

XI-399

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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

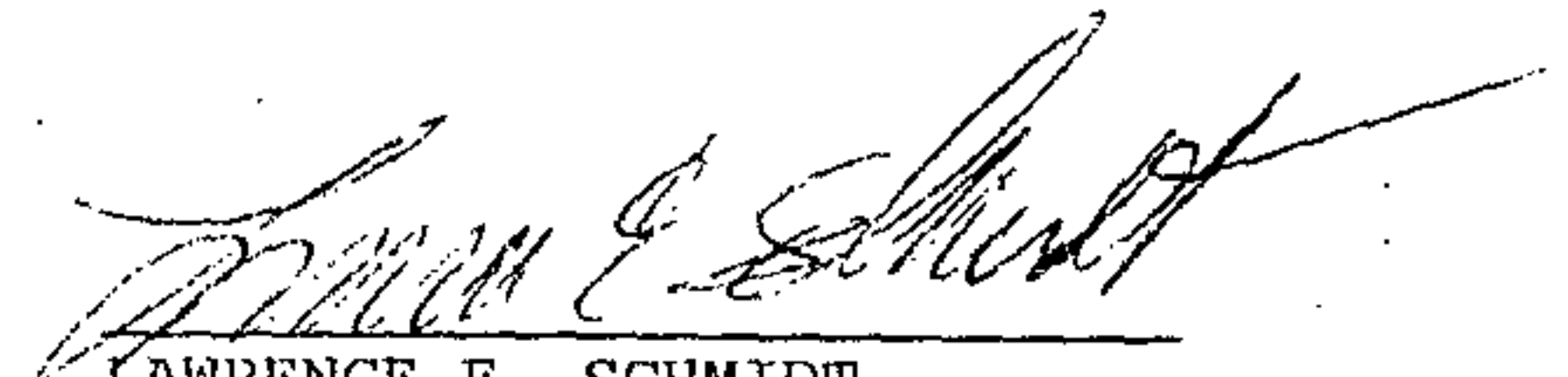
zoning regulations in this case would cause practical difficulty to the Petitioner and his property. It has been established that special circumstances exist that are peculiar to the land which is the subject of the variance requested, and that the requirements from which the Petitioner seeks relief 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 cursive script, appearing to read "Lawrence E. Schmidt", written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

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R/S Greenhouse Garth, 112 ft.
W of Greenhouse Circle
10 Greenhouse 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
R/S Greenhouse Garth, 25 ft.
W of Greenhouse Circle
2 Greenhouse 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
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8 Greenhouse Garth
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BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 92-359-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above matters came before the Zoning Commissioner as consolidated cases for three neighboring properties in the subdivision known as Arbour Green located in the Ferry 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. 92-359-A), and lot No. 5 (case No. 92-359-A).

Mr. Jones, represented by his attorney, John Gattum, 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 townhouses. The three subject properties are all located among a row of townhouses which front Greenhouse 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 304 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 townhouses 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 the opportunity to review exactly what the Petitioner is requesting in this case, and its impact on the surrounding locale.

