

IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
 SW/Corner Colmar Road and Lenore Court
 (1828 Colmar Road)
 1st Election District
 2nd Councilmanic District
 Thelma Harvey
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear/side yard setback of 0 feet in lieu of the minimum required 30 feet for a proposed 6 foot high fence in accordance with Petitioner's Exhibit 1.

The Petitioner, Thelma Harvey, represented by Kenneth F. Wohlert, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1828 Colmar Road, consists of 0.2 acres zoned D.R. 5.5 and is improved with a single family dwelling. Petitioner is desirous of installing a 6-foot high wood stockade fence along the rear and side property lines to provide a confined area for her dog to run. Testimony indicated that Petitioner is unable to take her dog for walks and needed exercise and the proposed fence will allow the dog to have the run of the rear yard. The proffered testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner the relief requested, as hereinafter modified, sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (S.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the relief granted 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, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of October, 1990 that the Petition for Zoning Variance to permit a rear/side yard setback of 1 foot in lieu of the minimum required 30 feet for a proposed 6 foot high fence 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 Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner's Exhibit 1 shall be modified to reflect the placement of the proposed fence 1 foot from the property line.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

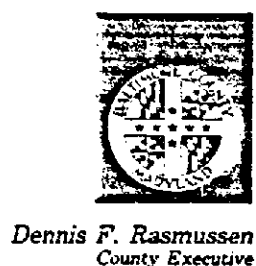
ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 10/3/90
 By [Signature]

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

October 3, 1990



Ms. Thelma Harvey
 1828 Colmar Road
 Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCE
 SW/Corner Colmar Road and Lenore Court
 (1828 Colmar Road)
 1st Election District - 2nd Councilmanic District
 Thelma L. Harvey - Petitioner
 Case No. 90-514-A

Dear Ms. Harvey:

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 887-3391.

Very truly yours,

[Signature]
 ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

cc: Mr. Kenneth J. Walters
 1704 Lenore Court, Baltimore, Md. 21207

People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

90-514-A

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, petition for a Variance from Section 427.B To allow a rear yard 6 ft. high fence with a zero setback to an adjoining front/side yard in lieu of the required 30 ft. minimum.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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(s)
 (Type or Print Name)
 Signature
 Address
 City/State/Zip Code
 Attorney for Petitioner:
 (Type or Print Name)
 Signature
 Address
 City/State/Zip Code
 Attorney's telephone number

Legal Owner(s)
 (Type or Print Name)
 Signature
 Address
 City/State/Zip Code

Address
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ZONING DESCRIPTION

Beginning at a point on the southwest side of Colmar Road which is 50 feet wide at the distance of 50 feet more or less northwest of the Centerline of Lenore Court which is 50 feet wide. Being Lot #15, Block B, Section D in the Subdivision of The Meadows as recorded in Baltimore County Plat Book 23, Folio #145 containing 0.2 acres more or less. Also known as 1828 Colmar Road and located in the 1st ELECTION DISTRICT.

AUGUST 31, 1990

Baltimore County Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

Account: R-001-6150
 Number: 2469

Date: 5/11/90 H9000394

PUBLIC HEARING FEES	QTY	PRICE
010 -ZONING VARIANCE FEE	1 X	\$25.00
020 -POSTING SIGNS / ADVERTISING 1 X	1 X	\$25.00
TOTAL:		\$50.00

LAST NAME OF OWNER: HARVEY

B 8155*****60DDa 8144F
 Please make checks payable to: Baltimore County

receipt

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 1990

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 8/22, 1990

THE JEFFERSONIAN,

S. Zafe Orban
 Publisher

\$42.70

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 described herein in Room 113 of the County Office Building located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Monday, September 17, 1990 at 9:30 a.m.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

90-514-A

Dist: 1st
 Posted for: Variance
 Petitioner: Thelma L. Harvey
 Location of property: SW/Colmar Road and Lenore Court
 Location of Sign: In front of 1828 Colmar Road

Remarks: S.J. Brate
 Date of return: August 31, 1990

LEGAL NOTICE

NOTICE OF HEARING
 Baltimore County Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204

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 described herein in Room 113 of the County Office Building located at 111 West Chesapeake Avenue in Towson, Maryland 21204 at 9:30 a.m. on Monday, September 17, 1990 at 9:30 a.m.

Alan Walden Speaks Aug. 28

Baltimore County Zoning Commissioner

County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

9/21/90

PUBLIC HEARING FEES
 QTY PRICE
 080 -POSTING SIGNS / ADVERTISING 1 X \$107.70
 TOTAL: \$107.70

LAST NAME OF OWNER: HARVEY

receipt

Account: R-001-6150
 Number: 3463

90-514

040400040AICHC
 BA C08P12ADP-21-90 \$107.70

Please make checks payable to: Baltimore County

Baltimore County Zoning Commissioner

Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE: 8/30/90

Thelma L. Harvey
 1828 Colmar Road
 Baltimore, Maryland 21207

Re: Petition for Zoning Variance
 CASE NUMBER: 90-514-A
 SW/C Colmar Road and Lenore Court
 1828 Colmar Road
 1st Election District - 2nd Councilmanic
 Petitioner(s): Thelma L. Harvey
 HEARING DATE: FRIDAY, SEPTEMBER 21, 1990 at 9:30 a.m.

