

88-168-A
#6

N/S North Boundary Rd., 30' E of c/1 of Inverness Rd.
(8200 North Boundary Rd.)

12th E.D.

9/27/87

Variance - filing fee \$35.00 - LaVerna C. Galliher

9/27/87

Hearing set for 11/5/87, at 9:00 a.m., before Mrs. Nastarowicz

12/01/87

ORDERED by the Zoning Commissioner, that the Petition for Variance to permit a side yard (street) setback of 1 foot in lieu of the required 18.75 feet for an open deck, and to permit an existing garage to occupy 56% of the 1/3 of the lot farthest removed from both streets in lieu of the permitted 50% maximum coverage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, with restrictions.

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 ~~XXXXXX~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) 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 15 day of December, 1987, that the herein Petition for Variance(s) to permit a side yard (street) setback of 1 foot in lieu of the required 18.75 feet for an open deck, and to permit an existing garage to occupy 56% of the 1/3 of the lot farthest removed from both streets in lieu of the permitted 50% maximum coverage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 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.
- 2) The Petitioner must maintain the existing hedge. If the hedge is removed for any reason, the Petitioner will screen the open deck in accordance with the Baltimore County Landscape Manual.
- 3) The side yard (street) variance being granted is limited to the construction of an open deck in the size, dimensions and location as set forth in Petitioner's Exhibit 1.

AMN:bjs

Ann M. Natarowicz
 ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 of Baltimore County

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

88-168-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 1202.3.B (214.1, 301.1) to permit a side yard (street) setback of 1 ft. in lieu of the required 18.75 ft. for an open deck, and 400.1 to permit an existing garage to occupy 56 percent of the 1/3 of the lot farthest removed from both streets in lieu of the allowed 50 percent coverage.

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

- 1 - The deck will be a pleasant place to sit and will not require the going up and down of steps.
- 2 - The deck will provide a secure closed in area to keep the grandchildren while babysitting and enough space for them to play safely.
- 3 - The deck will upgrade the looks of the house and add beauty to the neighborhood.

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: _____ Legal Owner(s): _____
 (Type or Print Name) (Type or Print Name)
 Signature: _____ Signature: _____
 Address: _____ Address: _____
 City and State: _____ City and State: _____
 Attorney for Petitioner: _____
 (Type or Print Name) _____
 Address: _____
 City and State: _____
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
 City and State: _____
 Name: _____
 Address: _____
 City and State: _____
 Attorney's Telephone No.: _____
 Address: _____
 City and State: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 27th 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1987, at 9:00 o'clock a.m.

J. Robert Haines
 Zoning Commissioner of Baltimore County

88-168-A
 LaVerna C. Gallier
 8200 N. Boundary Rd.
 Baltimore, Maryland 21222
 12th E.D.
 7th C.D.

Zoning Description

BEGINNING ON THE NORTH SIDE OF NORTH BOUNDARY RD 45 FEET WIDE, AT THE DISTANCE OF 30 FEET EAST OF THE CENTER LINE OF INVERNESS ROAD, BEING LOT 34, BLOCK P, IN THE SUBDIVISION OF GRAY HAVEN, 160X 60X 23, FOLIO 64. ALSO KNOWN AS 8200 NORTH BOUNDARY ROAD IN THE 12TH DISTRICT. Containing 4237.5 Sq. Ft.

88-168-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 27th day of September, 1987.

Petitioner: LaVerna C. Gallier
 Attorney: _____
 Received by: _____
 Chairman, Zoning Plans Advisory Committee

PETITION FOR ZONING VARIANCES

12th Election District - 7th Councilmanic District

Case No. 88-168-A

LOCATION: North Side of North Boundary Road, 30 feet East of the Centerline of Inverness Road (8200 North Boundary Road)

DATE AND TIME: Thursday, November 5, 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 (street) setback of 1 foot in lieu of the required 18.75 feet for an open deck and an existing garage to occupy 56% of the one third of the lot farthest removed from both streets in lieu of the permitted 50% coverage

Being the property of LaVerna C. Gallier, 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

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

J. ROBERT HAINES
 ZONING COMMISSIONER

October 28, 1987

Ms. LaVerna C. Gallier
 8200 North Boundary Road
 Baltimore, Maryland 21222

RE: PETITION FOR ZONING VARIANCES
 N/S North Boundary Rd., 30' E of c/l Inverness Rd. (8200 North Boundary Rd.)
 12th Election District - 7th Councilmanic District
 LaVerna C. Gallier - Petitioner
 Case No. 88-168-A

Dear Ms. Gallier:

This is to advise you that \$86.14 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 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. 37985