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17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 17CM, 17CN, 17CO, 17CP, 17CQ, 17CR, 17CS, 17CT, 17CU, 17CV, 17CW, 17CX, 17CY, 17CZ, 17DA, 17DB, 17DC, 17DD, 17DE, 17DF, 17DG, 17DH, 17DI, 17DJ, 17DK, 17DL, 17DM, 17DN, 17DO, 17DP, 17DQ, 17DR, 17DS, 17DT, 17DU, 17DV, 17DW, 17DX, 17DY, 17DZ, 17EA, 17EB, 17EC, 17ED, 17EE, 17EF, 17EG, 17EH, 17EI, 17EJ, 17EK, 17EL, 17EM, 17EN, 17EO, 17EP, 17EQ, 17ER, 17ES, 17ET, 17EU, 17EV, 17EW, 17EX, 17EY, 17EZ, 17FA, 17FB, 17FC, 17FD, 17FE, 17FF, 17FG, 17FH, 17FI, 17FJ, 17FK, 17FL, 17FM, 17FN, 17FO, 17FP, 17FQ, 17FR, 17FS, 17FT, 17FU, 17FV, 17FW, 17FX, 17FY, 17FZ, 17GA, 17GB, 17GC, 17GD, 17GE, 17GF, 17GG, 17GH, 17GI, 17GJ, 17GK, 17GL, 17GM, 17GN, 17GO, 17GP, 17GQ, 17GR, 17GS, 17GT, 17GU, 17GV, 17GW, 17GX, 17GY, 17GZ, 17HA, 17HB, 17HC, 17HD, 17HE, 17HF, 17HG, 17HH, 17HI, 17HJ, 17HK, 17HL, 17HM, 17HN, 17HO, 17HP, 17HQ, 17HR, 17HS, 17HT, 17HU, 17HV, 17HW, 17HX, 17HY, 17HZ, 17IA, 17IB, 17IC, 17ID, 17IE, 17IF, 17IG, 17IH, 17II, 17IJ, 17IK, 17IL, 17IM, 17IN, 17IO, 17IP, 17IQ, 17IR, 17IS, 17IT, 17IU, 17IV, 17IW, 17IX, 17IY, 17IZ, 17JA, 17JB, 17JC, 17JD, 17JE, 17JF, 17JG, 17JH, 17JI, 17JJ, 17JK, 17JL, 17JM, 17JN, 17JO, 17JP, 17JQ, 17JR, 17JS, 17JT, 17JU, 17JV, 17JW, 17JX, 17JY, 17JZ, 17KA, 17KB, 17KC, 17KD, 17KE, 17KF, 17KG, 17KH, 17KI, 17KJ, 17KK, 17KL, 17KM, 17KN, 17KO, 17KP, 17KQ, 17KR, 17KS, 17KT, 17KU, 17KV, 17KW, 17KX, 17KY, 17KZ, 17LA, 17LB, 17LC, 17LD, 17LE, 17LF, 17LG, 17LH, 17LI, 17LJ, 17LK, 17LL, 17LM, 17LN, 17LO, 17LP, 17LQ, 17LR, 17LS, 17LT, 17LU, 17LV, 17LW, 17LX, 17LY, 17LZ, 17MA, 17MB, 17MC, 17MD, 17ME, 17MF, 17MG, 17MH, 17MI, 17MJ, 17MK, 17ML, 17MN, 17MO, 17MP, 17MQ, 17MR, 17MS, 17MT, 17MU, 17MV, 17MW, 17MX, 17MY, 17MZ, 17NA, 17NB, 17NC, 17ND, 17NE, 17NF, 17NG, 17NH, 17NI, 17NJ, 17NK, 17NL, 17NM, 17NN, 17NO, 17NP, 17NQ, 17NR, 17NS, 17NT, 17NU, 17NV, 17NW, 17NX, 17NY, 17NZ, 17OA, 17OB, 17OC, 17OD, 17OE, 17OF, 17OG, 17OH, 17OI, 17OJ, 17OK, 17OL, 17OM, 17ON, 17OO, 17OP, 17OQ, 17OR, 17OS, 17OT, 17OU, 17OV, 17OW, 17OX, 17OY, 17OZ, 17PA, 17PB, 17PC, 17PD, 17PE, 17PF, 17PG, 17PH, 17PI, 17PJ, 17PK, 17PL, 17PM, 17PN, 17PO, 17PP, 17PQ, 17PR, 17PS, 17PT, 17PU, 17PV, 17PW, 17PX, 17PY, 17PZ, 17QA, 17QB, 17QC, 17QD, 17QE, 17QF, 17QG, 17QH, 17QI, 17QJ, 17QK, 17QL, 17QM, 17QN, 17QO, 17QP, 17QQ, 17QR, 17QS, 17QT, 17QU, 17QV, 17QW, 17QX, 17QY, 17QZ, 17RA, 17RB, 