

XI-399

PK

RECEIVED

MAY 4 1992

OFFICE OF
PLANNING & ZONING

IN RE: PETITION FOR ZONING VARIANCE *
N/S Greengable Garth, 133 ft. *
W of Greenhouse Circle *
10 Greengable Garth *
11th Election District *
5th Councilmanic *
Orville M. Jones *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-358-A

367

IN RE: PETITION FOR ZONING VARIANCE *
N/S Greengable Garth, 25 ft. *
W of Greenhouse Circle *
2 Greengable Garth *
11th Election District *
5th Councilmanic *
Orville M. Jones *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-359-A

367

IN RE: PETITION FOR ZONING VARIANCE *
N/S Greengable Garth, 112 ft. *
W of Greenhouse Circle *
8 Greengable Garth *
11th Election District *
5th Councilmanic *
Orville M. Jones *
Petitioner *

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-360-A

367

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters come before the Zoning Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Perry Hall section of Baltimore County.

The Petitioner/developer, Orville M. Jones, owns all three of the properties. They are identified as lot No.1 (case No. 92-359-A), lot No. 4 (case No. 92-360-A), and lot No. 5 (case No. 92-358-A).

PETITIONER'S EXHIBIT 8

Mr. Jones, represented by his attorney, John Gontrum, appeared at the hearing. There were no Protestants or other interested persons present.

Evidence presented was that Mr. Jones has nearly completed construction of the Arbour Green subdivision which consists of a number of 2 story brick townhomes. The three subject properties are all located among a row of townhouses which front Greengable Garth and face Joppa Road to the rear. Mr. Jones noted that three of his perspective purchasers requested the construction of a 12 ft. x 15 ft. deck to the rear of their townhouse unit. Moreover, construction of a deck of this dimension would result in a 13 ft. street to right-of-way setback in lieu of the required 18.75 ft. setback. Thus, Mr. Jones seeks a zoning variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a variance setback, as well as Section V.B.6 of the Comprehensive Manual of Development Policy (CMDP). Further, each Petition requests an amendment to the First Final Development Plan for Arbour Green, as same relates to the particular lots involved.

Further testimony and evidence was that one of the other townhomes on the subject row has previously been sold and that property owner has requested and received a variance to permit a deck identical to what is requested in the instant Petition. In fact, a photograph of the existing deck was presented. This photograph affords me the opportunity to review exactly what the Petitioner is requesting in this case, and its impact on the surrounding locale.

Based upon my evaluation of the evidence presented, it is clear that if the variances were granted, such use, as proposed, would not be contrary to the spirit of the B.C.Z.R. and would not result in any injury to the public good. Moreover, I find that strict application of the setback

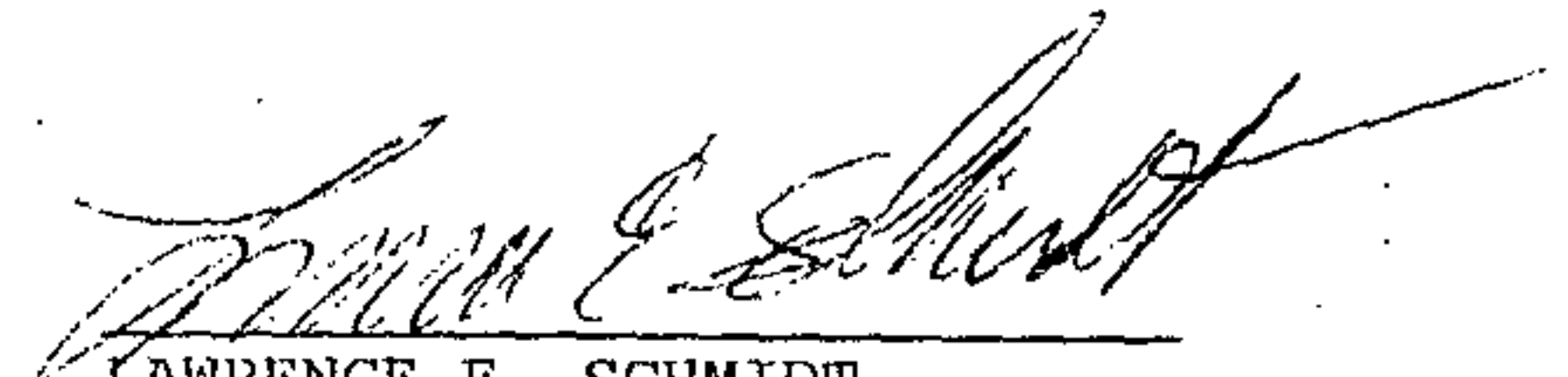
zoning regulations in this case would cause practical difficulty to the Petitioner and his property. It has been established that special circumstances exist that are peculiar to the land which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of said land due to those special conditions unique to the particular parcels. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of May, 1992 that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6 of the Comprehensive Manual of Development Policy (CMDP) to permit a variance setback for the construction of a 12 ft. x 15 ft. deck to the rear of three townhouses, identified as lot Nos. 1, 4 and 5; and to amend the First Final Development Plan for Harbour Green, in accordance with Petitioner's Exhibits Nos. 1"A", 1"B", and 1"C", be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

for returning, said property to its original condition.

