

88-169-A #7	E/S Florida Rd., approx. 600' S of Chesapeake Ave. <u>(17 Florida Rd.)</u>	9th E.D.
9/27/87	Variance - filing fee \$35.00 - Meredith R. Wilson, et ux	
9/27/87	Hearing set for 11/5/87, at 9:00 a.m., before Mrs. Nastarowicz	
11-5-87	Posting & Advertising \$95.92	
11-12-87	It is Ordered by the Zoning Commissioner that the herein Petition for Zoning Variance to permit a a side yard setback of 7 ft. (as amended) in lieu of the required 10 ft., in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED with restrictions.	

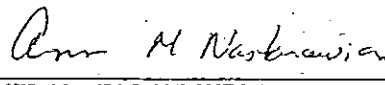
1788-169-A

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 ~~XX~~ requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance ~~XX~~ should ~~XXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 12th day of November, 1987, that the herein Petition for Variance(s) to permit a side yard setback of 7 feet (as amended) in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however; to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners 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 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 a sideyard setback of four feet in lieu of the ten foot requirement imposed with respect to residential dwellings in a D.R. 5.5 ZONE.

The addition to the residential dwelling for which this variance is requested was constructed over thirty years ago. A denial of the variance would allow a cloud on Owner's title to remain in existence or require the Owner to demolish the addition. Petitioner is the current owner of the adjacent unimproved Lot No. 12.

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)

Legal Owner(s): Meredith R. Wilson
(Type or Print Name)

Signature: Arlette Wilson
(Type or Print Name)

Address: 11 Ruxview Ct., #202 821-5453
City and State: Towson, MD 21204

Attorney for Petitioner: Keith E. Ronald
(Type or Print Name)

Address: 409 Washington Avenue
City and State: Towson, MD 21204

Attorney's Telephone No.: 296-6777

ORDERED By The Zoning Commissioner of Baltimore County, this 22th 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 29th day of November, 1987, at 9:00 o'clock a.m.

DATE LENGTH OF HEARING: 1/2HR.
AVAILABLE FOR HEARING: TUES./WED. - NEXT TWO MONTHS
REVIEWED BY: KL DATE: 7/2/87

November 12, 1987

Keith E. Ronald, Esquire
409 Washington Avenue, Suite 314
Towson, Maryland 21204

RE: Petition for Zoning Variance
E/S Florida Road, approx. 600' S of Chesapeake Avenue (17 Florida Road)
9th Election District; 4th Councilmanic District
Meredith R. Wilson, et ux - Petitioners
Case No. 88-169-A

Enclosed please find the decision rendered in the above-referenced case. Your Petition for Zoning Variance has been granted, subject to the restriction noted in the attached order.

If any party is dissatisfied with the decision rendered, please be advised that any party may file an appeal to the County Board of Appeals. Please call this office for further information.

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

AMN:bjs
Enclosures
cc: People's Counsel
File

ZONING DESCRIPTION

Accompanying Petition for Variance of that Property commonly known as 17 Florida Road owned by Meredith and Arlette Wilson.

BEGINNING on the east side of Florida Road, 50 feet wide, at a distance of 600 feet, more or less, south of the southeast corner of Chesapeake Avenue and Florida Road. Being Lot No. 11, in Section 4 in that Subdivision known as Southland Hills as set forth in Plat Book W.P.C. No. 8, folio 56. Also known as 17 Florida Road.

9th Election District

88-169-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: Meredith R. Wilson, et ux
Attorney: Keith E. Ronald, Esquire

Received by: J. Robert Haines
ZONING COMMISSIONER

PETITION FOR ZONING VARIANCE

9th Election District - 4th Councilmanic District
Case No. 88-169-A

LOCATION: East Side of Florida Road, approximately 600 feet South of Chesapeake Avenue (17 Florida 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 setback of 4 feet in lieu of the required 10 feet

Being the property of Meredith R. Wilson, et ux, 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

W. LEE THOMAS, P. A.
ATTORNEYS AT LAW
SUITE 314
409 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
TELEPHONE (301) 296-6777

J. Robert Haines, Esquire
Zoning Commissioner for Baltimore County
111 Chesapeake Avenue
Towson, MD 21204

RE: Petition for Zoning Variance
E/S Florida Road (17 Florida Road)
Meredith R. Wilson, et ux - Petitioners
Case No. 88-169-A
Hearing Date: November 5, 1987

Dear Mr. Haines:

The above referenced Petition requests a variance to permit a sideyard setback of four feet in lieu of the ten foot requirement imposed by current zoning regulations in a D.R. 5.5 zone. This distance was approximate as calculated in early July when the Petition was filed.

A subsequent survey indicates that the distance between the property's boundary line and the dwelling is actually 7.35 feet. A copy of that survey is enclosed. Consequently, we shall request at the hearing that the Petition be amended to reflect a variance to permit a setback of 7 feet as opposed to the 4 feet initially requested. I forward this material at this time so that you may submit a copy of the survey and this letter into the file to enable the zoning technicians to refer to it in the event any questions are raised by members of the community in response to the posting of the property or the advertisement of the hearing.

Very truly yours,
205-800
Keith E. Ronald

KER:twp
cc: Meredith R. Wilson, Esquire
Mr. Timothy C. Kolarik

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

Dennis F. Rasmussen
County Executive

Re: Property Owner: Arlette Wilson
Location: E/S Florida Rd., 600 ft. S of centerline of Chesapeake Ave.
Item No.: 7
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.
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 at this time.

REVIEWER: Carl Joseph Kelly 771-87
Special Inspection Division

/s/

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 16, 1987

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

Keith E. Ronald, Esquire
Suite 314, 409 Washington Avenue
Towson, Maryland 21204

RE: Item No. 7 - Case No. 88-169-A
Petitioners: Meredith R. Wilson, et ux
Petition for Zoning Variance

Dear Mr. Ronald:

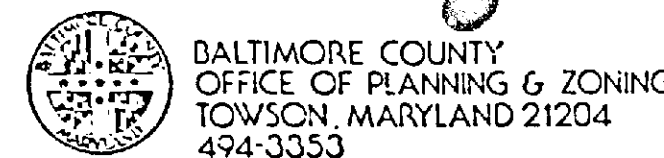
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development 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

JFD:kbb

Enclosures



J. ROBERT HAINES
ZONING COMMISSIONER

October 28, 1987

Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE
E/S Florida Rd., approx. 600' S of Chesapeake
Ave. (17 Florida Rd.)
9th Election District - 4th Councilmanic District
Meredith R. Wilson, et ux - Petitioners
Case No. 88-169-A

Dear Mr. Ronald:

This is to advise you that \$95.92 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. 37983

DATE 11/5/87 ACCOUNT 2-01-115-000
SIGN & POST AMOUNT \$ 95.92
RETURNED Mr. Meredith R. Wilson, 11 Ruxview Court,
Ruxton, Md. 21204

RECEIVED FROM ADVERTISING & POSTING COSTS RE CASE #88-169-A

FOR: BDC*****3500185026F

VALIDATION OR SIGNATURE OF CASHIER

Keith E. Ronald, Esquire
Suite 314
409 Washington Avenue
Towson, Maryland 21204

October 5, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
E/S Florida Rd., approx. 600' S of Chesapeake
Ave. (17 Florida Rd.)
9th Election - 4th Councilmanic District
Meredith R. Wilson, et ux - Petitioners
Case No. 88-169-A

TIME: 9:00 a.m.

DATE: Thursday, November 5, 1987

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

J. Robert Haines
Zoning Commissioner
of Baltimore County

JRH:med

cc: Mr. Meredith R. Wilson
Mrs. Arlette Wilson
11 Ruxview Court, No. 202
Towson, Maryland 21204

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

No. 37700

DATE 7/2/87 ACCOUNT 2-01-615-000
AMOUNT \$ 35.20

RECEIVED FROM: J. LEEDOM, PA

FOR: ZONING VARIANCE

BDC*****3500185026F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
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, 88-156-A, 88-157-A,
88-158-A, 88-159-A, 88-160-A, 88-161-A,
88-162-A, 88-163-A, 88-164-A, 88-165-A,
88-166-A, 88-167-A, 88-168-A, 88-169-A,
88-170-A, 88-171-A, 88-172-A, 88-173-A,
88-174-A, 88-175-A, 88-176-A, 88-177-A,
88-178-A, 88-179-A, 88-180-A, 88-181-A,
88-182-A, 88-183-A, 88-184-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, AICP, Director
Office of Planning and Zoning

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

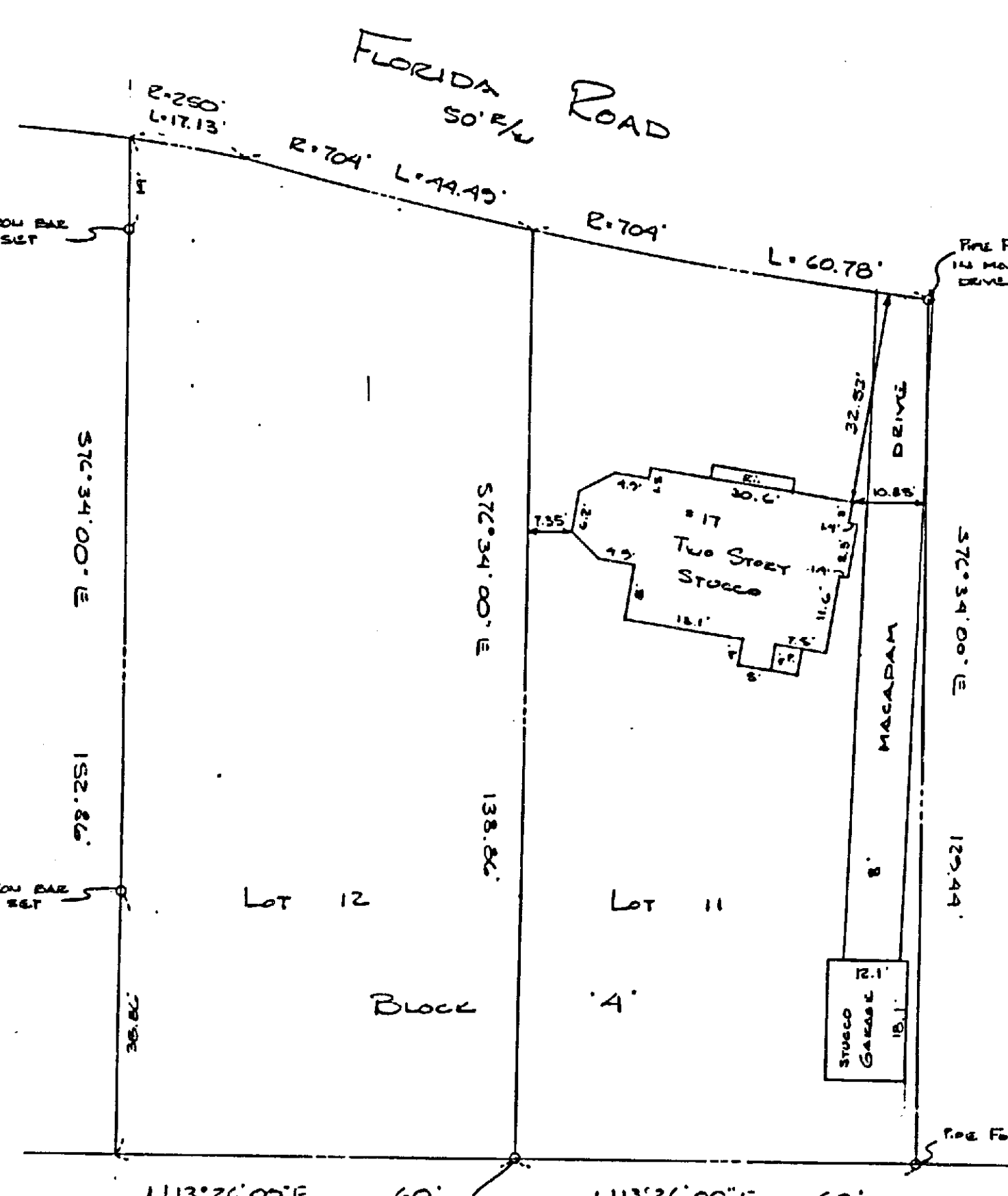
District 9th Date of Posting 10/11/87
Posted for: Variance
Petitioner: Meredith R. Wilson
Location of property: E/S Florida Rd., approx. 600' S of Chesapeake Ave.
Location of Sign: E/S Florida Rd., approx. 600' S of Chesapeake Ave.
Remarks: Petition for zoning change, side yard setback of 4' in lieu of the required 10'.
Posted by: [Signature] Date of return: 10/14/87
Number of Signs: 1

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

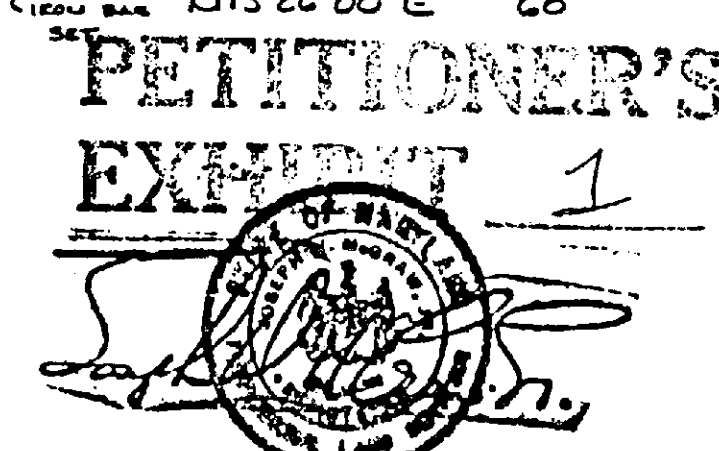
District 9th Date of Posting 10/11/87
Posted for: E/S Florida Rd., approx. 600' S of Chesapeake Ave. (17 Florida Rd.)
Petitioner: Meredith R. Wilson, et ux
Location of property: E/S Florida Rd., approx. 600' S of Chesapeake Ave. (17 Florida Rd.)
Location of Sign: E/S Florida Rd., approx. 600' S of Chesapeake Ave. (17 Florida Rd.)
Remarks: Petition for zoning change, side yard setback of 4' in lieu of the required 10'.
Posted by: [Signature] Date of return: 10/14/87
Number of Signs: 1

9th Election District 88-169-A
Location: E/S Florida Rd., approx. 600' S of Chesapeake Ave. (17 Florida Rd.)
Hearing: Thursday, November 5, 1987, at 9:00 a.m.
Petition for Zoning Variance to permit a side yard setback of 4' in lieu of the required 10'
Petitioners: Meredith R. Wilson, et ux
No. of Signs: 1 STEVE ARATA POST: 10/21/87

Boundary Survey of 117 Florida Road, Baltimore County, Maryland. Also known as lots 11 & 12, Block 4, as shown on a plat entitled SECTION OF SOUTH HILLS, which plat is recorded among the land records of Baltimore County in plat book 8, folio 56.



J.S.T. ENGINEERING CO., INC.
3812 Mary Avenue
Baltimore, Maryland 21206
(301) 444-8848
Scale: 1" = 40'
Date: 7/31/87



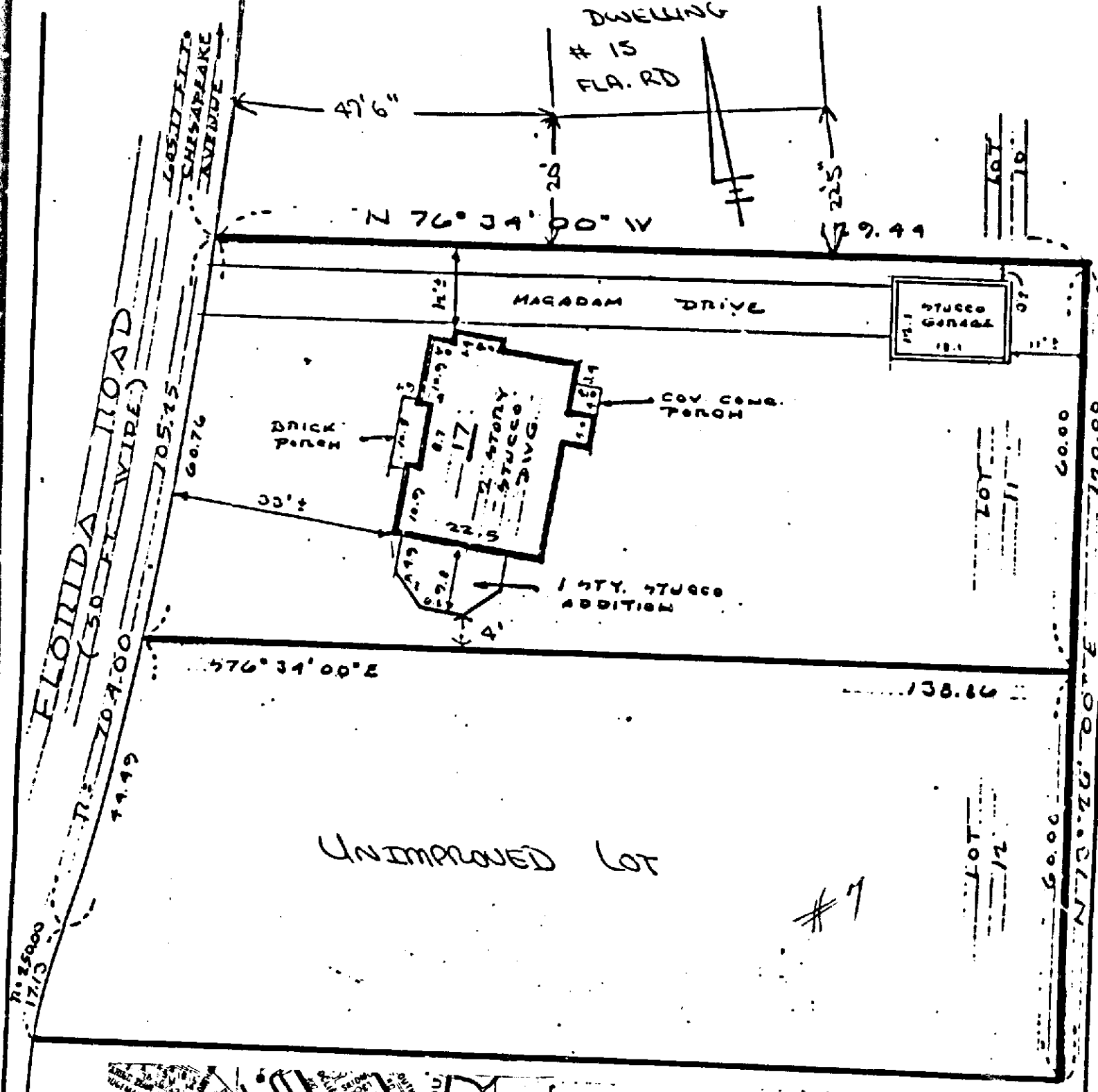
CERTIFICATE OF PUBLICATION

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, 1987.

THE JEFFERSONIAN,
Susan Glendy Orselt
Publisher

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 88-169-A
LOCATION: East Side of Florida Road, approximately 600 feet South of Chesapeake Avenue (17 Florida Rd.)
DATE AND TIME: Thursday, November 5, 1987 at 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for zoning variance at the time and place specified above.
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for zoning variance at the time and place specified above.
By Order of J. ROBERT HAINES, Zoning Commissioner of Baltimore County
10/29 Oct. 15.

Part to Accompany Petition for Zoning Variance of Meredith R. Wilson - 17 Florida Rd Towson MD 21204



LOCATION SURVEY
17 FLORIDA ROAD, BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'

CERTIFICATE OF PUBLICATION

TOWSON, MD., Oct. 14, 1987
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Oct. 14, 1987.

TOWSON TIMES,
Susan Glendy Orselt
Publisher

PETITION FOR ZONING VARIANCE
9th Election District
Case No. 88-169-A
LOCATION: East Side of Florida Road, approximately 600 feet South of Chesapeake Avenue (17 Florida Rd.)
DATE AND TIME: Thursday, November 5, 1987 at 9:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
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The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for zoning variance at the time and place specified above.
By Order of J. ROBERT HAINES, Zoning Commissioner of Baltimore County
10/29 Oct. 15.