Dear Petitioner:

Please be advised that \$107.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 ZONING COMMISSIONER

DRHTG

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 1, 1990

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 21204 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-514-A
SW/C Colmar Road and Lenore Court
1828 Colmar Court
1st Election District - 2nd Councilmanic
Petitioner(s): Thelma L. Harvey
HEARING DATE: FRIDAY, SEPTEMBER 21, 1990 at 9:30 a.m.

Variance to allow a rear yard 8 ft. high fence with a zero setback to an adjoining front/side yard in lieu of the required 30 ft. minimum.

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: Thelma L. Harvey



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 12, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, MD 21207

RE: Item No. 394, Case No. 90-514-A
Petitioner: Thelma L. Harvey
Petition for Residential Variance

Dear Ms. Harvey:

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



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

Your petition has been received and accepted for filing this 11th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Thelma L. Harvey
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 29, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for June 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 387, 388, 394, 396, 397, 398, 399, 400, 402, 403, 404, 406 and 407.

For Item 401, the previous County Review Group comments still apply.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

July 31, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, Maryland 21207

Re: CASE NUMBER: 90-514-A
LOCATION: 1828 Colmar Road

Dear Petitioner:

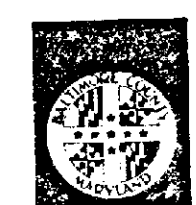
By Order of the Zoning Commissioner's Office, dated July 27, 1990, this matter can not be decided through the administrative process and must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to re-post the property and run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391



Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens DATE: July 27, 1990
Docket Clerk
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Residential Variance
SW/Corner Colmar Road and Lenore Court
(1828 Colmar Road)
1st Election District - 2nd Councilmanic District
Thelma L. Harvey - Petitioner
Case No. 90-514-A

The administrative variance request in the above-captioned matter has been denied. Please notify the Petitioner and all interested parties of this fact and set the matter in for a hearing as docketing permits.

Thank you for your assistance in this matter.

AMN:bjs

cc: Case File

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21204-5500
(301) 887-4500

Paul H. Reincke
Chief

JUNE 4, 1990

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

RE: Property Owner: THELMA L. HARVEY
Location: 1828 COLMAR ROAD
Item No.: 394 Zoning Agenda: JUNE 5, 1990

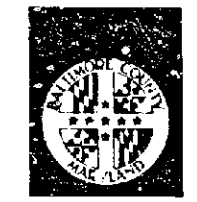
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *C.H. Kelly* 6-4-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 28, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, Maryland 21207

RE: Zoning Variance Case #90-514-A
1828 Colmar Road
1st Election District

Dear Ms. Harvey:

Several attempts to contact you by phone have proved unsuccessful. Please call this office at 887-3391 or have the gentleman who filed your petition contact me as soon as possible.

Very truly yours,

John S. Sullivan
John S. Sullivan
Planner III

JSS/jat
cc: File



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

May 22, 1990



Dennis F. Rasmussen
County Executive

Ms. Thelma I. Harvey
1828 Colmar Road
Baltimore, Maryland 21207

Re: CASE NUMBER: 90-514-A
ITEM NUMBER: 394
LOCATION: 1828 Colmar Road

Dear Petitioner:

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number.

Your property will be posted on or before June 6, 1990. After the closing date (June 21, 1990) for filing a request for hearing has passed, the file will be taken to the Zoning Commissioner for review. You will next receive from this office:

1) Notice that a formal request for hearing has been filed, taking the matter out of the administrative process. This will mean advertising of the public hearing and reporting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice.

OR

2) Notice that the matter has completed the administrative process and that you may return the sign/post and pick-up your Order.

Very truly yours,

G. C. Stephens

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 7, 1990



Dennis F. Rasmussen
County Executive

Mr. Kenneth J. Walters
1704 Lenore Court
Baltimore, Maryland 21207

RE: Petition for a Zoning Variance
(Fence) 1828 Colmar Road
Case # 90-514-A
1st Election District

Dear Mr. Walters:

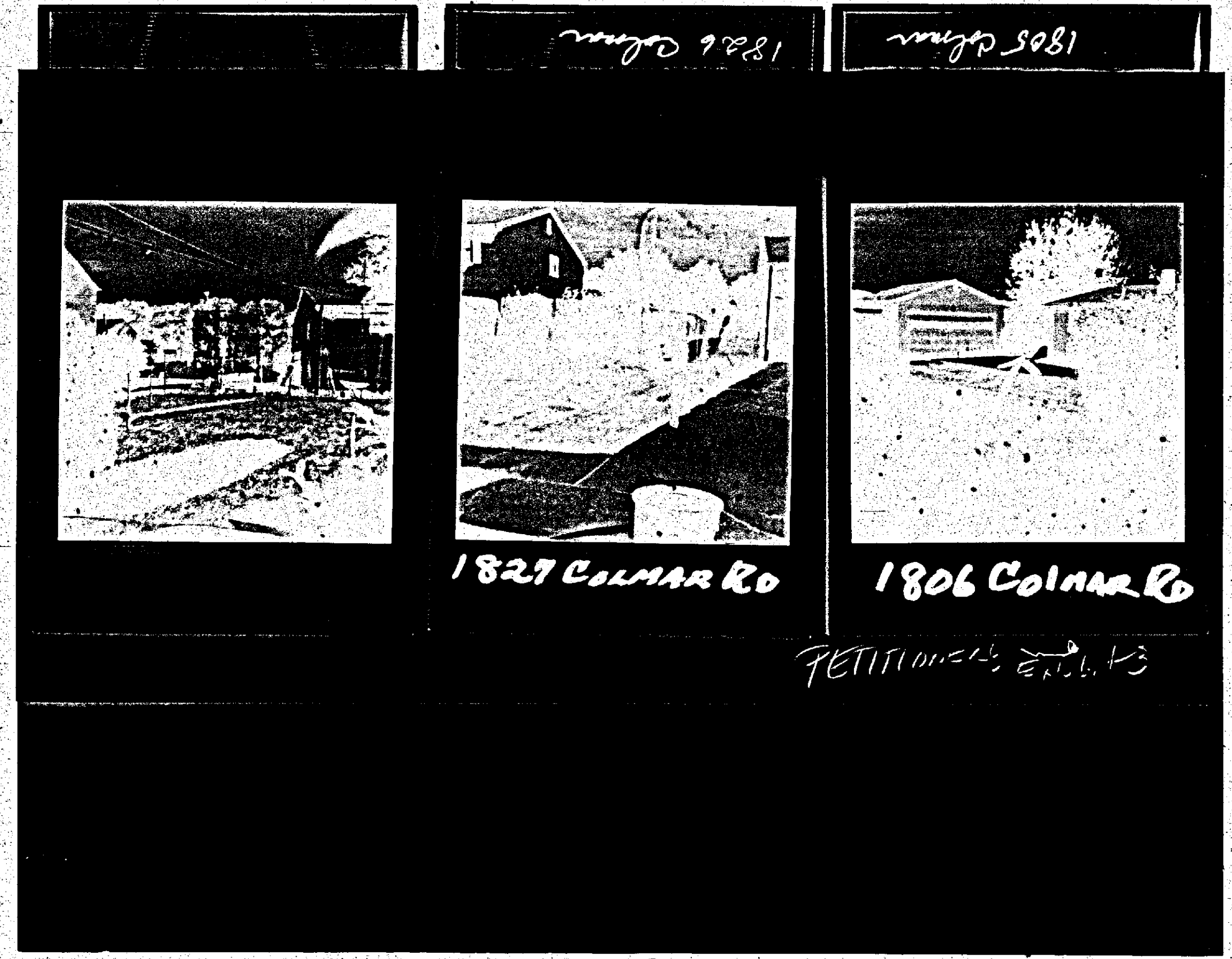
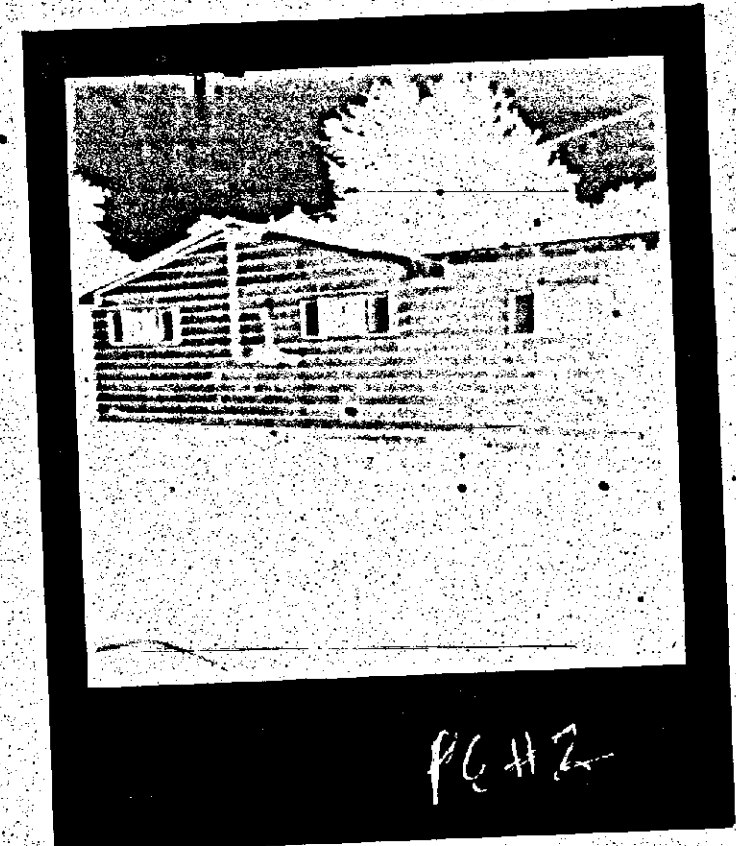
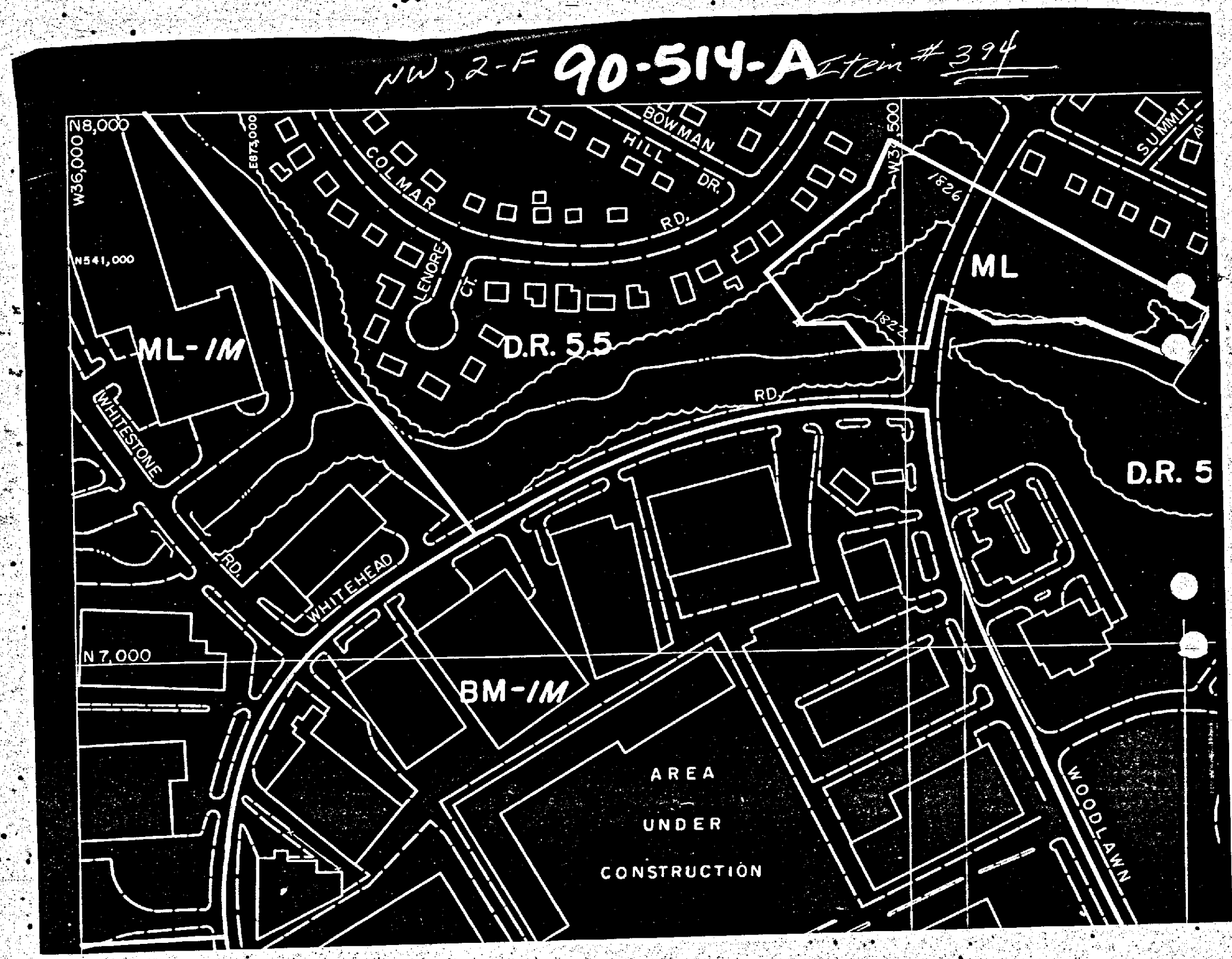
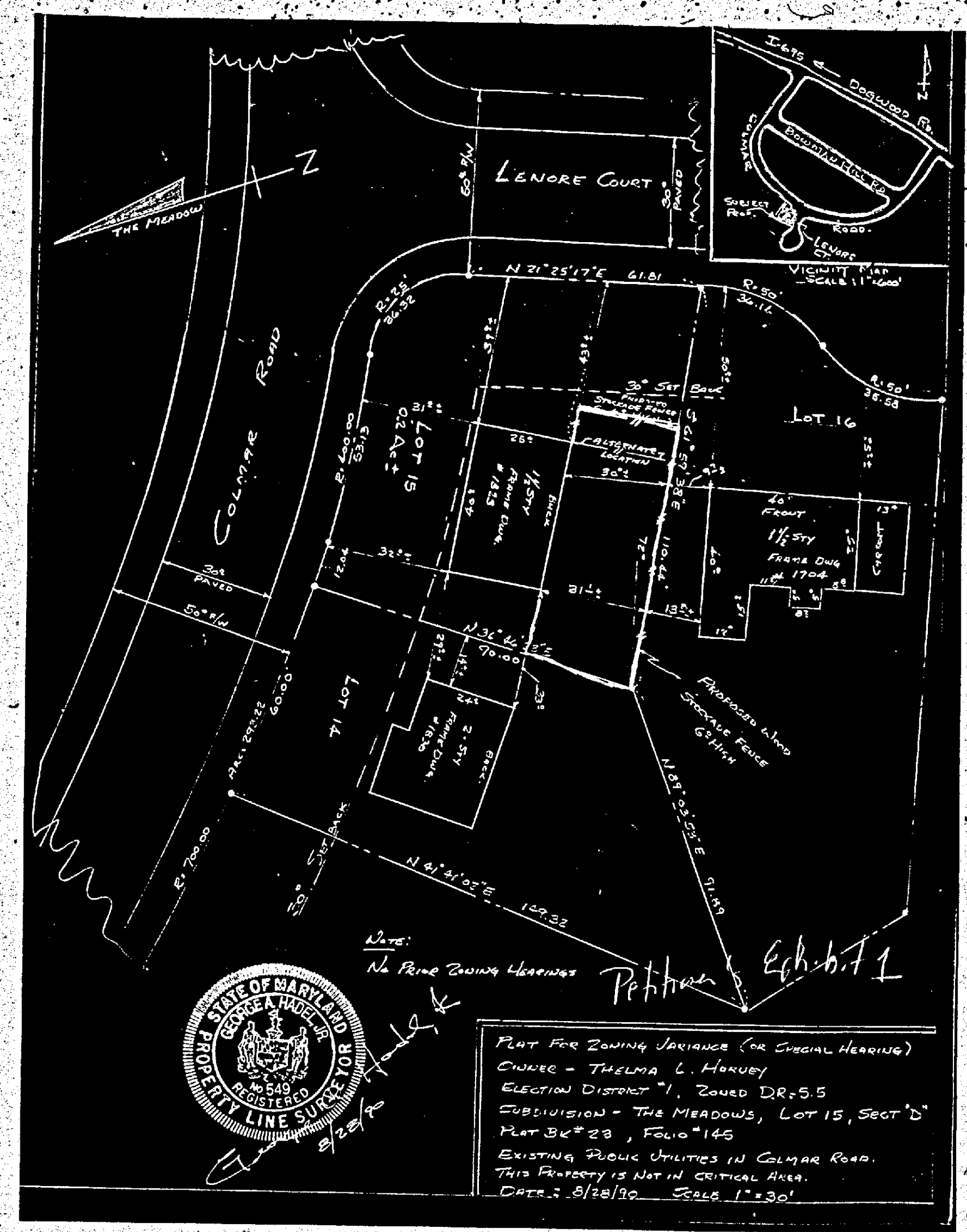
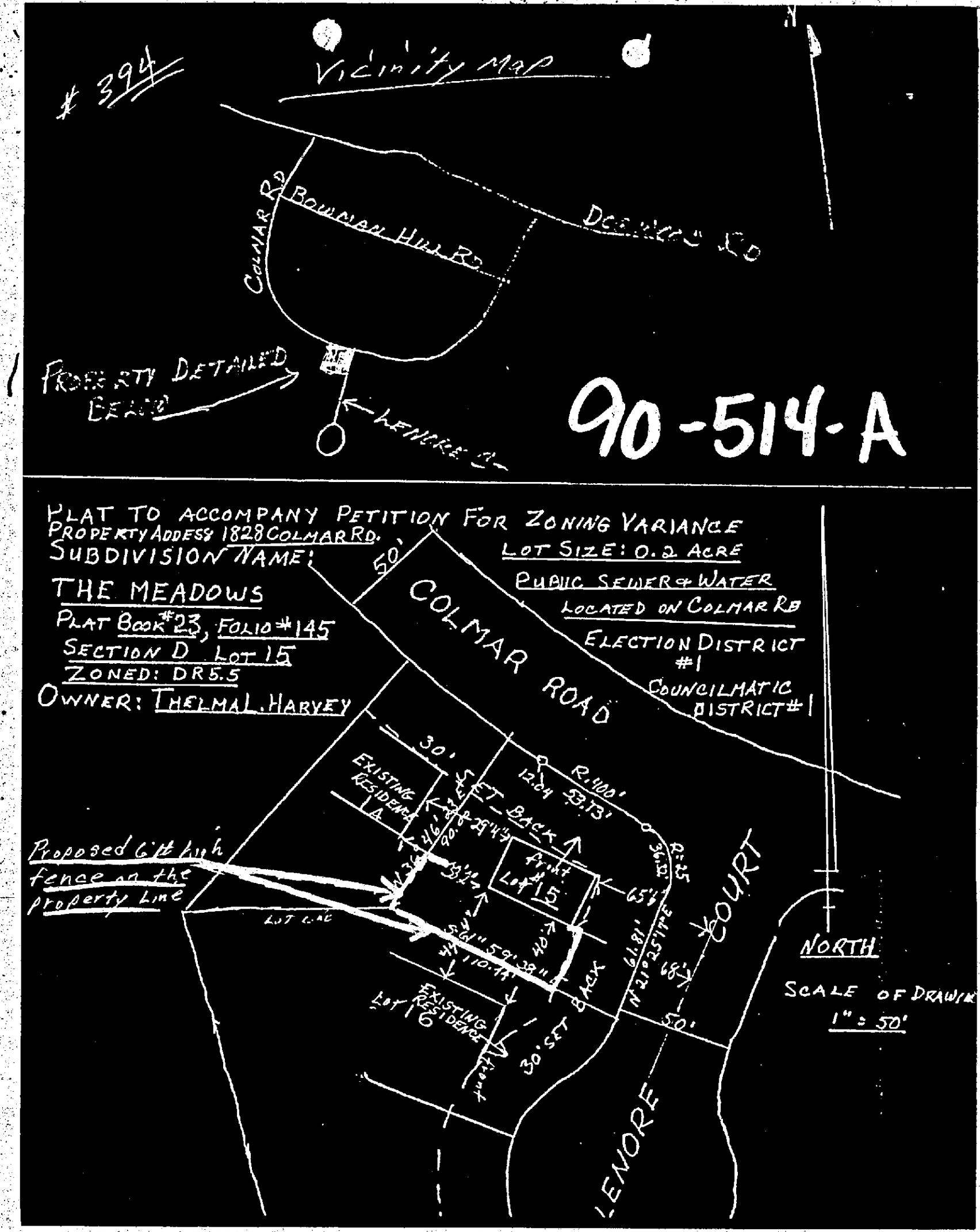
The above referenced property is the subject of an Administrative Zoning Variance for a proposed six foot high fence on the adjoining property line. Mr. Kenneth Wolfert has been assisting Ms. Thelma Harvey in this process. Mr. Wolfert has verbally informed this office that you had seen the zoning sign (posted for 3 weeks) and have no objections to the location and height of the proposed fence. This letter is to request a brief letter from you verifying same.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II