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Greengable Garth, 133 ft. * ZONING COMMISSIONER
W of Greenhouse Circle * OF BALTIMORE COUNTY
10 Greengable Garth * Case No. 92-358-A
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Greengable Garth, 25 ft. * ZONING COMMISSIONER
W of Greenhouse Circle * OF BALTIMORE COUNTY
3 Greengable Garth * Case No. 92-359-A
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
N/S Greengable Garth, 112 ft. * ZONING COMMISSIONER
W of Greenhouse Circle * OF BALTIMORE COUNTY
3 Greengable Garth * Case No. 92-360-A
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters come before the Zoning Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Perry Hall section of Baltimore County.

The Petitioner/developer, Orville M. Jones, owns all three of the properties. They are identified as lot No.1 (case No. 92-359-A), lot No. 4 (case No. 92-360-A), and lot No. 5 (case No. 92-358-A).

Mr. Jones, represented by his attorney, John Gontum, appeared at the hearing. There were no Protestants or other interested persons present.

Evidence presented was that Mr. Jones has nearly completed construction of the Arbour Green subdivision which consists of a number of 2 story brick townhomes. The three subject properties are all located among a row of townhouses which front Greengable Garth and face Joppa Road to the rear. Mr. Jones noted that three of his perspective purchasers requested the construction of a 12 ft. x 15 ft. deck to the rear of their townhouse unit. Moreover, construction of a deck of this dimension would result in a 13 ft. street to right-of-way setback in lieu of the required 18.75 ft. setback. Thus, Mr. Jones seeks a zoning variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a variance setback, as well as Section V.B.6 of the Comprehensive Manual of Development Policy (CMDP). Further, each Petition requests an amendment to the First Final Development Plan for Arbour Green, as same relates to the particular lots involved.

Further testimony and evidence was that one of the other townhomes on the subject row has previously been sold and that property owner has requested and received a variance to permit a deck identical to what is requested in the instant Petition. In fact, a photograph of the existing deck was presented. This photograph affords me the opportunity to review exactly what the Petitioner is requesting in this case, and its impact on the surrounding locale.

Based upon my evaluation of the evidence presented, it is clear that if the variances were granted, such use, as proposed, would not be contrary to the spirit of the B.C.Z.R. and would not result in any injury to the public good. Moreover, I find that strict application of the setback

zoning regulations in this case would cause practical difficulty to the Petitioner and his property. It has been established that special circumstances exist that are peculiar to the land which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of said land due to those special conditions unique to the particular parcels. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of May, 1992 that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6 of the Comprehensive Manual of Development Policy (CMDP) to permit a variance setback for the construction of a 12 ft. x 15 ft. deck to the rear of three townhouses, identified as lot Nos. 1, 4 and 5; and to amend the First Final Development Plan for Arbour Green, in accordance with Petitioner's Exhibits Nos. 1"A", 1"B", and 1"C", be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mnn

ORDER RECEIVED FOR FILING
Date 5/1/92
By [Signature]

Baltimore County, Maryland
Zoning Department
Office of Planning and Development
Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-1386

April 30, 1992

John Gontum, Esquire
Romadka, Gontum and McGloclin
814 Eastern Avenue
Baltimore, Maryland 21221

RE: Case Nos. 92-358-A, 92-359-A and 92-360-A
Petitions for Zoning Variances
Orville M. Jones, Petitioner

Dear Mr. Gontum:

Enclosed please find the decision rendered in the above captioned cases. The Petitions for Zoning Variances have 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,
[Signature]
Lawrence E. Schmidt
Zoning Commissioner

LES:mnn
att.
cc: Mr. Orville M. Jones

Petition for Variance 367
92-358-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 Survey and plat attached, hereby petition for a Variance from Sections 301.1, 504 and V.B.6 of the B.C.Z.R. to permit a deck with a 13'1" street to right of way setback in lieu of the permitted 18.75' and to amend the First Final Development Plan for Arbour Green (Lot 4, 5) under the provisions of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Present setback requirements allow only 6'3" decks. Buyers are asking for 12'0" decks.

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

I or we agree to pay expenses of above Variance (advertising, posting, etc.) upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County as applied 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.

Legal Owner(s):

Orville M. Jones
(Type or Print Name)

[Signature]
Resident

(Type or Print Name)

Signature

Attorney for Petitioner:
Romadka, Gontum and McGloclin
(Type or Print Name)

814 Eastern Avenue
Baltimore, Maryland 21221
City and State

Signature

Attorney's Telephone No. 646-8274

9533 Belair Road, 256-6630
Address Baltimore, Maryland 21236
City and State

Name, address and phone number of legal owner, contact purchaser or representative to be contacted

Orville M. Jones

9533 Belair Road, 256-6630
Address Baltimore, Md. Phone No.

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING

ALL [Signature] OTHER DATE 5/7/92

REVIEWED BY DATE 5/7/92

J. S. DALLAS, INC.

SURVEYING & ENGINEERING
4592 HAZELWOOD AVENUE
BALTIMORE, MD 21206
301 866 2001
FAX: 301 866 2003

ZONING DESCRIPTION FOR # 10 GREENGABLE GARTH

Beginning at a point on the north side of (H.O.A. 18' wide) Greengable Garth which is 40 feet wide at the distance of 133 feet ± west of the centerline of Greenhouse Circle which is 50 feet wide. BEING Lot # 5, Block B, in the subdivision of Arbour Green as recorded in Baltimore County Plat Book # 54, folio # 67, containing 1596 S.F. ± = 0.036 AC. ±. Also known as # 10 Greengable Garth and located in the 11th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 92-358-A
Towson, Maryland

