IN RE: PETITION FOR RESIDENTIAL · ZONING COMMISSIONES 20NING VARIANCE E/S Soburban Greens Drive 200 ft. E of Eastspring Drive 2117 Suburban Greens Drive 8th Election District 3rd Councilmanic District CONTING VARIANCE · Case No. 92-330-A Daniel G. Jay, et ux Pet it ioners FINDINGS OF FACT AND CONCLUSIONS OF LAM

The Petitioners herein request a variance from Section 1802.3.4.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 10 ft., in lieu of the required 15 ft., and for a minimum sum of the side yards of 20.5 ft. in lieu of 25 ft., for an additional bedroom, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would edversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Purthermore, strict

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

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of April, 1992 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side ward setback of 10 ft., in lieu of the required 15 ft.; and for a minimum sum of the side yards of 20.5 ft. in lieu of 25 ft. for an additional bedroom, in accordance with Petitioners' Exhibit No. 1. is hereby (RANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made sware that proceeding at this time is at their own risk until such time as the 10 day appellate process from this Order is reversed, the Petitioners reason, this Order is reversed, the Petitioners reason, this Order is reversed, the Petitioners would be required to return, and be responsible

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LAMPENCE E. SCHRIDT Zoning Commissioner for Baltimore County

Halimon County Constructors Zuning Commissions Collice of Planning and Zuning (1) Suite 113 Courthouse 400 Wishington Avenu Towson, MD 21204 (410) 887-4386 Mr. and Mrs. Daniel G. Jay 2117 Suburban Greens Drive Timonium. Maryland 21093 RE: Petition for Residential Zoning Variance Case No. 92-330-A Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order. In the event the decision rendered is unfeworable to any party, please be advised that any party may file an appeal within thirty (3D) days of the date of the order to the Courty Render of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 807-3991.

Very truly yours, 11.055

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PETITION FOR ADMINISTRATIVE VARIANCE 92-350-A The makingani, layer execute) of the property bound in Baltimore County and which is described in the 1802.3.C1 To allow a side yard setback of 10' in lieu of the required 15', and for a minimum sum of 20.5' in lieu of 25'. there covers need additional indicates, but there is no perceived any of adding agree on in the back of hours. Heing is not provide for economic reasons. lin agen to pry appears of the above pushing and, if assessor, advantage, upon litting of this per tank, and further agen to if an to be benefitly the making regulations and materials of further perfect and analysis of the per tank, and further agent to ناده با باید بیش باید داده اید Mary to: 5 May for any 2117 Sabrian Grees D. 263-583 horse (workers)

111 West Chesapeake Avenue Towson, MD 2120+

March 11, 1992

(410) 887, 3353

Floors by obvious that your position for biministrative leming Veriance has been assigned the above case or. Bay contact made with this office should reference the case neglec. This letter also serves as a consequent to administration measure.

1) Your property will be proved on a bules flowed 2. 1997. The Colonies does to be facil. 5, 1992. The Colonies does to the bullion for a subject to the forming man for a public benting the test of colonies and the colonies of the subject to the forming of the colonies. The colonies colonies was the colonies of the time, an obser will be colonies. This colonies colonies flowed the co

2) in comes requiring public bearing (whether due to a maighbor's formal request or by Order of the Commissioner), the property will be repeated and motion of the hearing will appear in two local acceptance. Compare nations to the reporting and adventioning one pupishe by the putilizance(r).

Floors to advised that you must return the sign and post to this office. They may be returned after closing data. Failure to return the sign and post will result in a \$65.00 charge.

PLEASE UNDESTAND THAT OR THE DATE AFTER THE POSTING PERICO, THE PROCESS IS NOT COMPLETE. THE FILE WEST GO THROUGH FIRM. REVIEW AND THE DECISION SHARING PROCESS, WHERE THE CONCEST IS READ'T WITH THE PROPERTY OF THE PROPERTY

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3/24/92

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BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC MORKS BALTIMORE COUNTY, MARYLAND

DATE: April 8, 1992

1/4/4-

Mr. Arnold Jablos, Director Office of Zoning Administration and Development Management

FROM: Ranee J. Famili

SUBJECT: 2.A.C. Comments

1.A.C. MEETING DATE: March 17, 1992

This office has no comments for item numbers 335, 338, 339, 343, 347, 349, 350, 351, 352, 353 and 355.

Rahu & Family

RJT LVd

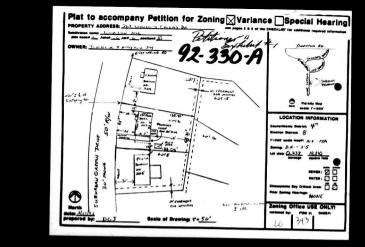
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TO: Baltimore County Zoning Commissioner 92-330-A

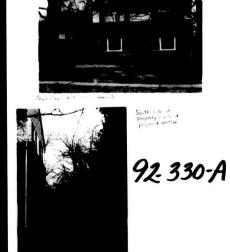
We, the undersigned neighbors of Daniel C. and Mary Lou Jay, have been apprised of their plans to build a two-story addition to their house. We support this administrative petition to allow a setback on the south side of their property of 10 1/2 feet instead of 15 feet.

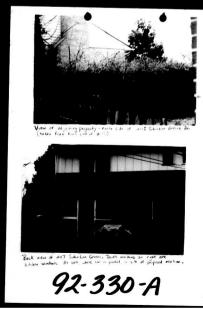
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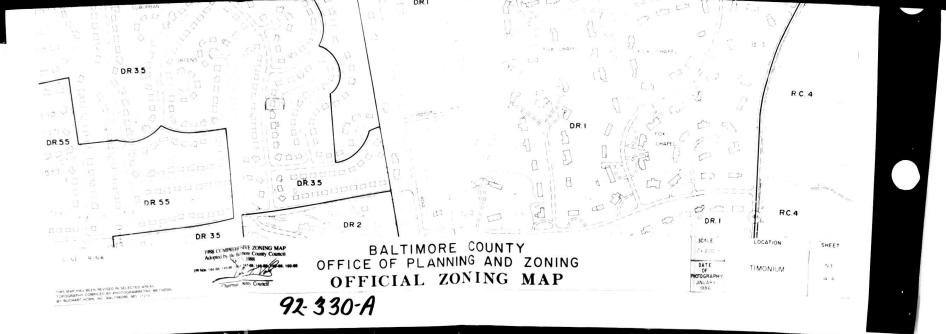
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A BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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OF
PHOTOGRAPHY
JANUARY
1986