JJS:jat
cc: Ann Mastarowicz, Deputy Zoning Commissioner
Case File
File



IN RE: PETITION FOR RESIDENTIAL VARIANCE* BEFORE THE
SW/Corner Colmar Road and Lenore Court
(1828 Colmar Road)
1st Election District
2nd Councilmanic District
Thelma Harvey
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit a rear/side yard setback of 0 feet in lieu of the minimum required 30 feet for a proposed 6 foot high fence in accordance with Petitioner's Exhibit 1.

The Petitioner, Thelma Harvey, represented by Kenneth F. Wohlfert, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1828 Colmar Road, consists of 0.2 acres zoned D.R. 5.5 and is improved with a single family dwelling. Petitioner is desirous of installing a 6-foot high wood stockade fence along the rear and side property lines to provide a confined area for her dog to run. Testimony indicated that Petitioner is unable to take her dog for walks and needed exercise and the proposed fence will allow the dog to have the run of the rear yard. The proffered testimony indicated that the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

Based upon the testimony and evidence presented at the hearing, in the opinion of the Deputy Zoning Commissioner the relief requested, as hereinafter modified, sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the relief granted 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, as modified, should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 31st day of October, 1990 that the Petition for Zoning Variance to permit a rear/side yard setback of 1 foot in lieu of the minimum required 30 feet for a proposed 6 foot high fence 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 Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Petitioner's Exhibit 1 shall be modified to reflect the placement of the proposed fence 1 foot from the property line.

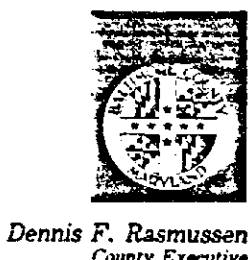
3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 10/31/90
By Kenneth F. Wohlfert

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

October 3, 1990



Ms. Thelma Harvey
1828 Colmar Road
Baltimore, Maryland 21207

RE: PETITION FOR ZONING VARIANCE
SW/Corner Colmar Road and Lenore Court
(1828 Colmar Road)
1st Election District - 2nd Councilmanic District
Thelma L. Harvey - Petitioner
Case No. 90-514-A

Dear Ms. Harvey:

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 887-3391.

Very truly yours,

ANN M. NASTAROWICZ
Deputy Zoning Commissioner
for Baltimore County

AMN:bjs

cc: Mr. Kenneth J. Walters
1704 Lenore Court, Baltimore, Md. 21207

People's Counsel

File

PETITION FOR RESIDENTIAL VARIANCE

90-514-A

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, petition for a Variance from Section

427.B To allow a rear yard 6 ft. high fence with a zero setback to an adjoining front/side yard in lieu of the required 30 ft. minimum.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons:

I am a 35 year old widow. The privacy fence which I am petitioning to erect will be used to confine my dog. This will allow him to have exercise, which I am no longer able to give him. Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Variance posting and, if necessary, advertising, 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/State/Zip Code
Attorney for Petitioner:
Type or Print Name
Signature
Address
City/State/Zip Code
Attorney's telephone number

LEGAL OWNER(S):
Type or Print Name
Signature
Address
City/State/Zip Code
Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of MAY, 1990, that the subject matter of this petition be posted on the property on or before the 6th day of JUNE, 1990.

