

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

The undersigned, legal owner(s) of the proposed site 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 18C.3.C.1 to permit a front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet.

Planned house won't meet set-back requirements. Other homes across Belinda Ave. are closer to Belinda than proposed plan. Home at 4604 Ridgeway and others along Ridgeway are closer to Ridgeway than proposed house. Proposed house to be built because existing home has 3 full flights of stairs -- difficult to climb for home owner. 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 we to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Legal Owner(s):
 William M. Zeller
 Judith E. Zeller
 Address: 4604 Ridgeway Ave., 668-7559
 Baltimore, MD 21206

ORDERED BY THE Zoning Commissioner of Baltimore County, this 22nd 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 through Baltimore County, that the public hearing be had before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 9th day of November, 1987, at 11:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING: 1 HOUR
 NON-CITIZEN (OVER) - NEXT TWO MONTHS (over)
 ALL OTHER (over)
 RETURNED BY: [Signature] DATE: 9/7/87

ZONING DESCRIPTION LOT NOS. 17, 18 KENWOOD SUBDIVISION
 OWNERS: WILLIAM & JUDITH ZELLER

Beginning on the northwest corner of Ridgeway Avenue (40 feet wide) and Belinda Avenue (40 feet wide) to lots 17 and 18, block 15 in the subdivision of Kenwood, Book No. 4, Folio 36. Also known as 22 Belinda Avenue, in the 14th election district.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
 County Office Building
 112 W. Chesapeake Avenue
 Towson, Maryland 21284

Your petition has been received and accepted for filing this 27th day of September, 1987.

Received by: [Signature] Zoning Commissioner
 William M. Zeller, et al. Petitioner's Attorney

IN RE: PETITION FOR ZONING VARIANCE
 BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 CASE NO. 88-174-A

The Petitioners herein request a front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet, as more particularly described in Petitioner's Exhibit 1.

At the onset of the hearing, the Petitioners requested an amendment to the original Petition to request a front yard setback of 15 feet in lieu of the required 25 feet. The motion was granted.

The Petitioners both appeared and testified on their behalf. There were no Protestants.

Testimony indicated that the subject property zoned D.K. 5.5 is located at the corner of Ridgeway Avenue and Belinda Avenue in the Kenwood subdivision of Baltimore County. Approximately 25 years ago, the Petitioners purchased four lots, Lots 17, 18, 19 and 20. Lots 17 and 18 are improved 30-foot lots and Lots 19 and 20, known as 4604 Ridgeway Avenue are improved with a two and one-half story frame house in which the Petitioners currently reside. The Petitioners propose constructing a new dwelling on Lots 17 and 18 to accommodate the physical needs of Mrs. Zeller, who suffers from arthritis and has mobility problems. The present house requires her to use the stairs frequently. The Petitioners testified that it would not be possible to build a practical dwelling unit on Lots 17 and 18 without the requested variance because there would only be space within the building envelope to construct a 5-foot wide dwelling. The Petitioners testified at length that the subject property is located in a community with many small bungalow houses built on two 30-foot lots. The average

side yard setback in the neighborhood is less than 10 feet. The Petitioners further testified that the front of the proposed dwelling unit would be no closer to Belinda Avenue than any of the other 15 houses on that side of Belinda Avenue in that block.

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 18th day of November, 1987 that a front yard setback of 15 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be approved, and so such the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order, subject, however to the following restrictions:

- The Petitioners may apply for their building permit and be granted a upon receipt of this Order; however, the Petitioners are to be made aware that proceeding at this time in at their own risk until such time as the applicable provisions from this Order have 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.
- The common boundary line between Lots #18 and #19 shall be fenced to a height of 5 feet and shall be landscaped in accordance with the Baltimore County Landscape Manual with an approved planting strip from the southeastern edge of the proposed dwelling unit to a point 10 feet from the public alley as shown on Petitioner's Exhibit 1.

