

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE of the Intersection of * ZONING COMMISSIONER
Juniper and Old Landing Roads * OF BALTIMORE COUNTY
(11016 Old Landing Road)
11th Election District * Case No. 89-436-A
5th Councilmanic District
Carl L. Johnson, et ux
Petitioners

AMENDED ORDER

WHEREAS, the Petitioners requested a variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, by Order dated May 11, 1989 Petitioners were granted the relief requested subject to restrictions;

WHEREAS, subsequent to the issuance of said Order, Petitioners submitted a floor plan of the proposed building which includes provisions for a bathroom that were not raised at the hearing and requested an amendment to Restriction No. 2 of said Order accordingly;

WHEREAS, in the opinion of the Zoning Commissioner, said modification does not result in a substantive change to the relief requested;

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of June, 1989 that Restriction No. 2 of the Order dated May 11, 1989 be and the same is hereby modified to read as follows:

"2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no

living or sleeping quarters and no kitchen facilities" and;
IT IS FURTHER ORDERED, that all other conditions and restrictions of the Order dated May 11, 1989 shall remain in full force and effect.

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

JRH:bjs

cc: Dr. & Mrs. Carl A. Johnson
11016 Old Landing Road
Kingsville, Maryland 21087

People's Counsel

File

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
SE of the Intersection of * ZONING COMMISSIONER
Juniper and Old Landing Roads * OF BALTIMORE COUNTY
(11016 Old Landing Road)
11th Election District * Case No. 89-436-A
5th Councilmanic District
Carl L. Johnson, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 11016 Old Landing Road, consists of 8.0616 acres zoned R.C. 5, and is improved with a single family dwelling and attached garage. Petitioners propose converting the existing garage to provide additional storage and living space for their growing family and constructing a new 37' x 34' garage addition on the west side of the existing dwelling. Petitioners testified that to place the garage in the rear yard would require the relocation of the existing septic system and to locate the garage on the eastern side of the garage would necessitate a driveway of unnecessarily long proportions. The Petitioners testified as to the requirements of Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and the fact that they believe the proposed addition would not result in any detriment to the health, safety or general welfare of the community.

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 11016 Old Landing Road to allow a principal bldg. to be situated 57 ft. from the centerline of a street in lieu of the minimum required 75 ft.

1. Existing house built on slab.
 2. Lack of storage and living space as present family larger than when house originally acquired.
 3. Plan to convert existing garage to living space and add new garage.
 4. EXISTING SEPTIC FIELD IN REAR OF DWELLING PREVENTS EXTENSION OF BUILDING IN THAT DIRECTION.
 5. ARCHITECTURE OF HOUSE BEST SUITED FOR EXTENSION TO WEST OF BUILDING.
- Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

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

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Address

City and State

Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 11th day of June, 1989, 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 11th day of June, 1989, at 10:00 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject variance 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 practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of May, 1989 that the Petition for Zoning Variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 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 30-day 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 returning, said property to its original condition.
- 2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

ZONING DESCRIPTION
FROM A POINT OF BEGINNING LOCATED AT THE SOUTH EAST INTERSECTION OF THE RIGHT OF WAYS OF JUNIPER AND OLD LANDING RDS, BOTH 10 FT WIDE BEING LOT 2 OF THE SUBDIVISION OF FAULKNER, AS RECORDED IN BALTO. CO. PLAT BK 44, FOLIO 039 AND ALSO KNOWN AS 11016 OLD LANDING RD.

