

of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested 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 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 Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 20<sup>th</sup> day of May, 1991 that a Petition for a Zoning Variance from Section 303.1, of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 21 ft. front setback in lieu of the 40 ft. front average setback and to amend the last approved Final Development Plan of Velvet Hill is hereby GRANTED, subject to the following restriction which are conditions precedent to the relief granted:

1. The 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.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By \_\_\_\_\_

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

JRH/mm  
encl.  
cc: Peoples Counsel

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3553

May 17, 1991

Mr. and Mrs. Curtis Turner  
12111 Velvet Hills Drive  
Owings Mills, Maryland 21117

RE: Petition for Zoning Variance  
Case No. 91-303-A

Dear Mr. and Mrs. Turner:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
*J. Robert Haines*  
Robert Haines  
Zoning Commissioner

JRH:mm  
encl.  
cc: Peoples Counsel

#305  
**PETITION FOR RESIDENTIAL VARIANCE**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

91-303-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section

303.1 --- To permit a 21 ft. front setback in lieu of the 40 ft. front average setback & to amend the last approved Final

Development Plan of Velvet Hill.

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

*See attached*

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 Petitioners:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s)  
*CURTIS TURNER*

(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:

*CURTIS & LOIS TURNER*

Address

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be posted on the property on or before the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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 13 day of March, 1991, 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 property be reported, 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 1 day of May, 1991, at 10:30 o'clock, A.M.

ORDER RECEIVED FOR FILING  
Date \_\_\_\_\_  
By *J. Robert Haines*  
Zoning Commissioner of Baltimore County

JRH: 2/1/91  
Est Post - 2/1/91

**AFFIDAVIT**

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

91-303-A

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently or upon settlement will reside at  
12111 Velvet Hills Dr.  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)  
see attached

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

AFFIANT (Handwritten Signature)

AFFIANT (Handwritten Signature)

*CURTIS TURNER*

*LOIS C. TURNER*

AFFIANT (Printed Name)

AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of JANUARY, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared  
CURTIS TURNER & LOIS C. TURNER

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

IN WITNESS my hand and Notarial Seal.

January 31, 1991  
Notary

*Margaret Jean Jenkins*  
Notary Public  
#72496

My Commission Expires: 4/1/93

Zoning Description

91-303-A

Beginning at a point on the North East side of Velvet Hills Drive which is 50' wide at the distance of 514.27' South West of the centerline of the nearest improved intersecting street Sonita Avenue which is 50' wide. \*Being Lot #45, block 15 in the subdivision of Velvet Hills subdivision as recorded in Baltimore County plat book #46, Folio #30, containing 1/4 acre. Also known as 12111 Velvet Hills

#305

**CERTIFICATE OF POSTING** INSTANT CASE  
ZONING DEPARTMENT OF BALTIMORE COUNTY #91-303-A  
Towson, Maryland

District 4th Date of Posting 2-15-91  
Posted for Variance - Residential  
Petitioner: Curtis Turner & Lois  
Location of property: 12111 Velvet Hills Drive, 514' SW of Sonita Ave  
Location of Sign: East front of 12111 Velvet Hills Drive  
Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 4-5, 1991

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 4-4, 1991

THE JEFFERSONIAN,

*S. Zebe Orlian*  
Publisher

\$ 66 34

**NOTICE OF HEARING**  
 The Zoning Commission 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 West Chesapeake Avenue in Towson, Maryland 21204 as follows:  
 Case Number: 91-303-A  
 E/S Velvet Hills Drive, 514' SW of Bonita Avenue  
 12111 Velvet Hills Drive  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Curtis Turner, et ux  
 Hearing Date: Wednesday, May 1, 1991 at 10:30 a.m.  
 Variance: to permit a 21 ft. front setback in lieu of the 40 ft. front average setback and to amend the last approved final development plan of Velvet Hills.  
 J. ROBERT HAINES  
 Zoning Commissioner of Baltimore County  
 CMTJ24007 Apr. 4.