BY: [Signature] Zoning Commissioner of Baltimore County

PETITION FOR ZONING VARIANCES
 14th Election District - 6th Councilmanic District
 Case No. 88-174-A

LOCATION: Northwest Corner Belinda Avenue and Ridgeway Avenue (22 Belinda Avenue)
 DATE AND TIME: Monday, November 9, 1987, at 11:00 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 on the Petition for Zoning Variance to permit a front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet.

Being the property of William M. Zeller, 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.

J. ROBERT HAINEZ
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
 Date: 11/18/87
 By: [Signature]

ORDER RECEIVED FOR FILING
 Date: 11/18/87
 By: [Signature]

[Signature] J. Robert Hainez
 Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Hainez, Zoning Commissioner
 FROM: Mr. Norman F. Jablon, AED, 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, 88-170-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, 88-180-A, 88-181-A, 88-182-A, 88-183-A, 88-184-A, 88-186-A, and 88-187-A.

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

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

Baltimore County
 Department of Public Works
 Division of Traffic Engineering
 County Office Building
 Towson, Maryland 21284
 84-5054

Chief: Paul H. Heineke
 Date: July 28, 1987

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

Dear Mr. Jablon:

The Baltimore County Bureau of Traffic Engineering has no comments for items number 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24.

Very truly yours,
 [Signature] Michael S. Flanagan
 Traffic Engineer Associate II

Baltimore County
 Fire Department
 Town, Maryland 21284-2006
 84-4500

Chief: Paul H. Heineke
 Date: July 28, 1987

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

Re: Property Owner: William M. Zeller, et al.
 Location: 18/C Ridgeway Avenue and Belinda Avenue
 Item No. 18 Zoning Agenda: Meeting of 7/21/87

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 _____ 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 _____ EXCEEDED 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 comments at this time.

REVISOR: [Signature] Noted and Approved: [Signature] Fire Prevention Bureau
 Planning Group Special Inspection Division

Petition For Zoning Variance
 14th Election District - 6th Councilmanic District
 Case No. 88-174-A

LOCATION: Northwest Corner Belinda Avenue and Ridgeway Avenue (22 Belinda Avenue)
 DATE AND TIME: Monday, November 9, 1987, at 11:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

This is to Certify, That the annexed copy was inserted in the Times, a newspaper printed and published in Baltimore County, once in each of _____ successive weeks before the _____ day of _____, 1987.

[Signature] Publisher.

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 front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 25 feet, and a street side yard setback of 12.5 feet in lieu of the required 30 feet.

Planned house won't meet set-back requirements. Other homes along Belinda Ave. are closer to Belinda than proposed plan. Home at 4604 Ridgeway and others along Ridgeway are closer to Ridgeway than proposed house.

Proposed house to be built because existing home has 3 full flights of stairs -- difficult to climb for home owner.

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, Phone No.

ORDERED BY THE Zoning Commissioner of Baltimore County, this 22nd day of November, 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 22nd day of November, 1987, at 11:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING (1/2HR.) + 1HR. AVAILABLE FOR HEARING MON. / TUES. / WED. - NEXT TWO MONTHS (over) ALL OTHER DATE REVIEWED BY: [Signature] DATE 7/7/87

ZONING DESCRIPTION LOT NO. 17, 18 KENWOOD SUBDIVISION OWNERS: WILLIAM & JUDITH ZELLER

Beginning on the northwest corner of Ridgeway Avenue (40 feet wide) and Belinda Avenue (49 feet wide) being lots 17 and 18, Block E in the subdivision of "Kenwood", Book No. 4, Folio 36. Also known as 22 Belinda Avenue, in the 14th election district.

COUNTY OFFICE OF PLANNING AND ZONING, County Office Building, Chesapeake Avenue, Towson, Maryland 21286. RECEIVED FOR FILING, REVIEWED BY: [Signature] DATE 7/7/87

IN RE: PETITION FOR ZONING VARIANCE NW/cor. Belinda Avenue and Ridgeway Avenue 22 Belinda Avenue 14th Election District 6th Councilmanic District William M. Zeller, et ux Petitioners BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-174-A

The Petitioners herein request a front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet, a more particularly described in Petitioner's Exhibit 1.