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.
OWNER *Carl L. Johnson* DATE *5/16/89*
OWNER *James D. Johnson* DATE *5/16/89*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: *11th* Date of Posting: *5/16/89*
Posted for: *Carl L. Johnson, et ux*
Petitioner: *Carl L. Johnson, et ux*
Location of property: *SE of intersection of Juniper and Old Landing Roads, 11016 Old Landing Road, Baltimore, MD*
Location of Sign: *Along Old Landing Road, between 11th and 12th Avenues, on property of Baltimore County*
Remarks: *None*
Posted by: *William* Date of return: *5/16/89*
Number of Signs: *1*

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

Date: 4-10-89



Dennis F. Rasmussen
County Executive

Mr. & Mrs. Carl A. Johnson
11016 Old Landing Road
Kingsville, Maryland 21087

Re: Petition for Zoning Variance, Case Number: 89-436-A
SE Intersection Juniper & Old Landing Roads
11016 Old Landing Road
11th Election District - 5th Councilmanic
Petitioner(s): Carl A. Johnson, et ux
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Johnson:

Please be advised that \$89.86 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 the hearing is scheduled to begin.

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

No. 007034

DATE: 5-14-89 ACCOUNT: 89-436-A

AMOUNT: \$ 89.86

RECEIVED FROM: Carl A. Johnson

FOR: Petition & Advertising (\$89.86-A)

8 111*****000000 4.0

VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

March 20, 1989

NOTICE OF HEARING



Dennis 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: 89-436-A
SE Intersection Juniper & Old Landing Roads
11016 Old Landing Road
11th Election District - 5th Councilmanic
Petitioner(s): Carl A. Johnson, et ux
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.

Variance to allow a principal building to be situated 57 ft. from the centerline of a street in lieu of the minimum required 75 ft.

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

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. & Mrs. Johnson
File

MARYLAND BUSINESS FORMS, INC. #1087

81882

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 6, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on April 6, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN,

S. J. Be Orlean

Publisher

PO10930
M27133
89-436-A
price \$74.86

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: 89-436-A
SE Intersection Juniper & Old Landing Roads
11016 Old Landing Road
11th Election District
5th Councilmanic
Petitioner(s): Carl A. Johnson, et ux
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.
Variance to allow a principal building to be situated 57 ft. from the centerline of a street in lieu of the minimum required 75 ft.
J. ROBERT HAINES
Zoning Commissioner of Baltimore County
JNA4009 April 6, 1989

89-436-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
1st day of March, 1989.

J. Robert Haines
Zoning Commissioner

Received by: Thomas E. Dyer
Chairman, Zoning Plans
Advisory Committee

Petitioner: Carl A. Johnson
Petitioner's Attorney: _____

May 23, 1989

11016 Old Landing Road
Kingsville, Maryland 21087

J. Robert Haines, Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Haines:

We have received your Order, dated May 11, 1989, regarding our residential variance petition. We are writing to ask that you amend restriction No. 2 of that Order.

While the emphasis of our presentation at the hearing was on our planned garage, we had always intended to add a new bathroom and to reorient an existing bath. Since the hearing we have only recently received from our builder the proposed floor plans.

Please note that a portion of the proposed addition is intended to be utilized for a bath. However, the majority of the space will be devoted to garage use. We are, therefore, requesting that you modify your previously issued order to allow the use of the additional space as indicated on the enclosed.

Should you have any further questions regarding our request, please contact either of us, or our neighbor, Howard Alderman (321-0600).

Thanking you in advance for your attention to this request, we are,

Very truly yours,

Carl A. Johnson
cc: Howard L. Alderman, Jr.

Teresa D. Johnson
Teresa D. Johnson

RECEIVED
MAY 24 1989

ZONING OFFICE

PETITION IN SUPPORT OF ZONING VARIANCE

Dr. & Mrs. Carl Johnson

Case No. 89-436-A

We, the undersigned, are familiar with the residential zoning variance sought by Dr. and Mrs. Carl Johnson. As immediate neighbors, we wholeheartedly support the area variance as requested. The planned addition to Dr. & Mrs. Johnson's home will accommodate the needs of their growing family and is in complete harmony with our residences. We believe that the effect of a denial of the requested relief would be unnecessarily burdensome to these valuable members of our neighborhood.

