

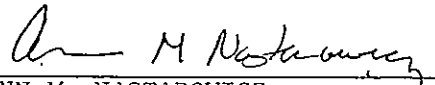
88-196-A #24	SW/cor. Orchard Dr. and Park Dr. <u>(8309 Orchard Dr.)</u>	12th E.D.
10/26/87	Variance - filing fee \$35.00 - Alfred J. McGrath, et ux	
10/26/87	Hearing set for 11/24/87, at 9:00 a.m., before Mrs. Nastarowicz	
11/25/87	ORDERED by the Deputy Zoning Commissioner, that the herein Petition for Variance to permit an accessory structure in the side yard in lieu of the required rear yard location, and to be located outside of the third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and are 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~~ not 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 ~~XXXXXXXX~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of November, 1987, that the herein Petition for Variance(s) to permit an accessory structure in the side yard in lieu of the required rear yard location, and to be located outside of the third of the lot farthest removed from any street, in accordance with Petitioner's Exhibit 1, be and are hereby GRANTED, subject, however, to the following restriction:

- 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 re-turning, said property to its original condition.

AMN:bjs


ANN M. NASTAROWICZ
Deputy Zoning Commissioner
of Baltimore County

24 88-196-A G **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 400.1 to permit accessory structure in side yard in lieu of required rear yard location and to be located outside of the third of the lot farthest removed from any street.

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

CLAIMED HARDSHIPS

- 1.
- 2.
3. (SEE ATTACHED SHEET)

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) _____
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 26th day

of October, 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 24th day of November, 1987, at 9:00 o'clock A.M.

ESTIMATED LENGTH OF HEARING 15 MIN. + 1 HR. 15 MIN. AVAILABLE FOR HEARING 15 MIN. WED. - NEXT TWO MONTHS (over) J. Robert Haines, Zoning Commissioner of Baltimore County.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333
J. Robert Haines
Zoning Commissioner

November 18, 1987

Mr. Alfred J. McGrath
8309 Orchard Drive
Baltimore, Maryland 21222

RE: Petition for Zoning Variance
SW/cor. Orchard Drive and Park Drive
12th Election District; 7th Councilmanic District
Case No. 88-196-A

De: J. McGrath

Please be advised that \$35.00 is due for advertising and posting of the above-referenced property. Advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

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

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 45687
DATE 11-23-87 ACCOUNT 01-615-000
AMOUNT \$ 80.96
PAID TO REG. 0-300-000000
GROSS PAYING 88-196-A
B 1330*****80361a 2263F
VALIDATION OR SIGNATURE OF CASHIER

CLAIMED HARDSHIPS

1. While parked on the street, our vehicles have been subjected to vandalism and theft of parts. The proposed garage will provide safety for our possessions and eliminate these problems. Since it is impossible to build a garage in the rear of our home, we are requesting a zoning variance to build the garage at the side of our home.
2. The Wise Avenue Volunteer Fire Department parking lot is located less than 200 feet west of my property, with ingress/egress off Orchard Drive. On many occasions when social activities are conducted at the Fire Hall, vehicular traffic overflows from the parking lot onto Orchard Drive and Park Drive, making it impossible for me to park my vehicles in the proximity of my home. The proposed garage will provide adequate offstreet parking for my vehicles.
3. The rear of our property faces an eight foot fence, which separates our property from a gasoline station. The proposed garage will create an additional noise barrier, provide more privacy and filter out some of the objectionable sights and sounds.

Alfred J. McGrath
8309 Orchard Drive
Dundalk, MD 21222

Property Description

Beginning on the southwest corner of Orchard Drive and Park Drive (30' wide); being part of lots 41 & 42 in the subdivision of Rosewald Beach, Book No. 10 and Folio 88. Also known as 8309 Orchard Drive in the 12th election district.

