

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 303.1 to permit a front yard setback of 14 ft. to the property line and 39 ft. to the centerline of the street in lieu of the required average setback of 30 ft. to the property line and 55 ft. to the centerline of the street.

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

1. My mother has come to live with us, and we need more living space

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

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

Legal Owner(s):
Ira Tyndall (Deceased)
(Type or Print Name)
Signature _____
Address _____
City and State _____

224 Oakwood Rd. 21222
Baltimore, Md. 21222

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Virginia Jewell Maynor
Address _____
City and State _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of June 19, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of July 19, 1987, at _____ o'clock

County, on the _____ day of July 19, 1987, at _____ o'clock

County, on the _____ day of July 19, 1987, at _____ o'clock

County, on the _____ day of July 19, 1987, at _____ o'clock

County, on the _____ day of July 19, 1987, at _____ o'clock

ZONING DESCRIPTION

Beginning on the SE/3 of Oakwood Road 339.5 ft. N.E. of the centerline of West Woodwell Road. Being Lot # 306 on the plat of Gray Manor #2 Book 13, Folio 34. Containing 5825 Sq. Ft. in the 12th. Election District. Also known as # 224 Oakwood Road.

IN RE: PETITION FOR ZONING VARIANCE
E/S Oakwood Road, 339.5'
N of West Woodwell Road
(224 Oakwood Road)
12th Election District
7th Councilmanic District
Ira Tyndall (Deceased), et al
Petitioners

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-49-A

The Petitioners herein request a variance to permit a front yard setback of 14 feet to the property line and 39 feet to the centerline of the street in lieu of the required average setback of 30 feet to the property line and 55 feet to the centerline of the street.

Testimony by one of the Petitioners indicated that the subject property is improved with an existing dwelling which has no dining room and only two small bedrooms to house both her and her mother. There is no space for visiting grandchildren or a daughter, who comes home from the Armed Forces service for lengthy visits. The Petitioners propose the construction of a 16' x 27' addition on the front of the home to provide another bedroom and a dining room. Several residences on the block have similar front extensions.

There were no Protestants.

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

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this _____ day of August, 1987, that a front yard setback of 14 feet to the property line and 39 feet to the centerline of the street in lieu of the required average setback of 30 feet to the property line and 55 feet to the centerline of the street

PETITION FOR ZONING VARIANCE

12th Election District - 7th Councilmanic District
Case No. 88-49-A

LOCATION: East Side Oakwood Road, 339.5 feet North of West Woodwell Road (224 Oakwood Road)

DATE AND TIME: Tuesday, July 28, 1987, at 9:50 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 front yard setback of 14 feet to the property line and 39 feet to the centerline of the street in lieu of the required average setback of 30 feet to the property line and 55 feet to the centerline of the street

Being the property of Ira Tyndall (Deceased), et al, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

terline of the street, in accordance with the plan submitted, is approved, and as such, the Petition for Zoning Variance is hereby GRANTED from and after the date of this Order.

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

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

Arnold Jablon
Zoning Commissioner

August 3, 1987

Ms. Virginia Jewell Maynor
224 Oakwood Road
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
E/S Oakwood Road, 339.5' N of West Woodwell Road
12th Election District, 7th Councilmanic District
Case No. 88-49-A

Dear Ms. Maynor:

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 Granted 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:bjjs

Enclosures

cc: People's Counsel

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

ARNOLD JABLON
ZONING COMMISSIONER

July 22, 1987

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Ms. Virginia Jewell Maynor
224 Oakwood Road
Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCE
E/S Oakwood Rd., 339.5' N of West Woodwell Rd.
(224 Oakwood Rd.)
12th Election District - 7th Councilmanic District
Ira Tyndall (Deceased), et al - Petitioners
Case No. 88-49-A

Dear Ms. Maynor:

