

IN THE MATTER OF
THE APPLICATION OF
BENJAMIN BLUM, ET UX
FOR A ZONING VARIANCE IN PROPERTY
LOCATED ON THE SOUTH SIDE OF EVAN
WAY (1292' E. PARK HEIGHTS AVENUE)
119 EVAN WAY
3RD ELECTION DISTRICT
2ND COUNCILLMANIC DISTRICT
BALTIMORE COUNTY
CASE NO. 88-395-A

OPINION

This matter comes before the Board on appeal from a decision of the Deputy Zoning Commissioner denying the Petitioner's request for a variance to permit an accessory structure (garage and maid's quarters) in a residence zone and to project into the side yard in lieu of being located entirely within the rear yard.

The Board has reviewed the entire file from the Zoning Commissioner which comes into evidence in the absence of any objection as well as a series of photographs showing the garage and the plat plan of the garage and the surrounding improvements. The Board heard testimony from the Petitioner and several residents. The Petitioner testified that he received a conditional permit from Baltimore County and was unaware that he needed a variance to project a portion of the garage into the side yard. The Petitioner is a homebuilder by trade and testified that the garage was accidentally built with a portion of the front corner located in the side yard. In addition, he testified that he did not intend to use the maid's quarters and he would be willing to put a deed restriction on record in the Land Records of Baltimore County with respect to the non-use of the maid's quarters.

The Board finds in this de novo hearing that the request of the Petitioner is reasonable and will grant the requested variance for the projection of the garage into the side yard. After a review of all the evidence, the

Case No. 88-395-A
Benjamin Blum, et ux
Board finds that the granting of this portion of the request is in strict harmony with the spirit and intent of the Zoning Regulations, and that considering all of the testimony and evidence the granting of this relief is without substantial (emphasis added) injury to the public health, safety and general welfare of the community.

The Board grants this variance conditionally upon the recording of the deed restriction by the Petitioner and in addition his removal of all plumbing from the garage save and except the cold water line to the garage. There will be no plumbing in the second floor of this three-car garage as a condition for the granting of this variance.

ORDER

It is therefore this 31st day of January, 1989 by the County Board of Appeals of Baltimore County ORDERED that the requested variance to permit the garage in the above-entitled matter to project into the side yard in lieu of being located in the rear yard is granted conditioned upon the Petitioner recording the deed restriction and removing the second floor plumbing.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Shirley J. Hollingsworth
Thomas J. Hollingsworth, Acting Chairman
Walter G. Fenn
Arnold G. Fenn
Harry E. Buchheiser, Jr.
Harry E. Buchheiser, Jr.

IN RE: PETITION FOR ZONING VARIANCE
55 Evan Way, 1292' E Park
Heights Avenue
(19 Evan Way)
3rd Election District
2nd Councilmanic District
BENJAMIN BLUM, ET UX
PETITIONERS
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 88-395-A

MEMORANDUM AND ORDER

The Petitioner herein requests a zoning variance to permit an accessory structure (garage and maid's quarters) in a residence zone to project into the side yard in lieu of being located entirely within the rear yard, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, testified and was supported by his engineer, Mr. C.F. Hinkle of W. Duvall and Associates.

Mr. and Mrs. Steven Goldberg appeared and testified as Protestants.

The Petitioner has constructed a three (3) car garage with a servant's quarters/maid's apartment above the garage space. At the time of the hearing, the garage apartment is unoccupied and the Petitioner claims that the apartment will not be occupied in the future.

The Protestants testified in essence to two objections to this project. First and foremost, they object strenuously to the garage and apartment being located on the property. Their objection to the fact that the Petitioner did not get a variance before building and completing the project and, because the building is unsightly, in their opinion, and obstructs their view of the natural tree line.

