

65 21-120-A 3 **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 103.3 (1800.3B3) to permit side yard setbacks of 46.6 feet (left side) and 43 feet (right side), in lieu of the required 50 feet side yard setbacks.

1. Would like to expand the garage from a single car to a double car area.
2. Would like to add a family room onto the first floor with an extra bedroom(s) on the second floor for a larger family.

Property is to be posted and advertised as prescribed by Zoning Regulations.

If 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 do solemnly declare and affirm, under the penalty of perjury, that I am the legal owner(s) of the property which is the subject of this petition.

Contract Purchaser:
Legal Owner(s):
Michael A. Shue
Type or Print Name
Signature
Barbara A. Shue
Type or Print Name
Signature
City and State
2718 Anderson Road (301) 397-4454
White Hall, Maryland 21161
City and State
Name, address and phone number of legal owner, co-trust purchaser or representative to be contacted
Michael A. Shue
Name
2718 Anderson Rd. (301) 397-4454
Address
City and State
Baltimore, Maryland 21161
Phone No.

ORDERED BY The Zoning Commission of Baltimore County this 22nd 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December 1987, at 3:00 o'clock PM.

J. Robert Haines
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
To: Zoning Commissioner
Date: November 12, 1987
FROM: Norman E. Gerber, AICP
Director of Planning and Zoning
Zoning Petition No. 88-228-A
SUBJECT: 88-228-A, 88-231-A, 88-232-A

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

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

88-230-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 3rd day of November, 1987.

J. Robert Haines
Zoning Commissioner

Petitioner Michael A. Shue, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41470
DATE: 8-13-87 ACCOUNT: 200-613
AMOUNT: \$ 35.00
RECEIVED FROM: Michael A. Shue
FOR: Zoning Variance
BALANCE*****350016 21301
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 4, 1987

Mr. Michael A. Shue
2718 Anderson Road
White Hall, Maryland 21161

RE: Item No. 68 - Case No. 88-230-A
Petitioners: Michael A. Shue, et ux
Petition for Zoning Variance

Dear Mr. Shue:

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 any plans or problems with regard to the development plan 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, we 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:bb

Enclosures

Baltimore County
Fire Department
Towson, Maryland 21204-2506
494-4500

Paul H. Reiske
Chief

August 27, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Michael A. Shue, et ux

Location: N/S Anderson Rd., 1020' +/- c/1 E. West Liberty Road

Item No.: 68

Zoning Agenda Meeting of 8/25/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the corners below marked with an "X" are applicable and required to be constructed or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property as 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
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.

REVIEWED: [Signature] Noted and Approved: [Signature]
Bureau Chief Fire Prevention Bureau
Special Inspection Division

/s/

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Building, Suite 401
Towson, Maryland 21204
494-5554

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 60, 61, 63, 64, 65, 66, 67, 68, 69, and 70.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:bb

RECEIVED
SEP 30 1987
ZONING OFFICE

IN RE: PETITION FOR ZONING VARIANCE
N/S Anderson Road, 1020' +/-
of c/1 of West Liberty Road
(2718 Anderson Road)
1st Election District
1st Councilmatic District
Michael A. Shue, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-230-A

MEMORANDUM AND ORDER

The Petitioners herein request a variance to permit side yard setbacks of 46.6 feet (left side) for a 14' x 24' single story garage addition, and 43 feet (right side) for an 18' x 30' two story addition to the existing dwelling, in lieu of the required 50 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Michael Shue, appeared and testified. There were no Protestants.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, it is the opinion of the Zoning Commissioner that the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variances should be granted. There is no evidence in the record that the subject variances would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in a practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, in the opinion of the Zoning Commissioner, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of December, 1987 that side yard setbacks of 46.6 feet (left side) and 43 feet (right side) in lieu of the required 50 feet, in accordance

COPIES RECEIVED FOR FILING
Date: 11/12/87
By: [Signature]

COPIES RECEIVED FOR FILING
Date: 11/12/87
By: [Signature]

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

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) be granted.

Mr. & Mrs. Michael Shue
2718 Anderson Road
White Hall, Maryland 21161

Re: Petition for Zoning Variance
8/3 Anderson Road, 1020' E of c/l of West Liberty Road
7th Election District; 3rd Councilmanic District
Case No. 88-230-A

Dear Mr. & Mrs. Shue:

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

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

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

JRH:js
Enclosures
cc: People's Counsel
File

December 23, 1987

ZONING DESCRIPTION

Beginning on the north side of Anderson Road 50 feet wide, at the distance of 1020 feet east of the intersection of West Liberty Road, being Lot 13, Block 10, in the subdivision of Indian Meadows, Liber 39, Folio 133, Parcel 00020. Also known as 2718 Anderson Road in the 7th Election District.