This is to advise you that \$84.35 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		37809
DATE 7/28/87	ACCOUNT 2-01-615-000	
SIGN & POST RETURNED	AMOUNT \$ 84.35	
RECEIVED FROM	Ms. Jewell Maynor, 224 Oakwood Rd., Baltimore, Md. 21222	
FOR	ADVERTISING & POSTING COSTS RE CASE #88-49-A	
	8 005*****84351a 8288F	
VALIDATION OR SIGNATURE OF CASHIER		

RE: PETITION FOR VARIANCE
E/S Oakwood Rd., 339.5' N of West Woodwell Rd. (224 Oakwood Rd.), 12th District
IRA TYNDALL (Deceased), et al.,
Petitioners

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 30th day of June, 1987, a copy of the foregoing Entry of Appearance was mailed to Virginia Jewell Maynor, 224 Oakwood Road, Baltimore, MD 21222, Petitioner.

RECEIVED
JUL 1 1987
ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

June 17, 1987

RE: PETITION FOR ZONING VARIANCE
E/S Oakwood Rd., 339.5' N of West Woodwell Rd.
(224 Oakwood Rd.)
12th Election District - 7th Councilmanic District
Ira Tyndall (Deceased), et al - Petitioners
Case No. 88-49-A

TIME: 9:50 a.m.

