## FINDINGS OF FACT AND CONCLUSIONS OF LAM

This matter comes before the Zoniag Commissioner as a Petition for Administrative Variance filed by the owners of the subject property. Kenneth R. Pressley, Jr. and his wife, Darlene F. Pressley. The Petitioners seek relief from Section 303.1 of the Beltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 21 feet in lieu of the reguired average of 24 feet for a proposed addition in accordance with Petitioner's Exhibit 1.

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

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, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Purthermore, strict compliance with the B.C.Z.B. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

Zoning Regulations (8.C.Z.R.) to permit a front se'back of 21 feet in lieu required average of 24 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however,

Pursuant to the posting of the property and the provisions of

Suite 113 Courthouse 400 Washington Avenu Towson, MD 21204

(410) 887-4386

February 18, 1994

Mr. & Mrs. Kenneth R. Pressley, Jr. 2501 McCommas Avenue Baltimore, Maryland 21222

RE: PETITION FOR ADMINISTRATIVE VARIANCE W/3 McComen Amenue, 150° 5 of the c/l of German Hill Road 12th Retection District - 7th Councilmanis District Kenneth R. Pressley, Jr., et ux - Petitioners Case No. 94-281-A

Enclosed please find a copy of the decision rendered in the we-captioned matter. The Petition for Administrative Variance has been inted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Green. For further information of filing an appeal, please contact the Zoning Administration and Development Management office at 807-1391

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Petition for Administrative Variance

to the Zoning Commissioner of Bultimere County

1. Setback requirements will not allow

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addition on front of house, 6 th. 15 needed

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

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for the property located at 2501 MCsanac which to pro-

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94-281-A

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## Affidavit in support of

That the information herein gives is within the personal tarveledge of the Afflant(s) and that Afflant(s) is here competent to match therefor in the event that a nable bearing is scheduled in the future with regard thereto. That the Alfuni(s) does to presently reside at 2501 M. Comas Ave

Ralto

That based upon personal knowledge, the following are the facts upon which I've base the request for an Adi Variance at the above address, income sensors or pushes officials: 1. Set back requirements will not allow addition en front of house, bto is needed. 2. Pestrution line is only Ift. past front of

I MERGERY CERTIFY, the 15° day of O + 45,6 or 19 "7 \$, before one, a Hotary Public of the State Kreate & Andry or and defree F. Percety the Adliants(s) herein, personally income or satisfactorily identified to me as such Adliants(s), and mode each in due form of last that the nations and forth hereinsthane set (orth- we tree and correct to the last of his facetheir handstde and belief

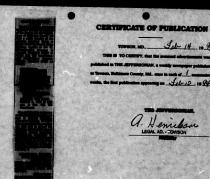
101-153

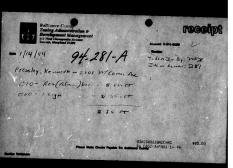
ME flex

94-281-A Beginning on the west side of Mc Conno Whenc, fifty feet wide, at the distance of 130 feet south of the certerline of German Hill Road. Being Lot 135 of Gray Marior which is recorded in Bathirm's County Plat Boot 12, Folio 112 containing . 145 acres in the 12th Election Destrut. Also Known as 2501 McComas Avenue.

#281

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Maryland Department of Transportation
State Highway Administration Baltimore County Gor Office of Zoning Adm 1-26.94 111 West Chesapeake Avenue Towson, MD 21204 (410) 887-3353 Ms. Charlette Minton Zoning Administration Re: Baltimore County
Item No.: \* 381 (MJK) February S. 1994 Development Management County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Mr. and Mrs. Kenneth R. Pressley, Jr. 2501 McComar Avenue Baltimore, Maryland 21222 This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project. RE: Case No. 94-281-A, Item No. 281 Petitioner: Kenneth R. Preseley, Jr., et ux Petition for Administrative Variance Dear Mr. and Mrs. Pressley: Please contact Bob Small at 410-333-1350 if you have any questions. The coming Plane Relievery Committee (202) has reviewed the plane should sell the above referenced petition. He attached committee each reviewing agency are not intended to indicate the appropriateness of the zoning action respected, but to assure that all parties, i.e., oming problems with repard to the proposed improvements that may have a bearing on this case. Thank you for the opportunity to review this item. Bob Small DAVID M. RAHSON, ACTING CHIEF Enclosed are all comments submitted thus for from the sembers of 20c that offer or request information on your putiline. If additional comments are putiline in additional comments of the putiline in the put The following comments are related only to the filing of future zoning petitions and are sized at expediting the petition filing process with this office. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneyers feel that the state of the zoning regulations and petitions with requirements can file their petitions with this office without the necessity of a prelimmary review by zoning percentage.

(410) 887.4386

Maryland Roley Service for Impaired Hearing or Speech Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 767 Marth Catrort Street - Baltimore, Marviand 21202

700 East Joppa Road Suite 901 Towson, MD 21286-5500 Arnold Jablon, Director Zoning Administration and DATE: January 28, 1994 Arnold Jablon Petitions from Zoning Advisory Committee Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-105 The Office of Planning and Zoning has no comments on the following petition(s): RE: Property Owner: KENNETH R. PRESSLEY JR., & DARLENE F. PRESSLEY Item Nos. 277, 278, 281, 286, 287 and 288. LOCATION: W/S MCCOMAS AVE., 150'S OF CENTERLINE GERMAN HILL RD. 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 887-1480. Item No.: 281 (MJK) Zoning Agenda: ADMINISTRATIVE VARIANCE Gentlemen: Pursuant to your request, the referenced property has been surveyed this Bureau and the comments below are applicable and required to corrected or incorporated into the final plans for the property. 7. The Fire Prevention Bureau has no comments at this time. PK/JL: la MEGISTRATED ZADM REVIEWER: LT. ROBERT P. SAUERMALD Fire Prevention, PHONE 887-4881, MS-1102F ZAC. 277/PZONE/ZAC1 83

(410) 887-450

DATE: 01/27/96

BALTIMORE COUNTY. MARYLAND INTER-OFFICE CORRESPONDENCE

Baltimore County Government Zoning Commissioner Office of Planning and Zoning Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204 July 21, 1994

Congresswoman Helen Delich Bentley Suite 400, 200 E. Joppa Road Towson, Maryland 21286 Attn: Ms. Doris Kuhar

RE: Case No. 92-261-SPHKA St. Mary's Orthodox-Catholic Church Location: S/S Shawan Road, 2400 ft. E. of Beaver Dam Rd.

Dear Congresswoman Bentley:

Thank you for your letter dated July 15, 1994 regarding the above matter and your interest in same.

In that you forwarded a copy of my written Opinion, dated June 7, 1793. In that you forwarded a copy of my written Opinion, dated June 7, 1793. In the control week of the copy of the cop

In any event, since the Church has decided to file an appeal, their case will be transferred to the Board of Appeals and a new hearing will be scheduled and conducted. They will be given full opportunity at that time to present their position on this matter.

Thank you for your interest in this case.

Very truly yours, Lawrence E. Schmidt Zoning Commissioner

Board of Appeals of Baltimore County Basement, Old Court House 400 Washington Avenue Towson, Maryland 21204

111 West Chesapeake Avenue Towson, MD 21204 (410) 887-3353 he advised that your Petition for Administrative Soning Vertages has been energical the above once Contact made with this office reportion the states of this case about reference the come under and tent to 187-1811. This notice also serves on a reference reporting the administrative process. 1) Four property atll to posted on or before Assumy 20, 1994. The closing date (Polemary 14, 1994) is the deadlists of or a mighter to filts a formal report for a public bearing, steet the closing date, but filts will be notioned by the badge or beings family consistence. The quit of power the respective stalls, (20 days requested ratios, or (a) and take the outstar to set in few public bearings, the still restrict extraor continuous and the close action is set in few public bearings, the still restrict extraor continuous as a desirable or out to previous has been provided, set of 120 or both bearings. In cases requiring public hearing (dettier due to a mighther's formal request or by Geder of the incident), the property will be reported and action of the hearing will appear in a faithfurner County input. Charges related to the reporting and management absorbing are populate by the patitioner(s). PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE WHAT OO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE CROSE WALL.

