

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 NW/8 Avondale Road, 400' NE of * ZONING COMMISSIONER
 Rayne Avenue * OF BALTIMORE COUNTY
 (305 Avondale Road)
 12th Election District
 7th Councilmanic District
 Martha A. Gillis
 Petitioner * Case No. 91-174-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a nonconforming use of two residential trailers and a kennel on the subject property in accordance with Petitioner's Exhibit 1.

The Petitioner appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 305 Avondale Road, consists of 0.27 acres zoned R.C. 20 and is improved with two residential trailers and a single family dwelling. Said property is located within the Chesapeake Bay Critical Areas near Peach Orchard Cove. As a result of a complaint filed with the Zoning Office, Petitioner is desirous of establishing a nonconforming use of the two residential trailers and a kennel on her property. Testimony indicated that the trailers are used by her visiting mother and aunt who, while they do not live on the property, come and stay for long periods of time. Mrs. Gillis testified that the larger of the two trailers was moved to the property in the early 1960s with the smaller one sometime later. Mrs. Gillis' testimony was unclear as to the exact dates the trailers were moved to the site.

As to the kennel use of the property, Mrs. Gillis testified that she currently has 7 dogs which she keeps as pets on the subject property. She testified that she does not breed, board or groom dogs on her property, in accordance with Baltimore County Zoning Regulations (B.C.Z.R.)

would constitute a kennel use when there are more than 3 dogs. Testimony indicated that Mrs. Gillis requested the nonconforming use for a kennel in order to keep the 7 dogs she currently owns.

After due consideration of the testimony and evidence presented, it appears that a modification of the relief requested in the special hearing should be granted. The Petitioner was unable to establish that the small trailer was moved to the site prior to the enactment of Section 415.1 of the B.C.Z.R. in 1964 which permitted such use on R.C. 20 zoned land. As such, only the large, 14' x 60' trailer will be permitted to remain on the property. With regard to the relief requested for a kennel, the Petitioner could not present any evidence to support that the 7 dogs existed on the property prior to the 1967 legislation for a kennel. However, the testimony was clear that Petitioner has no intention of breeding or boarding dogs on the subject property, or establishing a commercial grooming service on the site and that she only wishes to keep the dogs until they die of natural causes. Pursuant to Section 500.4 of the B.C.Z.R., it appears that a use permit for the 7 dogs currently residing on the property should be granted, subject to restrictions as more fully described below.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested, as herein-after modified, sufficiently complies with the requirements of Sections 307.1, 307.2, and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the relief requested, as modified, would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict

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 Date 1/14/91
 By [Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the modified relief would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested, as modified, will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The modified relief is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

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 Date 1/14/91
 By [Signature]

- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the modified relief would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of January, 1991 that the Petition for Special Hearing to approve the nonconforming use of the large 14' x 60' trailer on the subject property, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a use permit for the 7 dogs currently residing on the property be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

- 1) The Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted herein shall be rescinded.
- 2) The use permit granted herein is limited to the 7 dogs currently existing on the property. Petitioner

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 By [Signature]

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 Date 1/14/91
 By [Signature]

shall not replace any of the dogs in the event of their demise over the 3 permitted.

3) Petitioner shall contact the Zoning Enforcement Division of this Office to arrange for a mutually convenient date and time for an inspection of the property to determine the types of dogs now residing on the property prior to March 1, 1991. Failure to comply with this restriction will result in Petitioner's loss of the use permit granted herein.

4) Compliance with the Zoning Plans Advisory Committee comments submitted, including, but not limited to, the Department of Permits and Licenses comments dated September 20, 1990, attached hereto and made a part hereof.

5) 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.

IT IS FURTHER ORDERED that the Petitioner shall comply fully and completely with all requirements and recommendations of the Department of Environmental Protection and Resource Management, as set forth in their comments dated December 5, 1990, attached hereto and made a part hereof.

IT IS FURTHER ORDERED that the Petition for Special Hearing to approve the nonconforming use of the small, 10' x 32' trailer, be and is hereby DENIED; and,

IT IS FURTHER ORDERED that the 10' x 32' trailer shall be removed from the subject property on or before July 1, 1991.

