Neal [SEAL]
Mildred L. O'Neal

State of Maryland, Baltimore County, to wit:
I HENRY COUNTRY, That on this 13th day of July, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Leo L. O'Neal and Mildred L. O'Neal

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