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

Westminster Md. Nov. 19, 1987

THIS IS TO CERTIFY that the annexed Fee, (PH0772, F.O.#466) was published for one (1) BUSINESS DAY previous to the _____ day of November, 1987, in the _____

- ☐ Carroll County Times, a daily newspaper published in Westminster, Carroll County, Maryland
- ☐ Randallstown News, a weekly newspaper published in Baltimore County, Maryland
- ☐ Community Times, a weekly newspaper published in Baltimore County, Maryland

LANDMARK COMMUNITY NEWSPAPERS OF MARYLAND, INC.

NOTICE OF HEARING
PETITION FOR ZONING VARIANCE
Case No. 88-230-A
LOCATION: 8/3 Anderson Road, 1020' E of c/l of West Liberty Road (2718 Anderson Road)
DATE AND TIME: Friday, December 11, 1987 at 9:00 AM
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 side yard setbacks of 46.6 feet (left side) and 43 feet (right side) in lieu of the required 50 feet side yard setbacks. Being the subject of Michael A. Shue, as shown on plat case file with the Zoning Office.
In the event that the Petitioner(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 written by the date of the hearing set above or made at the hearing.

NOTICE OF HEARING

Petition for Zoning Variance

Case No. 88-230-A

7th Election District; 3rd Councilmanic District

LOCATION: 8/3 Anderson Road, 1020' E of c/l of West Liberty Road (2718 Anderson Road)

DATE AND TIME: Friday, December 11, 1987 at 9:00 AM

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 side yard setbacks of 46.6 feet (left side) and 43 feet (right side) in lieu of the required 50 feet side yard setbacks.

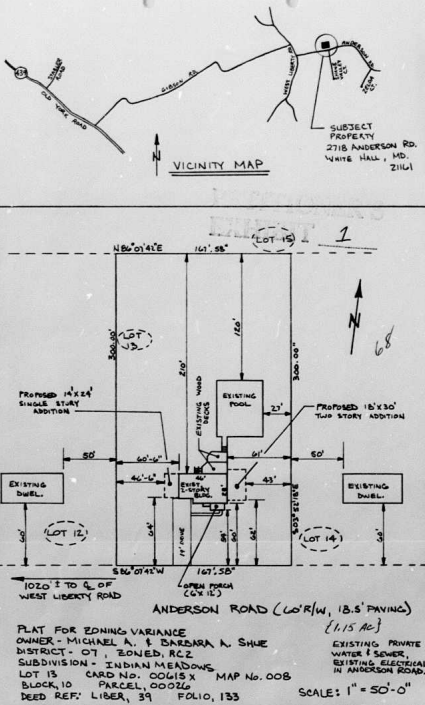
Being the property of Michael A. Shue, as shown on plat filed with the Zoning Office.

In the event that this Petitioner(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 written by the date of the hearing set above or made at the hearing.

J. ROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY

JRH:js

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASE RECEIPT
No. 45862
DATE: 12/11/87
RECEIVED BY: [Signature]
FOR: [Signature]
VALUATION OR SIGNATURE OF CASHIER



J. ROBERT HAINES
ZONING COMMISSIONER

Mr. Michael A. Shue
2718 Anderson Road
White Hall, Maryland 21161

Re: Petition for Zoning Variance
8/3 Anderson Road, 1020' E of c/l of West Liberty Road (2718 Anderson Road)
7th Election District; 3rd Councilmanic District
Case No. 88-230-A

Dear Mr. Shue:

This is to advise you that \$79.87 is due for advertisement and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING STICK AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove signs 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:md

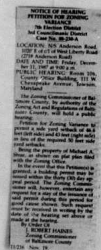
CERTIFICATE OF PUBLICATION

TOWSON, MD. Nov. 19, 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. 19, 1987

THE JEFFERSONIAN,

Susan Shue Shurt
Publisher



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Parcel: 724
Date of Posting: 11/22/87
Posted by: [Signature]
Publisher: Michael A. Shue, et al.
Location of property: 8/3 Anderson Rd., 1020' E of West Liberty Rd., White Hall, Md.
Location of Sign: [Signature]
Remarks: [Signature]
Date of return: 11/22/87
Number of Signs: [Signature]