PETITION FOR ADMINISTRATIVE ZONING VARIANCE
M/S Waugh Avenue, 20 ft. W of 
\* ZONING COMMISSIONER . OF BALTIMORE COUNTY 3 Waugh Avenue 4th Election District . Case No. 94-307-A 3rd Councilmanic District Russell G. McKay, et ux Petitioners

## FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Russell G. McKay and Rebekah J. McKay, his wife, for that property known as 3 Maugh Avenue in the Bellows property subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1802.3.8 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 1.5 ft. in lieu of the required 7 ft. for a proposed addition (family and dining room), as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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, there is no evidence in the file to indicate that the requested variance 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, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of mutmitted provide sufficient facts that comply with the requirements of

Affidavit in support of Administrative Variance

Glynder Md 21071

The continuous of hearth a Term under the provides of privacy to the Zenine Commissioner of Rubinore Co., str. as follows

That the information berein given a within the personal knowledge of the Affaint(s) and that Affaint(s) where competent to transfe thereto as the purple that a make because is wheelighed in the future with regard thereto.

That haved upon personal knowledge, the following are the facts upon which live base the request for an Administrative

The fighting is alreading that the operation bed distingtive the regards to give it produced to the produced of the control of

THEREST CERTIFY, the State day of FODURA 4 19 74 before me, a Notary Public of the State

Sugnari Hraday

My Commission Expire: 101197

FISSELL G MINAY and PREDERAL , I MCKAY the Affianties) herein, personally known or aninfactionly identified to me as such Affianti(s), and made onth in due form of time that the matters and facts hereinabove set forth are true and correct to the best of an her

Thurste Attention deside presently reside at 3 Waugh Ave

rather than relocate.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to

AS WITNESS my hand and Noturnal Seal.

11/04

suteg bus

Expand hung space at this address

To expand fear of home would distrub mature trees, existing deck, gardens.

80

MICROFILMED

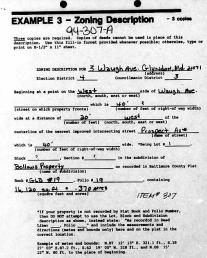
B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

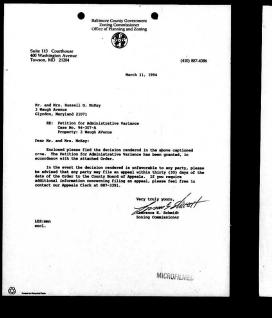
Pursuant to the posting of the property and the provisions of both the Beltimore County Code and the Baltimore County Zoning Regulations, and

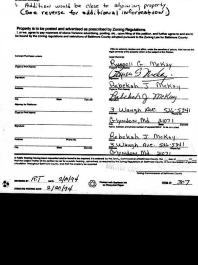
IT IS COMMERCED by the Zoning Commissioner for Baltimo: County this // day of March, 1994 that the Petition for a Zoning Varience from Section 1802.3.8 of the Baltimore County Zoning Regulation (B.C.Z.R.) to permit a side yard setback of 1.5 ft. in lieu of the re owined 7 ft. for a proposed addition (family and dining room), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

The Petitioners are hereby made sware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original

MICROFILMED







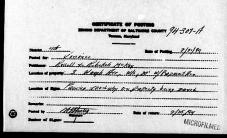
Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3 Wangh Ave . Chypdon, Md

This Prolition should be 104d with the Office of Zerling Administration & Development Management.

The underspace, fully invented the property should be property about in Bulbinor County and which is described in the description and plat allocked with medium and making apartment, hereby prints for a Ministration from Section 1802.1.3.8 To permit a sailedy part austhanct of 1.5 Feet in 1 lieu of the required 7 feet for a proposed addition (Frankly & Bluming Rocca).



Bultimere County Zoning Administration 9 Dovelopment Management	• receipt
12 Find Application Processing Control of the Section of the Secti	Account: 84014330 Name: 307
Rebekok Makay * 3 Waleh AVE MO. 21071	7.
010 - VARIANCE - \$ 50 @ 080 - \$16N - \$ 35 @	W1307.A
TOTAL - \$ 85 00	MICROFILMED
	0280073HTCHRC #85.00 COD0:380HD2-08-94

94-307A 111 West Chesapeake Avenue Towson, MD 21204 (410) 887-3353 DUR DATE: CLOSING DATE OF HEARING DATE CASE NUMBER/PROJECT NAME: 94-307-A ( 1 ) Zoning Notice Sign and Post Set(s) # \$60.00/set = \$60.00 Due\* (In lieu of payment, we ask that you make use of the following waiver) INVOICE WAIVES CASE HUNBER/PROJECT HAME: 94-307-A Returned Zoning Motice Sign and Post Set(s). for ZADM

nt Das waived upon return of the COMPLETE sign and post set(s).