17RC, 17RD, 17RE, 17RF, 17RG, 17RH, 17RI, 17RJ, 17RK, 17RL, 17RM, 17RN, 17RO, 17RP, 17RQ, 17RR, 17RS, 17RT, 17RU, 17RV, 17RW, 17RX, 17RY, 17RZ, 17SA, 17SB, 17SC, 17SD, 17SE, 17SF, 17SG, 17SH, 17SI, 17SJ, 17SK, 17SL, 17SM, 17SN, 17SO, 17SP, 17SQ, 17SR, 17SS, 17ST, 17SU, 17SV, 17SW, 17SX, 17SY, 17SZ, 17TA, 17TB, 17TC, 17TD, 17TE, 17TF, 17TG, 17TH, 17TI, 17TJ, 17TK, 17TL, 17TM, 17TN, 17TO, 17TP, 17TQ, 17TR, 17TS, 17TT, 17TU, 17TV, 17TW, 17TX, 17TY, 17TZ, 17UA, 17UB, 17UC, 17UD, 17UE, 17UF, 17UG, 17UH, 17UI, 17UJ, 17UK, 17UL, 17UM, 17UN, 17UO, 17UP, 17UQ, 17UR, 17US, 17UT, 17UU, 17UV, 17UW, 17UX, 17UY, 17UZ, 17VA, 17VB, 17VC, 17VD, 17VE, 17VF, 17VG, 17VH, 17VI, 17VJ, 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17BN, 17BO, 17BP, 17BQ, 17BR, 17BS, 17BT, 17BU, 17BV, 17BW, 17BX, 17BY, 17BZ, 17CA, 17CB, 17CC, 17CD, 17CE, 17CF, 17CG, 17CH, 17CI, 17CJ, 17CK, 17CL, 17CM, 17CN, 17CO, 17CP, 17CQ, 17CR, 17CS, 17CT, 17CU, 17CV, 17CW, 17CX, 17CY, 17CZ, 17DA, 17DB, 17DC, 17DD, 17DE, 17DF, 17DG, 17DH, 17DI, 17DJ, 17DK, 17DL, 17DM, 17DN, 17DO, 17DP, 17DQ, 17DR, 17DS, 17DT, 17DU, 17DV, 17DW, 17DX, 17DY, 17DZ, 17EA, 17EB, 17EC, 17ED, 17EE, 17EF, 17EG, 17EH, 17EI, 17EJ, 17EK, 17EL, 17EM, 17EN, 17EO, 17EP, 17EQ, 17ER, 17ES, 17ET, 17EU, 17EV, 17EW, 17EX, 17EY, 17EZ, 17FA, 17FB, 17FC, 17FD, 17FE, 17FF, 17FG, 17FH, 17FI, 17FJ, 17FK, 17FL, 17FM, 17FN, 17FO, 17FP, 17FQ, 17FR, 17FS, 17FT, 17FU, 17FV, 17FW, 17FX, 17FY, 17FZ, 17GA, 17GB, 17GC, 17GD, 17GE, 17GF, 17GG, 17GH, 17GI, 17GJ, 17GK, 17GL, 17GM, 17GN, 17GO, 17GP, 17GQ, 17GR, 17GS, 17GT, 17GU, 17GV, 17GW, 17GX, 17GY, 17GZ, 17HA, 17HB, 17HC, 17HD, 17HE, 17HF, 17HG, 17HH, 17HI, 17HJ, 17HK, 17HL, 17HM, 17HN, 17HO, 17HP, 17HQ, 17HR, 17HS, 17HT, 17HU, 17HV, 17HW, 17HX, 17HY, 17HZ, 17IA, 17IB, 17IC, 17ID, 17IE, 17IF, 17IG, 17IH, 17II, 17IJ, 17IK, 17IL, 17IM, 17IN, 17IO, 17IP, 17IQ, 17IR, 17IS, 17IT, 17IU, 17IV, 17IW, 17IX, 17IY, 17IZ, 17JA, 17JB, 17JC, 17JD, 17JE, 17JF, 17JG, 17JH, 17JI, 17JJ, 17JK, 17JL, 17JM, 17JN, 17JO, 17JP, 17JQ, 17JR, 17JS, 17JT, 17JU, 17JV, 17JW, 17JX, 17JY, 17JZ, 17KA, 17KB, 17KC, 17KD, 17KE, 17KF, 17KG, 17KH, 17KI, 17KJ, 17KL, 17KM, 17KN, 17KO, 17KP, 17KQ, 17KR, 17KS, 17KT, 17KU, 17KV, 17KW, 17KX, 17KY, 17KZ, 17LA, 17LB, 17LC, 17LD, 17LE, 17LF, 17LG, 17LH, 17LI, 17LJ, 17LK, 17LM, 17LN, 17LO, 17LP, 17LQ, 17LR, 17LS, 17LT, 17LU, 17LV, 17LW, 17LX, 17LY, 17LZ, 17MA, 17MB, 17MC, 17MD, 17ME, 17MF, 17MG, 17MH, 17MI, 17MJ, 17MK, 17ML, 17MN, 17MO, 17MP, 17MQ, 17MR, 17MS, 17MT, 17MU, 17MV, 17MW, 17MX, 17MY, 17MZ, 17NA, 17NB, 17NC, 17ND, 17NE, 17NF, 17NG, 17NH, 17NI, 17NJ, 17NK, 17NL, 17NM, 17NN, 17NO, 17NP, 17NQ, 17NR, 17NS, 17NT, 17NU, 17NV, 17NW, 17NX, 17NY, 17NZ, 17OA, 17OB, 17OC, 17OD, 17OE, 17OF, 17OG, 17OH, 17OI, 17OJ, 17OK, 17OL, 17OM, 17ON, 17OO, 17OP, 17OQ, 17OR, 17OS, 17OT, 17OU, 17OV, 17OW, 17OX, 17OY, 17OZ, 17PA, 17PB, 17PC, 17PD, 17PE, 17PF, 17PG, 17PH, 17PI, 17PJ, 17PK, 17PL, 17PM, 17PN, 17PO, 17PP, 17PQ, 17PR, 17PS, 17PT, 17PU, 17PV, 17PW, 17PX, 17PY, 17PZ, 17QA, 17QB, 17QC, 17QD, 17QE, 17QF, 17QG, 17QH, 17QI, 17QJ, 17QK, 17QL, 17QM, 17QN, 17QO, 17QP, 17QQ, 17QR, 17QS, 17QT, 17QU, 17QV, 17QW, 17QX, 17QY, 17QZ, 17RA, 17RB, 17RC, 17RD, 17RE, 17RF, 17RG, 17RH, 17RI, 17RJ, 17RK, 17RL, 17RM, 17RN, 17RO, 17RP, 17RQ, 17RR, 17RS, 17RT, 17RU, 17RV, 17RW, 17RX, 17RY, 17RZ, 17SA, 17SB, 17SC, 17SD, 17SE, 17SF, 17SG, 17SH, 17SI, 17SJ, 17SK, 17SL, 17SM, 17SN, 17SO, 17SP, 17SQ, 17SR, 17SS, 17ST, 17SU, 17SV, 17SW, 17SX, 17SY, 17SZ, 17TA, 17TB, 17TC, 17TD, 17TE, 17TF, 17TG, 17TH, 17TI, 17TJ, 17TK, 17TL, 17TM, 17TN, 17TO, 17TP, 17TQ, 17TR, 17TS, 17TT, 17TU, 17TV, 17TW, 17TX, 17TY, 17TZ, 17UA, 17UB, 17UC, 17UD, 17UE, 17UF, 17UG, 17UH, 17UI, 17UJ, 17UK, 17UL, 17UM, 17UN, 17UO, 17UP, 17UQ, 17UR, 17US, 17UT, 17UU, 17UV, 17UW, 17UX, 17UY, 17UZ, 17VA, 17VB, 17VC, 17VD, 17VE, 17VF, 17VG, 17VH, 17VI, 17VJ, 17VK, 17VL, 17VM, 17VN, 17VO, 17VP, 17VQ, 17VR, 17VS, 17VT, 17VU, 17VV, 17VW, 17VX, 17VY, 17VZ, 17WA, 17WB, 17WC, 17WD, 17WE, 17WF, 17WG, 17WH, 17WI, 17WJ, 17WK, 17WL, 17WM, 17WN, 17WO, 17WP, 17WQ, 17WR, 17WS, 17WT, 17WU, 17WV, 17WW, 17WX, 17WY, 17WZ, 17XA, 17XB, 17XC, 17XD, 17XE, 17XF, 17XG, 17XH, 17XI, 17XJ, 17XK, 17XL, 17XM, 17XN, 17XO, 17XP, 17XQ, 17XR, 17XS, 17XT, 17XU, 17XV, 17XW, 17XZ, 17YA, 17YB, 17YC, 17YD, 17YE, 17YF, 17YG, 17YH, 17YI, 17YJ, 17YK, 17YL, 17YM, 17YN, 17YO, 17YP, 17YQ, 17YR, 17YS, 17YT, 17YU, 17YV, 17YW, 17YX, 17YY, 17YZ, 17ZA, 17ZB, 17ZC, 17ZD, 17ZE, 17ZF, 17ZG, 17ZH, 17ZI, 17ZJ, 17ZK, 17ZL, 17ZM, 17ZN, 17ZO, 17ZP, 17ZQ, 17ZR, 17ZS, 17ZT, 17ZU, 17ZV, 17ZW, 17ZX, 17ZY, 17ZZ, 17AA, 17AB, 17AC, 17AD, 17AE, 17AF, 17AG, 17AH, 17AI, 17AJ, 17AK, 17AL, 17AM, 17AN, 17AO, 17AP, 17AQ, 17AR, 17AS, 17AT, 17AU, 17AV, 17AW, 17AX, 17AY, 17AZ, 17BA, 17BB, 17BC, 17BD, 17BE, 17BF, 17BG, 17BH, 17BI, 17BJ, 17BK, 17BL, 17BM, 17BN, 17BO, 1