ORDERED FOR FILING
Dec 21/88
By [Signature]

W. DUVAL & ASSOCIATES, INC.

Engineers • Surveyors • Land Planners

Description
of
#10 Evan Way
Lot #19, Anton North
for
Zoning Variance

Beginning for the same at the intersection of the center line of Park Heights Avenue (Maryland Route 129) 80' wide and the southern most right of way line extended of Evan Way, 50' wide, and binding on the southern line of way line of Evan Way 1,291.87' as shown on the plat of Anton North, recorded among the land records of Baltimore County in Liber BK Jc. 54, folio 134, to the point of beginning on the western most lot line of Lot #10, thence leaving the southern most right of way line of Evan Way and binding on the outline of Lot #10 Evan Way the following seven (7) courses and distances, viz:

South 38 degrees 15 minutes 00 seconds East 289.14', South 05 degrees 35 minutes 00 seconds West 325.34', North 05 degrees 36 minutes 39 seconds East 461.82', North 04 degrees 22 minutes 51 seconds West 355.00', South 88 degrees 35 minutes 00 seconds West 210.00', North 49 degrees 35 minutes 00 seconds West 390.77', to a point on the southern most right of way line of Evan Way for a curve to the right with a radius of 350.00', and a length of 108.58' to said point of beginning.

Containing 4.54 Acres, more or less.
Being also known as #19 Evan Way

530 East Joppa Road / Towson, Maryland 21204 / (301) 583-9571

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-395-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 400.1 (B.C.Z.R. 1955) to permit an accessory structure (garage/maid's quarters) in a residence zone to project into the side yard in lieu of being located entirely within the rear yard:

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

Accessory structure (garage and maid's quarters) without kitchen constructed in accordance with building permit plan but contrary to building permit. Specifically, accessory structure shown on building permit restricting accessory structure location to rear yard.

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):	MAP NUMBER
N/A (Type or Print Name)	Benjamin H. Blum (Type or Print Name)	26
N/A Signature	Signature	E.D. 25
N/A Address	Barbara P. Blum (Type or Print Name)	DATE 6-29-89
N/A City and State	Signature	400
Attorney for Petitioner:	Signature	400
Paul Warrizan (Type or Print Name)	19 Evan Way 484-2419 (Address)	OF
Signature	Baltimore, Maryland (City and State)	25
341 North Calvert Street	Name, address and phone number of legal owner, contract purchaser or representative to be contacted	25
Address	W. Duvall & Assoc., Inc. (C.F. Hinkle) (Name)	25
Baltimore, MD 21202	530 E. Joppa Road Towson, MD (Address)	25
City and State	583-9571 (Phone No.)	25
Attorney's Telephone No.: 683-0111	(Representative)	25

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day of December, 1988, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of March, 1989, at 9 o'clock A.M.

J. Robert Haines
J. Robert Haines
Zoning Commissioner of Baltimore County
(over)

The Petitioner is a home builder by trade and he was granted a conditional permit for this building. He claims he has never seen a conditional permit before. That he did not notice the conditions on the permit. Therefore, he was not alerted to the fact that the permit was conditioned upon the garage being built in the rear yard. Therefore, he had the garage accidentally built with a portion of the front corner located in the side yard.

Section 307, Baltimore County Zoning Regulations (B.C.Z.R.), states that the Baltimore County Zoning Commissioner and/or Deputy Zoning Commissioner shall have the power to create variances from an area regulation where strict compliance with the zoning regulations for Baltimore County would result in practical difficulty or unreasonable hardship.

The Petitioner testified to the requirements of Section 307 of the B.C.Z.R. and the facts that fulfill those requirements. The evidence tends to support the request.

The problem with the Petitioner's requested variance is the admitted purpose of the garage and maid's quarters which is not permitted. The Petitioner did not present any justification for a separate dwelling unit above the garage, namely the maid's quarters. This lot is clearly intended as only a single family building lot and I can find no reason to permit a second dwelling unit even for a maid.

The variance process should never be used to allow a structure for which the use is not permitted as a matter of right. There is nothing in Section 1A04.2 that states the Petitioner is entitled to a second dwelling unit on this site.

ORDERED FOR FILING
Dec 21/88
By [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD. Feb 25 1989
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 Feb 25, 1989.

THE JEFFERSONIAN

Susan L. Smith
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 26 1988
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 May 26, 1988.