8

MICROFILMED

MICROFILMED

(410) 887-3353

February 28, 1991

Mr. and Mrs. Russell B. McKay 3 Maugh Avenue Glyndon, Maryland 21071

141 West Chesapeake Avenue Towson, MD 21204

Province and September 118

RE: Case No. 94-307-XA, Item No. 307 Petitioner: Russell G. McKay, et ux. Petition for Administrative Variance

The Zoning Flans Advisory Consisten (ZKZ) has reviewed the plane main control of the plane and the zero of the zoning entering appears are not intended to indicate the appropriations of the zoning enterin properties of the zoning entering the zero of the zero of

Exclosed are all comments submitted thus far from the sentence of Jac.

Comments of the commen

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.

The director of Zoning Administration and Development Responses has instituted a system of second causing attorages the second causing the second causing the second all aspects of the zoning requisitons and pettions filling requirements can file their pettitions with this office without the seconsity of a preclinary revise by zoning personnel.

MUKUTILNIEL

Zoning Plans Advisory Committee Comments Mr. and Mrs. Russell G. McKey (Item 307) Date: February 28, 1994

Aeyone using this system should be fully sware that they are responsible for the scorrey and completeness of any such patition. All partitions filled in this sanser will be reviewed and sevent that the patition has not been filled correctly, there is above, as possibility that another bearing will be required or the soning commissioner will deny the patition due to errors or incompleteness.

Attorneys, engineers end applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to substitute appropriate filing fee at the time future appointments are nack-. Failures to keep these appointments without proper advance notice, i.e. 12 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Charlotte Minton in the zoning office at 887-3391 or the commenting agency.

W. Col Richard y W. Carl Richards, Jr. Zoning Coordinates

(410) 887-3353

WCR: cmm Enclosures



Ms. Charlotte Minton

Zoning Administration and Development Management County Office Building

111 W. Chesapeake Avenu

Towson, Maryland 21204

Maryland Department of Transportation State Highway Administration

approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Maryland Relay Service for Impaired Hearing or Speech 1-800-735-2258 Statewide Toll Free Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717 Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Re: Baltimore County Item No.: \* 307 (CT)

Bob Snell

DAVID N. RAPTRY, ACTING CHIEF

John Contestable, Chief

Engineering Access Permits

Division

Hal Kassoff

2-16-94

700 East Joppa Road Suite 901 Towson, MD 21286-5500

Baltimore County Government
Fire Department

(410) 997 4500

DATE: 04/45/96

Arnold Jablon Zoning Administration and Development Management Baltimore County Office Building Towson, MD 21204 MAIL STOP-1105

RE: Property Owner: LOCATION: SEE BELOW

Item 'lo.: SEE HELOW

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.

The Fire Prevention Bureau has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 307, 309 AND 310.

ZADM REVIEWER: LT. ROBERT P. SAUERWALD Fire Frevention, PHONE 887-4881, MS-1102F

Plat to accompany Petition for Zoning X Variance Special Hearing

cc: File

8

PROPERTY ADDRESS: 3 Wayah Ave Glyndon, Md. past books 19 ,totto 19 ,toto 1 .sections A

BALTIMORE COUNTY, MARYLAND 90

DATE: February 18, 1994

THERE OFFICE CORRESPONDENCE

Arnold Jablon, Director Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning FEB 3 SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

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 887-3480.

Prepared by: July W. Ling
Division Chief: Eary Lune

PK/JL: 1w

111 West Chesapeake Avenue Towson, MD 21204

FFREDRICK 17, 1994

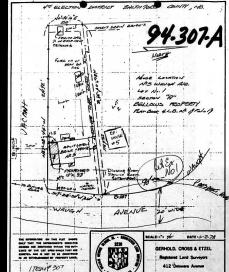
Bassell G. RoKey and Rebeksh J. RoKey 3 Maugh Avenue Glyndon, MD 21071

Please be obvioed that your Petition for Administrative Joning Veriance has been emitged the above case number. <u>Contect made with this office resection the states of this case about reference the case number and be directed to \$67-399. This notice also serves as a refresher repetition the desintantive recovery.</u> 1) four property will be posted on or before february 20, 1994. The closing date (March 7, 1994) is the desilities for a neighbor to fills a formal reposit for a public baseine, lifter the closing date, the fills will be refused by the bloom of nephry change (neminations. Prop say (a) spent the reposited relials, 0, but will require the reposited relials, 0 of cold most that the autter he set is for a public baseine, from will receive written entitiontion as to extend out on the cold reliable to the contribution that have previously admisd, out lift to public baseine;

