

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 1802.3.B. (208.3) to permit a minimum side yard setback of 2 feet in lieu of the required 10 feet, and a sum of 18.5 feet for both side yards in lieu of the required 25 feet.

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

1. Side set backs won't allow for usable size utility shed.
2. Access from the existing driveway to the utility shed makes for best use of shed.
3. Better to tie the screened in porch roof to the utility shed roof for aesthetic purposes.

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:

Donald J. Scarborough
(Type or Print Name)
Signature
Box 369, 5 S. Main St.
Address
Stewartstown, PA 17363
City and State

Legal Owner(s):

Betsy L. Townsend
(Type or Print Name)
Signature
Box 369, 5 S. Main St.
Address
Stewartstown, PA 17363
City and State

Attorney for Petitioner:

N/A
(Type or Print Name)
Signature
Suite 200, 24 W. Main Ave.
Address
Towson MD 21204
City and State
825-7488

1611 Alston Rd. 301-821-6091
Address
Baltimore, MD 21204
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Donald J. Scarborough
Name
Box 369, 5 S. Main St. Stewartstown, PA 17363
Address
Phone No. 717-993-6846

ORDERED By The Zoning Commissioner of Baltimore County, this 5th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1987, at 1:40 o'clock P.M.

ESTIMATED LENGTH OF HEARING - 1/2HR. (over)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER
REVIEWED BY: R.M. DATE 5/9/87

New Homes Home Additions Concrete Work Roof Repairs
D. and D. Scarborough, Inc. GENERAL CONTRACTORS
Phone 717-791-4946
Phone 301-493-2946
5 South Main Street
Post Office Box 369
STEWARTSTOWN, PA. 17363

Beginning on the South side of Alston Road 50 feet wide at the Distance of 658.11 feet Northwest of the Centerline of Landon Road. Being Lot 10, Block M, in the subdivision of Valley Green. Book No. 23, Folio 26. Also known As 1611 Alston Road in the 8th Election District.

IN RE: PETITION FOR ZONING VARIANCE
S/S Alston Road, 658.11' NW of the c/l of Landon Road (1611 Alston Road)
8th Election District
3rd Councilmanic District
Betsy L. Townsend
Petitioner
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-54-A

The Petitioner herein requests a variance to permit a minimum side yard setback of 2 feet in lieu of the required 10 feet, and a sum of 18.5 feet for both side yards in lieu of the required 25 feet.

Information proffered by Counsel for the Petitioner and testimony given by and on behalf of the Petitioner indicated that the subject property is improved with an existing dwelling and driveway. The Petitioner proposes replacing an existing tin storage shed and patio, which are in poor condition, with a combined construction consisting of a deck and/or porch with a side shed attached to the deck as indicated on the plan submitted. The proposed storage shed will have double doors on both the front and back for easy access to the front and rear yards, as required by the topography of the site. The storage shed will be of sufficient size to store yard equipment and provide other storage needs. The replacement structures will improve both the 20 year old house and the neighborhood.

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 (BC2R) 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.

Office of
PATUXENT

10750 Little Patuxent Pkwy.
Columbia, MD 21044

July 11 19 87

THIS IS TO CERTIFY that the annexed advertisement of

PETITION FOR ZONING
VARIANCE 89762

was inserted in the following:

- ☐ Catonsville Times TOWSON FLIER \$27.00
- ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 11 day of July 19 87, that is to say, the same was inserted in the issues of

July 9, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

vs.

CERTIFICATE OF PUBLICATION OF

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 4th day of August, 1987 that a variance to permit a minimum side yard setback of 2 feet in lieu of the required 10 feet, and a sum of 18.5 feet for both side yards in lieu of the required 25 feet, in accordance with the plan submitted, be and is hereby GRANTED from and after the date of this Order.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

ORDER RECEIVED FOR FILING
Date 5/11/87
By [Signature]

PETITION FOR ZONING VARIANCE

8th Election District - 3rd Councilmanic District
Case No. 88-54-A

LOCATION: South Side of Alston Road, 658.11 feet Northwest of Centerline of Landon Road (1611 Alston Road)

DATE AND TIME: Tuesday, July 28, 1987, at 1:40 p.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 minimum side yard setback of 2 feet in lieu of the required 10 feet and a sum of 18.5 feet for both side yards in lieu of the required 25 feet

Being the property of Betsy L. Townsend, 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

