

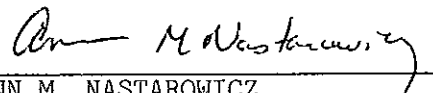
88-158-A #31	SW/S Laguna Ct., 125' N of c/l of Kerrigan Ct. <u>(3602 Laguna Ct.)</u>	2nd E.D.
9/23/87	Variance - filing fee \$35.00 - Leonard C. Greene	
9/23/87	Hearing set for 10/19/87, at 9:00 a.m., before Mrs. Nastarowicz	
10/19/87	Advertising and Posting - \$73.15	
10/19/87	Ordered by the Zoning Commissioner that the Petition for Variance to permit a side yard setback of 6' in lieu of the minimum required 10' and a sum of both side yards of 21' in lieu of the minimum required 25' for a garage, is GRANTED with conditions.	

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~~ result in practical difficulty and unreasonable hardship upon the Petitioner ~~XXX~~ and the granting of the variance(s) requested ~~XXXX~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~XXXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of October, 19⁸⁷, that the herein Petition for Variance(s) to permit a side yard setback of 6 feet in lieu of the minimum required 10 feet, and a sum of both side yards of 21 feet in lieu of the minimum required 25 feet for a garage, is hereby GRANTED, subject to the following:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

AMN:bjs


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situated 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. (202.3) to permit a side yard setback of 6 feet in lieu of the minimum required 10 feet, and a sum of 21 feet for both side yards in lieu of the minimum required 25 feet.

1. Vandalism to automobiles located on the street.
2. To deter further break-in of owners home by shielding automobiles so that no one will know if we are at home. Our home has been vandalized three times in four years.
3. Owner would like to have a workshop area set aside in the garage.

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 that we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
(Type or Print Name)
Signature

Address
(Type or Print Name)
City and State

Attorney for Petitioner:
(Type or Print Name)
Signature

Address
(Type or Print Name)
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Attorney's Telephone No.
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of September, 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 19th day of October, 1987, at 9:00 o'clock.

ALL (over)

J. Robert Haines
Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
4943333

J. Robert Haines
Zoning Commissioner

October 19, 1987

Mr. Leonard C. Greene
3602 Laguna Court
Randallstown, Maryland 21133

RE: Petition for Zoning Variance
SM/S Laguna Court, 125' N. of c/l Kerrigan Court
2nd Election District; 2nd Councilmanic District
Leonard C. Greene - Petitioner
Case No. 88-158-A

Dear Mr. Greene:

Pursuant to the recent hearing held on the subject case, please be advised that your petition for Zoning Variance has been Granted, subject to the condition noted in the attached Order.

In the event the decision rendered is unfavorable to anyone, please be advised that you may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office.

Very truly yours,
ANN H. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

Enclosures

cc: People's Counsel
File

PETITION FOR ZONING VARIANCE 2nd Election District - 2nd Councilmanic District

Case No. 88-158-A

LOCATION: Southwest Side of Laguna Court, 125 feet North of Centerline of Kerrigan Court (3602 Laguna Court)

DATE AND TIME: Monday, October 19, 1987, at 9:00 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 side yard setback of 6 feet in lieu of the minimum required 10 feet and a sum of 21 feet for both side yards in lieu of the minimum required 25 feet

Being the property of Leonard C. Greene, 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.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Zoning Description

Beginning on the Southwest side of Laguna Court 50 feet wide, at the distance of 125 feet north of the centerline of Kerrigan Court. Being lot 4, Block U, in the subdivision of Kings Point. Book No. 27 Folio 121. Also known as 3602 Laguna Court in the 2nd election district.

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 23rd day of September, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Leonard C. Greene
Petitioner's Attorney: Received by: Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: September 23, 1987

FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Petitions No. 88-140-A, 88-141-A, 88-142-A, 88-143-A, 88-147-A, 88-148-A, 88-150-A, 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-156-A, 88-157-A, 88-158-A

There are no comprehensive planning factors requiring comment on the above numbered petitions.

Norman E. Gerber, AICP
Director

NEG:KAK:dm

cc: Mr. Shirley M. Hess, Legal Assistant, People's Counsel
File

RECEIVED
OCT 5 1987
ZONING OFFICE

Baltimore County Fire Department Towson, Maryland 21204-2886 494-4300

August 5, 1987

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

Re: Property Owner: Leonard C. Greene

Location: SM/S Laguna Court, 125' N. of c/l Kerrigan Court

Item No.: 31

Zoning Agenda: Meeting of 7/28/87

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 of 100 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 comment on this time.