Margaret E. Schulten
Signature

Margaret E. Schulten
Print Name

Thomas L. Schulten
Signature

Thomas L. Schulten
Print Name

Blanche M. Troy
Signature

Blanche M. Troy
Print Name

Susan Troy Alderman
Signature

Susan Troy Alderman
Print Name

Howard L. Alderman, Jr.
Signature

Howard L. Alderman, Jr.
Print Name

11012 Old Landing Rd.
Address

592-2039
Telephone No.

11012 Old Landing Rd.
Address

592-2039
Telephone No.

7505 Mt. Vista Rd.
Address

592-9653
Telephone No.

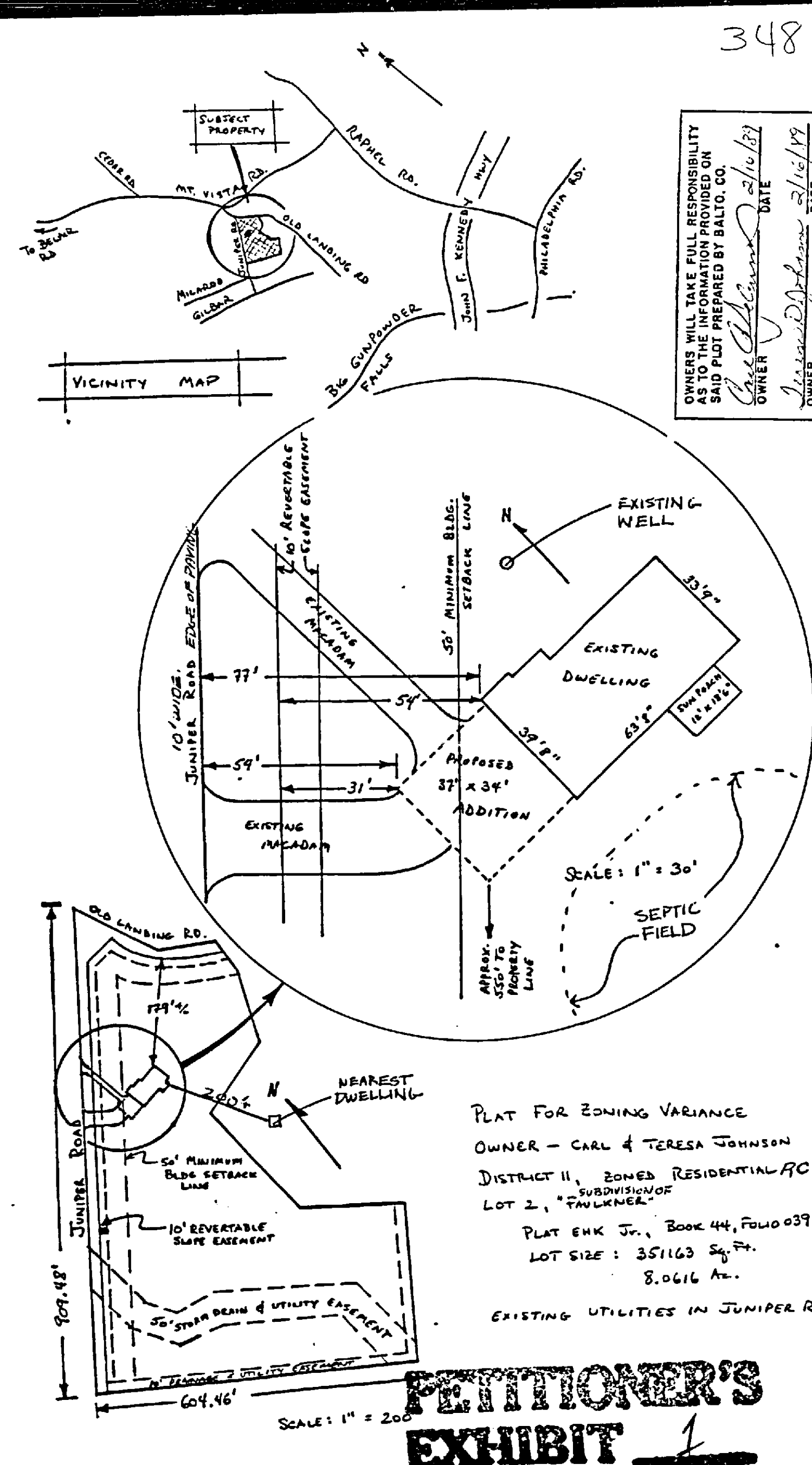
7505 Mt. Vista Rd.
Address

592-2612
Telephone No.