**CERTIFICATE OF PUBLICATION**

TOWSON, MD, 4-5-1991  
 THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 6 successive weeks, the first publication appearing on 4-19-91

OWINGS MILLS TIMES,  
 S. Zake Orlean  
 Publisher

\$46.34

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R 001-6150  
 Number

Date

Receipt

Please Make Checks Payable To: Baltimore County 2917A210-01-91 \$59.00

**Baltimore County Zoning Commissioner**  
 County Office Building  
 111 West Chesapeake Avenue  
 Towson, Maryland 21204

Account: R 001-6150  
 Number

Date

Receipt

91-303

DATE: 4/25/91	BY: JRB
PUBLIC HEARINGS FEES	0.00
POSTING SIGNS / ADVERTISING	591.34
TOTAL:	591.34

LAST NAME OF OWNER: TURNER

04A04M0167MCHRC  
 Please Make Checks Payable To: Baltimore County 2917A210-01-91 \$91.34

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

DATE: 4/9/91

Curtis and Lois Turner  
 12111 Velvet Hills Drive  
 Owings Mills, Maryland 21117

RE:  
 Case Number: 91-303-A  
 E/S Velvet Hills Drive, 514' SW Bonita Avenue  
 12111 Velvet Hills Drive  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Curtis Turner, et ux  
 HEARING: WEDNESDAY, MAY 1, 1991 at 10:30 a.m.

Dear Petitioner(s):

Please be advised that \$ 76.34 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.

J. Robert Haines  
 ZONING COMMISSIONER  
 BALTIMORE COUNTY, MARYLAND

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

March 18, 1991

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:

Case Number: 91-303-A  
 E/S Velvet Hills Drive, 514' SW Bonita Avenue  
 12111 Velvet Hills Drive  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Curtis Turner, et ux  
 HEARING: WEDNESDAY, MAY 1, 1991 at 10:30 a.m.

Variance to permit a 21 ft. front setback in lieu of the 40 ft. front average setback and to amend the last approved final development plan of Velvet Hills.

J. Robert Haines  
 Zoning Commissioner of Baltimore County

cc: Mr. & Mrs. Turner  
 Steven Attman  
 File

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

April 25, 1991

Curtis and Lois Turner  
 12111 Velvet Hills Drive  
 Owings Mills, Maryland 21117

Re: Case Number: 91-303-A  
 E/S Velvet Hills Drive, 514' SW of Bonita Avenue  
 12111 Velvet Hills Drive  
 4th Election District - 3rd Councilmanic  
 Petitioner(s): Curtis Turner, et ux  
CHANGE IN DATE AND/OR TIME OF HEARING

Please be advised that Public Hearing of the above captioned matter will now take place as follows:

DAY: WEDNESDAY  
 DATE: MAY 1, 1991  
 TIME: 1:30 P.M.

Very truly yours,  
 J. Robert Haines  
 Zoning Commissioner  
 Baltimore County

JRH:gs  
 cc: Steven Attman

4/25/91 - Advised Mrs. Turner via telephone. JRB

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

February 25, 1991

Mr. & Mrs. Curtis Turner  
 12111 Velvet Hills Drive  
 Owings Mills, MD 21117

RE: Item No. 305, Case No. 91-303-A  
 Petitioner: Curtis Turner, et ux  
 Petition for Residential Variance

Dear Mr. & Mrs. Turner:

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 WINKARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,  
 James E. Dyck  
 Chairman  
 Zoning Plans Advisory Committee

JED:jw  
 Enclosures

**Baltimore County Government**  
 Zoning Commissioner  
 Office of Planning and Zoning

111 West Chesapeake Avenue  
 Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 1st day of February, 1990.

J. Robert Haines  
 ZONING COMMISSIONER

Received By:  
 James E. Dyck  
 Chairman,  
 Zoning Plans Advisory Committee

Petitioner: Curtis Turner, et ux  
 Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
 Zoning Commissioner

DATE: February 20, 1991

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

SUBJECT: Paul Joseph Chaney, Item No. 296  
 Martin J. Sussman, Item No. 299  
 Curtis Turner, Item No. 305  
 Church of God at Dundalk, Item No. 313  
 Dale A. Poletynski, Item No. 315  
 Virgil L. Woodie, Item No. 317

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.

PK/JL/cmm  
 ITEMSVAR.JL/ZAC1

BALTIMORE COUNTY, MARYLAND  
INTEROFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: February 22, 1991  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for February 19, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 296, 299, 302, 305, 312, 313, 314, 315 and 317.

For Items 300 and 316, County Review Group Comments are required.

For Item 310 the previous County Review Group Comments are still applicable.

For Item 307, the previous minor subdivision comments are still applicable.