THE JEFFERSONIAN

S. Zelle Olsen
Publisher

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE March 10, 1988

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

Paul Wartzman
Attorney at Law
341 North Calvert Street
Baltimore, MD 21202

RE: Item No. 196 - Case No. 88-395-A
Petitioner: Benjamin H. Blum, et ux
Petition for Zoning Variance

Dear Mr. Wartzman:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:cer

Enclosures

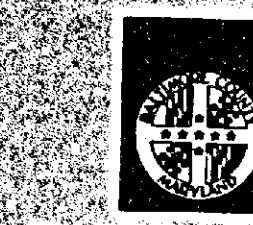
cc: W. Duval & Assoc., Inc.
(C. F. Hinkle)
530 E. Joppa Road
Towson, Maryland 21204

Baltimore County
Fire Department
Towson, Maryland 21204-2500
494-4500

Paul H. Romano
Chief

December 15, 1987

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



Re: Property Owners: Benjamin Blum, et ux

Location: S/S Evan Way, 1292' E. Park Heights Ave.

Item No.: 196

Zoning Agenda: Meeting of 12/8/87

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: *C. F. Hinkle* 12-15-87

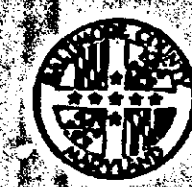
Noted and

Special Inspection Division

Approved: *John F. O'Neill*

Fire Prevention Bureau

/s/



County Board of Appeals of Baltimore County

111 W. CHESAPEAKE AVENUE, ROOM 315, COUNTY OFFICE BLDG.
TOWSON, MARYLAND 21204
(301) 494-3180

HEARING ROOM 2215 #301

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-395-A

BENJAMIN BLUM, ET UX

19 Evan Way

3rd E. District

Var.-To permit an accessory structure in a residence zone to project into side yd. in lieu of being located in rear yd.

7/8/88 - ZC's Order-variance DENIED

THURSDAY, DECEMBER 15, 1988, at 10 a.m.

ASSIGNED FOR:

cc: Benjamin Blum, et ux

Petitioner

Richard T. Rombo, Esq.

Counsel for Petitioner

C. F. Hinkle

People's Counsel out per S. Hess 10/6/88

Stephen Goldberg

P. David Fields

J. Robert Haines

Ann Nastarowicz

James Dyer

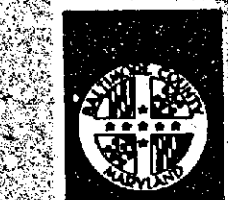
Docket Clerk

June Holmen, Secy.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

December 21, 1987



Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 194, 195, 196, 197, 198, 199, 201, 202, 203, 204, and 205.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSP:ab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines

TO Zoning Commissioner

Date: February 22, 1988

F. David Fields

FROM Director of Planning and Zoning

Zoning Petition Nos. 88-372-A, 88-373-A

88-374-PM, 88-374-A, 88-375-A, 88-393-1A,

SUBJECT: 88-395-A, 88-398-A, 88-399-A, 88-360-A



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

P. David Fields
P. David Fields
Director

cc: Mr. Shirley E. Hess, Legal Assistant, People's Counsel

3/9/88

Copy mailed to Paul Wartzman, Esq.

9/30/88 - Following notified of hear. set for Thurs. Dec. 15, 1988, at 10 a.m.:

Benjamin Blum, et ux
Richard T. Rombo, Esq.
C. F. Hinkle
People's Counsel
Stephen Goldberg
David Fields
Robt. Haines, A. Nastarowicz, J. Dyer, D. Clerk

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

88-395-A

District: 3rd

Date of Posting: August 26-88

Posted for: Appeal

Petitioner: Benjamin Blum, et ux

Location of property: S/S of Evan Way, 1292' E. of Park Heights Ave. (19 Evan Way)

Location of Signs: Clap post off #19 Evan Way

Remarks:

Posted by: *A. J. Costa*

Date of return: September 2-88

Number of Signs: 1



County Board of Appeals of Baltimore County

COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

January 31, 1989

Richard T. Rombo, Esquire
WARTZMAN, ROMBO, OMANSKY, BLIBAUM &
SIMONS, P.A.
341 N. Calvert Street
Baltimore, MD 21202

Re: Case No. 88-395-A
Benjamin Blum, et ux

Dear Mr. Rombo:

Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject case.