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3355

J. Robert Haines
Zoning Commissioner

August 6, 1987

J. Melville Townsend, Esquire
24 W. Pennsylvania Avenue, Suite 200
Towson, Maryland 21204

RE: Petition for Zoning Variance - Betsy L. Townsend, Petitioner
S/S Alston Road, 658.11' NW of the c/l of Landon Road (1611 Alston Road)
8th Election District, 3rd Councilmanic District
Case No. 88-54-A

Dear Mr. Townsend:

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,

[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMH:bjb

Enclosures

cc: People's Counsel

Mr. Donald J. Scarborough
Box 369, 5 S. Main Street
Stewartstown, PA 17363

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S Alston Rd., 658.11' NW of : OF BALTIMORE COUNTY
C/L of Landon Rd. (1611 Alston :
Rd.), 8th District :
BETSY L. TOWNSEND, Petitioner : Case No. 88-54-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.

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

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

I HEREBY CERTIFY that on this 8th day of July, 1987, a copy of the foregoing Entry of Appearance was mailed to Betsy L. Townsend, 1611 Alston Rd., Towson, MD 21204, Petitioner; and Donald J. Scarborough, Box 369, 5 S. Main St., Stewartstown, PA 17363, Contract Purchaser.

[Signature]
Peter Max Zimmerman

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

July 22, 1987

Ms. Betsy L. Townsend
1611 Alston Road
Baltimore, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
S/S Alston Rd., 685.11' NW of c/l of London
Rd. (1611 Alston Rd.)
8th Election District - 3rd Councilmanic District
Betsy L. Townsend - Petitioner
Case No. 88-54-A

Dear Ms. Townsend:

This is to advise you that \$77.75 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 21204, before the hearing.

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

No. 37807

DATE 7/27/87 ACCOUNT R-01-615-000

SIGN & POST TO BE RETURNED

AMOUNT \$ 77.75

Ms. Betsy L. Townsend, 1611 Alston Rd., Towson, Md. 21204

RECEIVED FROM

ADVERTISING & POSTING COSTS RE CASE #88-54-A

FOR

\$ 8071*****7775:0 b278f

VALIDATION OR SIGNATURE OF CASHIER

Ms. Betsy L. Townsend
1611 Alston Road
Baltimore, Maryland 21204

June 18, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
S/S Alston Rd., 685.11' NW of c/l of London Rd. (1611 Alston Rd.)
8th Election District - 3rd Councilmanic District
Case No. 88-54-A
Betsy L. Townsend - Petitioner

TIME: 1:40 p.m.