88-196-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: Alfred J. McGrath, et ux
Petitioner's Attorney: _____
Received by: James F. Dyer
Chairman, Planning Plans
Advisory Committee

Baltimore County
Fire Department
Towson, Maryland 21204-2386
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: Alfred J. McGrath, et ux

Location: SW/C Orchard Dr. and Park Drive

Item No.: 24 Zoning Agenda: Meeting of 6/21/87

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

/s/

PETITION FOR ZONING VARIANCE

12th Election District - 7th Councilmanic District

Case No. 88-196-A

LOCATION: Southwest Corner Orchard Drive and Park Drive (8309 Orchard Drive)

DATE AND TIME: Tuesday, November 24, 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 an accessory structure in the side yard in lieu of the required rear yard and outside of the third of the lot farthest removed from any street

Being the property of Alfred J. McGrath, 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
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-3334

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,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate II

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th
Posted for: [Signature]
Petitioner: Alfred J. McGrath, et ux
Location of property: SW/cor. Orchard Dr. & Park Dr.
Location of Sign: [Signature]
Remarks: [Signature]
Posted by: [Signature] Date of return: 11/2/87
Number of Signs: 1

AUG 8 1988

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner
Norman E. Gerber, AICP
FROM: Director of Planning and Zoning
SUBJECT: Zoning Petition No. 88-196-A

Date: November 4, 1987

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGR:dme

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

RECEIVED
NOV 6 1987

ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 17, 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

Mr. Alfred J. McGrath
8309 Orchard Drive
Dundalk, Maryland 21222

RE: Item No. 24 - Case No. 88-196-A
Petitioner: Alfred J. McGrath, et ux
Petition for Zoning Variance

Dear Mr. McGrath:

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

November 23, 1987
Letter of approval

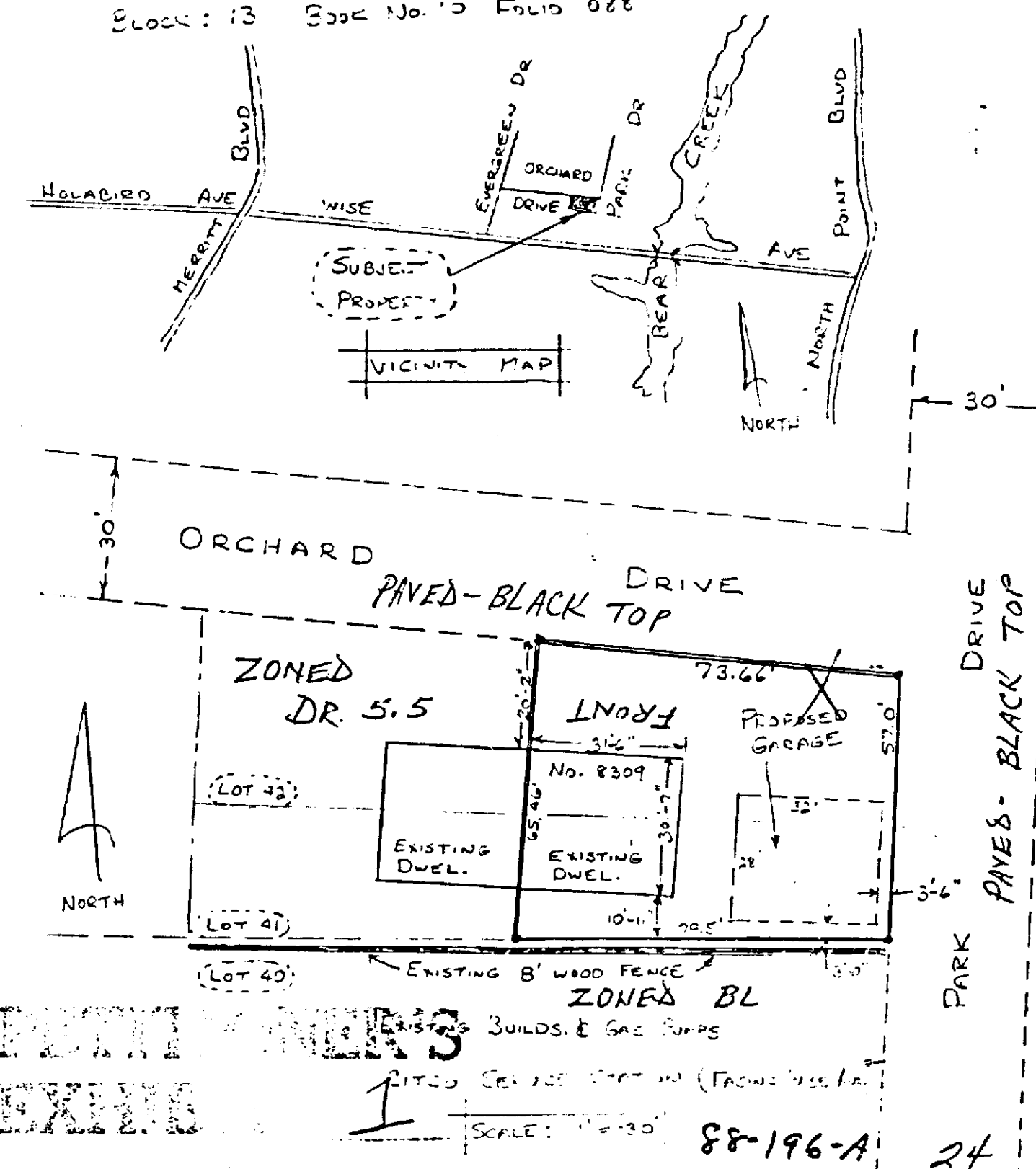
TO WHOM IT MAY CONCERN:

As the owners of the property at 8307 Orchard Drive and adjoining neighbors of Alfred J. McGrath, and on behalf of my husband Steve and myself, I wish to convey that we have no objections to Al and Loretta building the garage of their choice on their property.

Respectfully yours,
Steve & Loretta
STEVE THOMAS

PETITIONER'S
EXHIBIT 2
side neighbor

PLAT FOR ERECTION OF GARAGE AT 8309 ORCHARD DRIVE
OWNERS: ALFRED J. & LORETTA E. THOMAS
LOT SIZE: 73.66' X 65.46' X 73.50' X 57.0' UTILITIES EXIST IN BOTH STREETS
DISTRICT: 12 ZONED D.R. 5.5
SUBDIVISION: ROSEWALD BEACH
LOT: PART OF #41-42
BLOCK: 13 BOOK NO. 10 FOLIO 022



November 22, 1987

TO WHOM IT MAY CONCERN:

As owner(s) of the Wise Avenue Citgo Gas Station, 220 Wise Avenue, I have no objection to the building of a garage on the property of Mr. & Mrs. Alfred J. McGrath at 8309 Orchard Drive. My (our) property joins the Orchard Drive property at the rear property line, and we (I) hereby convey to the Zoning Commissioner of Baltimore County my (our) wish that permission be granted and a variance give for the erection of the proposed garage.

Kenneth Singh Sandhu
KIMBEL PUBLICATION
EXHIBIT 3
nan neighbor

CERTIFICATE OF PUBLICATION

TOWSON, MD., Nov 5, 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 Nov 5, 1987

THE JEFFERSONIAN,
Susan Shuler Osburt
Publisher

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222
November 6, 1987

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case 88-196-A - P.O. #93826 - Reg. #M08658 - 80 lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one consecutive week, before the 6th day of November 1987; that is to say, the same was inserted in the issues of November 5, 1987

Kimbel Publication, Inc.
per Publisher.
K.C. Osburt

PETITION FOR ZONING VARIANCE
12th District
7th Commission District
Case No. 88-196-A
LOCATION: Southwest Corner of Orchard Drive and Park Drive (8309 Orchard Drive)
DATE AND TIME: Tuesday, November 24, 1987, at 5:00 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 an accessory structure in the side yard in lieu of the required rear yard and outside of the front yard.
Being the property of Alfred J. McGrath, et ux, as shown on plat plan filed with the Zoning Office.
In the event that the Petition 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 day 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

PETITION FOR ZONING VARIANCE
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J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY