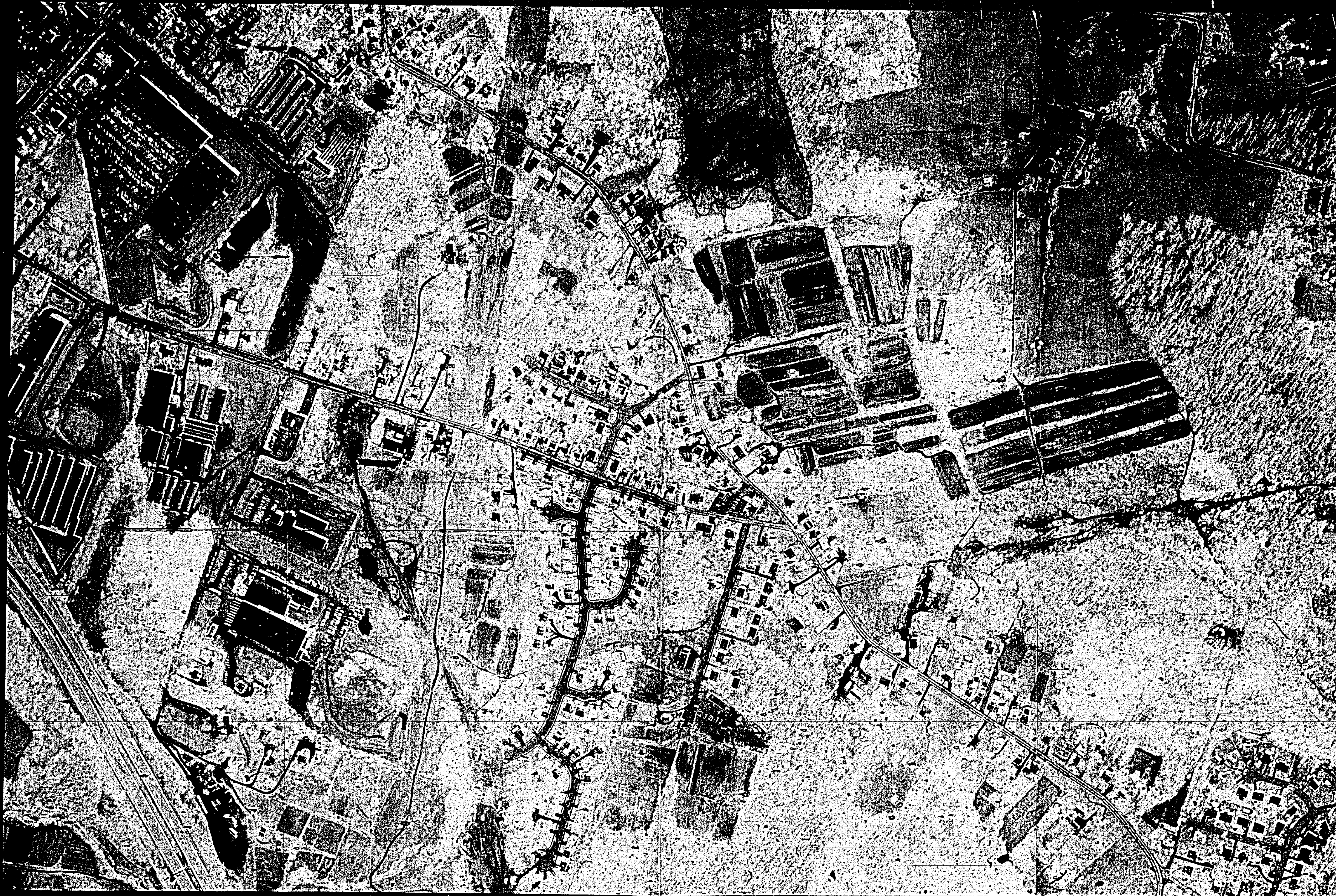




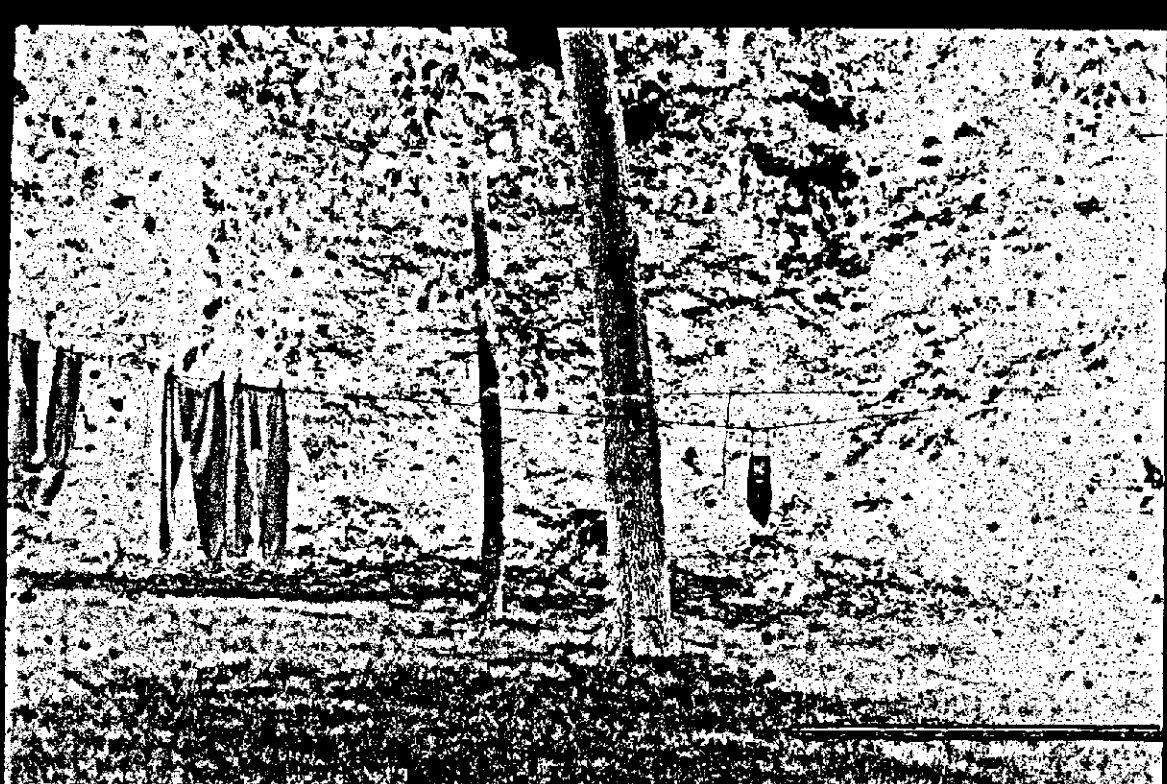
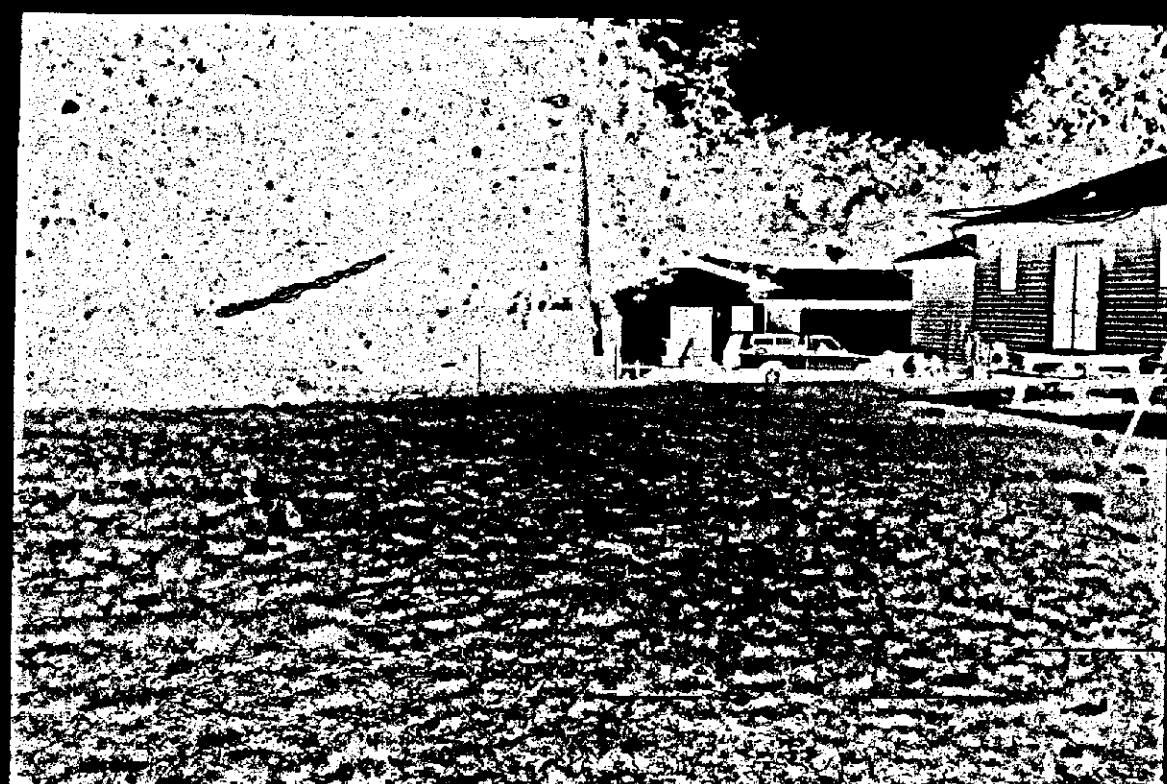
94-471-A

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

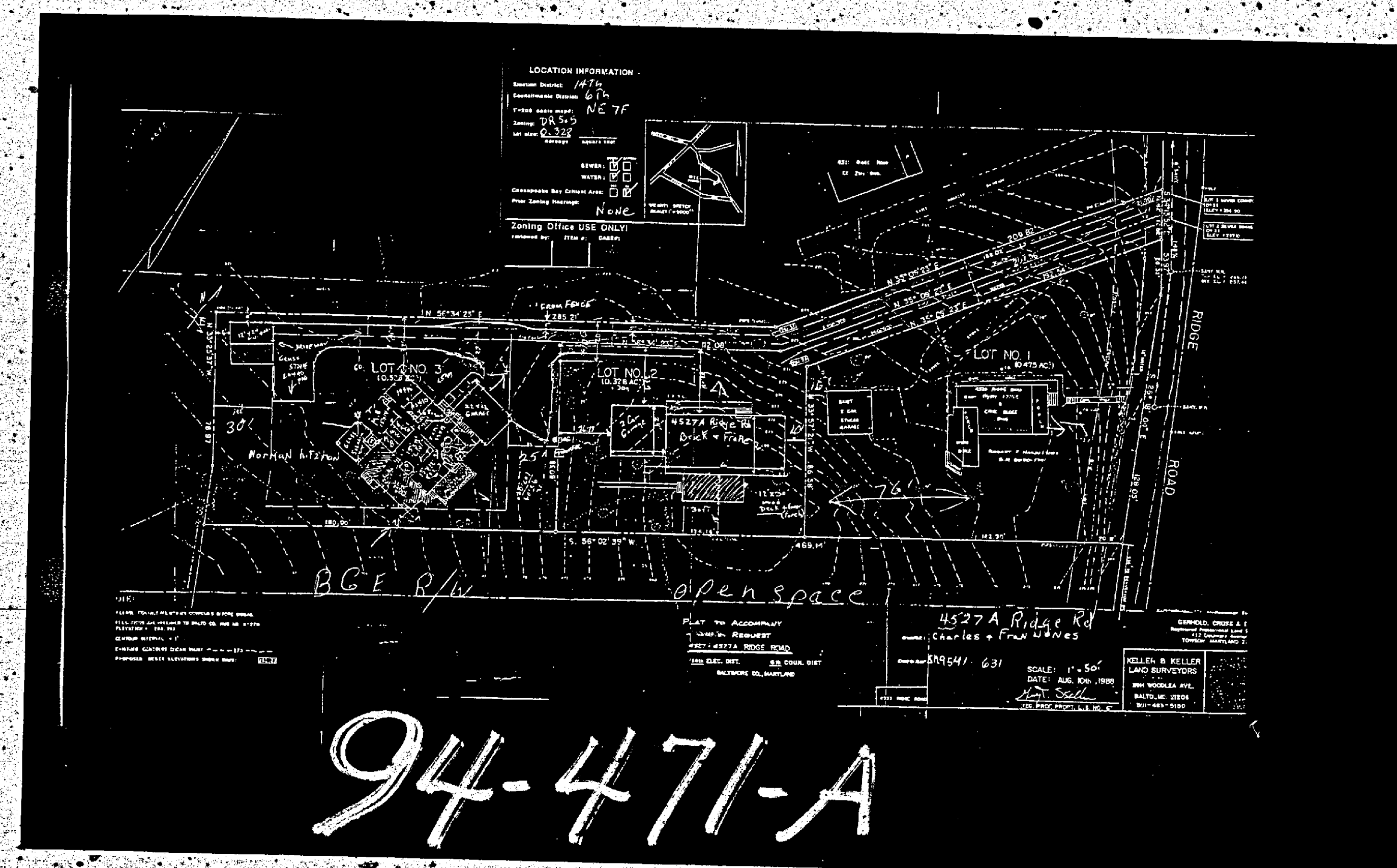
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	N.E. 7-F
DATE OF PHOTOGRAPHY JANUARY 1986		

94-471-A



94-471-A



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Mr. and Mrs. Charles E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

RE: Case No. 94-471-A, Item No. 458
Petitioner: Charles E. Jones, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Jones:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 23, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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 with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 458 (JRA)

Dear Ms. Minton:

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.

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL:lw

ZAC.428/PZONE/ZAC1

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 06/06/94

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

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 459, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1108F

cc: File

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Charles E. Jones and Frances E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

Re: CASE NUMBER: 94-471-A (Item 458)
4527-A Ridge Road
pashulte 192 SW of Ridge Road, 45° N of Benetton Road
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case shall reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 2, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

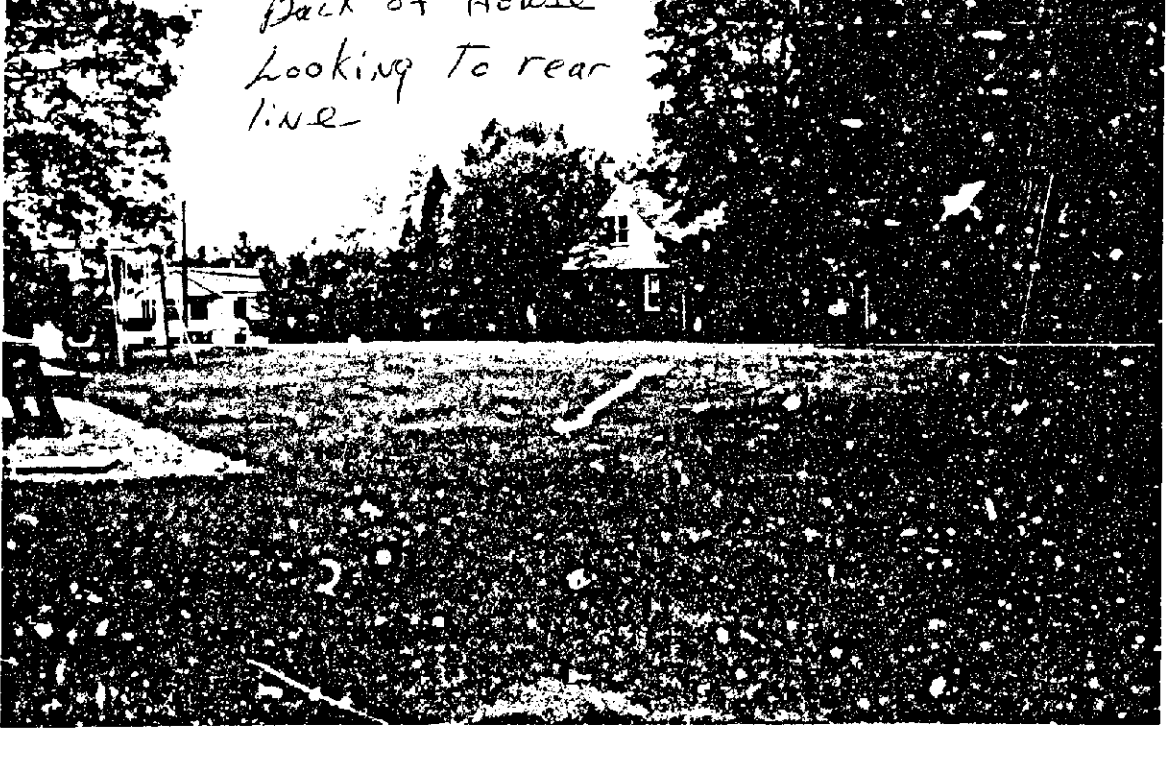
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

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on Recycled Paper

94-471-A



94-471-A



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE. Panhandle 193 ft. SW of Ridge Rd., 456 ft. N of Benerton Road, 4527A Ridge Road, 14th Election District, 9th Councilmanic District, Charles E. Jones, et ux, Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Jones and Frances E. Jones, his wife, for that property known as 4527A Ridge Road in the Kitzman subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck), 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 presented.

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

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of June, 1994 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck), in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware 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 condition.

ORDER RECEIVED FOR FILING
Date 6/1/94
By [Signature]

LES:mmm

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. Charles E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Cause No. 94-471-A
Property: 4527A Ridge Road

Dear Mr. and Mrs. Jones:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has 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:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 4527A Ridge Rd.
which is presently zoned DB-5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situated 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 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
We have a narrow strip of land with an unusually steep short front yard. We set back as far as we can. There is not enough rear yard for a deck.
Need deck to keep sun from overhanging house.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expense 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.

Contract Purchaser/Lessee
Type or Print Name
Signature
Address
City State Zipcode
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zipcode
Name
Address
City State Zipcode
Phone No.

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held by the Zoning Commissioner of Baltimore County, at the time and place indicated hereon. The hearing shall be held at the County Board of Appeals, and the subject matter shall be heard.

REVIEWED BY: DATE: ESTIMATED POSTING DATE: Printed with Soy-based Ink on Recycled Paper

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify (herein) in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/does presently reside at 4527A Ridge Rd, Baltimore MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

Our home 4527A Ridge Rd, lot #2 of Kitzman Sub Division sits on a narrow strip of land with an unusually steep short front yard. This leaves no rear yard set back for a deck porch. This limits our use of the rear sliding glass doors. We hope to lower the deck to shade to shade these rear doors.

That Affiant(s) acknowledge(s) that if a promise is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Charles E. Jones, Frances E. Jones
Charles E. Jones, Frances E. Jones
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 16 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared of Maryland

the Affiant(s) before me, personally known and satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

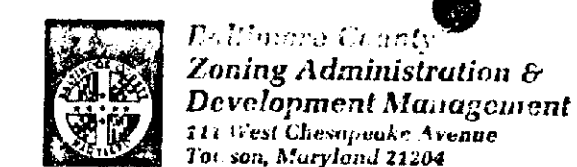
AS WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires 10-3-95

ZONING DESCRIPTION FOR 4527A Ridge Rd, 21236.
Election District 14 Councilmanic District 6.
Beginning at a point on the WEST side of Ridge Rd (192' SW Panhandle) is 40' wide at a distance of 456' of the centerline of the nearest improved intersecting street BENNETT RD (name of street) which is 40' wide. *Being Lot # 2. Block KITZMAN, as recorded in Baltimore County Plat Book # 328, Folio # 33, containing 328 (square feet and acres)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14 Date of Posting: 6/1/94
Posted for: Charles E. Jones
Petitioner: Charles E. Jones
Location of property: 4527A Ridge Rd
Location of Sign: 4527A Ridge Rd, property being zoned
Remarks: Petition for Administrative Variance
Posted by: [Signature]
Number of Signs: 1



Date 5-23-94
4527A Ridge Rd.
OIC VARIANCE 150
OSC SIGN 33
TOTAL 183

receipt
94-471-A

Account: R 001-6150

Number 438

34 577

888-888-8888
888-888-8888
888-888-8888

Please Make Checks Payable To: Baltimore County

Cashier Validation

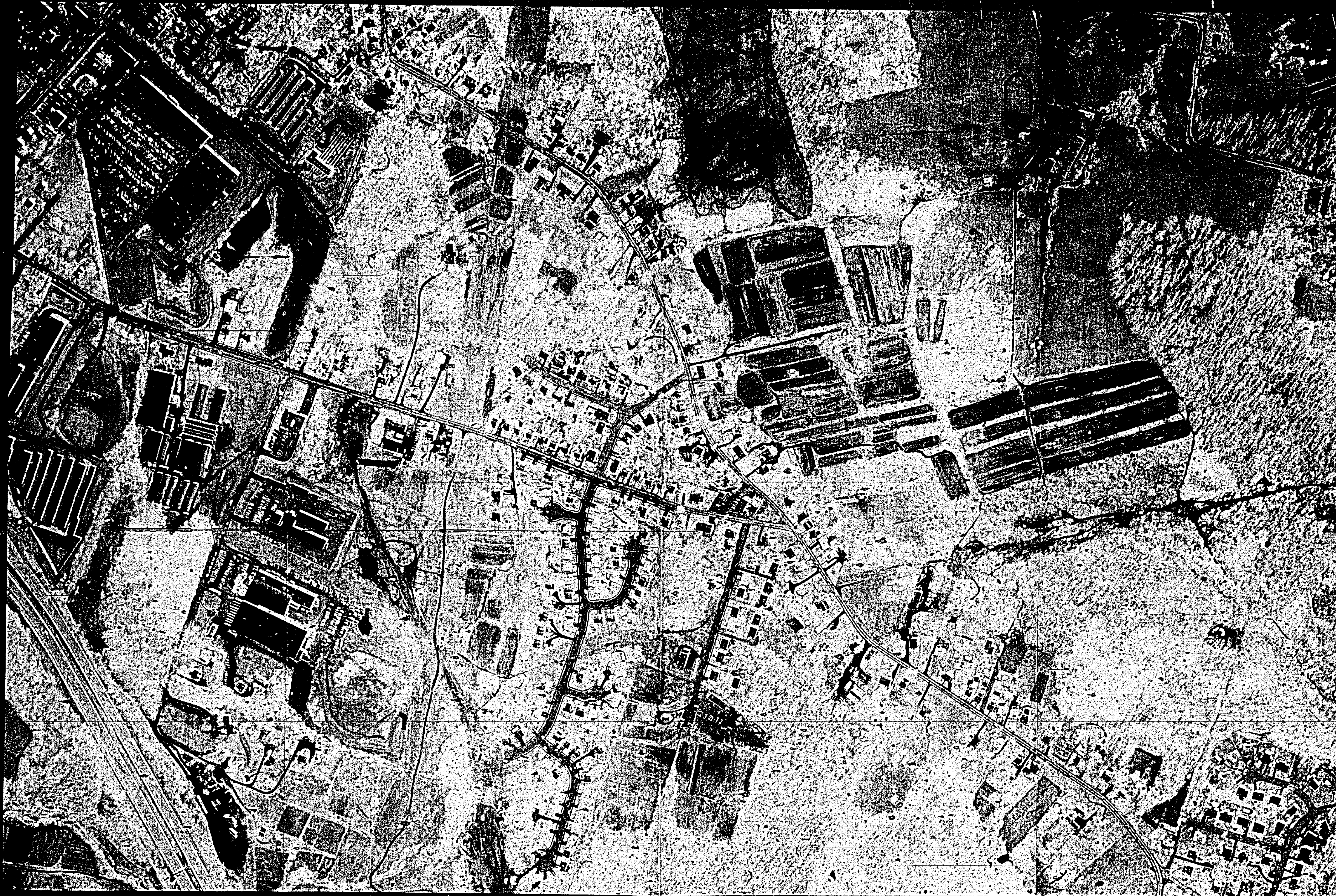
Item Number: 458
Planner: JRA
Date Filed: 5-23-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney
The following information is missing:
Actual address of property
Zoning
Acreage
Plats (need 12, only submitted)
200 scale zoning map with property outlined
Election district
Councilmanic district
B.C.Z.R. section information and/or wording
Hardship/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or incorrect
NEED INTAKE INFO - REVIEWED BY DATE, ESTIMATED POSTING DATE, ITEM NO.

PET-FLAG (XTXISOPH)
11/17/93



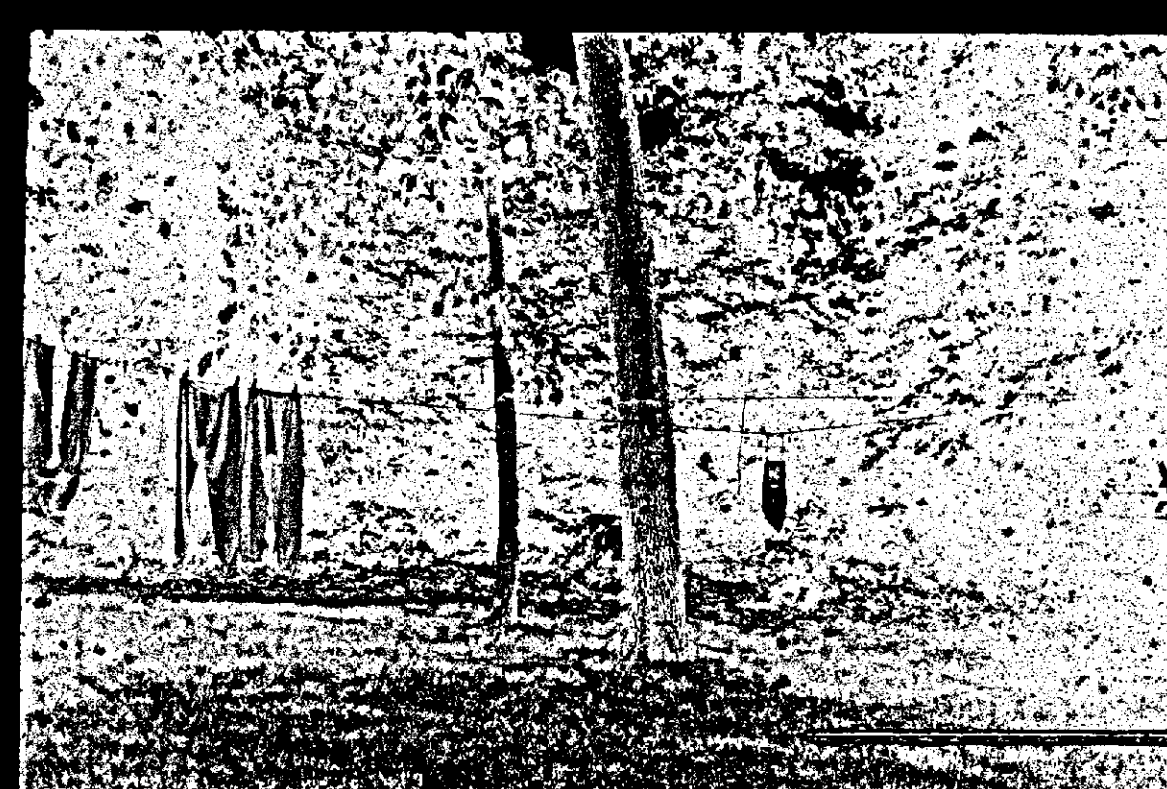
94-471-A

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MARTINSBURG, W.V. 25401

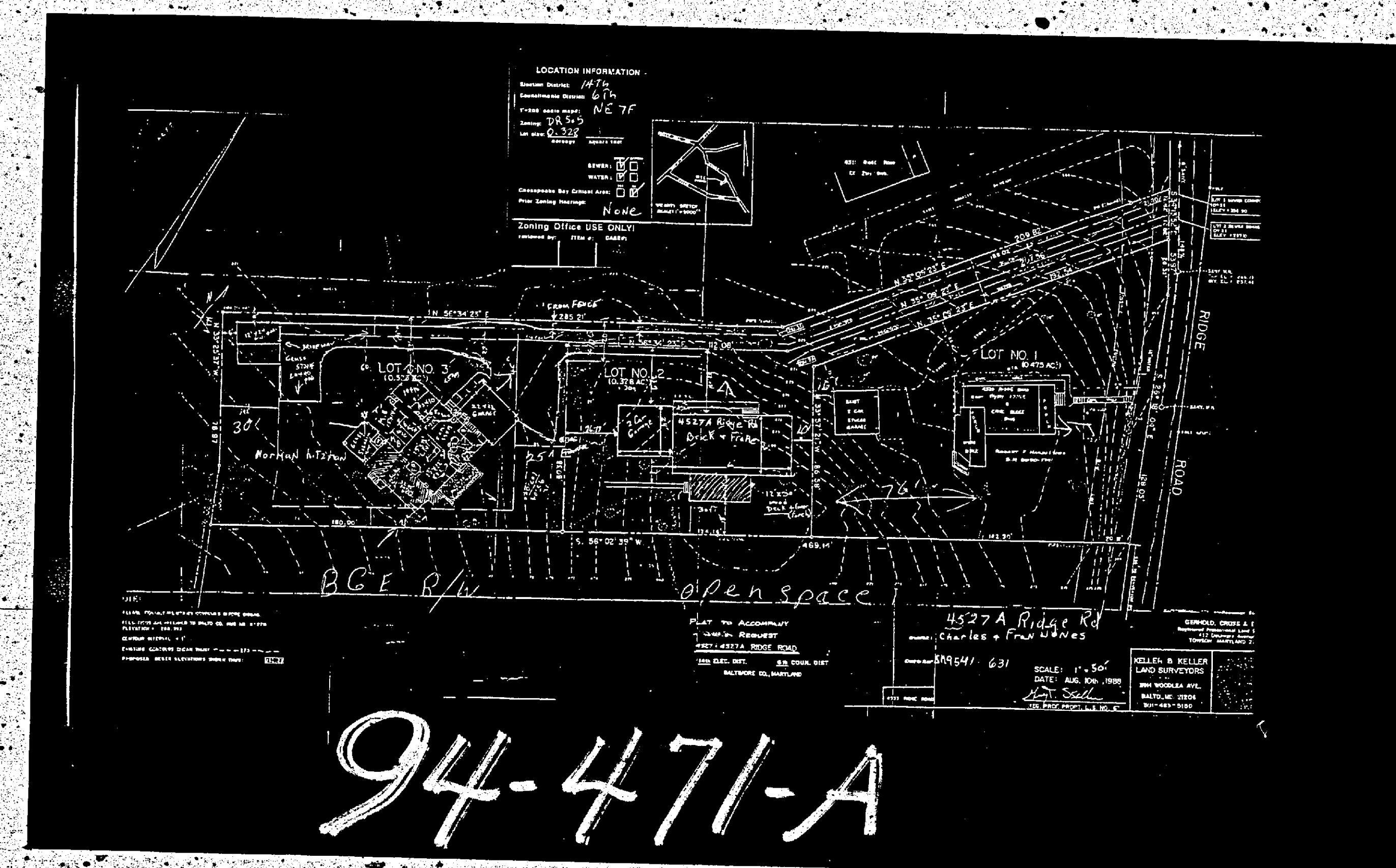
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	FULLERTON	N.E. 7-F
DATE OF PHOTOGRAPHY JANUARY 1986		

94-471-A



94-471-A



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 10, 1994

Mr. and Mrs. Charles E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

RE: Case No. 94-471-A, Item No. 458
Petitioner: Charles E. Jones, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Jones:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on May 23, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

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.

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-7-94

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No. 458 (JRA)

Dear Ms. Minton:

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.

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

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for DAVID N. RAMSEY, ACTING CHIEF
John Constable, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-753-2258 Statewide Toll Free

Mailing Address: P.O. Box 717, Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL:lw

ZAC.428/PZONE/ZAC1

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 06/06/94

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

RE: Property Owner:

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 457, 459, 461, 462, 463, 464, 466, 467, 468, 469 AND 470.

RECEIVED
JUN 6 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1108F

cc: File

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on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Charles E. Jones and Frances E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

Re: CASE NUMBER: 94-471-A (Item 458)
4527-A Ridge Road
pashulte 192 SW of Ridge Road, 45° N of Benetton Road
14th Election District - 6th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case shall reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before June 2, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
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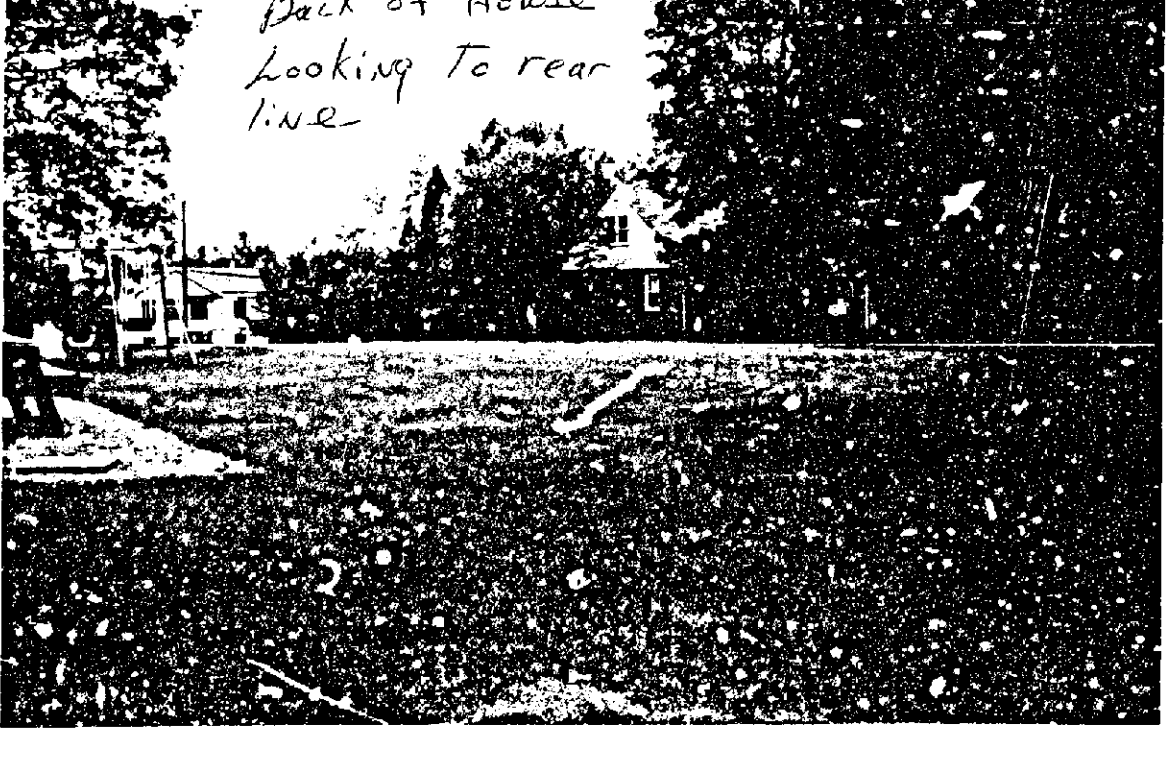
PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon

Arnold Jablon
Director

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on Recycled Paper

94-471-A



94-471-A



IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE. Panhandle 193 ft. SW of Ridge Rd., 456 ft. N of Benerton Road, 4527A Ridge Road, 14th Election District, 9th Councilmanic District, Charles E. Jones, et ux, Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Charles E. Jones and Frances E. Jones, his wife, for that property known as 4527A Ridge Road in the Kitzman subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck), 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 presented.

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

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of June, 1994 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck), in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware 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 condition.

ORDER RECEIVED FOR FILING
Date 6/1/94
By [Signature]

LES:mmm

[Signature]
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. Charles E. Jones
4527A Ridge Road
Baltimore, Maryland 21236

RE: Petition for Administrative Variance
Cause No. 94-471-A
Property: 4527A Ridge Road

Dear Mr. and Mrs. Jones:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has 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:mmm
encl.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 4527A Ridge Rd.

which is presently zoned DB-5.5.
This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated 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 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a rear yard setback of 18 ft., in lieu of the required 22.5 ft., for an open structure (deck).

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
We are seeking a variance from the rear yard setback of 22.5 ft. to 18 ft. for a deck. We have a narrow strip of land with an unusually steep short front yard. We need to keep sun from overhanging house.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expense 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.

Contract Purchaser/Lessee
Type or Print Name
Signature
Address
City State Zipcode
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zipcode
Name
Address
City State Zipcode
Phone No.

A Public Hearing having been requested and/or held to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, to be held by the Zoning Commissioner of Baltimore County, at the time and place indicated hereon. The hearing shall be held at the Zoning Department of Baltimore County, and that the property be posted.

REVIEWED BY: DATE: ESTIMATED POSTING DATE: Printed with Soy-based Ink on Recycled Paper. ITEM #:

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify (herein) in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4527A Ridge Rd, Baltimore MD 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty.)

Our home 4527A Ridge Rd, Lot #2 of Kitzman Sub Division sits on a narrow strip of land with an unusually steep short front yard. This leaves no rear yard set back for a deck porch. This limits our use of the rear sliding glass doors. We hope to lower the deck to shade to shade these rear doors.

That Affiant(s) acknowledge(s) that if a promise is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Charles E. Jones
[Signature]
Frances E. Jones

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 16 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared of Maryland.

the Affiant(s) before me, personally known and satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

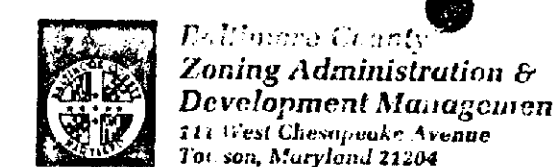
AS WITNESS my hand and Notarial Seal. 5-16-94

[Signature]
Notary Public
My Commission Expires 10-3-95

ZONING DESCRIPTION FOR 4527A Ridge Rd. 21236.
Election District 14 Councilmanic District 6.
Beginning at a point on the WEST side of Ridge Rd. (north, south, east or west)
Rd. (192' SW Panhandle) is 40' (number of feet of right-of-way width)
wide at a distance of 456' FT. NORTH of the (number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street BENNETT RD. (name of street)
which is 40' wide. *Being Lot # 2.
Block KITZMAN, Section # in the subdivision of KITZMAN as recorded in Baltimore County Plat (name of subdivision)
Book # 328, Folio # containing (square feet and acres)

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Variance Date of Posting: 6/1/94
Posted for: Charles E. Jones
Petitioner: Charles E. Jones
Location of property: 4527A Ridge Rd.
Location of Sign: Property roadways, property being zoned. Posted at entrance of driveway leading to property.
Remarks:
Posted by: [Signature] Date of return: 6/10/94
Number of Signs: 1



Date 5-23-94. 4527A Ridge Rd.
OIO VARIANCE 150
OSC SIGN 33
TOTAL 183

Account: R 001-6150
Number 438
34 5TH
Please Make Checks Payable To: Baltimore County
Cashier Validation

Item Number: 458
Planner: JRA
Date Filed: 5-23-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney
The following information is missing:
Actual address of property
Zoning
Acreage
Plats (need 12, only submitted)
200 scale zoning map with property outlined
Election district
Councilmanic district
B.C.Z.R. section information and/or wording
Hardship/practical difficulty information
Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
Power of attorney or authorization for person signing for legal owner and/or contract purchaser
Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
Notary Public's section is incomplete and/or incorrect
NEED INTAKE INFO - REVIEWED BY DATE, ESTIMATED POSTING DATE, ITEM NO.

PET-FLAG (XTXISOPH)
11/17/93