District: 11th
Posted for: 4/1/92
Petitioner: Orville M. Jones
Location of property: N/S Greengable Garth, 133' W of Greenhouse Circle
Location of Sign: 814 Eastern Avenue, as shown by plat attached
Remarks:
Posted by: [Signature]
Number of Signs: 1
Date of return: 4/1/92

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4-2 1992
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 4-2 1992

THE JEFFERSONIAN,

S. Zake Orlan
Publisher

\$42.25

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Board of Appeals, has ordered a public hearing on the proposed Variance from Sections 301.1, 504 and V.B.6 of the B.C.Z.R. to permit a deck with a 13'1" street to right of way setback in lieu of the permitted 18.75' and to amend the First Final Development Plan for Arbour Green (Lot 4, 5) under the provisions of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

92-358

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

Account: R-001-6150
Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County

92-358

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

Account: R-001-6150
Number

Date

Cashier Validation

Please Make Checks Payable To: Baltimore County

92-358

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 4/7/92

Orville M. Jones
9533 Belair Road
Baltimore, Maryland 21236

RE:

CASE NUMBER: 92-358-A
N/S Greengable Garth, 133' W of Greengable Circle
10 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones

Dear Petitioner(s):

Please be advised that \$772.50 is due for advertising and posting of the above captioned property.

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

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MARCH 27, 1992

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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-358-A
N/S Greengable Garth, 133' W of Greengable Circle
10 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones
HEARING: WEDNESDAY, APRIL 29, 1992 at 9:00 a.m.

Variance to permit a deck with a 13 foot street to right-of-way setback in lieu of the permitted 18.75 feet; and to amend the First Final Development Plan for Arthur Green (Lot #5).

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Orville M. Jones
Romadka, Gontrum & McGloclin

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

April 15, 1992

Romadka, Gontrum & McGloclin
814 Eastern Avenue
Baltimore, MD 21221

RE: Item No. 367, Case No. 92-358-A
Petitioner: Orville M. Jones
Petition for Variance

Gentleman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 17th day of March, 1992.

ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Orville M. Jones
Petitioner's Attorney: Romadka, Gontrum & McGloclin

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

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369, 370, 371, 372, 374, 375, 377, 378, 379, 380, 381 and 382.

Rahee J. Famili
Traffic Engineer II

RJF/lvd

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 9, 1992

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from the Zoning Advisory Committee
Dated March 30, 1992

The Office of Planning has no comment on the following petitions.

J.C. Sevier and Wendy Sevier, Item No. 363
Alina Moore and Adolfinia Arias, Item No. 366
Orville Jones, Item No. 367
Orville Jones, Item No. 368
Orville Jones, Item No. 369
Charles H. Wallis and Vickie J. Wallis, Item No. 370
Yvonne E. Hume, Item No. 371
James J. Casserly, Jr., Item No. 373
George Anagnostou and Nikki Anagnostou, Item No. 374
Frank W. Carman, Item No. 381
Arthur Smith and Arlene Smith, Item 382

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

EM/FM:rdn
363.ZAC/ZAC1

RECEIVED
APR 10 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Comments

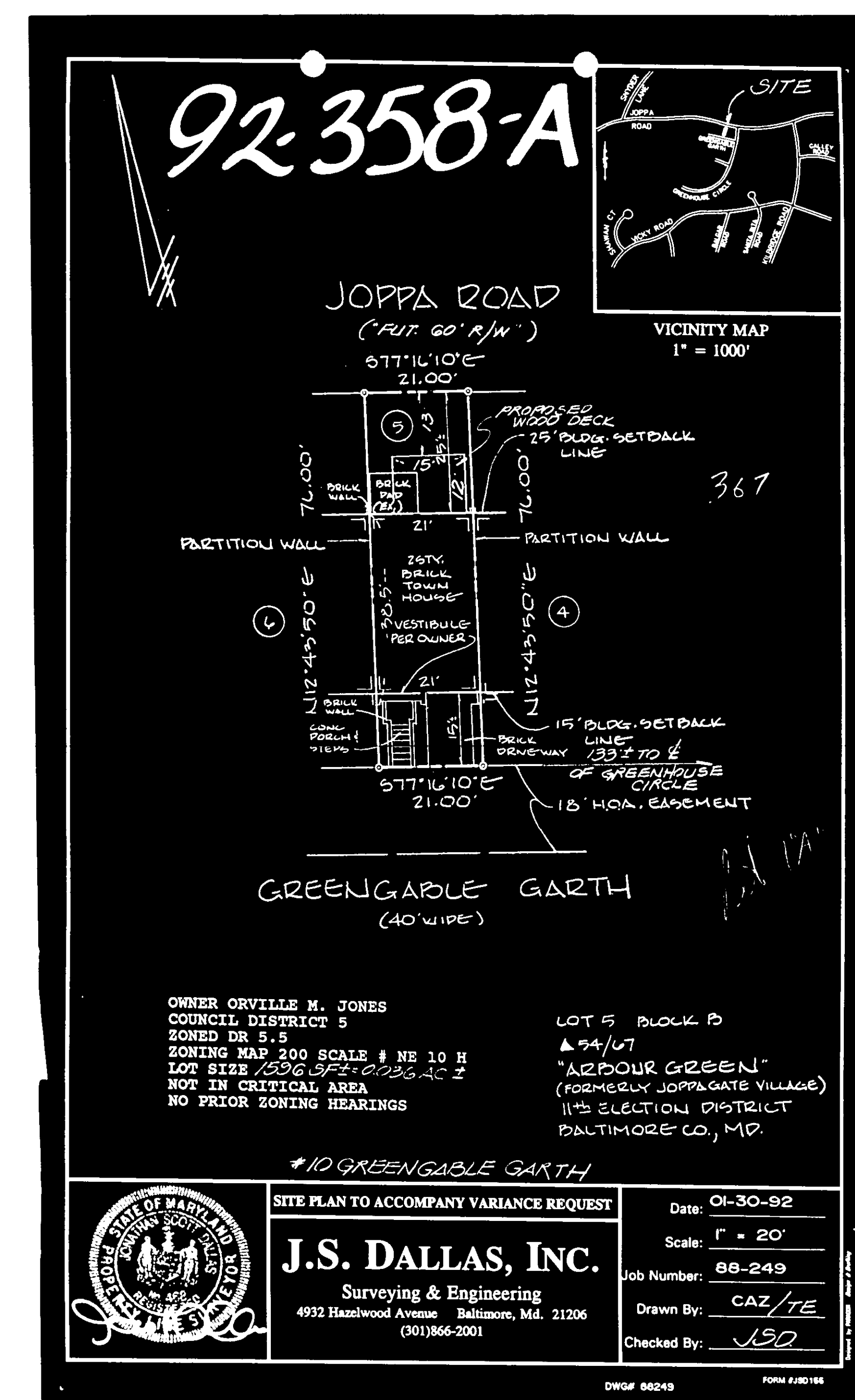
The agenda for the zoning advisory committee meeting of March 30, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