DATE: 10/28/87 ACCOUNT: 000-113-0000
 FROM: RETURNED
 AMOUNT: \$ 86.14
 TO: Ms. LaVerna C. Gallier, 8200 North Boundary Rd., Towson, Md. 21222
 RECEIVED FROM: ADVERTISING & POSTING COSTS RE: CASH 88-168-A
 FOR: 8 6413*****4141 20741
 VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

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. LaVerna C. Gallier
 8200 N. Boundary Road
 Baltimore, Maryland 21222

RE: Item No. 6 - Case No. 88-168-A
 Petitioner: LaVerna C. Gallier
 Petition for Zoning Variance

Dear Ms. Gallier:

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
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:kbb
 Enclosures

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

Paul H. Reincke
 Chief

July 28, 1987

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

Re: Property Owner: LaVerna C. Gallier (POSSIBLE CRITICAL AREA)

Location: NE/C North Boundary Rd. & Inverness Rd.

Item No.: 6 Zoning Agenda: Meeting of 7/14/87

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: *John F. O'Neill*
 Planning Group
 Special Inspection Division
 Noted and Approved: *John F. O'Neill*
 Fire Prevention Bureau

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner Date: October 22, 1987

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

SUBJECT: Zoning Petitions No. 88-152-A, 88-153-A, 88-154-A, 88-155-A, 88-165-A, 88-167-A, 88-168-A, 88-169-A, 88-170-A, 88-171-A, 88-174-A, 88-175-A, 88-176-A, 88-177-A, 88-179-A, 88-180-A, 88-181-A, 88-183-A, 88-185-A, 88-186-A, and 88-187-A.

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

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

NEG/JH/jat
 cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
 File

RECEIVED
 OCT 26 1987

ZONING OFFICE



Dennis F. Rasmussen

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

The Bureau of Traffic Engineering has no comments for items 1, 3, 5, 6, 7, 9, 10, and 13.

Michael S. Flanigan
Traffic Engineer Associate II

MST+1+

October 5, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
N/S North Boundary Rd., 30' E of c/l Inverness
Rd. (8200 North Boundary Rd.)
12th Election District - 7th Councilmanic District
LaVerna C. Galliher - Petitioner
Case No. 88-168-A

Case
9:00 a.m.

DATE: Thursday, November 5, 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. 37696

DATE 7/1/87 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: La Venua C. Galikar

FOR: Van # 6

11*****360010 10010

VALIDATION OR SIGNATURE OF _____

15/11/15

District: 12th Date of Posting: 12/10/87

Posted for: George

Petitioner: La Verna C. Bell, et al.

Location of property: N. N. Boundary Rd., 30' E of Express Rd.
8200 N. Boundary Rd.

Location of Signs: Posting on Intersection of N. Boundary & Express
4220 E. 30' N. Boundary, are property of A. L. Hume

Remarks:

Posted by: M. E. Hume Signature Date of return: 1/10/88

Number of Signs:

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct 15 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 15 1887

THE JEFFERSONIAN

Susan Sanders Orest

Publisher

PETITION FOR ZONING VARIANCES
Third Elected District
780 North Washington Street
Case No. SB-16-A

LOCATION: North Side of East of Centerville of Independence Road (B200 North Boundary Road) at intersection of Centerville of Independence Road, Thursday, November 5, 1987 at 9:00 a.m.

OWNER: J. C. Galloway, 106 Clark Avenue Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Board of Appeals of Baltimore County, will hold a public hearing on the following:

Petition for Zoning "Vacant Lots" Variance from the existing zoning ordinance to allow construction of a detached garage to occupy .5% of the lot area of the lot formerly occupied by the residence of the late Robert M. Gallaher, as shown on plan filed in the office of the Planning Department, Baltimore County, Maryland.

In the event that this Petition(s) is granted, a licensing permit may be issued within the thirty (30) day appeal period. The Zoning Commission shall have the right to require a stay of the issuance of such license until the final decision for good cause shown. Such request(s) must be made at the time of the close of the hearing set above or immediately thereafter.

By Order Of,
J. ROBERT HAINES
Zoning Commissioner
of Baltimore County

[illegible]

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

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

THIS IS TO CERTIFY, that the annexed advertisement of J. THORP Haines in the matter of Zoning Map No. C-85-168-A - P.O. #93651 - Reg. #m08602 - 84 lines @ \$33.00 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one SUCCESSIVE weeks before the 16th day of October 1987 ; that is to say, the same was inserted in the issues of Oct. 15, 1987

Kimbel Publication, Inc.
per Publisher

By *K.C.D. lb.*