At the onset of the hearing, the Petitioners requested an amendment to the original Petition to request a front yard setback of 15 feet in lieu of the required 25 feet. The motion was granted.

The Petitioners both appeared and testified on their behalf. There were no Protestants.

Testimony indicated that the subject property zoned D.R. 5.5 is located at the corner of Ridgeway Avenue and Belinda Avenue in the Kenwood subdivision of Baltimore County, approximately 25 years ago, the Petitioners purchased four lots, Lots 17, 18, 19 and 20. Lots 17 and 18 are unimproved 30-foot lots and lots 19 and 20, known as 4604 Ridgeway Avenue are improved with a two and one-half story frame house in which the Petitioners currently reside. The Petitioners propose constructing a new dwelling on lots 17 and 18 to accommodate the physical needs of Mrs. Zeller, who suffers from arthritis and has mobility problems. The present home requires her to use the stairs frequently. The Petitioners testified that it would not be possible to build a practical dwelling unit on lots 17 and 18 without the requested variances because there would only be space within the building envelope to construct a 5-foot wide dwelling. The Petitioners testified at length that the subject property is located in a community with many small bungalow homes built on two 30-foot lots. The average

side yard setback in the neighborhood is less than 10 feet. The Petitioners further testified that the front of the proposed dwelling unit would be no closer to Belinda Avenue than any of the other 15 houses on that side of Belinda Avenue in that block.

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 Zoning Commissioner, the variances requested would not adversely affect the health, safety and general welfare of the community and therefore should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1987 that a front yard setback of 15 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order, subject, however to the following restrictions:

- 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.
- 2) The common boundary line between Lot #18 and #19 shall be fenced to a height of 5 feet and shall be landscaped in accordance with the Baltimore County Landscape Manual with an evergreen planting strip from the southernmost edge of the proposed dwelling unit to a point 10 feet from the public alley as shown on Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING DATE 11/18/87 BY [Signature]

Baltimore County Fire Department Towson, Maryland 21286 434-4500 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 Owners: William M. Zeller, et ux Location: NW/cor. Ridgeway Avenue and Belinda Avenue Item No.: 18 Zoning Agenda Meeting of 7/21/87

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 [Location] 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.
- 7. The Fire Prevention Code shall apply to this site.

REVIEWER: [Signature] Planning Group Fire Prevention Bureau Special Inspection Division

side yard setback in the neighborhood is less than 10 feet. The Petitioners further testified that the front of the proposed dwelling unit would be no closer to Belinda Avenue than any of the other 15 houses on that side of Belinda Avenue in that block.

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 Zoning Commissioner, the variances requested would not adversely affect the health, safety and general welfare of the community and therefore should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of November, 1987 that a front yard setback of 15 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such the Petition for Zoning Variance is hereby GRANTED, from and after the date of this Order, subject, however to the following restrictions:

- 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.
- 2) The common boundary line between Lot #18 and #19 shall be fenced to a height of 5 feet and shall be landscaped in accordance with the Baltimore County Landscape Manual with an evergreen planting strip from the southernmost edge of the proposed dwelling unit to a point 10 feet from the public alley as shown on Petitioner's Exhibit 1.

ORDER RECEIVED FOR FILING DATE 11/18/87 BY [Signature]

J. Robert Haines Zoning Commissioner of Baltimore County

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3354 July 31, 1987

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

Dear Mr. Jablon: The Baltimore County Bureau of Traffic Engineering has no comments for Items number 15, 16, 17, (18), 19, 20, 21, 22, 23, and 24.