J. Robert Haines
 Zoning Commissioner
 for Baltimore County

JRH:bjs

ORDER RECEIVED FOR FILING
 Date 1/14/91
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 111 West Chesapeake Avenue
 Towson, MD 21204 887-3353

January 14, 1991

Mrs. Martha A. Gillis
 305 Avondale Road
 Baltimore, Maryland 21222

RE: PETITION FOR SPECIAL HEARING
 NW/8 Avondale Road, 400' NE of the c/l of Rayne Avenue
 (305 Avondale Road)
 12th Election District - 7th Councilmanic District
 Martha A. Gillis - Petitioner
 Case No. 91-174-SPH

Dear Mrs. Gillis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing, as modified, 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,
 J. Robert Haines
 Zoning Commissioner
 for Baltimore County

JRH:bjs

cc: People's Council

File

Chesapeake Bay Critical Areas Commission
 Taves State Office Building, D-4, Annapolis, Md. 21404

DEPREM

PETITION FOR SPECIAL HEARING
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-174-SPH

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the nonconforming use of 2 residential trailers and a kennel.

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

I, or we, agree to pay expenses of the above Special Hearing 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.

Hardship and Practical Difficulty
 Letter Attached.

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.

MAP SEGE
 G-2
 E.D. 12
 12-29-91
 AF
 1000
 G-2

Contract Purchaser: _____
 (Type or Print Name)

Signature: _____
 (Type or Print Name)

Address: _____
 (Type or Print Name)

City and State: _____

Attorney for Petitioner: _____
 (Type or Print Name)

Address: _____
 (Type or Print Name)

City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
 Name: _____
 Address: _____
 City and State: _____

Attorney's Telephone No.: _____
 Address: _____
 Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 3 day of Oct 19 90, 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 27 day of Dec 19 90, at 10:30 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 Date 1/14/91
 By [Signature]

200-1

(over)

mark 9/20/90
 a small copy
 4:45 min to 1 hr

CRITICAL AREA #104

CRITICAL AREA #104

91-174-SPH

Hardship and Practical Difficulty

1. Trailers on Residential Property has been on property before zoning and to my knowledge they existed as non conform use. I have a list which names of people in AREA agree. Trailer provide home for my 77 yr old mother and some time her 84 yr old sister.

2. What they call operation of kennel is important, I live in a community that is considere dog area, with people that stand on coneses, etc. with a record at many drug ARREST and CHINE. A 70 old lady was RAPE in her home 5 or 6 houses across the street from me two month ago. if she had a few dog maybe the people would not have come in yard. I would like to keep my dogs for this REASON SINCE only WOMEN live here.

CRITICAL AREA #104
 Hard Ship and Practical Difficulty
 91-174-SPH

3. Storage Motor Vehicles ARE Two placed that I keep Ladder, Tool, machinery, Garden equipment etc. if you dont put your equipment in Storage people will steal every thing you use. I dont know of any thing they will not steal.

4. Open dump that I imagine that is being Referred To is Mulch that I have on A AREA That is very low AN water stand there when it rain And mulch keep Soil rich and I use mulch in my garden which SERVE for Two Wonderful purposes.

5. I dont know what is called junkyard I recycle small amount of things I usually get *750 @ a bag a month. I have Receipts.

6. all unlicensed Vehicles is gone except 3 which HAVE also planned To Take This WEEK.

CRITICAL AREA #104
 List of People of AREA
 That Know of Trailers being in AREA See y.

name; address : up in AREA : 91-174-SPH

Willie Brown 203 Bayme Rd Baltimore 22 years
 Albert Reynolds 304 1/2 Avondale Rd Alajunk yard 27 years
 Delores A. Simmons 307 Avondale Rd 34 years
 Patricia A. Cole/ma 812 Creek Rd 21221 15 years

CRITICAL AREA #104

Beginning on the northwest side of Rayme Avenue, 30 feet wide, at the distance of 400 feet northeast the centerline of Avondale Road, not being part of a recorded recorded subdivisions but continuing 27 acres in the 12th Election District and also known as 305 Avondale Road.

91-174-SPH

91-174-SPH
 12-13

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12th Date of Posting: 12/11/90

Posted for: Special Hearing
 Petitioner: Martha A. Gillis
 Location of property: 400' NE centerline of Avondale Road, 400' NE centerline of Avondale Road
 Location of Sign: 400' NE centerline of Avondale Road, 400' NE centerline of Avondale Road
 Remarks: Property of Baltimore
 Posted by: M. Gillis Date of return: 12/11/90
 Number of Signs: 1

CERTIFICATE OF PUBLICATION
 TOWSON, MD., 12-13, 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 12-6, 1990

THE JEFFERSONIAN,
 S. Zake Orlan
 Publisher
 \$32.03

CERTIFICATE OF PUBLICATION

OFFICE OF Dundalk Eagle
 4 N. Center Place
 P.O. Box 8936
 Dundalk, Md. 21222
 November 29, 1990

THIS IS TO CERTIFY, that the annexed advertisement of Case #91-174-SPH - P.O. #0108953 - Req. #M47747 was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for ONE successive weeks before the 30th day of November 1990; that is to say, the same was inserted in the issues of November 29, 1990.