NOTICE OF CASE NUMBER ASSISTMENT

2) In cases requiring public bearing (shelter due to a seighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the bearing will appear in a Saltiance County newspaper. Chapter related to the reporting and newspaper adventisable are peptable by the partitioner(s). Please be strized that you must return the sign and post to this office. They may be returned after the closing date. Tailore to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE FOSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST OF THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORMADED TO YOU VIA FIRST CLASS MAIL.



OWNER: Russell & Rebekah McKay

Towson, Maryland 21204

y: Rebekah M. Kay Scale of Drawing: 1'- 40

RIT 307

Day trater

Zoning Office USE ONLY!

Sueset Property

LOCATION INFORMATION

1'-200' ocale map#: N. W. 17 - 3

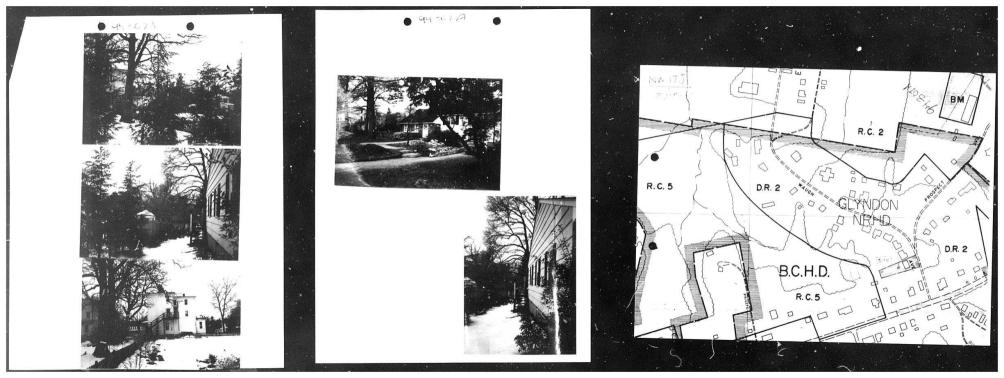
WATER: 🗷 🗌

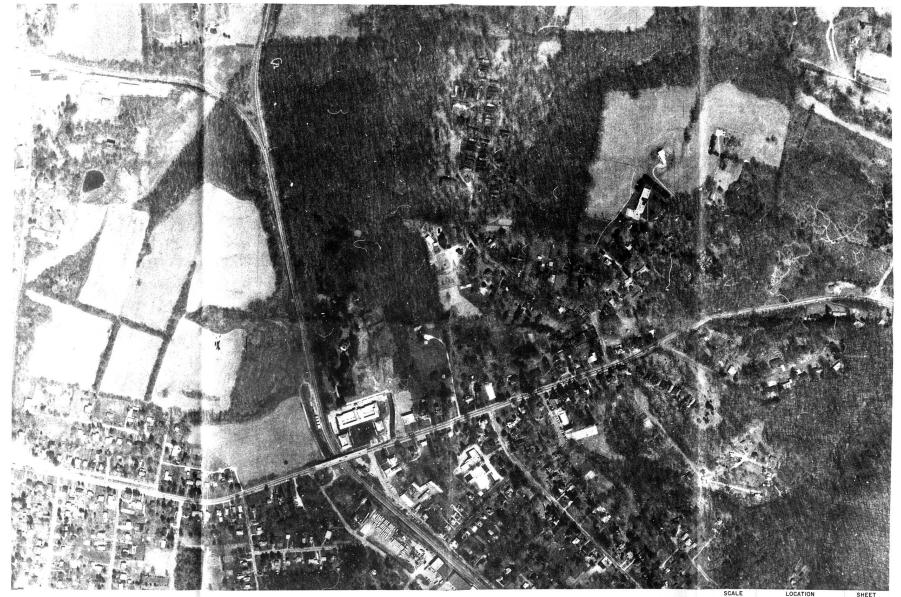
Let size: 1370 16, 120

Prior Zoning Hearings: PJ 011E

Zoning DR &

ZAC.300/PZONE/ZAC1





OFFICE OF PLANNING AND ZONING 4-367-A
PHOTOGRAPHIC MAP

SCALE

1' = 200' ±

DATE

OF

PHOTOGRAPHY

JANUARY

1986

GLYNDON REISTERSTOWN AREA

OON NW