362
363
366
367
368
369
376
378
379
380
381

SSF:rmp

NO_CMNT/GWRMP



IN RE: PETITION FOR ZONING VARIANCE • BEFORE THE
N/S Greengable Garth, 111 D. • ZONING COMMISSIONER
W of Greengable Circle • OF BALTIMORE COUNTY
10 Greengable Garth • Case No. 92-358-A
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FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters come before the Zoning Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Perry Hall section of Baltimore County.

The Petitioner/developer, Orville M. Jones, owns all three of the properties. They are identified as lot No. 1 (case No. 92-359-A), lot No. 4 (case No. 92-360-A), and lot No. 5 (case No. 92-358-A).

Mr. Jones, represented by his attorney, John Contrum, appeared at the hearing. There were no Protestants or other interested persons present.

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Further testimony and evidence was that one of the other townhomes on the subject row has previously been sold and that property owner has requested and received a variance to permit a deck identical to what is requested in the instant Petition. In fact, a photograph of the existing deck was presented. This photograph affords me the opportunity to review exactly what the Petitioner is requesting in this case, and its impact on the surrounding locale.

Based upon my evaluation of the evidence presented, it is clear that if the variances were granted, such use, as proposed, would not be contrary to the spirit of the B.C.Z.R. and would not result in any injury to the public good. Moreover, I find that strict application of the setback

zoning regulations in this case would cause practical difficulty to the Petitioner and his property. It has been established that special circumstances exist that are peculiar to the land which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of said land due to those special conditions unique to the particular parcels. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of May, 1992 that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6 of the Comprehensive Manual of Development Policy (CMDP) to permit a variance setback for the construction of a 12 ft. x 15 ft. deck to the rear of three townhouses, identified as lot Nos. 1, 4 and 5; and to amend the First Final Development Plan for Arbour Green, in accordance with Petitioner's Exhibits Nos. 1"A", 1"B", and 1"C", be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

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LES/mm

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 301.1, 504 and V.B.6 of the C.M.D.P. To permit a deck with a 13'0" street to right of way setback in lieu of the permitted 18.75' and to amend the First Final Development Plan for Arbour Green (Lot # 1) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Present setback requirements allow only 6'3" decks. Buyers are asking for 12'0" decks.

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

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

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

Legal Owner(s):

Orville M. Jones

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

Romacka, Contrum & McGlothin

(Type or Print Name)

Signature

814 BARKER AVENUE

Address

Baltimore, Maryland 21221

City and State

Attorney's Telephone No. 686-9274

9533 Belair Road 256-6630

Address Phone No.

Baltimore, Maryland 21236

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Orville M. Jones

Name

9533 Belair Road 256-6630

Address Baltimore, Md Phone No.

City and State

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING

ALL MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: DATE: 3/7/92

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

4932 HAZELWOOD AVENUE

BALTIMORE, MD 21206

(301) 866-2001

FAX (301) 466-2003

ZONING DESCRIPTION FOR # 2 GREENGABLE GARTH

BEGINNING at a point on the north side of (H.O.A. 18' wide) Greengable Garth which is 40 feet wide at the distance of 25 feet ± west of the centerline of Greengable Circle which is 50 feet wide. BEING Lot # 1, Block B, in the subdivision of Arbour Green as recorded in Baltimore County Plat Book # 54, folio # 67, containing 2997 S.F. ± = 0.069 AC. ±. Also known as # 2 Greengable Garth and located in the 11th Election District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11A

Date of Posting: 4/14/92

Posted by: Variance

Petitioner: Orville M. Jones

Location of property: N/S & E Greengable Garth, 25 Greengable Circle

Location of Sign: Lawrence E. Schmidt, Zoning Commissioner

Remarks:

Posted by: Lawrence E. Schmidt

Date of return: 4/14/92

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-2-1992

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 4-2-1992.