DATE: Tuesday, July 28, 1987

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

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

No. 36074

DATE 5/8/87 ACCOUNT R-01-615-000

AMOUNT \$ 35.00

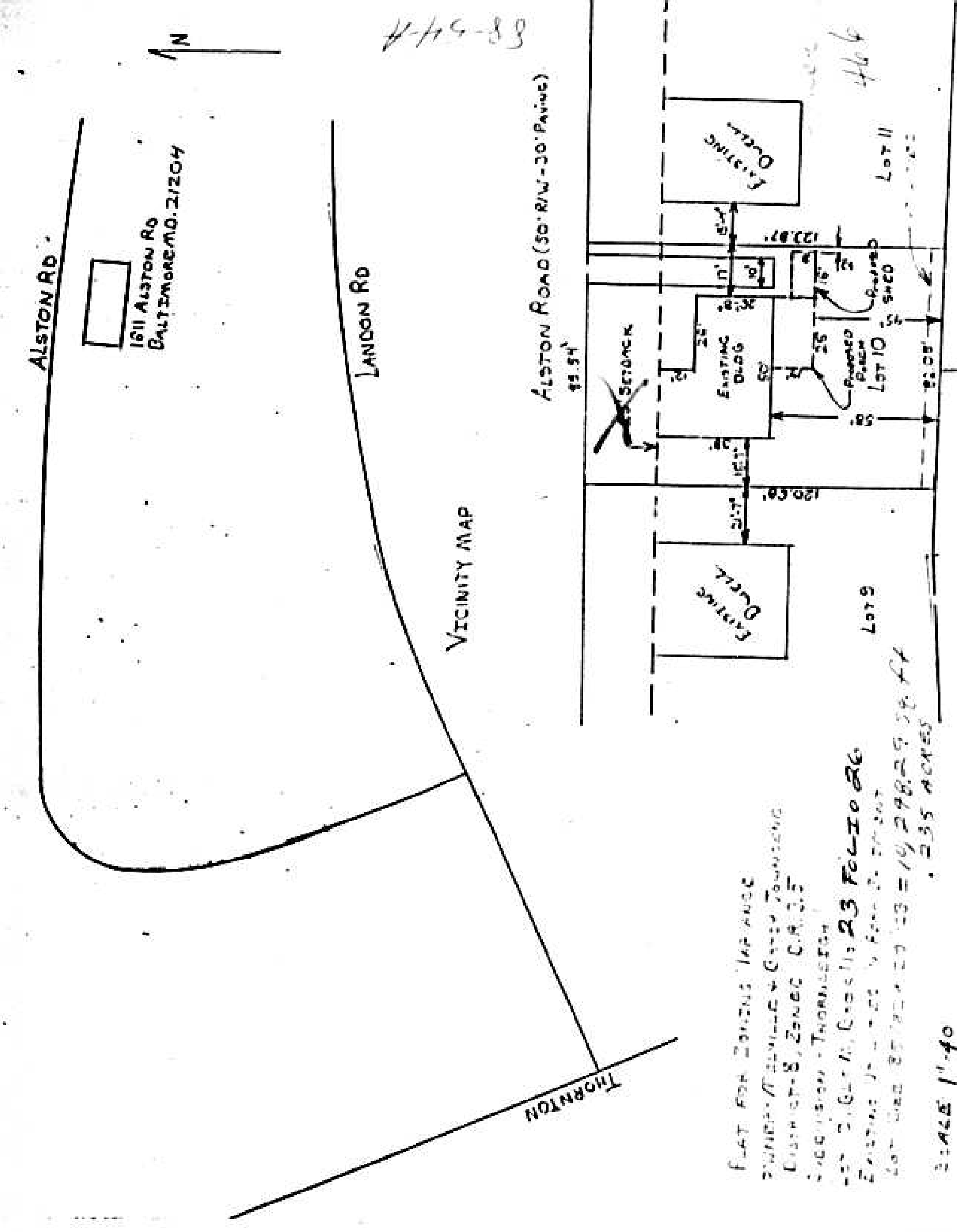
RECEIVED FROM

ADVERTISING & POSTING COSTS RE CASE #88-54-A

FOR

\$ 8041*****3500:0 b058f

VALIDATION OR SIGNATURE OF CASHIER



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 7, 1987.

THE JEFFERSONIAN,

[Signature]
Publisher

PETITION FOR ZONING VARIANCE
LOCATION: South Side of Alston Road, 685.11' NW of c/l of London Road (1611 Alston Rd.)
DATE AND TIME: Tuesday, July 28, 1987, at 1:40 p.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the petition for zoning variance to permit a minimum side yard setback of 3 feet in lieu of the required 10 feet and a rear yard setback of 10 feet in lieu of the required 25 feet. Being the property of Betsy L. Townsend, as shown on plat plan filed with the Zoning Office. In the event that the Petitioner 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 the period for appeal. 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
7/13/87 July 9

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 8th Date of Posting July 6, 1987

Posted for: Variance

Petitioner: Betsy L. Townsend

Location of property: S/S Alston Rd. 685.11' NW of c/l of London Rd. (1611 Alston Rd.)

Location of Sign: In front of 1611 Alston Rd.

Remarks:

Posted by: S.J. Griston Signature Date of return: July 17, 1987

Number of Signs: 1

Case No. 88-54-A

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.

[Signature]
ARNOLD JABLON
Zoning Commissioner

Petitioner: Betsy L. Townsend
Petitioner's Attorney: *[Signature]*
Received by: *[Signature]*
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.

[Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:sib

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 15, 1987

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

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

Ms. Betsy L. Townsend
1611 Alston Road
Towson, Maryland 21204

RE: Item No. 466 - Case No. 88-54-A
Petitioner: Betsy L. Townsend
Petition for Zoning Variance

Dear Ms. Townsend:

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

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

Very truly yours,

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

JED:bjs

Enclosures

cc: Donald J. Scarborough
Box 369
5 S. Main Street
Stewartstown, PA 17363

File

RECEIVED
JUL 1 1987
ZONING OFFICE



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

~~SECRET~~
~~CONFIDENTIAL~~

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, 469, 471, 472, and 473.

Very truly yours,

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

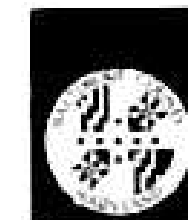
MSF:lt

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
County Executive

Re: Property Owner: Betsy L. Townsend

Location: S/S Alston Rd., 658.11' +- NW c/l Landon Road

Item No.: 466

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 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: *Capt Joseph Kelly* 5-26-87
Planning Group
Special Inspection Division

Noted and
Approved: *John F. O'Neill*
Fire Prevention Bureau