Kimbel Publication, Inc.
 per Publisher.
 By Kimbel Orlan

CRITICAL AREA #104
 91-174-SPH

Beginning for the same on the northwest side of a 10 foot right-of-way leading to Raymo Road at a point on the 7th or last line of the 0.809 acre tract of land which by deed dated July 7, 1948 and recorded among the Land Records of Baltimore County in Liber TBS 1074, folio 483 was conveyed by Thomas F. Shennon and wife to William Wyatt and wife, said point of beginning being north 31 degrees 45 minutes 10 seconds east 23.63 feet from the beginning of said 7th line and thence running with and binding on part of the 7th line north 31 degrees 45 minutes 10 seconds east 153 feet along the northwest side of said 10 foot right-of-way thence running for a new line of division south 53 degrees 14 minutes 50 seconds east 10 feet to the southeast side of said 10 foot right-of-way; and thence containing the same direction south 53 degrees 14 minutes 50 seconds east 53.91 feet to intersect the 3rd or south 33 degrees 40 minutes west 237.60 foot line of the 0.809 acre above referred to; thence running with and binding on part of the 3rd line, on the east 54.39 feet to the end of the 3rd line, south 20 degrees 20 minutes east 59.37 feet to the end of the 4th line and south 34 degrees 32 minutes 30 seconds west 63.91 feet to the end of the 3rd line of that parcel of land which by deed dated June 19, 1950 and recorded among the Land Records of Baltimore County in Liber TBS No. 1885, folio 464 was conveyed by William Wyatt, et al., to Thomas H. Almond, et al; and thence running and binding reversely on said 3rd line north 53 degrees 14 minutes 50 seconds west 95.97 feet to the southeast side of the 10 foot right-of-way above referred to and containing the same direction north 53 degrees 14 minutes 50 seconds west 10 feet to the place of beginning.

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

DATE: 12/11/90

Mr. Martha Analee Gillis
 305 Avondale Road
 Baltimore, Maryland 21222

Dennis F. Rasmussen
 County Executive

RE: Petition for Special Hearing
 CASE NUMBER: 91-174-SPH
 M/S Bayme Avenue, 400' NE centerline of Avondale Road (400' Avondale Road)
 12th Election District - 7th Councilmanic
 Petitioner(s): Martha Analee Gillis
 HEARING: THURSDAY, DECEMBER 27, 1990 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 85.53 is due for advertising and posting of the above captioned property. THIS FEE MUST BE PAID AND THE DURING SIGN & POST SIGN(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL BE ISSUED. DO NOT REMOVE THE SIGN & POST SIGN(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 sign(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21284 (15) minutes before your hearing is scheduled to begin.

J. ROBERT HAINES
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

SR:gs

receipt
 Account: R-001-6150
 Number

Date

01 / 14 / 91 View Fee Record

Record Status: A (V=void) Fee Type No.: 080
 Amount: \$ 85.53 Date entered: 12 / 27 / 90 (mmddyy)
 Please Make Checks Payable To: Baltimore County
 Paid: Y (Y=yes, N=no) Receipt / Case No: M9100553

receipt
 Account: R-001-6150
 Number
 No 3391

Date 9/12/90 H9100104

PUBLIC HEARING FEES	QTY	PRICE
030 - SPECIAL HEARINGS (IRL)	1 X	\$35.00
TOTAL:		\$35.00

LAST NAME OF OWNER: GILLIS

0404H0017HICRC
 BA C002:5ZPH09-12-90 \$35.00
 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

November 13, 1990

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 21284 as follows:

Petition for Special Hearing
 CASE NUMBER: 91-174-SPH
 M/S Bayme Avenue, 400' NE centerline of Avondale Road (400' Avondale Road)
 12th Election District - 7th Councilmanic
 Petitioner(s): Martha Analee Gillis
 HEARING: THURSDAY, DECEMBER 27, 1990 at 10:30 a.m.