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

TO: Orville M. Jones
9015 Belair Road
Baltimore, Maryland 21206

RE: ZAC NUMBER: 92-359-4
K/S Greenapple North, 20' x 4' of Greenapple Circle
2 Greenapple Circle
111a Election District - 11a 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 CHECKS FOR A POST OFFICE MUST BE ATTACHED ON THE DAY OF THE HEARING OR THE CHECKS SHALL NOT COUNT. DO NOT SIGN THE SIGN & POST LETTERS FOR 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 111, Towson, Maryland 21204. It should have your name, number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit notice your check, immediate attention to this matter is requested.

Arnold Jablon
DIRECTOR

cc: Rouds, Gentrum & McGlochin

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

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

CASE NUMBER: 92-359-4
K/S Greenapple North, 20' x 4' of Greenapple Circle
2 Greenapple Circle
111a Election District - 11a Councilmanic
Petitioner(s): Orville M. Jones

HEARING: WEDNESDAY, APRIL 29, 1992 at 10:00 A.M.

Purposes to permit a deed with a 13 foot street to right-of-way setback in line of the proposed 18.75 feet and to amend the First Final Development Plan for Ashbur Green (Lot 41).

Arnold Jablon
DIRECTOR

cc: Orville M. Jones
Rouds, Gentrum & McGlochin

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

April 15, 1992

(410) 887-3353

Rouds, Gentrum & McGlochin
814 Eastern Avenue
Baltimore, MD 21221

RE: Item No. 368, Case No. 92-359-4
Petitioner: Orville M. Jones
Petition for Variance

Gentlemen:

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

APRIL 15, 1992

Arnold Jablon
DIRECTOR

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Orville M. Jones
Petitioner's Attorney: Rouds, Gentrum & McGlochin

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

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 Adolfinas Arias, Item No. 366
Orville Jones, Item No. 367
Orville Jones, Item No. 368
Orville Jones, Item No. 368
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 Nikal Anagnostou, Item No. 374
Frank M. Carnaby, 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/PM: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: Rabee 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, 379, 379, 379, 382, 381 and 382.

Rabee J. Famili
Traffic Engineer II

B37/rvd

RECEIVED
APR 9 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
379
382
381

SSF/rmp
NO_OWT/GWRMP

RECEIVED
APR 23 1992
ZONING OFFICE

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

700 East Joppa Road, Suite 901
Towson, MD 21204-6500

APRIL 2, 1992

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

RE: Petitioner Owner: ORVILLE M. JONES
Location: 92 GREENAPPLE GARTH
Item No.: 368(JL) 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 plan for the property.

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

REVIEWER: Noted and Approved
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
APR 23 1992
ZONING OFFICE

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, 364, 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
Developers Engineering Division

BWB:DAK



9633 Edgar Road
Baltimore, MD 21236

92-359-A



JOPPA ROAD
(Rt. 60 N/W)
577'10" E
24'00"

GREENHOUSE GARTH
15'00" E
577'10" E
45'19"

GREENHOUSE GARTH
40' WIDE

92-359-A

OWNER ORVILLE M. JONES
COUNCIL DISTRICT 5
ZONED DR 5.5
ZONING MAP 200 SCALE # NE 10 H
LOT SIZE 2557 S.F. 1.05 AC ±
NOT IN CRITICAL AREA
NO PRIOR ZONING HEARINGS

LOT 1 BLOCK D
94/67
"ARBOUR GREEN"
(FORMERLY JOPPA VILLAGE)
1170 EJECT. DISTRICT
BALTIMORE CO., MD.

#2 GREENHOUSE GARTH

SITE PLAN TO ACCOMPANY VARIANCE REQUEST

J.S. DALLAS, INC.
Surveying & Engineering
4932 Hazelwood Avenue Baltimore, Md. 21206
(301)866-2001

Date: 01-30-92
Scale: 1" = 20'
Job Number: 88-249
Drawn By: CAZ TE
Checked By: JS

CHUCK 88249 P: 04/20/92