J. Robert Haines
ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of MAY, 1990, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two numbers of general circulation throughout Baltimore County, that the property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 1st day of JUNE, 1990, at 9:30 o'clock, a.m.

ORDER RECEIVED FOR FILING

Date 10/31/90
By Kenneth F. Wohlfert

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/24, 1990

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 8/22, 1990

THE JEFFERSONIAN,

S. Zeke Olson
Publisher

\$42.70

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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on:

Petition for Zoning Variance
Case Number: 90-514-A
SW/Corner Colmar Road and Lenore Court
1st Election District
2nd Councilmanic District
Petitioner: Thelma L. Harvey
Hearing Date: Friday, Sept. 21, 1990 at 9:30 a.m.

Variance to allow a rear yard 6 ft. high fence with a zero setback to an adjoining front/side yard in lieu of the required 30 ft. minimum.

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 the appeal period for good cause shown. Such request must be in writing and received in the office of the Zoning Commissioner on or before the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of Baltimore County
8:30 - Aug 21

receipt
Account: R001-6150
No 2469
Date 5/11/90
H9000394
PUBLIC HEARING FEES QTY PRICE
010 - ZONING VARIANCE (FILING) 1 X \$25.00
020 - POSTING SIGNS / ADVERTISING 1 X \$25.00
TOTAL: \$60.00
LAST NAME OF OWNER: HARVEY
B 8155*****60DD; \$14F
Please make checks payable to: Baltimore County
Cashier Validation:

AUGUST 31, 1990

ZONING DESCRIPTION

Beginning at a point on the southwest side of Colmar Road which is 50 feet wide at the distance of 50 feet more or less northwest of the Centerline of Lenore Court which is 50 feet wide. Being Lot #15, Block B, Section D in the Subdivision of The Meadows as recorded in Baltimore County Plat Book 23, Folio #145 containing 0.2 acres more or less. Also known as 1828 Colmar Road and located in the 1st ELECTION DISTRICT.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

90-514-A

District: 1st
Date of Posting: August 27, 1990
Posted for: Variance
Petitioner: Thelma L. Harvey
Location of property: SW/Colmar Road and Lenore Court
1828 Colmar Road
Location of Signs: In front of 1828 Colmar Road
Remarks: S.D. Costa
Date of return: August 31, 1990
Number of Signs: 1

LEGAL NOTICE
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 108 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 on:
Petition for Zoning Variance
Case Number: 90-514-A
SW/Corner Colmar Road and Lenore Court
1st Election District
2nd Councilmanic District
Petitioner: Thelma L. Harvey
Hearing Date: Friday, September 11, 1990 at 9:30 a.m.
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

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Petition for Zoning Variance
Case Number: 90-514-A
SW/Corner Colmar Road and Lenore Court
1st Election District
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Hearing Date: Friday, September 11, 1990 at 9:30 a.m.
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

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Petition for Zoning Variance
Case Number: 90-514-A
SW/Corner Colmar Road and Lenore Court
1st Election District
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J. ROBERT HAINES
Zoning Commissioner of Baltimore County

Alan Walden Speaks Aug. 28
The Filiville Senior Center, 1301 Reister Rd., will have Alan Walden, author and commentator on WBAL radio, as guest speaker on Tuesday, Aug. 28 at 1:30 p.m. Mr. Walden will share some thoughts on the program, "Walden Revisited". The program is free and open to the public. For further info., call the center at 887-1345.

receipt
Account: R-001-6150
Number 19100232
Date 9/21/90
PUBLIC HEARING FEES QTY PRICE
030 - POSTING SIGNS / ADVERTISING 1 X \$107.70
TOTAL: \$107.70
LAST NAME OF OWNER: HARVEY
B 4404#004#NCHRC \$1C.70
BA C09111#097-21-90
Please make checks payable to: Baltimore County
Cashier Validation:

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner
DATE 8/30/90

Thelma L. Harvey
1828 Colmar Road
Baltimore, Maryland 21207
Re: Petition for Zoning Variance
CASE NUMBER: 90-514-A
SW/Corner Colmar Road and Lenore Court
1828 Colmar Court
1st Election District - 2nd Councilmanic District
Petitioner(s): Thelma L. Harvey
HEARING DATE: FRIDAY, SEPTEMBER 21, 1990 at 9:30 a.m.

Dear Petitioner:
Please be advised that \$107.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
J. Robert Haines
ZONING COMMISSIONER

JRH:gs

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

August 1, 1990

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 21284 as follows:

Petition for Zoning Variance
CASE NUMBER: 90-514-A
SM/C Colmar Road and Lenore Court
1828 Colmar Court
1st Election District - 2nd Councilmanic
Petitioner(s): Thelma L. Harvey
HEARING DATE: FRIDAY, SEPTEMBER 21, 1990 at 9:30 a.m.