Noted and Approved: J. Robert Haines
Zoning Commissioner
Special Inspection Division
Fire Prevention Bureau

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 6, 1987

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

Mr. Leonard C. Greene
3602 Laguna Court
Randallstown, Maryland 21133

RE: Item No. 31 - Case No. 88-158-A
Petitioner: Leonard C. Greene
Petition for Zoning Variance

MEMBERS

Norman E. Gerber, AICP
Director of Planning and Zoning
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Dear Mr. Greene:
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.

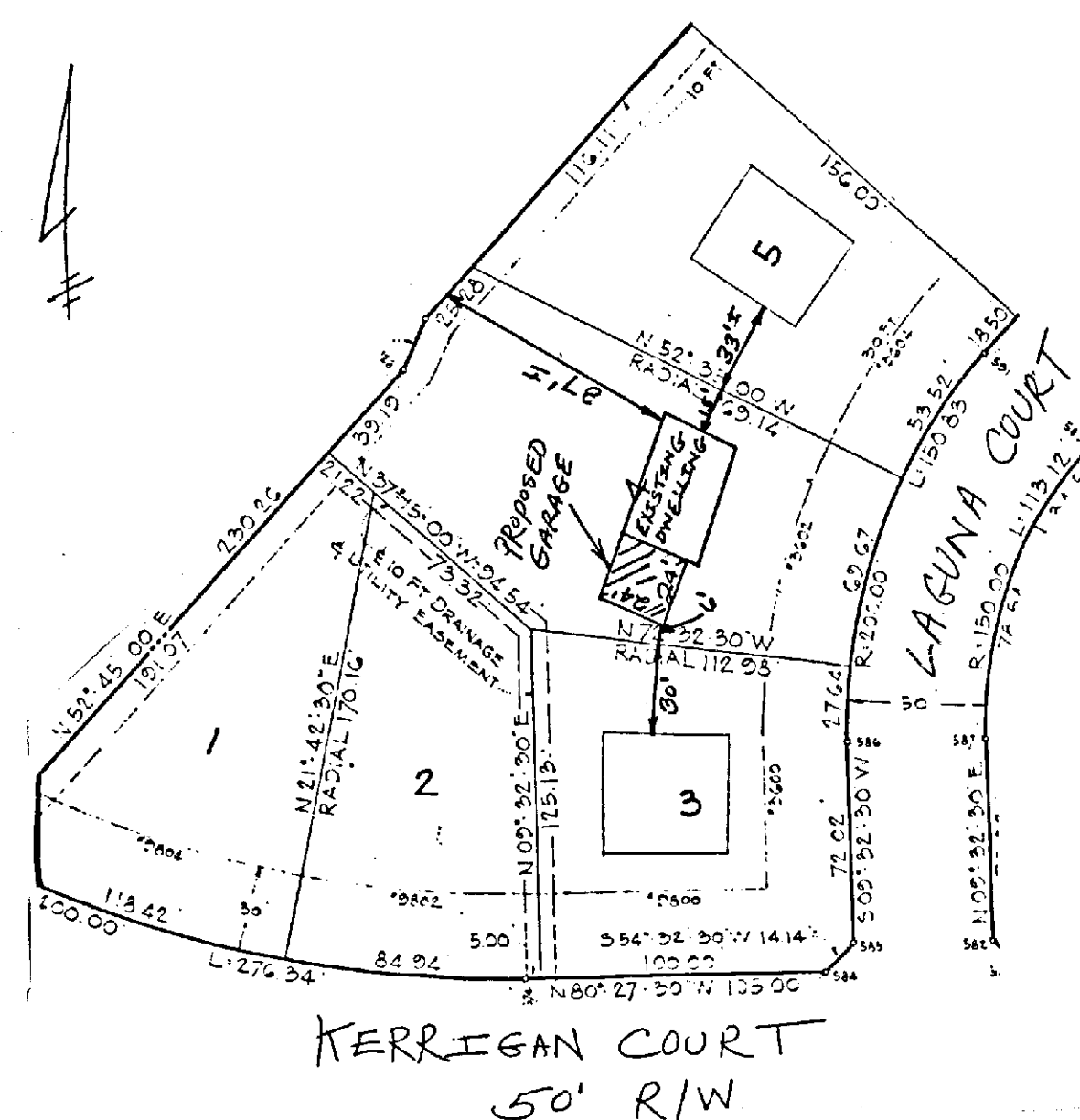
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing 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
Chairman
Zoning Plans Advisory Committee