*RWB*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

received  
2/28/91

91-303-A

Baltimore County Government  
Fire Department

700 East Joppa Road Suite 901  
Towson, MD 21204-5500

(301) 887-4500

MARCH 7, 1991

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

RE: Property Owner: CURTIS TURNER  
Location: #12111 VELVET HILLS DRIVE  
Item No.: 305 Zoning Agenda: FEBRUARY 19, 1991

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: *CH Kelly 2-29-91* Noted and Approved *Captain W.F. Brady Jr. 2/29/91*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JK/REK

received  
3/1/91

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

April 25, 1991

Curtis and Lois Turner  
12111 Velvet Hills Drive  
Owings Mills, Maryland 21117

Re: Case Number: 91-303-A  
E/S Velvet Hills Drive, 514' SW of Bonita Avenue  
12111 Velvet Hills Drive  
4th Election District - 3rd Councilmanic  
Petitioner(s): Curtis Turner, et ux  
CHANGE IN DATE AND/OR TIME OF HEARING

Please be advised that Public Hearing of the above captioned matter will now take place as follows:

DAY: WEDNESDAY  
DATE: MAY 1, 1991  
TIME: 1:30 P.M.

Very truly yours,

*J. Robert Haines*

J. Robert Haines  
Zoning Commissioner  
Baltimore County

JRH:gs

cc: Steven Attman

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

March 14, 1991

Mr. & Mrs. Curtis Turner  
12111 Velvet Hills Drive  
Owings Mills, Maryland 21117

Re: CASE NUMBER: 91-303-A  
LOCATION: E/S Velvet Hills Drive, 514' SW of Bonita Ave.  
12111 Velvet Hills Drive

Dear Petitioner:

By Order of the Zoning Commissioner's Office, dated March 13, 1991, this matter 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 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,

*1/3*  
G. G. Stephens  
(301) 887-3391

*File Copy*

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

February 13, 1991

Curtis and Lois Turner  
12111 Velvet Hills Drive  
Owings Mills, Maryland 21117

Re: CASE NUMBER: 91-303-A  
LOCATION: E/S Velvet Hills Drive, 514' SW of Bonita Avenue  
12111 Velvet Hills Drive

Dear Petitioner(s):

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. This letter also serves as a reaffirmation of the administrative process.

1) Your property will be posted on or before February 20, 1991. The last date (closing date) on which a neighbor may file a formal request for hearing is March 7, 1991. Should such request be filed, you will receive notification that the matter will not be handled through the administrative process. This will mean advertising of the public hearing and reposting of the property. The public hearing will be scheduled approximately 30 - 45 days from receipt of said notice. In either case, (a) receipt of notification that you will have a public hearing or, (b) the posting of the closing date, the sign and post can then be removed from the property and returned to this office. Failure to return the sign and post will cause your Order to be held and incur a \$50.00 charge. Please be advised that the Order will not be available for you to pick-up the day you return the sign.

2) Assuming no neighbor has requested a public hearing, the file now enters the final review stage of the administrative process. The Zoning Commissioner must now decide whether to grant or deny the request. He also has the option to request a public hearing.

3) PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Very truly yours,

*1/3*  
G. G. Stephens  
(301) 887-3391

*File*

ITEM # 305  
MJK  
DATE: 2-23-91

PETITION CHECKLIST

91-303-A

Before the above petition can be accepted for filing, the following items must be corrected/included:

- Section information has been typed in. Please check and return to top drawer.
- Item number must be on all papers in the file folder.
- Item number must be in ink (pencil does not copy well).
- Item number generated by computer (on receipt) is not the same as item number on material in folder and/or pink sheet.
- Section information missing on petition forms.
- Not "original" signatures on all copies of petition forms.
- Owner's name address and/or telephone number is not on petition forms.
- Need signature and/or printed name and/or title of person signing for company.
- Need an attorney.
- "Red stamp" or closing information is not on petition forms.
- Following information is missing on the file folder:
  - Petitioner's name
  - Item number
  - Description
  - Actual address
  - zoning
  - acreage
  - election district
  - councilmanic district
- Need 12 plats. Only \_\_\_ in folder.
- Plats need to be folded to 8-1/2" x 11".
- There is a difference in date between date taken in and date put in drawer for agenda. Put a note in the folder explaining this.
- Affidavit is not signed by Lois Turner.