THE JEFFERSONIAN.

S. Zefter Orleans
Publisher

\$42.25



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

receipt

Date

Account: R 001-6150
Number

CASHIER VALIDATION

CASHIER VALIDATION

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DATE: 4/7/92

Orville M. Jones
7633 Belair Road
Baltimore, Maryland 21236

RE:
CASE NUMBER: 92-359-A
8/2 Greengable Garth, 25' W of Greenhouse Circle
2 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones

Dear Petitioner(s):

Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon

ARNOLD JABLON
DIRECTOR

cc: Romadka, Gontrum & McGlocclin

MARCH 27, 1992

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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-359-A
8/2 Greengable Garth, 25' W of Greenhouse Circle
2 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones
HEARING: WEDNESDAY, APRIL 29, 1992 at 9:00 a.m.

Variance to permit a deck with a 13 foot street to right-of-way setback in lieu of the permitted 18.75 feet; and to amend the First Final Development Plan for Harbour Green (Lot #1).

Lawrence E. Schmidt
Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Orville M. Jones
Romadka, Gontrum & McGlocclin

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Printed on Recycled Paper

Romadka, Gontrum & McGlocclin
814 Eastern Avenue
Baltimore, MD 21221

RE: Item No. 368, Case No. 92-359-A
Petitioner: Orville M. Jones
Petition for Variance

Gentleman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Your petition has been received and accepted for filing this 17th day of March, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Orville M. Jones

Petitioner's Attorney: Romadka, Gontrum & McGlocclin

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 9, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from the Zoning Advisory Committee
Dated March 30, 1992

The Office of Planning has no comment on the following petitions.

J.C. Sevier and Wendy Sevier, Item No. 363
Alina Moore and Adolfinia Arias, Item No. 366
Orville Jones, Item No. 367
Orville Jones, Item No. 368
Orville Jones, Item No. 369
Charles H. Wallis and Vickie J. Wallis, Item No. 370
Yvonne E. Hume, Item No. 371
James J. Casserly, Jr., Item No. 373
George Anagnostou and Nikki Anagnostou, Item No. 374
Frank W. Carman, Item No. 381
Arthur Smith and Arlene Smith, Item 382

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

EM/FW:rdn
363.ZAC/ZAC1

RECEIVED
APR 10 1992
ZONING OFFICE

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

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369, 370, 371, 372, 374, 375, 377, 378, 379, 380, 381 and 382.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
APR 9 1992

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

April 15, 1992

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of March 30, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

362
363
366
367
368
369
376
378
379
380
381

SSF:rmp

NO COMMENT/GWRMP

RECEIVED
APR 21 1992
ZONING OFFICE

Baltimore County Government
Fire Department

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

(410) 887-4500

APRIL 2, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ORVILLE M. JONES

Location: #2 GREENGABLE GARTH

Item No.: 368(JLL) Zoning Agenda: MARCH 30, 1992

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: *Noted and Approved*
Planning Group
Special Inspection Division

Noted and
Approved
Fire Prevention Bureau

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 30, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 363, 365, 367, 368, 369, 370, 371, 372, 374, 376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the Grandon Avenue widening should not be counted in the variance request.

For Items 373 and 375, we think that these sites are subject to Division II of the Development Regulations.