Special Hearing to approve the nonconforming use of two residential trailers and a kennel.

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County

cc: Martha Analee Gillis

ZONING ENFORCEMENT Baltimore County
Zoning Office
Towson, Maryland 21284

CRITICAL AREA #104

CORRECTION NOTICE * PAGE 1 OF 2
CASE NUMBER C-90-2850 ELECTION DISTRICT: 12th

LOCATION: 305 AVONDALE ROAD
DEAR MARTHA AZALEE GILLIS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

- (X) REMOVE ALL INOPERATIVE MOTOR VEHICLES
- (X) REMOVE ALL UNLICENSED VEHICLES WHICH DO NOT MEET ALL OF THE FOLLOWING CONDITIONS:

1. LIMITED TO ONE VEHICLE PER DWELLING PER YEAR 2. MUST BE PARKED IN A DRIVEWAY OR OFF-STREET PARKING AREA AND IF IN THE REAR YARD AT LEAST 8 FEET FROM THE THE PROPERTY LINE 3. VEHICLE OWNER MUST RESIDE ON THE PROPERTY 4. VEHICLE IS NOT TO BE USED/DISMANTLED FOR PARTS

OUTSIDE STORAGE IS LIMITED TO 15 DAYS PER YEAR UNLESS EXTENDED BY THE ZONING COMMISSIONER
INSPECTOR: CRAIG MCGRAW DATE: 6/11/90

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-8091. FAILURE TO COMPLY BY JULY 11, 1990, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: CRAIG MCGRAW DATE: 6/11/90
Sept 12 - 2 PM

ZONING ENFORCEMENT Baltimore County
Zoning Office
Towson, Maryland 21284

CRITICAL AREA #104

CORRECTION NOTICE * PAGE 2 OF 2
CASE NUMBER C-90-2850 ELECTION DISTRICT: 12th

LOCATION: 305 AVONDALE ROAD
DEAR MARTHA AZALEE GILLIS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING CORRECTION IS REQUIRED:

- REMOVE HOUSE TRAILERS
- CEASE THE OPERATION OF A KENNEL

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-8091. FAILURE TO COMPLY BY JULY 11, 1990, WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: CRAIG MCGRAW DATE: 6/11/90

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21284 887-3353

December 13, 1990

Mrs. Martha Azalee Gillis
305 Avondale Road
Baltimore, MD 21222

RE: Item No. 104, Case No. 91-174 GM
Petitioner: Martha Azalee Gillis
Petition for Special Hearing

Dear Mrs. Gillis:

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
700 East Joppa Road, Suite 901
Towson, Maryland 21284-5300
(801) 887-4300
Pat H. Reuck
1527

OCTOBER 9, 1990



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

RE: Property Owner: MARTHA AZALEE GILLIS
Location: #305 AVONDALE ROAD
Item No.: 104 Zoning Agenda: OCTOBER 2, 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: *Pat H. Reuck* Noted and Approved
Planning Group Captain *W. F. Brad Anich*
Special Inspection Division Fire Prevention Bureau

JK/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: October 3, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for October 2, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 33 (revised), 73, 94, 99, 101, 102, 103, 104, 105, 106, 108, 110, 111 and 112.

Item 107 is subject to the previous County Review Group comments.

For Item 109, a County Review Group Meeting is required. Church Lane is to be improved as a 40-foot paving section on a 60-foot right-of-way.

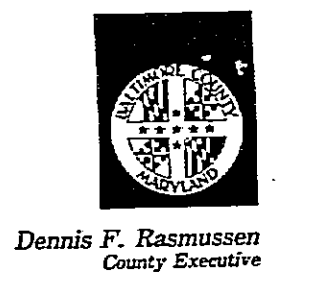
Robert W. Bowling
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:s

RECEIVED
10/4

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-8554

October 3, 1990



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

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 73, 94, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, & 112.

Very truly yours,
Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/jw

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OCT 9 1990
ZONING OFFICE

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, MD 21204 887-3353

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines DATE: October 2, 1990
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Martha Azalee, Item No. 104

The Petitioner requests a Special Hearing to approve the non-conforming use of two residential trailers and a kennel.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

EK/JL/cmm
ITEM104/ZAC1

Your petition has been received and accepted for filing this 3rd day of October, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Martha Azalee Gillis
Petitioner's Attorney:

RECEIVED
10/4/90