DATE: Tuesday, July 28, 1987

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

Zoning Commissioner
of Baltimore County

No. 36069

DATE 5/6/87 ACCOUNT 01-615-000

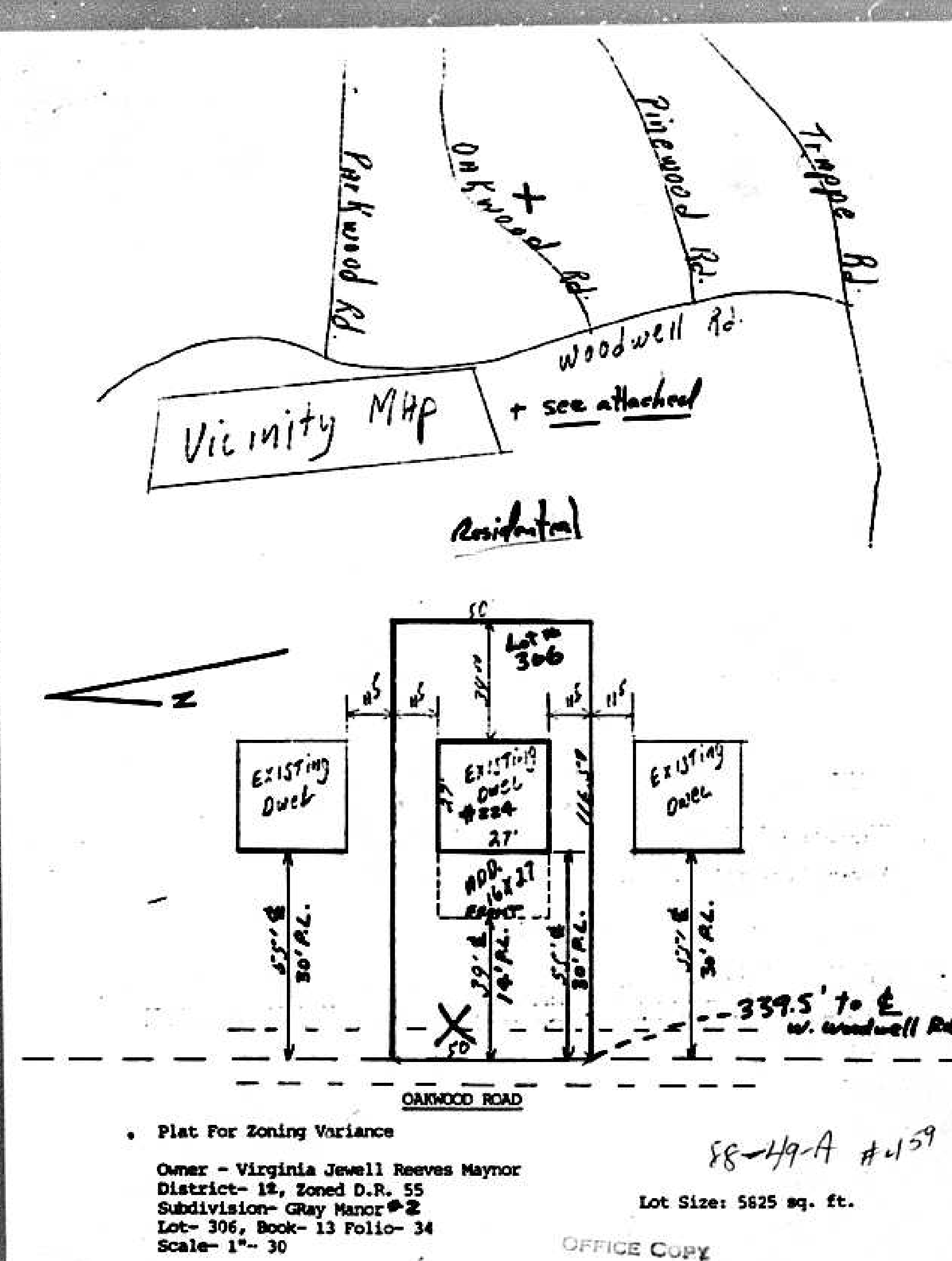
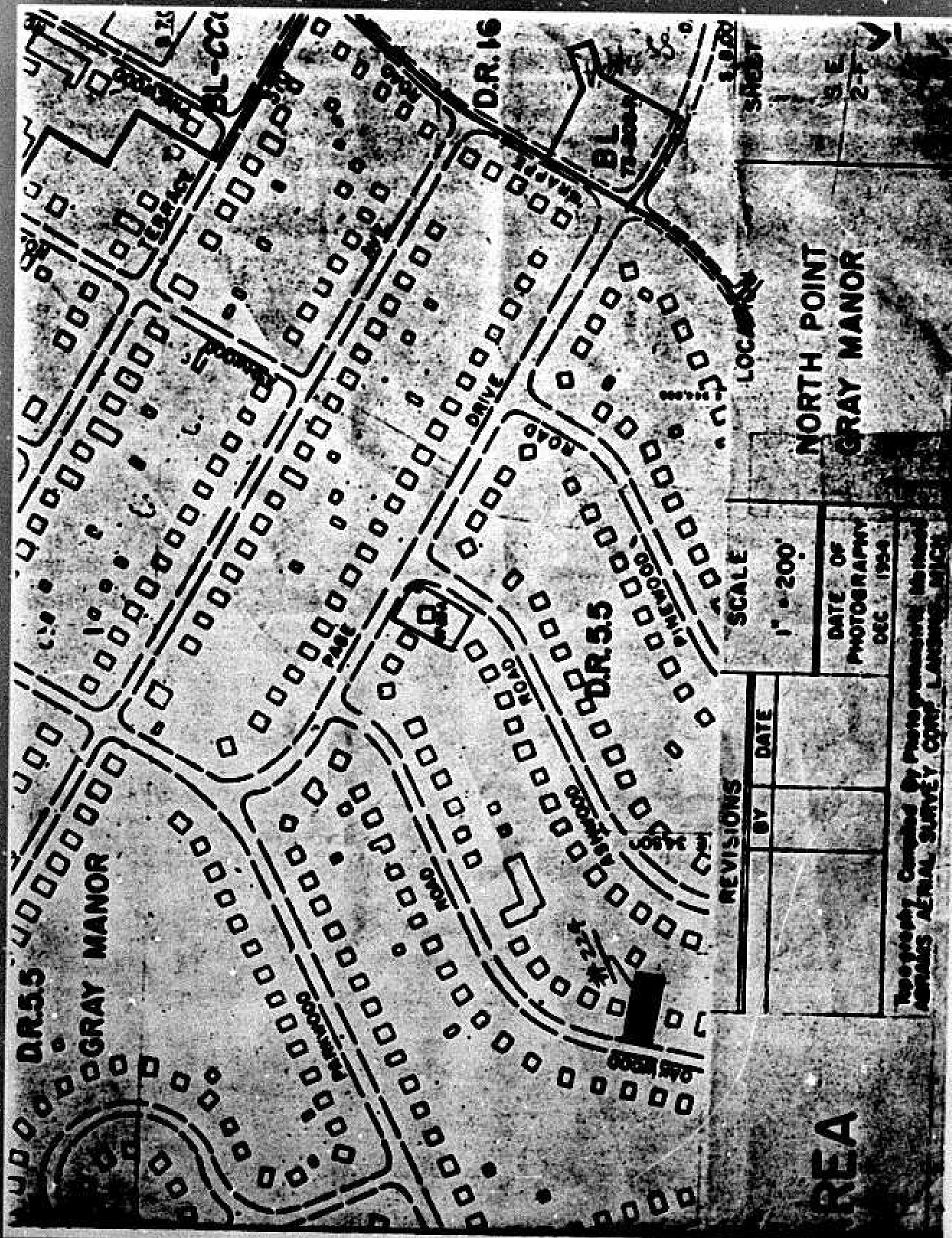
AMOUNT \$ 35.00