Sincerely,

Kathleen C. Weidenhamer
Kathleen C. Weidenhamer
Administrative Secretary

Encl.

cc: Mr. & Mrs. Benjamin Blum
C. F. Hinkle
W. Duval & Assoc.
Stephen Goldberg
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
Docket Clerk - Zoning
Arnold Jablon, County Attorney

APPEAL

Petition for Zoning Variance
SS Evan Way, 1292' E Park Heights Avenue
(19 Evan Way)
3rd Election District - 2nd Councilmanic District
BENJAMIN BLUM, ET UX - Petitioners
Case No. 88-395-A

Var.-To permit an accessory structure (garage/maids quarters) in a residence zone to project into the side yd. in lieu of being located entirely within the rear yard.

Petition for Zoning Variance

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel (None submitted)

Zoning Plans Advisory Committee Comments

Director of Planning & Zoning Comments

Violation Notice

Petitioner's Exhibits: 1. Plat to accompany Zoning Variance

2. Application for Building Permit

Zoning Commissioner's Order dated July 8, 1988 (Denied)

Notice of Appeal received August 5, 1988 from Richard T. Rombo, Attorney on behalf of Petitioners.

Benjamin H. Blum, et ux

19 Evan Way

Baltimore, MD 21208

cc: Richard T. Rombo, Esquire, Wartzman, Rombo, Omansky, Blibaum & Simons, P.A., 341 N. Calvert Street, Baltimore, Md. 21202

C. F. Hinkle, W. Duval & Associates, 530 E. Joppa Road, Towson, Md.: 21204

People's Counsel of Baltimore County, 3601 Mitchell Way, Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning

Office of Planning & Zoning

J. Robert Haines, Zoning Commissioner

Ann M. Nastarowicz, Deputy Zoning Commissioner

James E. Dyer, Zoning Supervisor

Docket Clerk

Stephen Goldberg (to be notified)
3601 Mitchell Way (31208)

LAW OFFICES
 WARTZMAN, ROMBRO, OMANSKY, BLUBMAN & SIMONS, P.A.
 341 NORTH CALVERT STREET
 BALTIMORE, MARYLAND 21202
 Telephone (301) 655-4111
 FAX (301) 655-4779

PAUL WARTZMAN
 EDWIN W. CALABRESE
 DANIEL BLUBMAN
 MICHAEL A. ROMBRO
 ADAM S. FLEISCH, JR.
 (301) 655-4111
 BARRY S. COHEN
 BARTHOLOMEW A. HERSHCOFF

ROBERT E. ROMBRO
 LEE H. BLUM
 MARTIN A. BLUM
 ROBERT J. FLEISCHER
 ROBERT NELSON DANIELS
 DANIEL W. CALABRESE
 DAVID A. LIPKIN

RUTHAN HANSEN REED
 & DAVID ARNETT
 OF COUNSEL
 RONALD L. SCHWARTZ
 (301-196)

July 26, 1988

HAND DELIVERED

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

RECEIVED
 JUL 27 1988
ZONING OFFICE

RE: Petition for Zoning Variance
 Case No: 88-395-A
 Benjamin Blum, et al Petitioners

Dear Mr. Haines:

As I advised you, I was surprised at the decision denying Mr. Blum's request for a variance since you had indicated from the bench that you were inclined to grant his request. You subsequently explained that you had visited the property and felt that you would be approving two (2) dwelling units for the subject location. You stated that the three (3) car garage did not give you a problem.

I explained to you that there is no kitchen in the "maids quarters" and it thus would not qualify as living quarters. I have discussed this with Mr. Blum and we are prepared to put a deed restriction on record prohibiting the installation of a kitchen. In the alternative, if you would issue an Amended Order permitting variance on the condition that no kitchen be installed, we will acknowledge our acceptance of the condition by letter for the file.