7505 Mt. Vista Rd.
Address

592-2612
Telephone No.

PETITIONER'S
EXHIBIT 2



PLAT FOR ZONING VARIANCE
OWNER - CARL & TERESA JOHNSON
DISTRICT II, ZONED RESIDENTIAL R.C.S.
LOT 2, "SUBDIVISION OF LOT 2"
PLAT ENK Jn., Book 44, Folio 039
LOT SIZE: 351163 Sq. Ft.
8.0616 Ac.

EXISTING UTILITIES IN JUNIPER RD.

PETITIONER'S
EXHIBIT 1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

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

Mr. Carl A. Johnson
11016 Old Landing Road
Kingsville, MD 21087

RE: Item No. 348, Case No. 89-436-A
Petitioner: Carl A. Johnson, et ux
Petition for Zoning Variance

Dear Mr. Johnson:

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. 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.

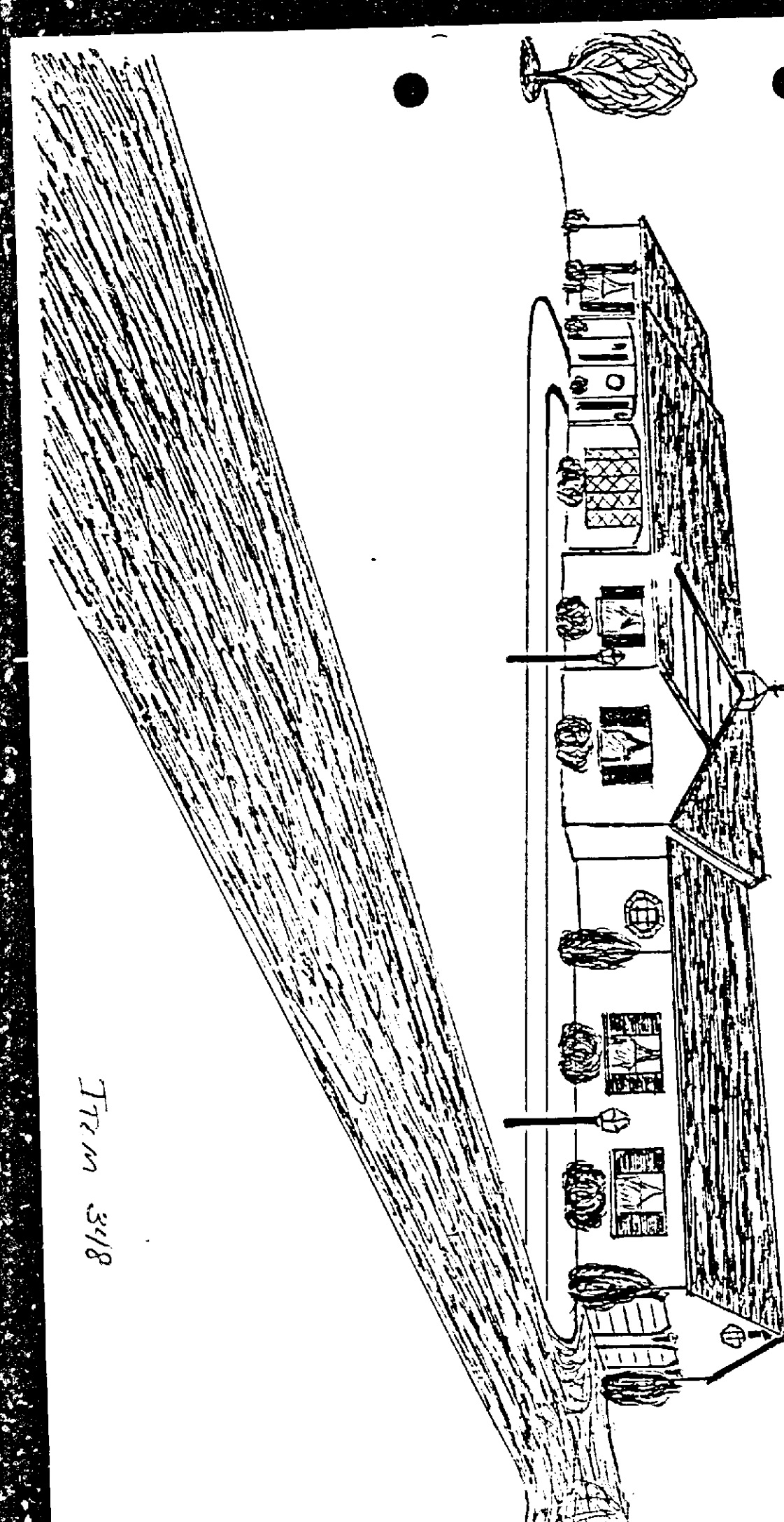
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIANSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: ZONING ADVISORY COMMENTS