RECEIVED FROM Jewell Maynor

Van # 459

B B 089*****3500:0 8075F

VALIDATION OR SIGNATURE OF CASHIER

[illegible]

TOWSON, MD., July 9, 1967

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 1967

THE JEFFERSONIAN,

Susan Linda O'Brien

Publisher

OFFICE OF
Dundalk Eagle?

4 N. Center Place
P. O. Box 8936
Dundalk, Md. 21222

19.

THIS IS TO CERTIFY, that the annexed advertisement of Arnold Jablon in the matter of Zoning Hrgs. - Case #88-49-1 P.O. #89752 - Reg. #M03334 - 84 lines @ \$33.60 - was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~consecutive~~ week before the 10th day of July 1987; that is to say, the same was inserted in the issues of July 9, 1987

Kimbel Publication, Inc.
per Publisher

By K. E. Delke

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 12TH Date of Posting: 7/1/87
 Posted for: Valencia
 Petitioner: E. A. Lindall (Deceased), et al
 Location of property: 215 Oakwood Rd., 3395' N/ N Woodland Rd
214 Oakwood Rd
 Location of Sign: Posting Oakwood Rd., approx 15' E. of roadway
on property of Petitioner
 Remarks:
 Posted by: [Signature] Date of return: 7/1/87
 Number of Signs: 1

13/34

N.T.S

OFFICE COPY

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 June, 1987.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner: Ira Tyndall (Deceased) et al
Petitioner's Attorney: _____

Received by: *James E. Dyer, Jr.*
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner

Date: June 30, 1987

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

SUBJECT: Zoning Petitions No. 88-38-A, 88-39-SPH, 88-40-SPH, 88-42-A, 88-44-A,
88-47-A, 88-48-A, 88-49-A, 88-50-A, 88-51-A and
88-54-A

There are no comprehensive planning factors requiring comment on
these petitions.

Norman E. Gerber, Jr.
Norman E. Gerber, JCP
Director

NEG:JGH:sib

RECEIVED
JUL 1 1987
ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

Ms. Virginia Jewell Maynor
224 Oakwood Road
Baltimore, Maryland 21222

RE: Item No. 459 - Case No. 88-49-A
Petitioner: Ira Tyndall (Deceased)
Petition for Zoning Variance

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
Development

Dear Ms. Maynor:

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 recom-
mendations 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: File

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

May 26, 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: Ira Tyndall (deceased)

Location: SE/S Oakwood Road, 339.5' NE of W. Woodwill Road

Item No.: 459

Zoning Agenda: Meeting of 5/19/87

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.

() 1. Fire hydrants for the referenced property are required and shall be
located at intervals or _____ feet along an approved road in accor-
dance 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 Pro-
tection 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'Neill*
Planning Group
Special Inspection Division
Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau

/31



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Stephen M. Moore
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 452, 453, 454, 455, 456, 457, 458, 459, 461, 462, 464,
465, 466, 468, 451, 467, and 463.

Very truly yours,

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

MSF:lt