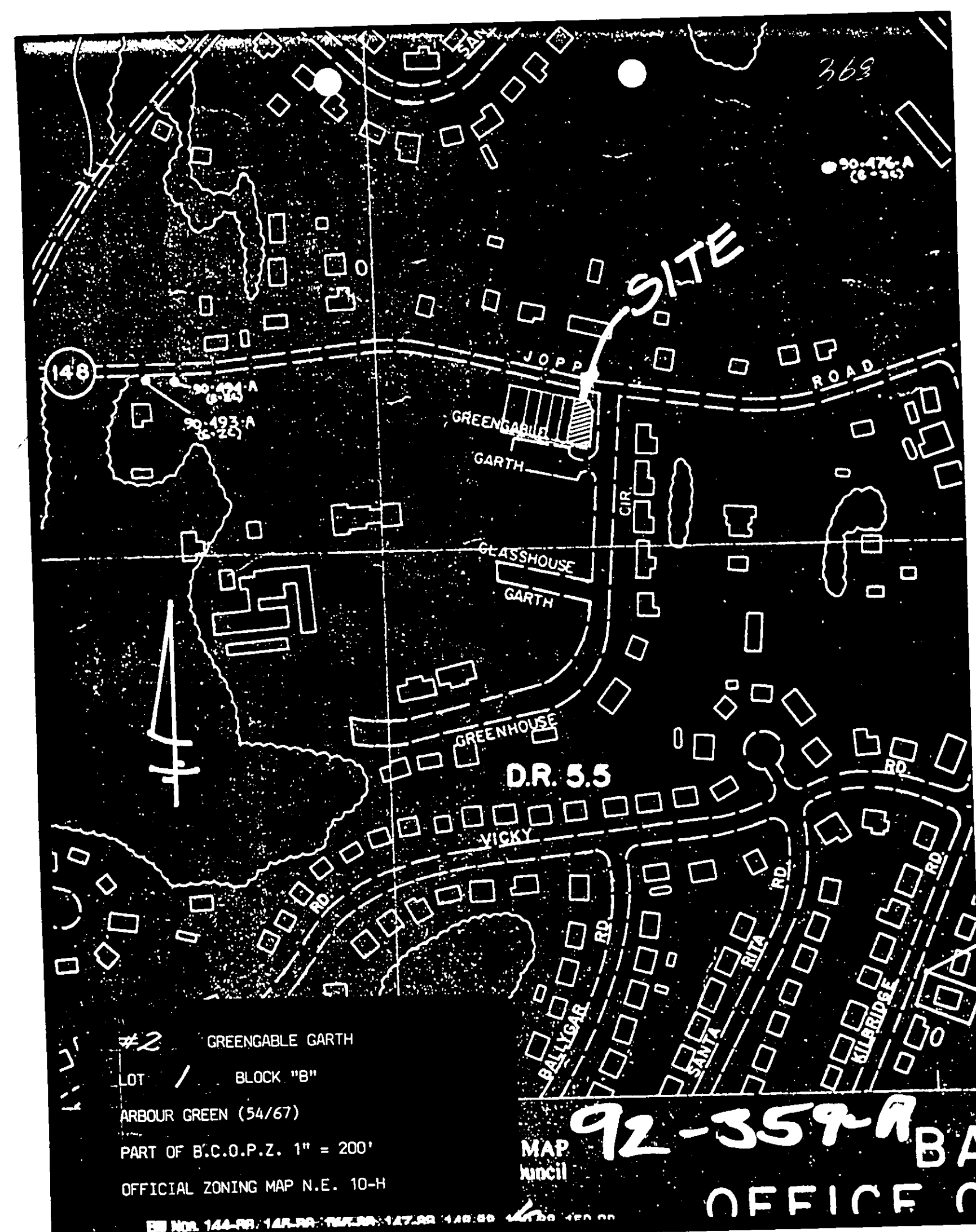
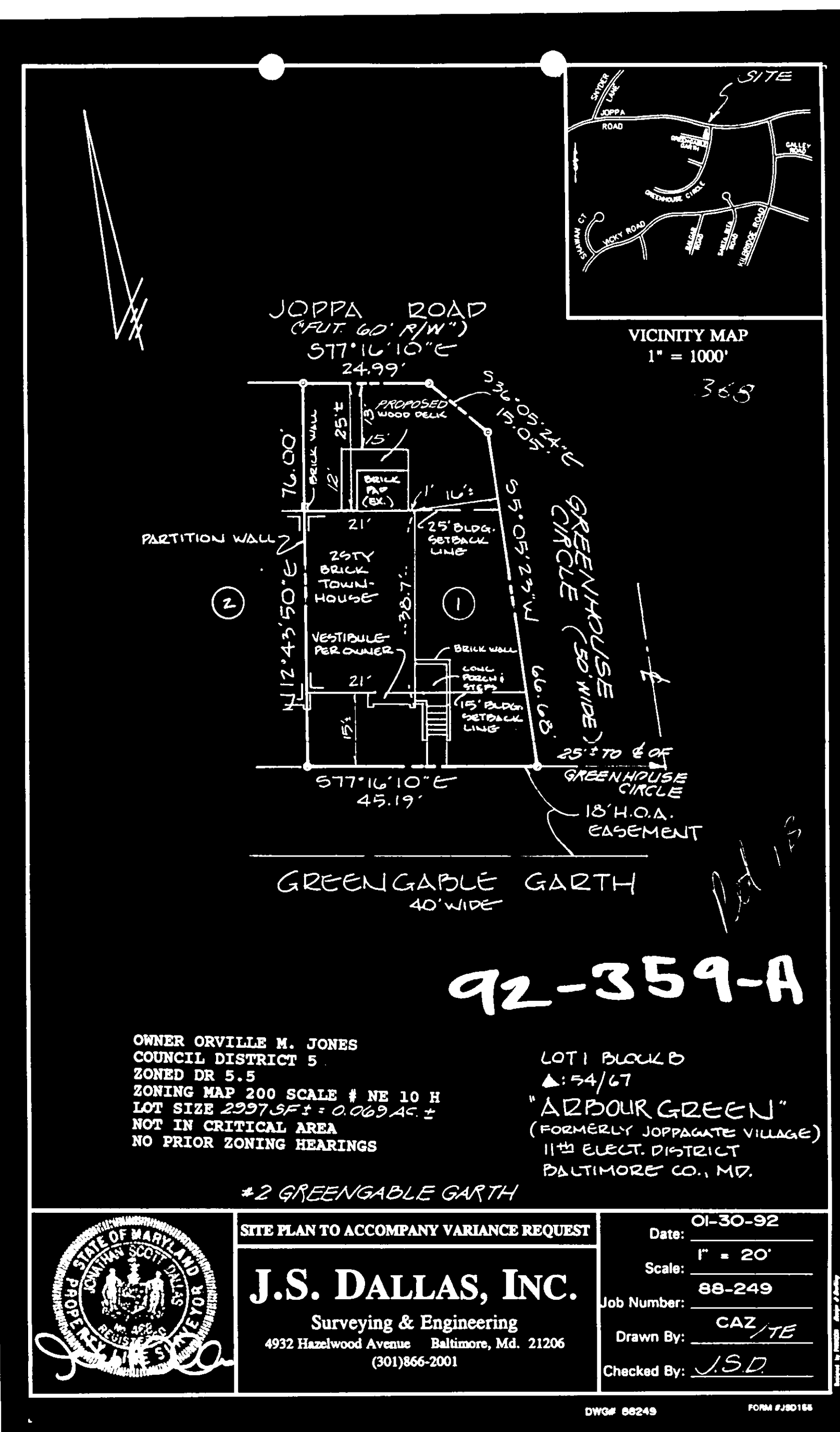
Robert W. Bowling
ROBERT W. BOWLING, P.E. Chief
Developers Engineering Division