DATE: April 21, 1989

Case No. 89-436-A
Item No. 348

Re: Carl A. Johnson et ux

The Petitioners request a variance to allow a front yard setback of 57 feet to the centerline of the street in lieu of the required 75 feet. In reference to this request, this office offers no comment.

cc: Carl A.
4/25/89
1

Baltimore County
Fire Department
Towson, Maryland 21204-2566
494-4500

Paul H. Reincke
Chief

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

Re: Property Owner: Carl A. Johnson, et ux

Location: SE intersection of Juniper and Old Landing Roads

Item No.: 348

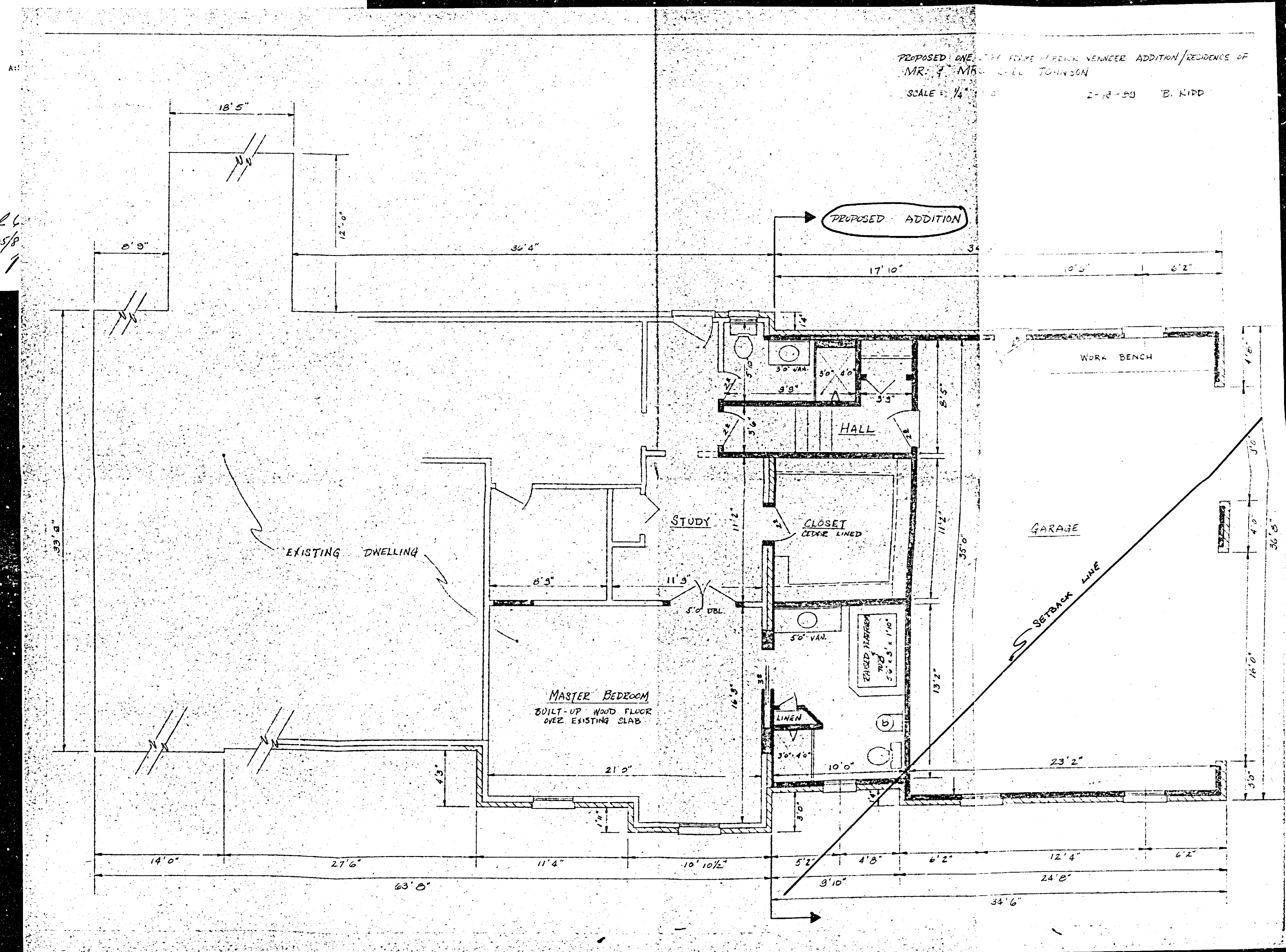
Zoning Agenda: February 28, 1989

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: *Pat Keller* 7-17-89
Planning Group
Special Inspection Division
NOTED & APPROVED: *Carl A. Johnson*
Fire Prevention Bureau



IN RE: PETITION FOR ZONING VARIANCE
SE of the intersection of
Juniper and Old Landing Roads
(11016 Old Landing Road)
11th Election District
5th Councilmanic District
Carl L. Johnson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-436-A

AMENDED ORDER

WHEREAS, the Petitioners requested a variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet in accordance with the plan submitted and identified as Petitioner's Exhibit 1;

WHEREAS, by Order dated May 11, 1989 Petitioners were granted the relief requested subject to restrictions;

WHEREAS, subsequent to the issuance of said Order, Petitioners submitted a floor plan of the proposed building which includes provisions for a bathroom that were not raised at the hearing and requested an amendment to Restriction No. 2 of said Order accordingly;

WHEREAS, in the opinion of the Zoning Commissioner, said modification does not result in a substantive change to the relief requested;

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of June, 1989 that Restriction No. 2 of the Order dated May 11, 1989 be and the same is hereby modified to read as follows:

"2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no

living or sleeping quarters and no kitchen facilities" and;

IT IS FURTHER ORDERED, that all other conditions and restrictions of the Order dated May 11, 1989 shall remain in full force and effect.