This note is to inform you that the following address posted a zoning notice for less than 48 hours. Does this comply with zoning regulations?

12111 Velvet Hill Drive  
Owings Mills, Maryland 21117

RECEIVED  
FEB 27 1991  
ZONING OFFICE

91-303-A

February 22, 1991 (1991)

Mr. J. Robert Haines  
Zoning Commissioner Baltimore County  
111 W. Chesapeake  
Mail Stop 1108  
Towson, Maryland 21201

RE: Case #91-303-A

Dear Mr. Haines:

It has been brought to my attention that 12111 Velvet Hill Drive is applying for another variance.

For some unknown reason the sign which was originally posted is not visible any longer.

Could you please consider another hearing date concerning this matter so that those of us involved can understand the reason for the variance but in the mean time have another sign posted.

Thank you

*Steven Attman*  
Steven Attman

SA/gg

RECEIVED  
FEB 27 1991  
ZONING OFFICE

*I will be away until after March 20th 1991  
So if anyone has could be after that I would appreciate it.  
Thank you very much  
SA*

February 28, 1991

Mr. Steven Attman  
Acme Paper & Supply Co., Inc.  
8229 Sandy Court  
Savage, Maryland 20763-0422

Re: Case Number: 91-303-A  
12111 Velvet Hill Drive

Dear Mr. Attman:

This office is in receipt of your letter dated February 22, 1991 and we thank you for same. An inspector will look into the matter of the missing sign.

Please be advised that this case was filed through the administrative process and neither your letter nor a finding that the sign was deliberately removed, guarantees a public hearing. There remains the possibilities of (1) from the time you first sighted the sign, its relocation to a spot still visible to the general public, and (2) in the case of complete removal, reposting for an additional 15 days.

The current closing date in this matter is March 7, 1991. If your desire is to make sure that this case goes to a public hearing, it must be done through the normal process. In short, before 4:30 p.m. on March 7, 1991, you must come into our offices, file necessary paperwork and pay \$35.00 fee attached thereto.

Please do not hesitate to contact us, should you need further information.

Very truly yours,

G. G. Stephens  
(301) 887-3391

### MEMO

Re: 91-303-A  
Curtis Turner, et ux  
12111 Velvet Hills Drive

Mr. Turner called today.

First conversation (2:33 p.m.) - He wanted to know if somebody had issued a complaint regarding his variance request as someone from the County was out to his place. I attempted to pull the file and check for a Request for Hearing. The file was signed out to Enforcement (Frank). I could not give Mr. Turner any information as to the current status, I was not in possession of the file. I asked him to expect a call from me tomorrow. (NOTE: I did not wish to discuss why the file was out to Enforcement with the Petitioner before speaking with Frank. However, I was aware that Frank was going to the site to take pictures, as none where in the file and to ascertain if the sign posted was still standing and visible as required.)