I understand that you did not go into the premises. The testimony before you was that it is not occupied. Mr. Blum does not intend that it ever be used as a self sustaining apartment.

I would appreciate a response at your earliest convenience.

Very truly yours,
 Richard T. Rombro

RTR/rab
 52192

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-5553

J. Robert Haines
Zoning Commissioner

July 8, 1988

David F. Rasmussen
County Executive

Paul Wartzman, Esquire
341 North Calvert Street
Baltimore, Maryland 21202

RE: Petition for Zoning Variance
Case No. 88-195-A
Benjamin Blum, et al Petitioners

Dear Mr. Wartzman:

Pursuant to the recent hearing held on the above captioned case, please be advised that your Petition for Zoning Variance has been DENIED, copy of which is attached hereto.

If you have any questions concerning the above matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
Zoning Commissioner

JRH:mmm
att-
CC: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

5/9/88

NOTICE OF HEARING


Dec. is F. Rasmussen
County Executive

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
Case Number: 88-395-1
5/5 Even Way, 1292 1/2 Park Heights Avenue
(18 Even Way)
3rd Election District - 2nd Councilmanic District
Petitioner: Benjamin Blum, et ux
HEARING DATE: THURSDAY, MARCH 17, 1988 at 9:00 a.m.

Variance to permit an accessory structure (garage/said quarters)
in a residence zone to project into the side yard in lieu of being
located entirely within the rear yard.

In the event that this 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 stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Steven Goldberg, et ux

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
404-5233

J. Robert Haines
Zoning Commissioner

August 24, 1988



Dennis F. Rasmussen
County Executive

Baltimore County Board of Appeals
County Office Building, Room 315
Towson, Maryland 21204

Re: Petition for Zoning Change
88 Evan Way, 12297 E. Heights Avenue
(19 Evan Way)
3rd Election District, 2nd Councilmanic District
BENJAMIN BLUM, ET UX Petitioners
Case No. 88-395-A

Dear Board:

Please be advised that an appeal of the above-referenced case was
filed in this Office on August 15, 1988 by Richard T. Rombro, Attorney
on behalf of Petitioner. A sale relative to the case are being
forwarded herewith.

Please notify all parties to the case of the date and time of the
appeal hearing when it has been scheduled. If you have any questions
concerning this matter, please do not hesitate to contact this office.

Very truly yours,
J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:cor
Enclosures

cc: Richard T. Rombro, Esquire, Wartzman, Rombro, Omansky, Blibum &
Simons, P.A., 341 N. Calvert Street, Baltimore, Md. 21202
C.F. Hinkle, W. Duvall & Associates, 530 E. Joppa Road,
Towson, Md. 21204
People's Counsel of Baltimore County
Rm. 304, County Office Bldg., Towson, Md. 21204
File

INVOICE
No. 14661
DATE 2/24/88
DUPLICATE
Thank You!

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 3rd
Petitioner: Benjamin Blum, et al
Location of property: 1932 E Park Heights Ave
Location of sign: 1932 E Park Heights Ave in front of subject property
Date of Posting: May 24, 1988
Date of return: May 27, 1988

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 3rd
Petitioner: Benjamin Blum, et al
Location of property: 1932 E Park Heights Ave
Location of sign: 1932 E Park Heights Ave in front of subject property
Date of Posting: February 27, 1988
Date of return: March 2, 1988

RECEIVED
FEB 24 1988
ZONING OFFICE
CERTIFICATE OF PUBLICATION
Pikesville, Md., Feb 24 1988
THIS IS TO CERTIFY that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 25th day of February 1988
the first publication appearing on the 24th day of February 1988
the second publication appearing on the day of 1988
the third publication appearing on the day of 1988
THE NORTHWEST STAR
Manager: J. R. Haines
Cost of Advertisement: 22.40