JRH:bjs

cc: Dr. & Mrs. Carl A. Johnson
11016 Old Landing Road
Kingsville, Maryland 21087

People's Counsel

File

IN RE: PETITION FOR ZONING VARIANCE
SE of the intersection of
Juniper and Old Landing Roads
(11016 Old Landing Road)
11th Election District
5th Councilmanic District
Carl L. Johnson, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-436-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet, in accordance with Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants. Testimony indicated that the subject property, known as 11016 Old

Landing Road, consists of 8.0616 acres zoned R.C. 5, and is improved with a single family dwelling and attached garage. Petitioners propose converting the existing garage to provide additional storage and living space for their growing family and constructing a new 37' x 34' garage addition on the west side of the existing dwelling. Petitioners testified that to place the garage in the rear yard would require the relocation of the existing septic system and to locate the garage on the eastern side of the garage would necessitate a driveway of unnecessarily long proportions. The Petitioners testified as to the requirements of Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and the fact that they believe the proposed addition would not result in any detriment to the health, safety or general welfare of the community.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the B.C.Z.R. and, therefore, should be granted. There is no evidence in the record that the subject variance 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 practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of May, 1989 that the Petition for Zoning Variance to permit a principal building to be located 57 feet from the centerline of the street in lieu of the minimum required 75 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

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 30-day 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 returning, said property to its original condition.

2) Petitioner shall not allow or cause the proposed garage addition to be converted to a second dwelling unit and/or apartments. The addition shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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 307.1 of the B.C.Z.R. to allow a principal bldg. to be situated 57 ft. from the centerline of a street in lieu of the minimum required 75 ft.

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

1. Existing house built on slab.
2. Lack of storage and living space as present family larger than when house originally acquired.
3. Plan to convert existing garage to living space and add new garage.
4. EXISTING SEPTIC FIELD IN REAR OF DWELLING PREVENTS EXTENSION OF BUILDING IN THAT DIRECTION.
5. ARCHITECTURE OF DESIGN OF HOUSE BEST SUITED FOR EXTENSION TO WESTER BUILDING.

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) Carl A. Johnson, M.D.
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 1st day

of March 1989, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 4th day of May 1989, at 2 o'clock

P.M.

J. Robert Haines
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

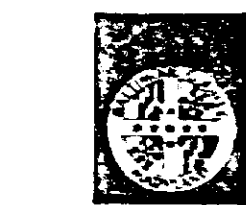
3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

JRH:bjs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333

J. Robert Haines
Zoning Commissioner

May 11, 1989



Done in F. Eschmann
County Executive

Dr. & Mrs. Carl A. Johnson
11016 Old Landing Road
Kingsville, Maryland 21087

RE: PETITION FOR ZONING VARIANCE
SE of the intersection of Juniper and Old Landing Roads
(11016 Old Landing Road)
11th Election District - 5th Councilmanic District
Carl L. Johnson, et ux - Petitioners
Case No. 89-436-A

Dear Dr. & Mrs. Johnson:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

J. Robert Haines
Zoning Commissioner
for Baltimore County

JRH:bjs

cc: People's Counsel

File

MICROFILMED

ZONING DESCRIPTION

FROM A POINT OF BEGINNING LOCATED AT THE SOUTH EAST INTERSECTION OF THE RIGHT OF WAYS OF JUNIPER AND OLD LANDING RDS. BOTH 10 FT. WIDE BEING LOT 2 OF THE SUBDIVISION OF FAULKNER, AS RECORDED IN BALTO. CO. PLAT BK 41, FOLIO 039 AND ALSO KNOWN AS 11016 OLD LANDING RD.

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLAT PREPARED BY BALTO. CO.
OWNER: Carl A. Johnson DATE: 3/14/89
OWNER: J. Robert Haines DATE: 3/16/89

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 4/18/89
Posted for: Variances
Petitioner: Carl A. Johnson, et ux
Location of property: SE Intersection Juniper & Old Landing Rd.
11016 Old Landing Road
Location of Sign: Along Old Landing Rd. between 11th
and 12th Aves. on property of Baltimore
Remarks: None
Posted by: William Date of return: 4/21/89
Number of Signs: 1

89-436-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
1st day of March, 1989.