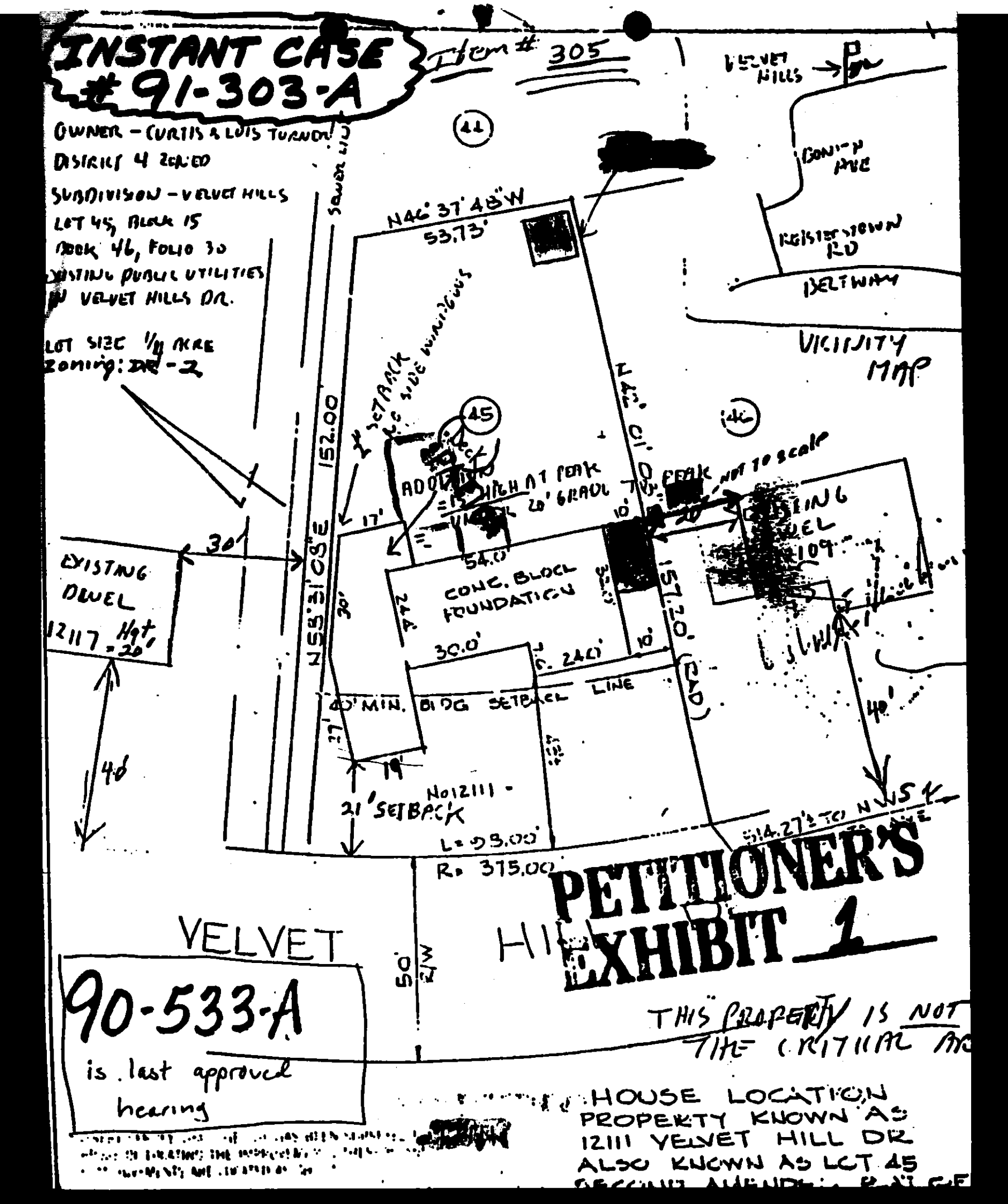
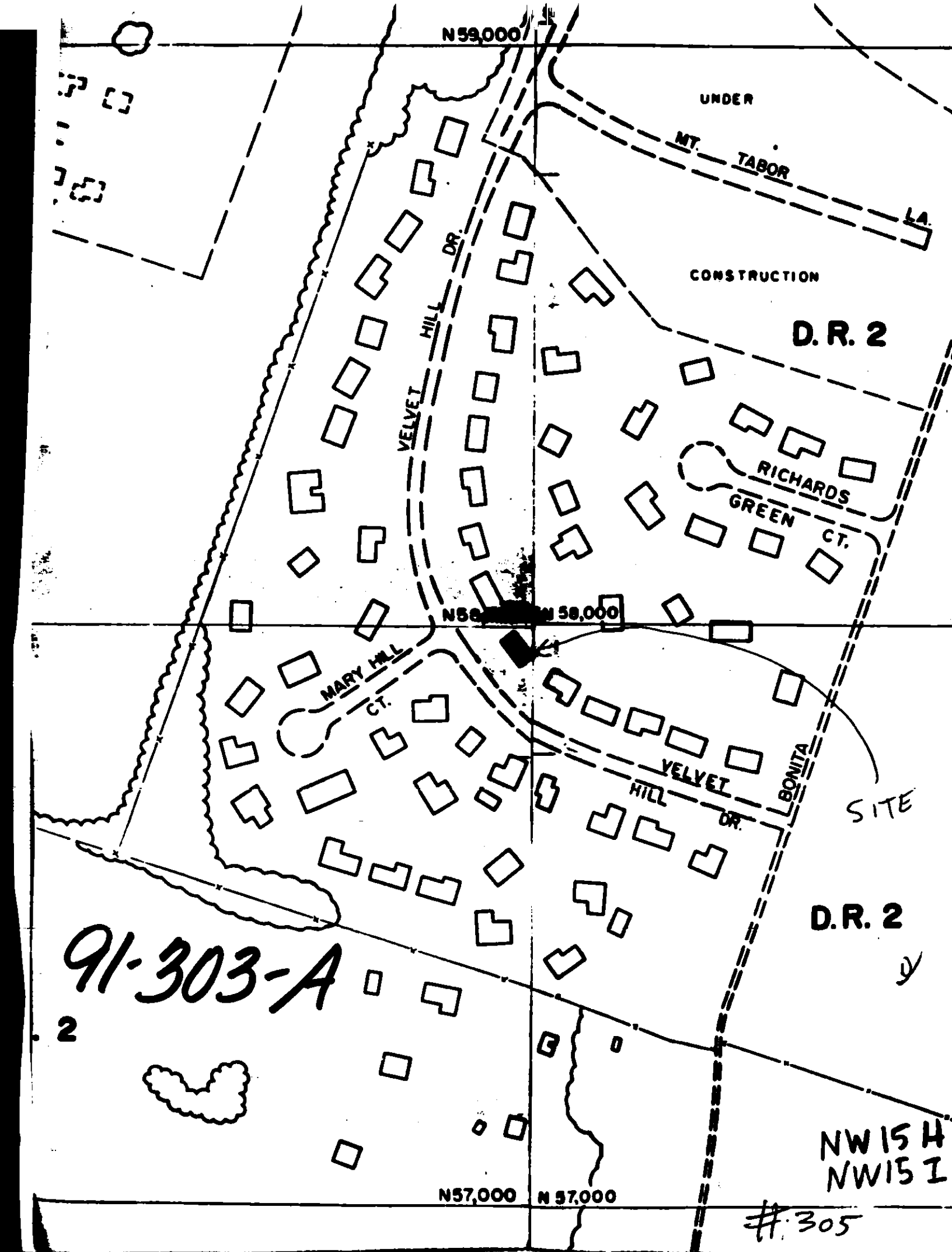
Second conversation (3:15 p.m.) - Mr. Turner called to inform this office that the sign posted on his property was vandalized. He said that kids had knocked it down and that the later wind storms had knocked it off the post. He further stated that he was unable to get the post back into the ground, his property having very hard ground. He asked what he should do and/or what we can do in this case. I informed him to repost the sign as best he could and based on the information on file, the Commissioner would determine if the property should be reposted an additional 15 days or if the matter would go to hearing.