RWB:DAK:s



9533 Belair Road
Baltimore, MD 21236

92-359-A



IN RE: PETITION FOR ZONING VARIANCE
N/S Greengable Garth, 112 ft.
W of Greenhouse Circle
10 Greengable Garth
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-358-A

IN RE: PETITION FOR ZONING VARIANCE
N/S Greengable Garth, 25 ft.
W of Greenhouse Circle
2 Greengable Garth
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-359-A

IN RE: PETITION FOR ZONING VARIANCE
N/S Greengable Garth, 112 ft.
W of Greenhouse Circle
8 Greengable Garth
11th Election District
5th Councilmanic
Orville M. Jones
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-360-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters come before the Zoning Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Perry Hall section of Baltimore County.

The Petitioner/developer, Orville M. Jones, owns all three of the properties. They are identified as lot No. 1 (case No. 92-359-A), lot No. 4 (case No. 92-360-A), and lot No. 5 (case No. 92-358-A).

Mr. Jones, represented by his attorney, John Conrum, appeared at the hearing. There were no Protestants or other interested persons present.

Evidence presented was that Mr. Jones had nearly completed construction of the Arbour Green subdivision which consists of a number of 2 story brick townhomes. The three subject properties are all located among a row of townhouses which front Greengable Garth and face Joppa Road to the rear. Mr. Jones noted that three of his prospective purchasers requested the construction of a 12 ft. x 15 ft. deck to the rear of their townhouse unit. Moreover, construction of a deck of this dimension would result in a 13 ft. street to right-of-way setback in lieu of the required 18.75 ft. setback. Thus, Mr. Jones seeks a zoning variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a variance setback, as well as Section V.B.6 of the Comprehensive Manual of Development Policy (CMPD). Further, each Petition requests an amendment to the First Final Development Plan for Arbour Green, as same relates to the particular lots involved.

Further testimony and evidence was that one of the other townhomes on the subject row has previously been sold and that property owner has requested and received a variance to permit a deck identical to what is requested in the instant Petition. In fact, a photograph of the existing deck was presented. This photograph affords me the opportunity to review exactly what the Petitioner is requesting in this case, and its impact on the surrounding locale.

Based upon my evaluation of the evidence presented, it is clear that if the variances were granted, such use, as proposed, would not be contrary to the spirit of the B.C.Z.R. and would not result in any injury to the public good. Moreover, I find that strict application of the setback

zoning regulations in this case would cause practical difficulty to the Petitioner and his property. It has been established that special circumstances exist that are peculiar to the land which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief will unduly restrict the use of said land due to those special conditions unique to the particular parcels. In addition, the variance requested will not cause any injury to the public health, safety and general welfare. Further, granting of the variances will be in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 1st day of May, 1992 that a variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.), and Section V.B.6 of the Comprehensive Manual of Development Policy (CMPD) to permit a variance setback for the construction of a 12 ft. x 15 ft. deck to the rear of three townhouses, identified as lot Nos. 1, 4 and 5; and to amend the First Final Development Plan for Arbour Green, in accordance with Petitioner's Exhibits Nos. 1"A", 1"B", and 1"C", be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible

for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 11A Date of Posting: 4/15/92
Posted for: Orville M. Jones
Petitioner: Orville M. Jones
Location of property: 112 ft. N/S Greengable Garth, 112 ft. W of Greenhouse Circle
Location of Sign: 112 ft. N/S Greengable Garth, 112 ft. W of Greenhouse Circle
Remarks: Petitioner seeks a zoning variance from Sections 301.1 and 504 of the Baltimore County Zoning Regulations (B.C.Z.R.) and Section V.B.6 of the Comprehensive Manual of Development Policy (CMPD) to permit a variance setback for the construction of a 12 ft. x 15 ft. deck to the rear of three townhouses, identified as lot Nos. 1, 4 and 5; and to amend the First Final Development Plan for Arbour Green, in accordance with Petitioner's Exhibits Nos. 1"A", 1"B", and 1"C", be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:
Posted by: [Signature] Date of return: 4/17/92
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4-2, 1992

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 4-2, 1992

THE JEFFERSONIAN,

S. Zake, Publisher

\$42.25

NOTICE OF HEARINGS

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 112, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-360-A
N/S Greengable Garth, 112 ft. W of Greenhouse Circle
8 Greengable Garth
11th Election District
5th Councilmanic
Petitioner: Orville M. Jones
Hearing Date: Wednesday, April 22, 1992 at 9:00 a.m.

Variances to permit a deck with a 13 foot street to right-of-way setback in lieu of the permitted 18.75 foot, and to amend the First Final Development Plan for Arbour Green (Lot 4).