Variance to allow a rear yard 6 ft. high fence with a zero setback to an adjoining front/side yard in lieu of the required 30 ft. minimum.

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: Thelma L. Harvey



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 12, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, MD 21207

RE: Item No. 394, Case No. 90-514-A
Petitioner: Thelma L. Harvey
Petition for Residential Variance

Dear Ms. Harvey:

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



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Your petition has been received and accepted for filing this 11th day of May, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Thelma L. Harvey

Petitioner's Attorney:



Dennis F. Rasmussen
County Executive

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Towson, Maryland 21284-5500
(301) 887-4500
Paul H. Reincke
Chief

JUNE 4, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21284



Dennis F. Rasmussen
County Executive

RE: Property Owner: THELMA L. HARVEY
Location: #1828 COLMAR ROAD
Item No.: 394 Zoning Agenda: JUNE 5, 1990

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John S. Sullivan* 6-4-90 Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEK

BALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee. DATE: May 29, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for June 5, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 387, 388, 394, 395, 397, 398, 399, 400, 402, 403, 404, 406 and 407.

For Item 401, the previous County Review Group comments still apply.

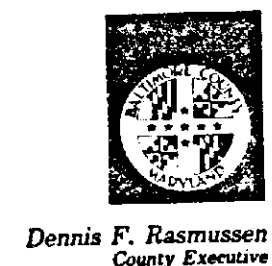
Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

July 31, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, Maryland 21207



Dennis F. Rasmussen
County Executive

Re: CASE NUMBER: 90-514-A
LOCATION: 1828 Colmar Road

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated July 27, 1990, this matter can not be decided through the administrative process and must be scheduled for a public hearing.

Formal notification of the hearing date will be forwarded to you shortly. As you recall, it will now be necessary to re-post the property and run notice of the hearing in two local newspapers. You will be billed for these advertising costs.

If you have any questions, please do not hesitate to contact this office.

Very truly yours,

G. G. Stephens
G. G. Stephens
(301) 887-3391

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Gwendolyn Stephens DATE: July 27, 1990
Docket Clerk
FROM: Ann M. Nastarowicz
Deputy Zoning Commissioner
SUBJECT: Petition for Residential Variance
SM/Corner Colmar Road and Lenore Court
(1828 Colmar Road)
1st Election District - 2nd Councilmanic District
Thelma L. Harvey - Petitioner
Case No. 90-514-A

The administrative variance request in the above-captioned matter has been denied. Please notify the Petitioner and all interested parties of this fact and set the matter in for a hearing as docketing permits.

Thank you for your assistance in this matter.

AMN:bjs

cc: Case File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 887-3353
J. Robert Haines
Zoning Commissioner

June 28, 1990

Ms. Thelma L. Harvey
1828 Colmar Road
Baltimore, Maryland 21207



Dennis F. Rasmussen
County Executive

RE: Zoning Variance Case #90-514-A
1828 Colmar Road
1st Election District

Dear Ms. Harvey:

Several attempts to contact you by phone have proved unsuccessful. Please call this office at 887-3391 or have the gentleman who filed your petition contact me as soon as possible.

Very truly yours,

John S. Sullivan
John S. Sullivan
Planner III

JSS/jat
cc: File

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 287-3353
J. Robert Haines
Zoning Commissioner

May 22, 1990



Dennis P. Rasmussen
County Executive

Ms. Thelma I. Harvey
1828 Colmar Road
Baltimore, Maryland 21207

Re: CASE NUMBER: 90-514-A
ITEM NUMBER: 394
LOCATION: 1828 Colmar Road

Dear Petitioner:

Please be advised that your Petition for Residential Zoning Variance has been assigned the above case number. Any contact made to this office should reference the case number.

Your property will be posted on or before June 6, 1990. After the closing date (June 21, 1990) for filing a request for hearing has passed, the file will be taken to the Zoning Commissioner for review. You will next receive from this office:

1) Notice that a formal request for hearing has been filed, taking the matter out of the administrative process. This will mean advertising of the public hearing and posting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice.

OR

2) Notice that the matter has completed the administrative process and that you may return the sign/post and pick-up your Order.

Very truly yours,

G. A. Stephens

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21284
(301) 287-3353
J. Robert Haines
Zoning Commissioner

July 7, 1990



Dennis P. Rasmussen
County Executive

Mr. Kenneth J. Walters
1704 Lenore Court
Baltimore, Maryland 21207

RE: Petition for a Zoning Variance
(Fence) 1828 Colmar Road
Case # 90-514-A
1st Election District

Dear Mr. Walters:

The above referenced property is the subject of an Administrative Zoning Variance for a proposed six foot high fence on the adjoining property line. Mr. Kenneth Wolfert has been assisting Ms. Thelma Harvey in this process. Mr. Wolfert has verbally informed this office that you had seen the zoning sign (posted for 3 weeks) and have no objections to the location and height of the proposed fence. This letter is to request a brief letter from you verifying same.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

John J. Sullivan, Jr.
Planner II

JJB:jat
cc: Ann Nastarowicz, Deputy Zoning Commissioner
Case File
File