3:30 p.m. - Frank returned the file to me.

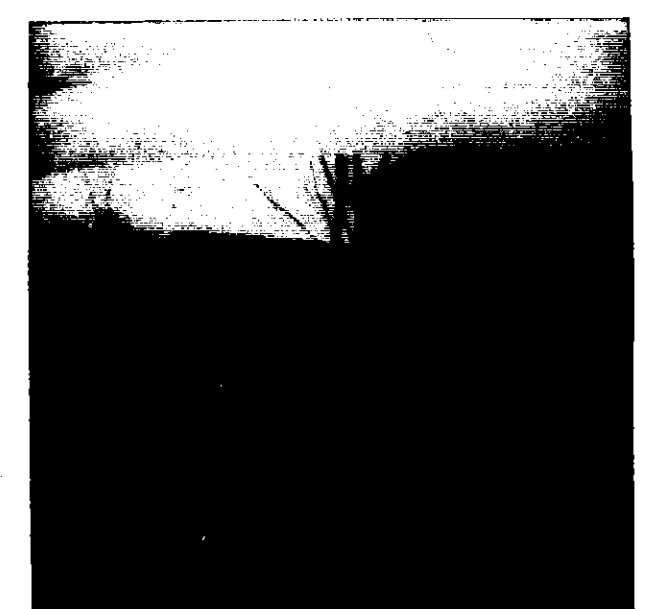
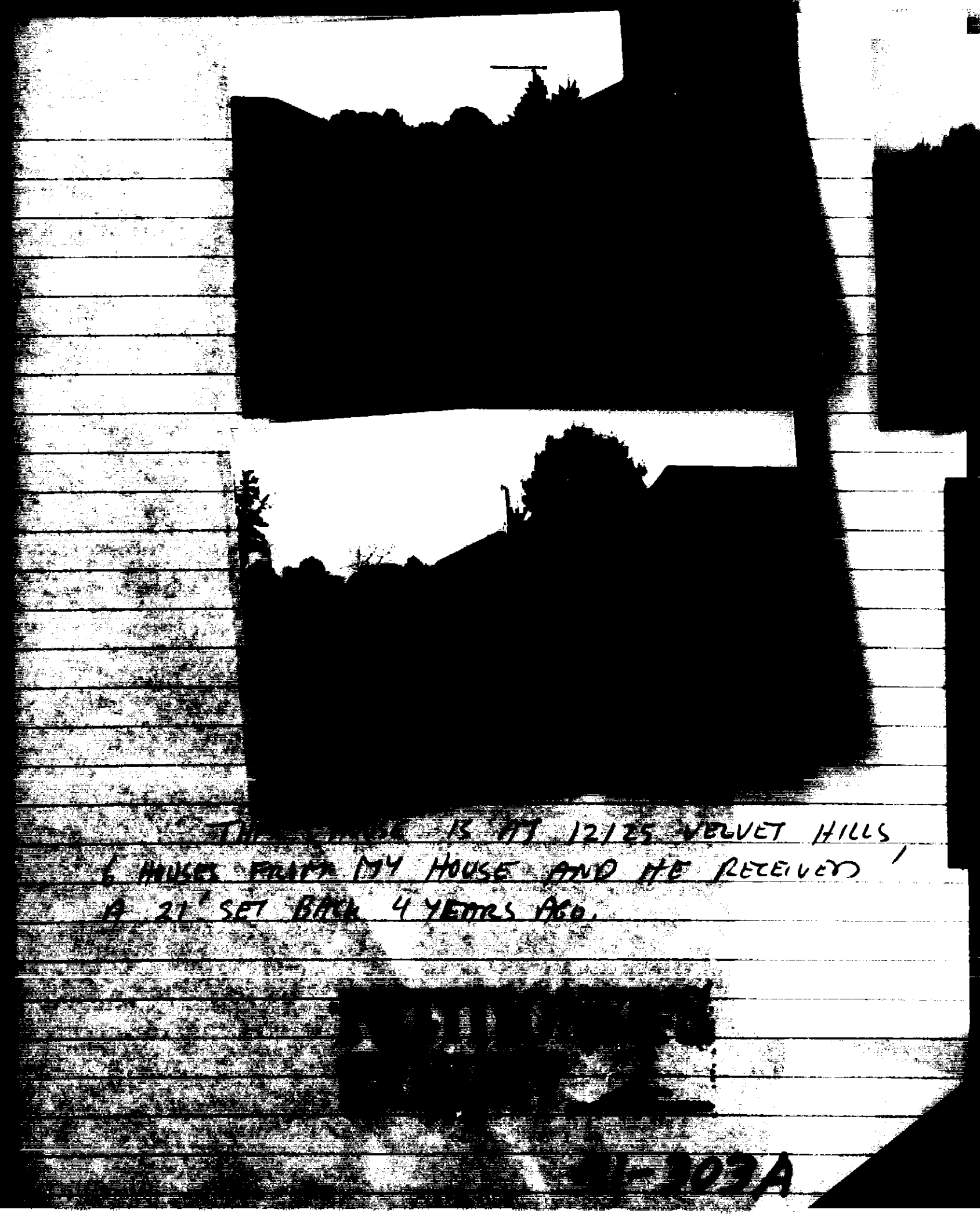
Attached hereto please find the photos Frank took which show three (3) accessory structures on the property, which were not indicated on the plat as originally filed by the Petitioner. Also attached, find a plat on which Frank has added these structures, outlined in green. (NOTE: IT APPEARS THAT THE RELIEF REQUESTED IN THE INSTANT CASE IS FOR THE SAME ADDITION IN PRIOR CASE 90-533-A, THE EXCEPTION BEING THE FRONT SETBACK REQUEST HAS BEEN INCREASED BY 6 FEET FROM 27 TO 21 FEET. - Also, checking permits, no record exists for the shed or deck/patio.)

3:38 p.m. - Mr. Turner called again - He wanted us to know that he had reposted the sign and that the shed had nothing at all to do with his current request.

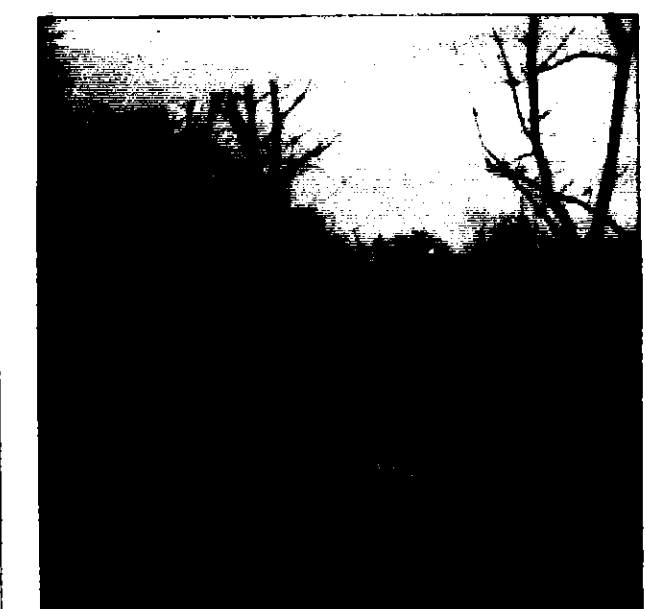
*over*  
3/4/91



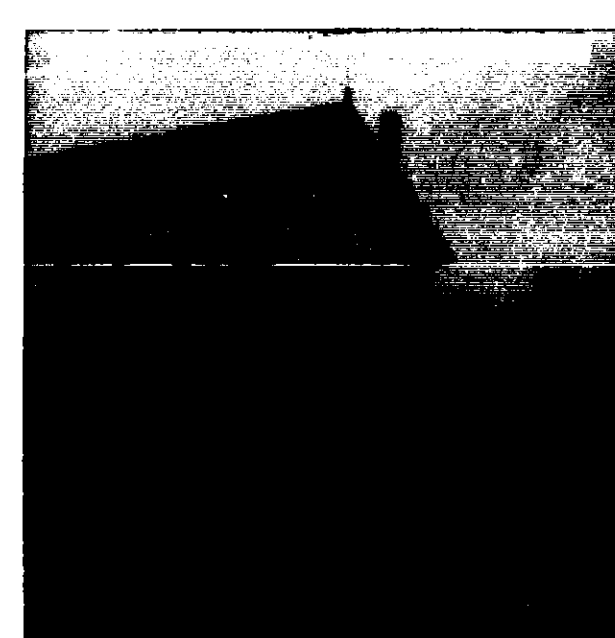
### Petitioner's Exhibit 3 91-303A



12111 Velvet Hill Dr.  
Patio in rear yard  
3-4-91



Accessory structure in rear yard  
Owner says it is 1' from side lot line  
12111 Velvet Hill Dr.  
3-4-91



12111 Velvet Hill Dr.  
Addition to right side of dwelling -  
looking from Velvet Hill Dr. 3-4-91

No hearing  
sign(s) posted  
anywhere on the  
property.  
3-4-91  
Frank D. Myles

But Turner (petitioner)  
says accessory structure  
is 1' from the side  
property line (con-site  
conversation).

The undersigned, being the most affected, do not object to a 21' front set back to property known as lot 45 in Velvet Hills Subdivision, 12111 Velvet Hills Drive, for construction of a garage and room addition.

**PETITIONER'S EXHIBIT 4**

Name	Address	Date
Harold M. M... <i>Harold M. M...</i>	12120 Velvet Hill Dr. Owings Mills 21117	7-18-91
Lora Cohen	12117 Velvet Hill Dr. Owings Mills, Md. 21117	4/28/91
Juanita Harris	12115 Velvet Hill Dr. Owings Mills MD 21117	4/28/91
Howard M. Brown	12113 Velvet Hills Dr. Owings Mills MD 21117	4/30/91

VELVET HILLS ARCHITECTURAL APPROVAL COMMITTEE  
ONE RESERVOIR CIRCLE, SUITE 100  
BALTIMORE, MD 21208  
(301) 486-1366 FAX (301) 484-8136

April 30, 1991

Mr. Curt Turner  
21211 Velvet Hills Drive  
Owings Mills, Maryland 21117

Dear Mr. Turner,

We are pleased to approve your garage and room addition as per your letter and plans and subject to the following:

- You meet all restrictions and covenants as per recorded documents for Velvet Hills South.
- All zoning and approved variances, building codes and municipal codes as per Baltimore County are to be followed.

Sincerely,  
*Allan Ackerman*  
Allan Ackerman

**PETITIONER'S EXHIBIT 5**  
91-303A