Petitioner: Carl A. Johnson Received by: James E. Dyer
Petitioner's Attorney: James E. Dyer Chairman, Zoning Plans
Advisory Committee
MICROFILMED

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

J. Robert Haines
Zoning Commissioner

Date: 4-10-89

Mr. & Mrs. Carl A. Johnson
11016 Old Landing Road
Kingsville, Maryland 21087

Re: Petition for Zoning Variance, Case Number: 89-436-A
SE Intersection Juniper & Old Landing Roads
11016 Old Landing Road
11th Election District - 5th Councilmanic
Petitioner(s): Carl A. Johnson, et ux
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.

Dear Mr. & Mrs. Johnson:

Please be advised that \$89.86 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
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: File

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

J. Robert Haines
Zoning Commissioner

March 20, 1989

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: 89-436-A
SE Intersection Juniper & Old Landing Roads
11016 Old Landing Road
11th Election District - 5th Councilmanic
Petitioner(s): Carl A. Johnson, et ux
HEARING SCHEDULED: THURSDAY, MAY 4, 1989 at 2:00 p.m.

Variance to allow a principal building to be situated 57 ft. from the centerline of a street in lieu of the minimum required 75 ft.

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: Mr. & Mrs. Johnson
File

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6, 1989

THIS IS TO CERTIFY that the variance advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md. once in each of 1 successive weeks, the first publication appearing on April 6, 1989.

NORTHEAST TIMES
THE JEFFERSONIAN.

S. Z. De Orlean

P010930
by M2733
as 89-436-A
price \$74.86

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

DATE: 4/11/89 ACCOUNT: 201-115
AMOUNT: \$ 25.00
RECEIVED FROM: Carl A. Johnson
FOR: P. Johnson, et ux, #348
8 8201*****351016242F

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

DATE: 5-4-89 ACCOUNT: 201-115-000
AMOUNT: \$ 89.86
RECEIVED FROM: C. Johnson
FOR: Posting & Advertising 89-436-A
8 8110*****856124242F

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 17, 1989

Mr. Carl A. Johnson
11016 Old Landing Road
Kingsville, MD 21087

RE: Item No. 348, Case No. 89-436-A
Petitioner: Carl A. Johnson, et ux
Petition for Zoning Variance

Dear Mr. Johnson:

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. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Fire Department
Towson, Maryland 21204-2536
494-4300

Paul H. Reincke
Chief

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

Re: Property Owner: Carl A. Johnson, et ux

Location: SE Intersection of Juniper and Old Landing Roads
Item No.: 348 Zoning Agenda: February 28, 1989

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 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: Carl A. Johnson NOTED & APPROVED: Carl A. Johnson
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

NO 20 W

MICROFILMED

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner DATE: April 21, 1989

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMENTS

Case No. 89-436-A
Item No. 348

Re: Carl A. Johnson, et ux

The Petitioners request a variance to allow a front yard setback of 57 feet to the centerline of the street in lieu of the required 75 feet. In reference to this request, this office offers no comment.

A:5489.txt pg.4

cc: Carl A. Johnson, et ux
4/25/89

May 23, 1989

11016 Old Landing Road
Kingsville, Maryland 21087

J. Robert Haines, Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Dear Commissioner Haines:

We have received your Order, dated May 11, 1989, regarding our residential variance petition. We are writing to ask that you amend restriction No. 2 of that Order.

While the emphasis of our presentation at the hearing was on our planned garage, we had always intended to add a new bathroom and to reorient an existing bath. Since the hearing we have only recently received from our builder the proposed floor plans.

Please note that a portion of the proposed addition is intended to be utilized for a bath. However, the majority of the space will be devoted to garage use. We are, therefore, requesting that you modify your previously issued Order to allow the use of the additional space as indicated on the enclosed.

Should you have any further questions regarding our request, please contact either of us, or our neighbor, Howard Alderman (321-0600).

Thanking you in advance for your attention to this request, we are,

Very truly yours,

Carl A. Johnson
Carl A. Johnson

Teresa D. Johnson
Teresa D. Johnson

cc: Howard L. Alderman, Jr.

RECEIVED
MAY 24 1989

ZONING OFFICE

MICROFILMED