LAWRENCE E. SCHMIDT,
Zoning Commissioner of Baltimore County

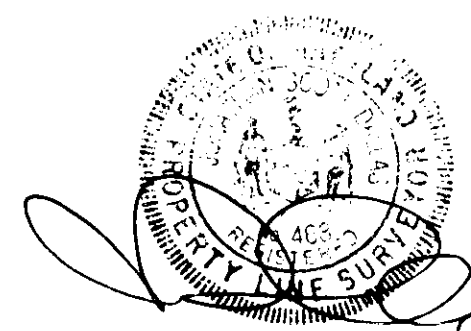
NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE. FOR SPECIAL ACCOMMODATIONS, PLEASE CALL 877-3353, TDD 1-800-APR 2.

J. S. DALLAS, INC.

SURVEYING & ENGINEERING
4932 HAZELWOOD AVENUE
BALTIMORE, MD 21206
(301) 866 2001
FAX (301) 866 2003

ZONING DESCRIPTION FOR # 8 GREENGABLE GARTH

Beginning at a point on the north side of (H.O.A. 18' wide) Greengable Garth which is 40 feet wide at the distance of 112 feet ± west of the centerline of Greenhouse Circle which is 50 feet wide. BEING Lot # 4, Block B, in the subdivision of Arbour Green as recorded in Baltimore County Plat Book # 54, folio # 67, containing 1596 S.F. ± = 0.036 AC. ±. Also known as # 8 Greengable Garth and located in the 11th Election District.



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 301.1, 504 and V.B.6 of the B.C.Z.R. to permit a deck with a 13'0" street to right-of-way setback in lieu of the permitted 18.75', and to amend the First Final Development Plan for Arbour Green (Lot # 4) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

Present setback requirements allow only 6'3" decks. Buyers are asking for 12'0" decks.

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

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

Legal Owner(s):

Orville M. Jones

(Type or Print Name)

Signature

(Type or Print Name)

Signature

City and State

Address

City and State

Address

City and State

Address

City and State

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 4/7/92

Orville M. Jones
9533 Delair Road
Baltimore, Maryland 21236

RE:
CASE NUMBER: 92-360-A
N/S Greengable Garth, 112' W of Greengable Circle
8 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones

Dear Petitioner(s):

Please be advised that \$ 77.25 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE 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 forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
DIRECTOR

cc: Romadka, Gontrum & McGloclin

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

MARCH 27, 1992

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 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-360-A
N/S Greengable Garth, 112' W of Greengable Circle
8 Greengable Garth
11th Election District - 5th Councilmanic
Petitioner(s): Orville M. Jones
HEARING: WEDNESDAY, APRIL 29, 1992 at 9:00 a.m.

Variance to permit a deck with a 13 foot setback to right-of-way setback in lieu of the permitted 18.75 feet, and to amend the First Final Development Plan for Arthur Green (Lot #4).

Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Orville Jones
Romadka, Gontrum & McGloclin

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 15, 1992

Romadka, Gontrum & McGloclin
814 Eastern Avenue
Baltimore, MD 21221

RE: Item No. 369, Case No. 92-360-A
Petitioner: Orville M. Jones
Petition for Variance

Gentleman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 18th day of March, 1992.

Arnold Jablon
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Orville Jones

Petitioner's Attorney: Romadka, Gontrum & McGloclin

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 9, 1992

FROM: Ervin McDaniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from the Zoning Advisory Committee
Dated March 30, 1992

The Office of Planning has no comment on the following petitions.

J.C. Sevier and Wendy Sevier, Item No. 363
Alina Moore and Adolfinia Arias, Item No. 366
Orville Jones, Item No. 367
Orville Jones, Item No. 368
Orville Jones, Item No. 369
Charles H. Wallis and Vickie J. Wallis, Item No. 370
Yvonne E. Hume, Item No. 371
James J. Casserly, Jr., Item No. 373
George Anagnostou and Nikki Anagnostou, Item No. 374
Frank W. Carman, Item No. 381
Arthur Smith and Arlene Smith, Item 382

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

EM/FM:rdn
363.ZAC/ZAC1

RECEIVED
APR 10 1992
ZONING OFFICE

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

DATE: April 1, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: March 30, 1992

This office has no comments for item numbers 363, 366, 367, 368, 369, 370, 371, 372, 374, 375, 377, 378, 379, 380, 381 and 382.

Rahee J. Famill
Traffic Engineer II

RJF/lvd

RECEIVED
APR 9 1992
TRAFFIC ENGINEERING

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

FROM: DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Comments

The agenda for the zoning advisory committee meeting of March 30, 1992 has been reviewed by the Department of the Environmental Protection and Resource Management staff.

There is no comment for the following item numbers:

362
363
366
367
368
369
376
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380
381

SSF:rmp

NO_CMNT/GWRMP

RECEIVED
APR 10 1992
ZONING OFFICE

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5900

(410) 887-1500

APRIL 2, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: ORVILLE M. JONES

Location: #8 GREENGABLE GARTH

Item No.: 369(JLL) Zoning Agenda: MARCH 30, 1992

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: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: April 3, 1992
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting
for March 30, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 363, 366, 367, 368, 369, 370, 371, 372, 374, 376, 377, 378, 379, 380, 381 and 382.

For Item 362, the parking space that is shown in the Grendon Avenue widening should not be counted in the variance request.

For Items 373 and 375, we think that these sites are subject to Division II of the Development Regulations.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
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