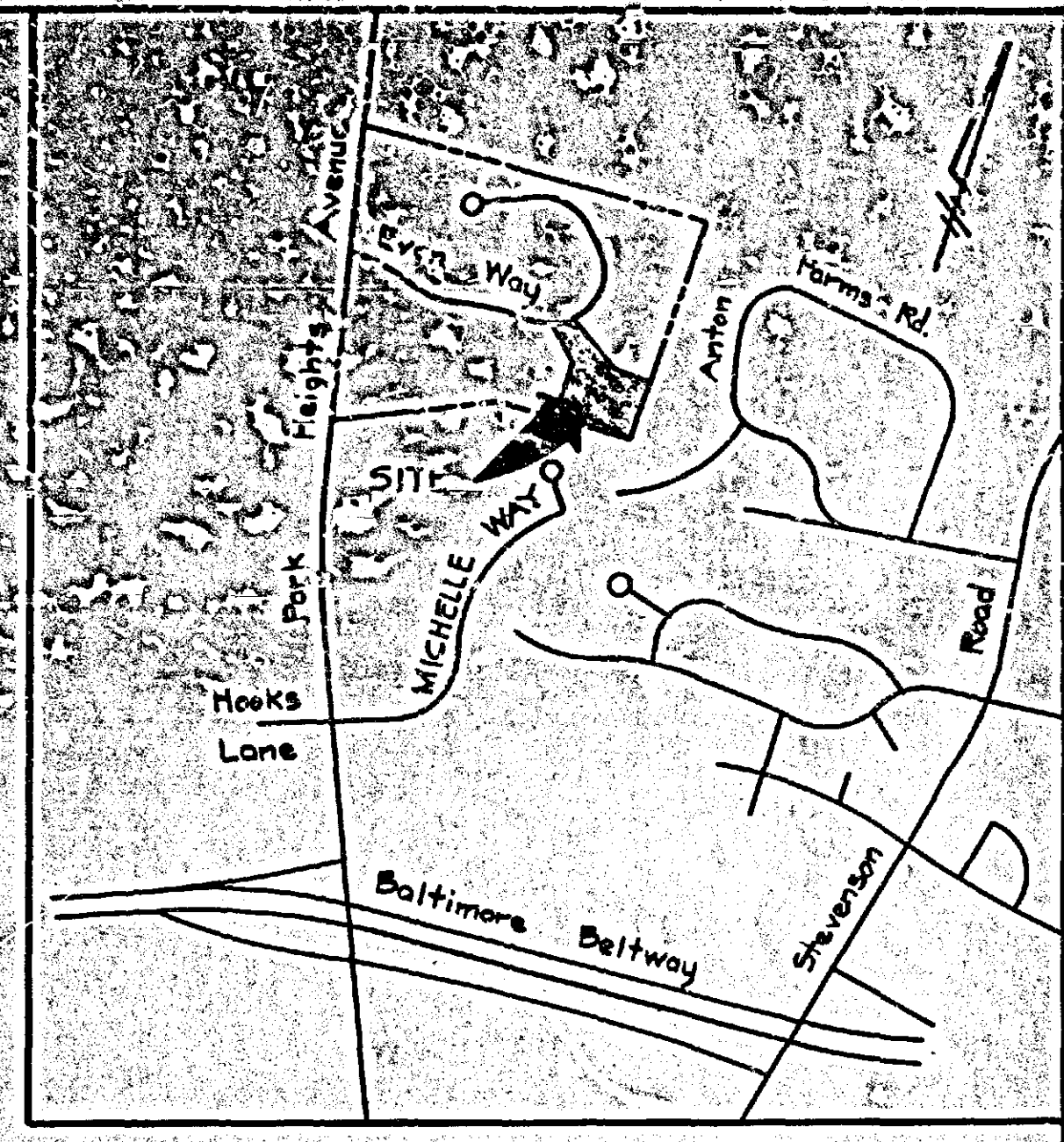
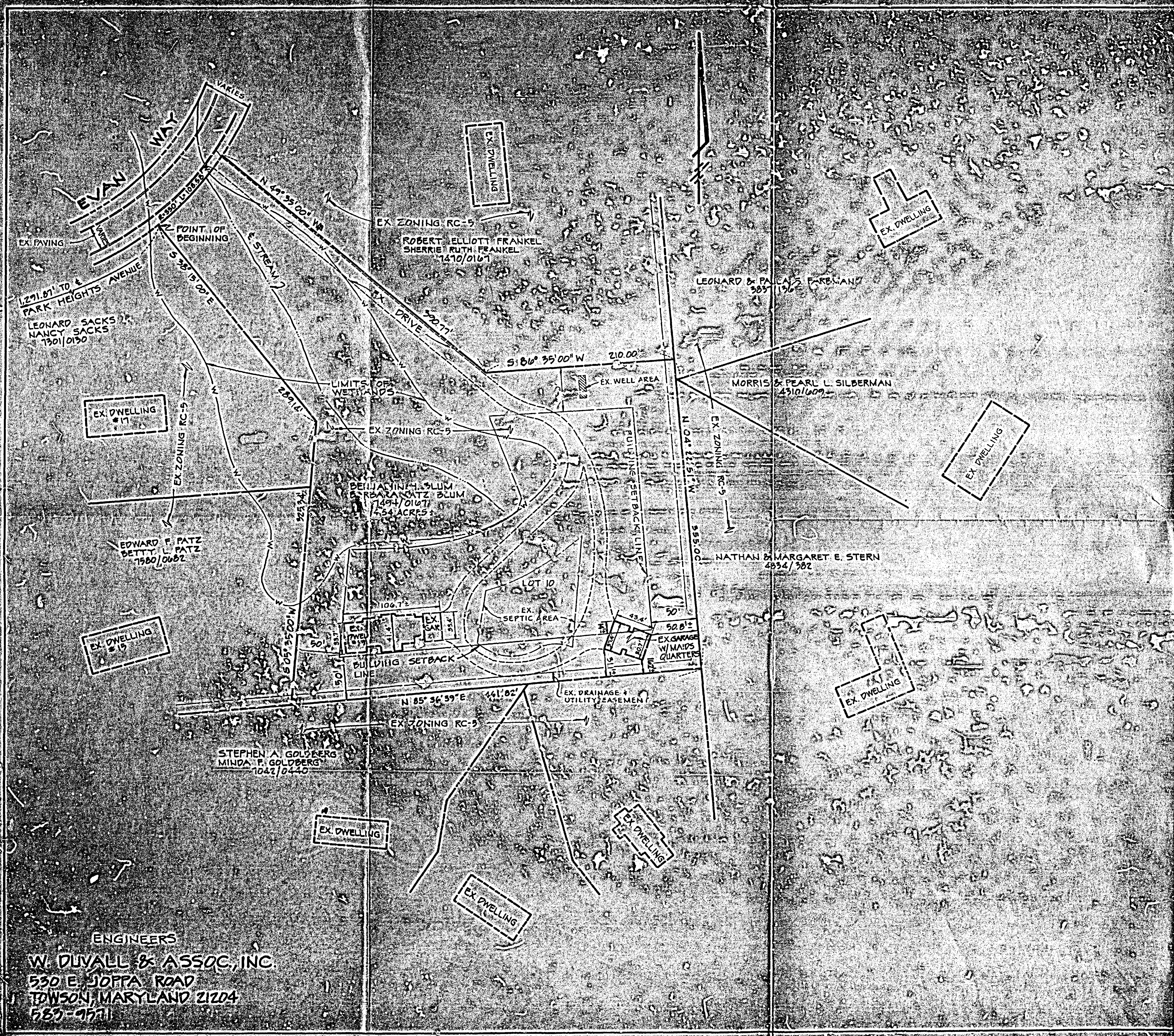
Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner
April 19, 1988
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 88-395-A
S/S Evan Way, 1222 E Park Heights Avenue
(19 Evan Way)
2nd Election District - 2nd Councilmanic District
Petitioner: Benjamin Blum, et al
HEARING SCHEDULED: WEDNESDAY, JUNE 13, 1988 at 9:00 a.m.
Petitioner to submit an accessory structure (garage/maid quarters) in a residence zone to project into the side yard in line of being located entirely within the rear yard.
In the event that this 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 stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
cc: Benjamin Blum, et al
Paul Martensen, Esq.
W. Duval & Assoc.
Baltimore, Md.
File