Very truly yours, Michael S. Flanigan Traffic Engineer Associate II

MSF:ll

PETITION FOR ZONING VARIANCES 14th Election District - 6th Councilmanic District Case No. 88-174-A

LOCATION: Northwest Corner Belinda Avenue and Ridgeway Avenue (22 Belinda Avenue) C

DATE AND TIME: Monday, November 9, 1987, at 11:00 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 on the Petition for Zoning Variances to permit a front yard setback of 17 feet in lieu of the required 25 feet, a rear yard setback of 10 feet in lieu of the required 30 feet, and a street side yard setback of 12.5 feet in lieu of the required 25 feet.

Being the property of William M. Zeller, 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

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE TO: J. Robert Haines 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, 88-172-A, 88-173-A, 88-174-A, 88-175-A, 88-179-A, 88-180-A, 88-181-A, 88-183-A, 88-185-X, 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

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

Petition For Zoning Variance 14th Election District Case No. 88-174-A LOCATION: Northwest Corner Belinda Avenue and Ridgeway Avenue DATE AND TIME: Monday, November 9, 1987, at 11:00 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

This is to Certify, That the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of the two successive weeks before the 22nd day of November, 1987.

The Times Middle River, Md. Oct 22 1987

Key MO 5614

22nd

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22nd

22nd

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 3, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21284

Mr. William M. Zeller
4604 Ridgeway Avenue
Baltimore, Maryland 21206

RE: Item No. 18 - Case No. 88-174-A
Petitioner: William M. Zeller, et ux
Petition for Zoning Variance

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 Mr. Zeller:

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:kkb

Enclosures

Mr. & Mrs. William M. Zeller
4604 Ridgeway Avenue
Baltimore, Maryland 21206

November 18, 1987

RE: Petition for Zoning Variance
NW/cor. Belinda Avenue and Ridgeway Avenue (22 Belinda Avenue)
14th Election District, 6th Councilmanic District
William M. Zeller, et ux
Case No. 88-174-A

Dear Mr. & Mrs. Zeller:

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

JRH:bj

Enclosures

cc: People's Counsel

File

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

J. ROBERT HAINES
ZONING COMMISSIONER

November 3, 1987

Mr. William M. Zeller
Mrs. Judith E. Zeller
4604 Ridgeway Avenue
Baltimore, Maryland 21206

RE: PETITION FOR ZONING VARIANCES
NW/cor. Belinda Ave. and Ridgeway Ave. (22 Belinda Ave.)
14th Election District - 6th Councilmanic District
William M. Zeller, et ux - Petitioners
Case No. 88-174-A

Dear Mr. and Mrs. Zeller:

This is to advise you that \$73.65 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 No. 37988
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: November 5, 1987 ACCOUNT: 01-611
AMOUNT: \$ 73.65
RECEIVED BY: Judith E. Zeller
FOR: Posting & Advertising Fee 88-174-A
8032*****736514-0098F
VALIDATION OR SIGNATURE OF CARRIER

Mr. William M. Zeller
Mrs. Judith E. Zeller
4604 Ridgeway Avenue
Baltimore, Maryland 21206

October 6, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
NW/cor. Belinda Ave. and Ridgeway Ave. (22 Belinda Ave.)
14th Election District - 6th Councilmanic District
William M. Zeller, et ux - Petitioners
Case No. 88-174-A