JED:kib

Enclosures



PLAT FOR ZONING VARIANCE
 OWNER: LEONARD C. GREENE
 ELECTION DISTRICT: 2ND
 ZONING DISTRICT: DR3.5
 SUBDIVISION: KINGS POINT SECTION TWO
 LOT 4, BLOCK U, BOOK NO. 27 FOLIO 121
 SCALE: 1"=50'
 LOT SIZE: 24,393.6 sq. ft.
 .56 ACRES

31
 88-158-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: 9-22-87
 Posted for: Variance
 Petitioner: Leonard C. Greene
 Location of property: SW corner of Laguna Court, 125' N of Kerrigan Ct. (3602 Laguna Ct.)
 Location of Sign: SW corner of 3602 Laguna Court
 Remarks: As per map
 Posted by: A. J. Haines Date of return: 9-22-87
 Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Oct. 1, 1987
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 1, 1987

THE JEFFERSONIAN,

Susan S. S. S. S.
 Publisher

PETITION FOR ZONING VARIANCE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF PLANNING & ZONING
 21204
 494-3353
 J. ROBERT HAINES
 ZONING COMMISSIONER
 October 14, 1987
 Mr. Leonard C. Greene
 3602 Laguna Court
 Randallstown, Maryland 21133
 RE: PETITION FOR ZONING VARIANCE
 SW/S Laguna Ct., 125' N of c/l of Kerrigan Ct. (3602 Laguna Ct.)
 2nd Election District - 2nd Councilmanic District
 Leonard C. Greene - Petitioner (CASE NO. 88-158-A)
 Dear Mr. Greene:
 This is to advise you that \$73.15 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.
 Sincerely,
 J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 JRH:med
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 37955
 DATE: 10/19/87 ACCOUNT: 8-71-158-A
 SIGN & POST RETURNED
 Mr. Leonard C. Greene
 AMOUNT \$ 73.15 CASH
 RECEIVED
 ADVERTISING & POSTING COSTS Re CASE 88-158-A
 \$ 055*****731514 8156F
 VALIDATION OR SIGNATURE OF CASHIER

LEGAL NOTICE
 PETITION FOR ZONING VARIANCE
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF PLANNING & ZONING
 21204
 494-3353
 J. ROBERT HAINES
 ZONING COMMISSIONER
 October 14, 1987
 Mr. Leonard C. Greene
 3602 Laguna Court
 Randallstown, Maryland 21133
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 SW/S Laguna Ct., 125' N of c/l of Kerrigan Ct. (3602 Laguna Ct.)
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 Sincerely,
 J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 JRH:med
 BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 37761
 DATE: 9/17/87 ACCOUNT: 8-71-158-A
 SIGN & POST RETURNED
 Mr. Leonard C. Greene
 AMOUNT \$ 35.00
 RECEIVED
 ADVERTISING & POSTING COSTS Re CASE 88-158-A
 \$ 0130*****350014 8156F
 VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

Pikesville, Md., Sept. 30, 19 87
 Y, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 19th day of Oct. 19 87
 the first publication appearing on the 30th day of Sept. 19 87
 the second publication appearing on the day of 19
 the third publication appearing on the day of 19

THE NORTHWEST STAR

M. C. Haines
 Manager

Cost of Advertisement \$22.40

Mr. Leonard C. Greene
 3602 Laguna Court
 Randallstown, Maryland 21133

September 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
 SW/S Laguna Ct., 125' N of c/l of Kerrigan Ct. (3602 Laguna Ct.)
 2nd Election District - 2nd Councilmanic District
 Leonard C. Greene - Petitioner
 Case No. 88-158-A
 TIME: 9:00 a.m.
 DATE: Monday, October 19, 1987
 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

J. Robert Haines
 J. ROBERT HAINES
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 No. 37761
 DATE: 9/17/87 ACCOUNT: 8-71-158-A
 SIGN & POST RETURNED
 Mr. Leonard C. Greene
 AMOUNT \$ 35.00
 RECEIVED
 ADVERTISING & POSTING COSTS Re CASE 88-158-A
 \$ 0130*****350014 8156F
 VALIDATION OR SIGNATURE OF CASHIER

JUL 1 1988