PERSONAL SERVICE
LEWIS CLEANERS
CERTIFICATE OF PUBLICATION
Pikesville, Md., May 19 1988
THIS IS TO CERTIFY that the annexed advertisement was published in the NORTHWEST STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland before the 26th day of May 1988
the first publication appearing on the 25th day of May 1988
the second publication appearing on the day of 1988
the third publication appearing on the day of 1988
THE NORTHWEST STAR
Manager: J. R. Haines
Cost of Advertisement: \$19.20

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner
April 19, 1988
NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:
Petition for Zoning Variance
Case number: 88-395-A
S/S Evan Way, 1222 E Park Heights Avenue (19 Evan Way)
2nd Election District - 2nd Councilmanic District
Petitioner: Benjamin Blum, et al
HEARING DATE: THURSDAY, MARCH 17, 1988 at 9:00 a.m.
Variance to permit an accessory structure (garage/maid quarters) in a residence zone to project into the side yard in line of being located entirely within the rear yard.
In the event that this 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 stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.
J. Robert Haines
Zoning Commissioner of Baltimore County
cc: Benjamin Blum, et al
Paul Martensen, Esq.
W. Duval & Assoc.
Baltimore, Md.
File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner
Date: 5/21/88
Mr. & Mrs. Benjamin Blum
19 Evan Way
Baltimore, Maryland 21204
Re: Petition for Zoning Variance
Case number: 88-395-A
S/S Evan Way, 1222 E Park Heights Avenue (19 Evan Way)
2nd Election District - 2nd Councilmanic District
Petitioner: Benjamin Blum, et al
HEARING SCHEDULED: WEDNESDAY, JUNE 13, 1988 at 9:00 a.m.
Dear Mr. & Mrs. Blum:
Please be advised that \$14.70 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) 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(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.
Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before your hearing is scheduled to begin.
Please note that should you fail to return the sign and post set(s), there will be an additional \$25.00 added to the above fee for each set not returned.
Very truly yours,
J. Robert Haines
Zoning Commissioner of Baltimore County
JRH:gs
cc: Paul Martensen, Esq.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353
J. Robert Haines
Zoning Commissioner
Date: 3-9-88
Mr. Benjamin Blum
19 Evan Way
Baltimore, Maryland 21204
Re: Petition for Zoning Variance
Case number: 88-395-A
S/S Evan Way, 1222 E Park Heights Avenue (19 Evan Way)
2nd Election District - 2nd Councilmanic District
Petitioner: Benjamin Blum, et al
HEARING DATE: THURSDAY, MARCH 17, 1988 at 9:00 a.m.
Dear Mr. Blum:
Please be advised that \$14.70 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) 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.
BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 6/13/88
AMOUNT: 146.90
FOR: Benjamin Blum, et al
J. Robert Haines
Zoning Commissioner of Baltimore County
cc: Benjamin Blum, et al
Paul Martensen, Esq.
W. Duval & Assoc.
Baltimore, Md.
File



VICINITY MAP
Scale: 1" = 1000'

BUILDING PERMIT DATA:
EXISTING RESIDENCE NR 94821
GARAGE/MAIDS QUARTERS 97403

PLAT TO ACCOMPANY ZONING VARIANCE

(SECTION 400.1, RC ZR-4.55)
FOR No. 19, EVAN WAY

BALTIMORE COUNTY, MD.
SCALE: 1" = 50'

ELECTION DISTRICT NO. 3
DATE: NOV. 23, 1987

ENGINEERS
W. DUVALL & ASSOC., INC.
530 E. JOPPA ROAD
TOWSON, MARYLAND 21204
533-9771

PETITIONER'S
EXHIBIT 1