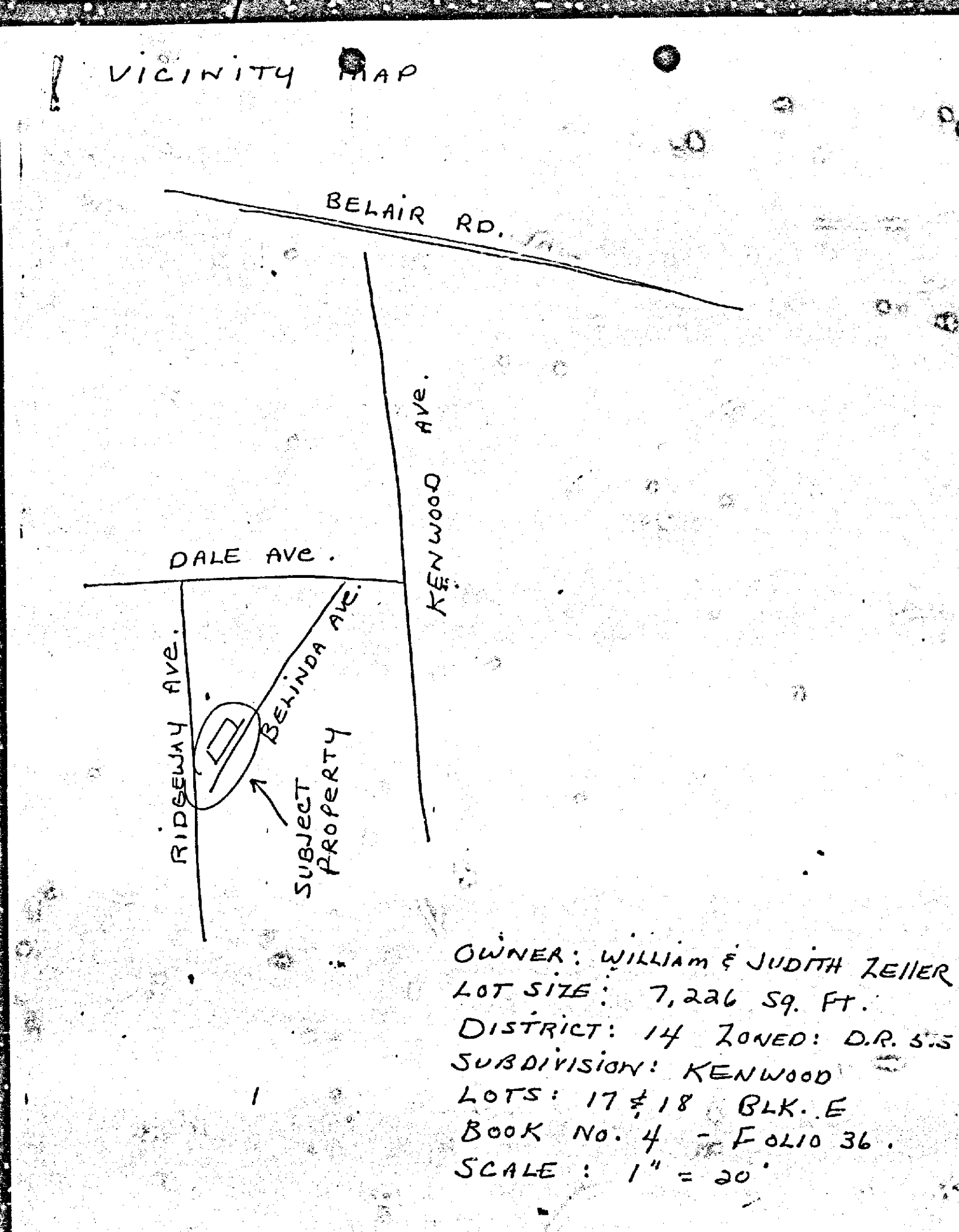
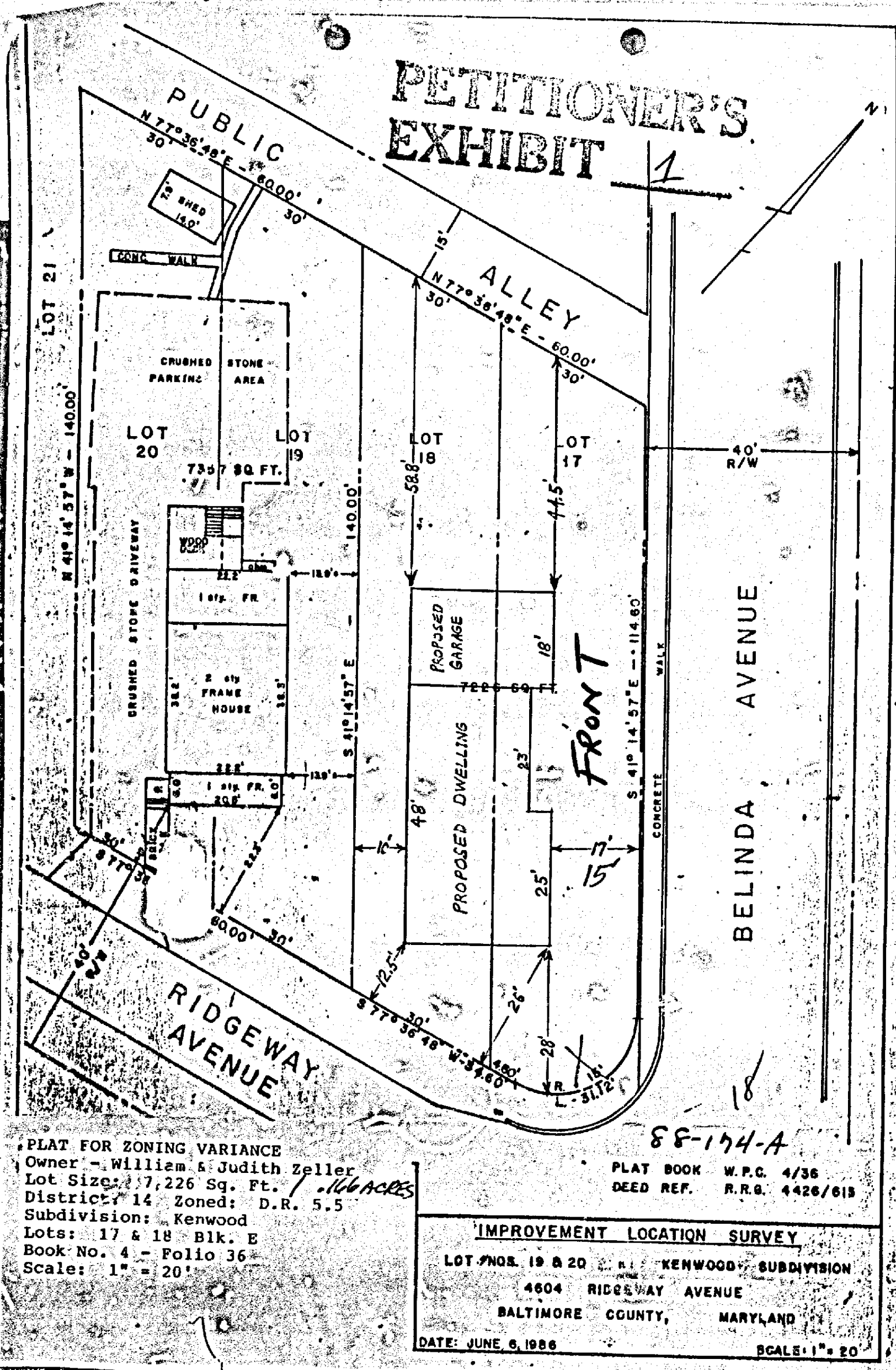
TIME: 11:00 a.m.

DATE: Monday, November 9, 1987

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

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

BALTIMORE COUNTY, MARYLAND No. 37718
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 11/1/87 ACCOUNT: 801-615-000
AMOUNT: \$ 35.00
RECEIVED BY: ZELLER
FOR: ZONING VARIANCE ITEM # 18
8032*****25014-0078F
VALIDATION OR SIGNATURE OF CARRIER



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Date of Posting: 10/23/87
Posted for: Variance
Petitioner: William M. Zeller, et ux
Location of property: NW/cor. Belinda & Ridgeway Aves.
Location of Sign: Signs in Intersection of Belinda & Ridgeway Aves.
Remarks: Signs for roadway on property of Belinda
Posted by: *William M. Zeller*
Date of return: 11/20/87
Number of Signs: 1

CERTIFICATE OF PUBLICATION
TOWSON, MD. October 22, 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 October 22, 1987.
THE JEFFERSONIAN,
Susan Studer Shultz
Publisher