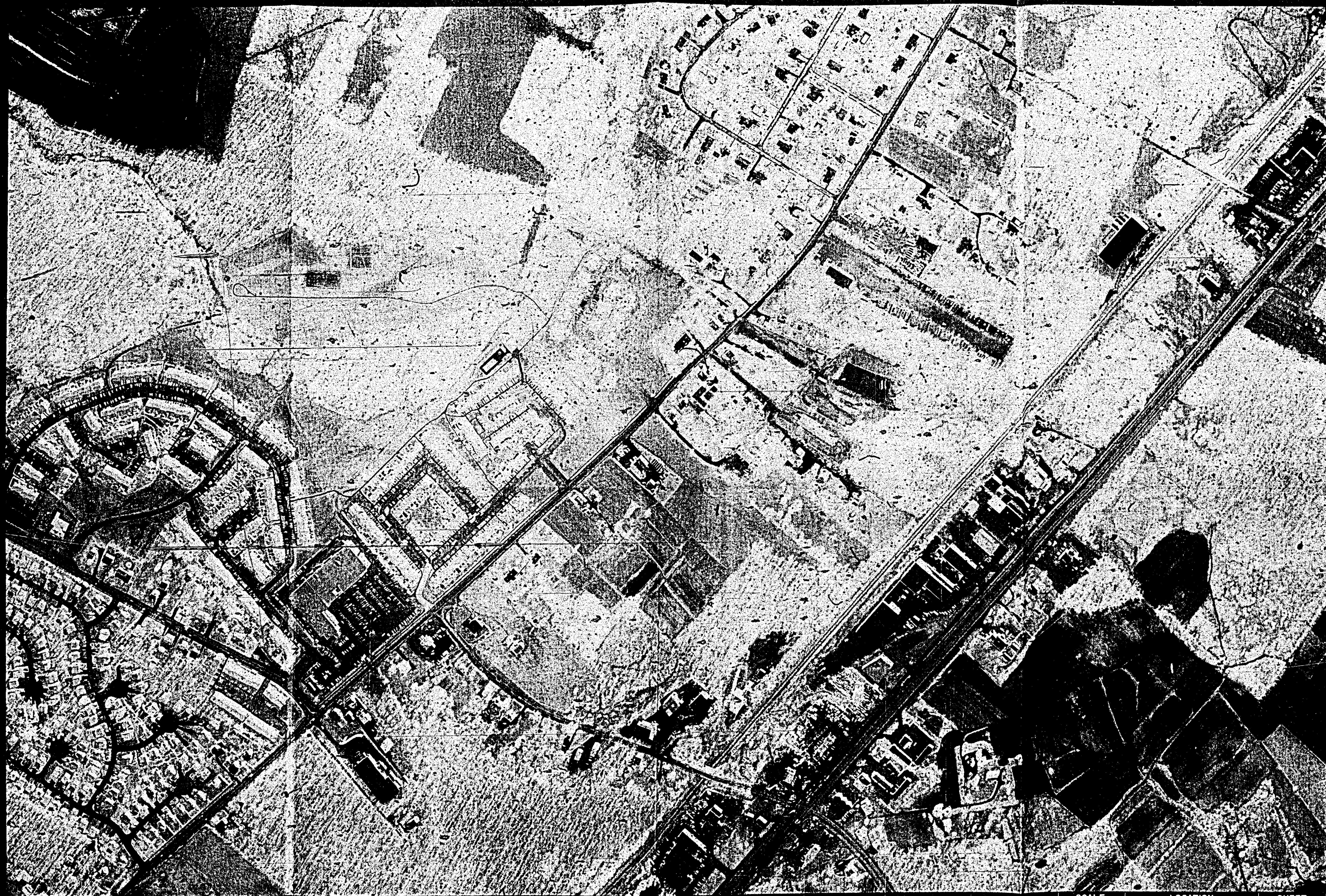


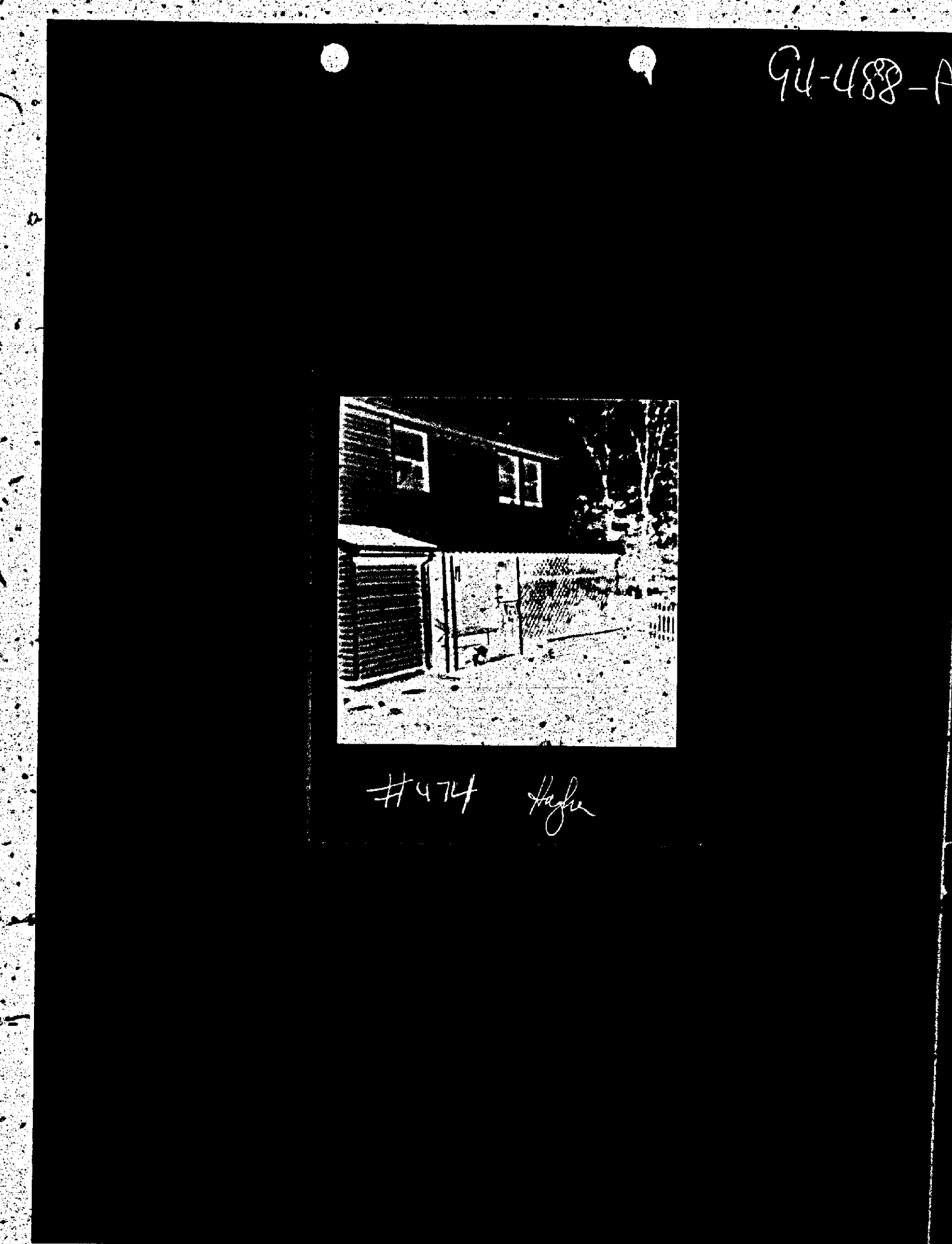
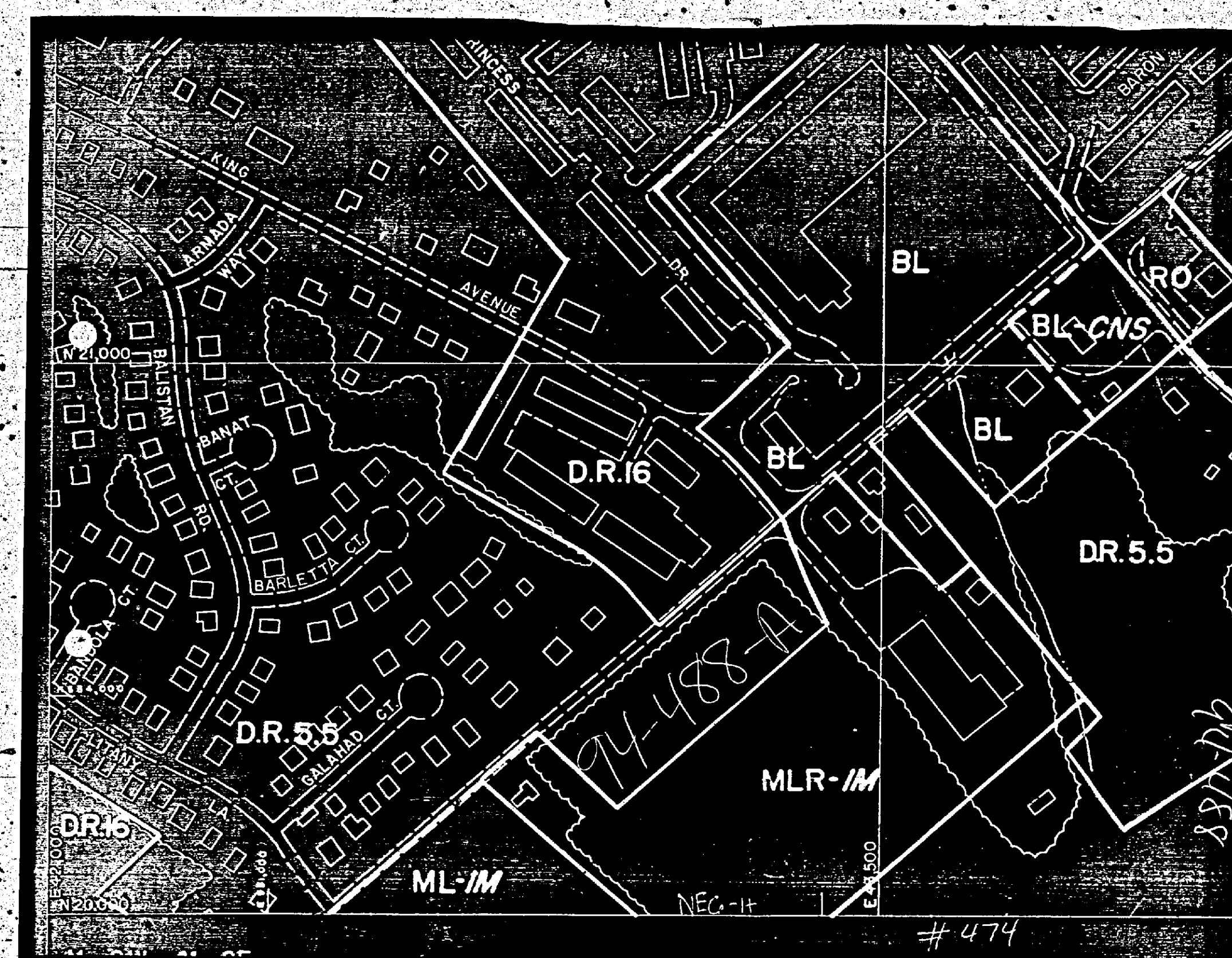
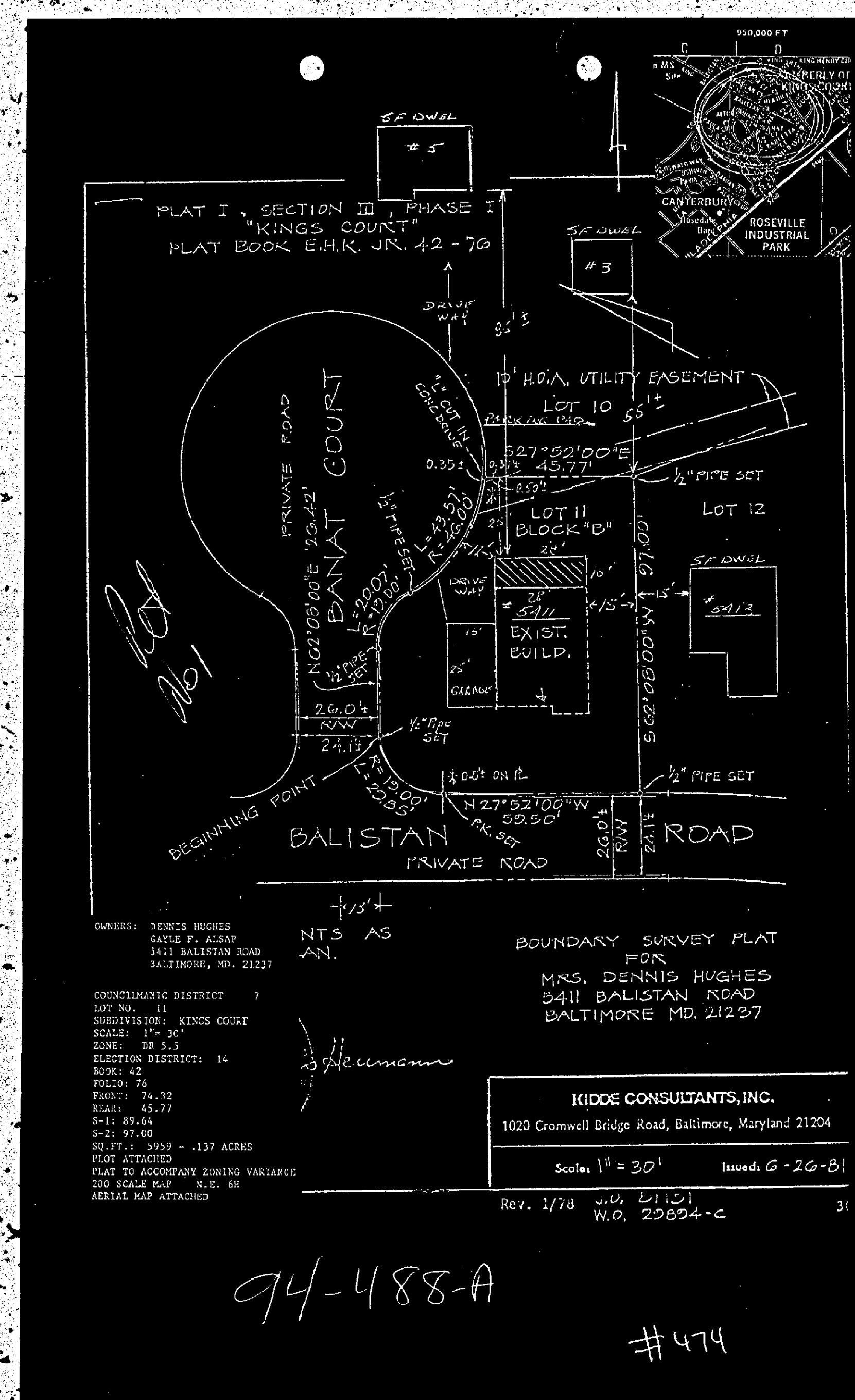
94-488-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	POPLAR	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	#474	6-H



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 17, 1994

Mr. Robert L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

RE: Case No. 94-488-A, Item No. 474
Petition for Administrative Variance
Petitioner: Dennis Hughes, et al

Dear Mr. Tice:

The above-referenced petition and accompanying plans were accepted for filing on June 1, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties; i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional informative comments, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

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 the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

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. 94-474 (MJK)

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. RAISEY, ACTING CHIEF
John Contestabile, 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 14, 1994

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

94-488-A

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

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: *Cathy Lewis*

PK/JT:lw

ZAC 448/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5900

(410) 887-4500

DATE: 06/14/94

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

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

Enclosure:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be contracted 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: 471, 472, 473, 474, 476, 477, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERHAUD
Fire Marshal Office, PHONE: 887-4381, RS-1100P

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Dennis Hughes and Gayle F. Alsop
5411 Ballistan Road
White Marsh, Maryland 21237

RE: CASE NUMBER: 94-488-A (Item 474)
5411 Ballistan Road
Corner S/S Banat Court, E/S of Ballistan Road
14th Election District - 7th 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 should 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 12, 1994. The closing date (June 27, 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 posted 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.

Carl Jablon
Arnold Jablon
Director
R. L. Tice, Patio Enclosures, Inc.

Printed on Recycled Paper

DENNIS HUGHES &
GAYLE F. ALSOP
5411 BALLISTAN RD.
WHITE MARSH, MD. 21237
ADJOINING NEIGHBORS:

MR. & MRS. DAVE LITTERINE
5413 BALLISTAN ROAD
WHITE MARSH, MD. 21237

MR. & MRS. WJUL DeREMIGIS
3 BANAT COURT
WHITE MARSH, MD. 21237

MR. & MRS. MIKE ARSBAUGH
5 BANAT COURT
WHITE MARSH, MD. 21237

AGENDA/WORKSHEET	
Check wording	☒
Fill in filing date	☒
Estimated time	☒
Attorney & number	☒
Prior hearings	☒
Violation	☒
Development	☒
Alternative name	☒
Case number	94-488-A
Hearing/Closing date	☒
TYPEWRITTEN WORK	☒
Administrative List	☒
Notice Case Number	☒
"" mailed to parties	☒
Index Cards	☒
1 card w/plat to Dave	☒
1 card alphabetical	☒
1 card numeric	☒
Month 20 Document	☒
Notice/AD copy	☒
Notice to parties	☒
AD copy to Ad bin	☒
Index Cards	☒
1 card, plat to Dave	☒
1 card alphabetical	☒
1 card numeric	☒
NO STAR - BOTH	
*ONE STAR - ADMINISTRATIVE	
**TWO STARS - OTHERS	

474

94-488

DEED - PRE SIMPLE - INDIVIDUAL GRANTOR - LONG FORM

DEED PREPARED WITHOUT TITLE EXAMINATION

This Deed, MADE THIS 14th day of March

in the year one thousand nine hundred and eighty by and between

STACEY M. ALSOP

of Baltimore County, State of Maryland, party of the first part, and

GAYLE F. ALSOP, his wife, party of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part,

does grant and convey to the said party of the second part, her

personal representatives, assigns and assigns, in fee simple, all

that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same and being known and designated as Lot No. 11, Block B, as shown on a Plat entitled "Amended Plat 1, Section III, Phase 1, King's Court" which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 42, folio 76. The improvements thereon being known as No. 5411 Ballistan Road.

BEING the same lot of ground which by Deed dated March 7, 1978, and recorded among the Land Records of Baltimore County in Liber E.H.K.R. No. 5862, folio 99, was granted and conveyed by Chesapeake Homes, Inc. unto Stacey M. Alsop and Gayle F. Alsop, his wife.

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Per: *John B. Alsop*
3-19-88

474

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
OWNER: S S Banat Ct., E/S of
Balistan Road
5411 Balistan Road
14th Election District
14th Councilmanic District
Dennis Hughes, et al
Petitioners

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-488-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Dennis Hughes and Gayle F. Alsop for that property known as 5411 Balistan Road in the Kings Court subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 504 (V.B.6.a and V.B.9, CMPD 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 12 ft. window and building to street setback, in lieu of 25 ft., for an existing garage and proposed addition; and to amend the Final Development Plan of Kings Court, 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 36-127 (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 30th day of June, 1994 that the Petition for a Zoning Variance from Section 504 (V.B.6.a and V.B.9, CMPD 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 12 ft. window and building to street setback, in lieu of 25 ft., for an existing garage and proposed addition; and to amend the Final Development Plan of Kings Court in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mr. Dennis Hughes
Mr. Gayle F. Alsop
5411 Balistan Road
White Marsh, Maryland 21237

RE: Petition for Administrative Variance
Case No. 94-488-A
Property: 5411 Balistan Road

Dear Mr. Hughes and Ms. Alsop:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 5411 Balistan Rd
which is presently zoned DR 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(s) 504 (V.B.6.a and V.B.9, CMPD 1970) to permit a 12' window and building to street setback in lieu of 25' for an existing garage and proposed addition, and to amend the Final Development Plan of Kings Court, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

SEE REVERSE SIDE

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.

Legal Owner(s)		Dennis Hughes	
Type of Petition		Residential	
Signature		[Signature]	
Address		5411 BALISTAN RD.	
City		WHITE MARSH, MD. 21237	
State		MD	
Zip Code		21237	
Name		PATIO ENCLOSURES, INC.	
Address		224 8th AVE., N.W.	
City		GLEN BURNIE, MD.	
State		MD	
Zip Code		21061	

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) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.
That the Affiant(s) do(es) presently reside at 5411 BALISTAN RD.
WHITE MARSH, MD. 21137

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, (include number or precise address):

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE BOTHERED BY THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.

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

Dennis Hughes
Gayle F. Alsop

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 10th day of May, 1994, before me, a Notary Public of the State of Maryland, in and to the County aforesaid, personally appeared

Dennis Hughes and Gayle F. Alsop

the Affiant(s) herein, personally known or 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 knowledge and belief.

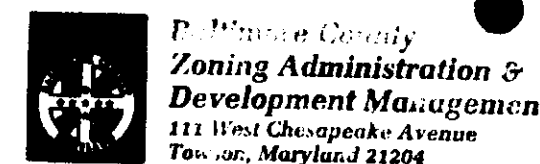
AS WITNESS my hand and Notarial Seal.
May 10, 1994
Margaret King
My Commission Expires: 11/9/94

LEGAL DESCRIPTION OF PROPERTY

BEGINNING ON THE NORTHWEST SIDE OF BALISTAN ROAD, 26' WIDE, AT A DISTANCE OF 13' NORTHEAST OF BANAT COURT. BEING LOT 11 IN THE SUBDIVISION OF KINGS COURT. BOOK 42, FILIO 76. ALSO KNOWN AS 5411 BALISTAN ROAD, IN THE 14th ELECTION DISTRICT.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th
Posted for: Variance
Petitioner: Dennis & Gayle Hughes
Location of property: 5411 Balistan Rd., Sp. Local Ch.
Location of Sign: Property on property being posted
Remarks: None
Posted by: [Signature]
Number of Signs: 1
Date of Posting: 6/1/94
Date of return: 6/15/94



Date: 6/1/94

Account: R-001-6180

Number:

Taken In By: JPK

Item Number: 474

5411 Balistan Rd - Hughes, Dennis
010- Res Variance (Admin) - \$50.00
C80-1 sign posting - \$35.00
Total - \$85.00

Please Make Checks Payable To: Baltimore County
BA 0011:36AND6-01-94

Cashier Validation

Item Number: 474
Planner: HJE
Date Filed: 6/2/94

PETITION PROCESSING FLAG

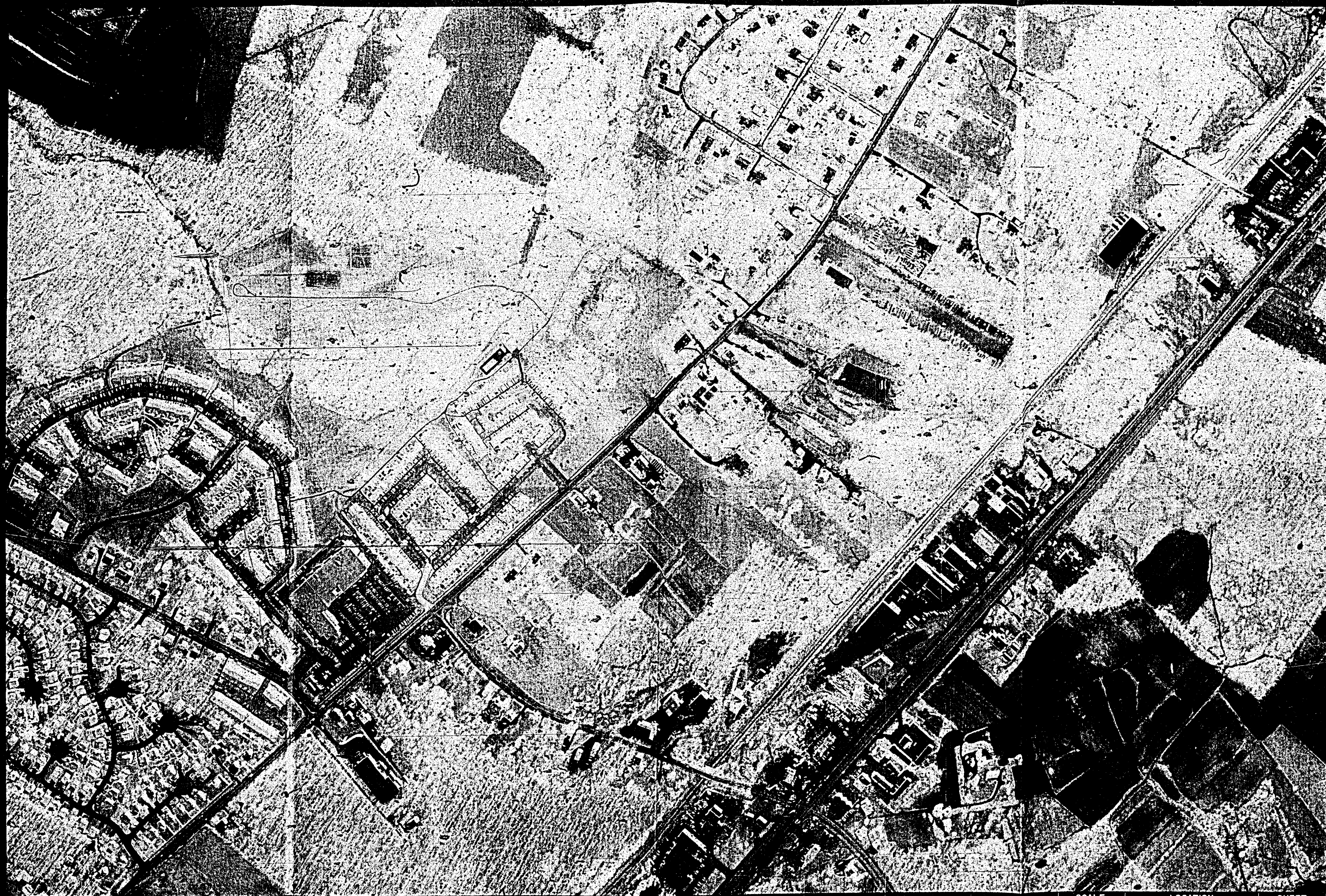
This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in 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:
- Descriptions, including accurate beginning point
 - Actual address of property
 - Zoning
 - Acreage
 - Plats (need 12, only ___ submitted)
 - 200 scale zoning map with property outlined
 - Election district
 - Councilmanic district
 - BCZR 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
 - 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 and/or commission has expired
 - WEEKS SPH FEE OF \$50 TO AHEAD

PET-FLAG (TXTSOPH)
11/17/93

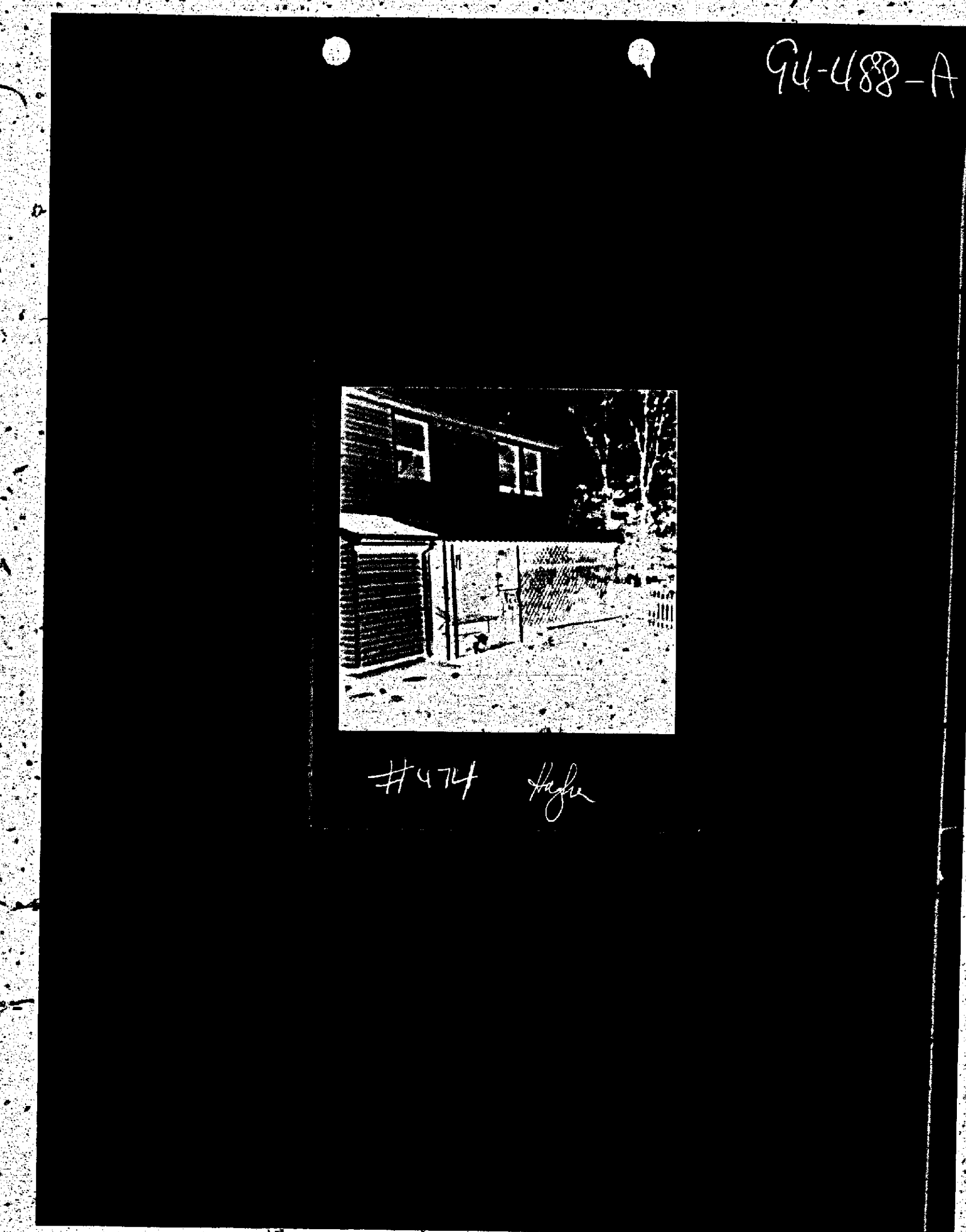
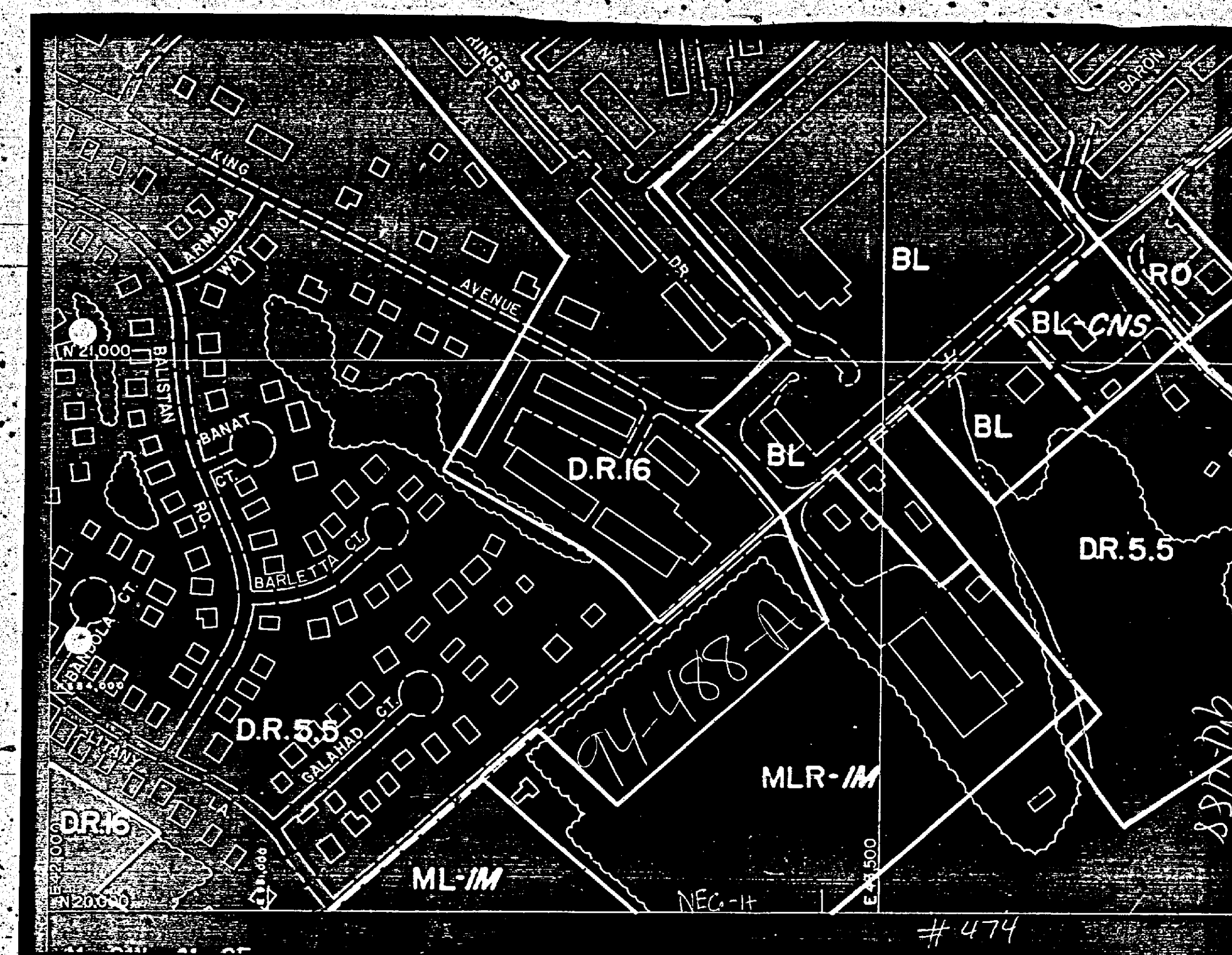
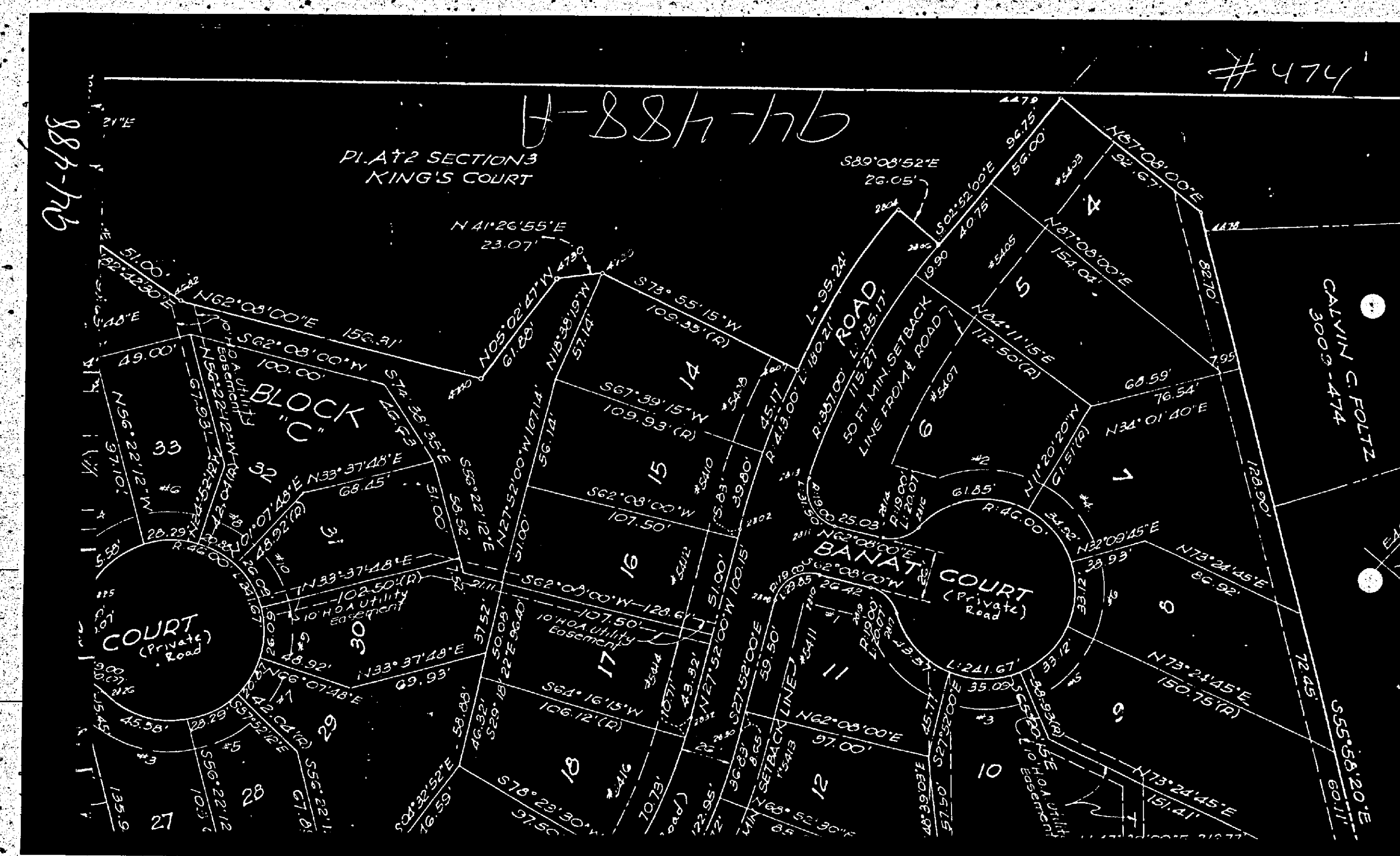
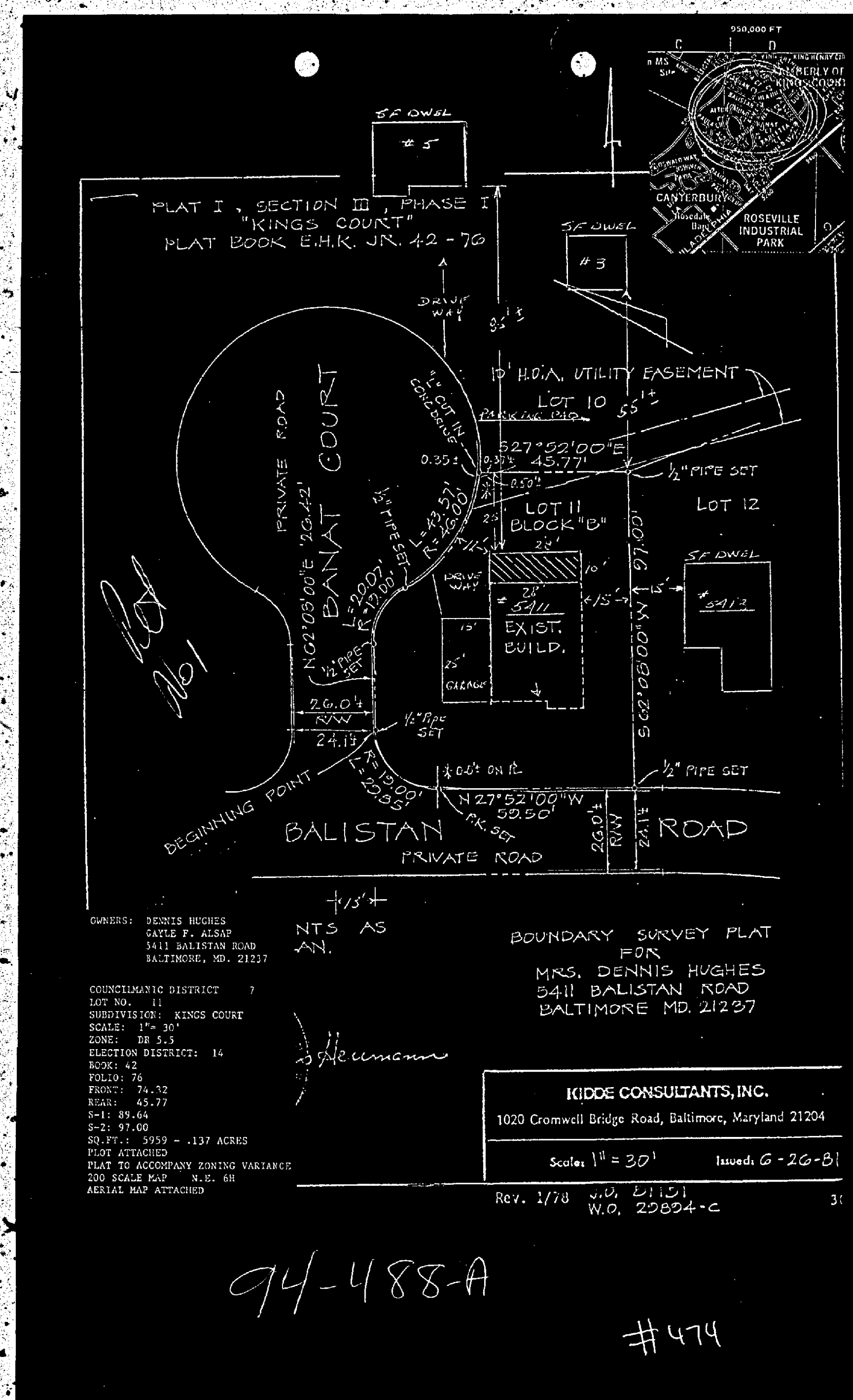
94-488-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	POPLAR	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	#474	6-H



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 17, 1994

Mr. Robert L. Tice
Patio Enclosures, Inc.
224 8th Avenue, N.W.
Glen Burnie, MD 21061

RE: Case No. 94-488-A, Item No. 474
Petition for Administrative Variance
Petitioner: Dennis Hughes, et al

Dear Mr. Tice:

The above-referenced petition and accompanying plans were accepted for filing on June 1, 1994 and a hearing was scheduled accordingly. Respectively, the Zoning Advisory Committee (ZAC) has reviewed those plans. Enclosed are copies of the comments received to date from the reviewing agency/agencies offering or requesting information on the petition. These comments are not intended to indicate the appropriateness of the zoning action requested, but rather to ensure that all parties; i.e., zoning commissioner, attorney, and/or petitioner, are aware of any issues that may have a bearing on this case. Should we receive any additional information, they will be forwarded to you immediately. (Comments that are not informative are placed in the case file; you will not receive a copy.)

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1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby those zoning attorneys who regularly file petitions that comply with all aspects of the zoning regulations and petition(s) filing requirements can file their petition(s) with this office without the necessity of a preliminary review by zoning personnel. However, previous staff reviews and violations must be identified at that time.

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

6-10-94

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. 474 (MJK)

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. RAISEY, ACTING CHIEF
John Contestabile, 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 14, 1994

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

94-488-A

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 448, 462, 463, 464, 468, 470, 471, 472, 473, 474, 477, 478, 479 and 480.

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: Gary Lewis

PK/JL:lw

ZAC.448/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5900

(410) 887-4500

DATE: 06/14/94

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

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agency:

Enclosure:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be contracted or incorporated into the final plans for this property.

B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 471, 472, 473, 474, 476, 477, 478, 479 AND 480.

RECEIVED
JUN 14 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERBAUM
Fire Marshal Office, PHONE: 887-4381, RS-1100P

cc: File

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Dennis Hughes and Gayle F. Alsop
5411 Ballistan Road
White Marsh, Maryland 21237

RE: CASE NUMBER: 94-488-A (Item 474)
5411 Ballistan Road
Corner S/S Banat Court, E/S of Ballistan Road
14th Election District - 7th 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 should 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 12, 1994. The closing date (June 27, 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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Arnold Jablon
Director
R. L. Tice, Patio Enclosures, Inc.

DENNIS HUGHES &
GAYLE F. ALSOP
5411 BALLISTAN RD.
WHITE MARSH, MD. 21237
ADJOINING NEIGHBORS:

MR. & MRS. DAVE LITTERINE
5413 BALLISTAN ROAD
WHITE MARSH, MD. 21237

MR. & MRS. WJUL DeREMIGIS
3 BANAT COURT
WHITE MARSH, MD. 21237

MR. & MRS. MIKE ARSBAUGH
5 BANAT COURT
WHITE MARSH, MD. 21237

AGENDA/WORKSHEET
Check wording ☒
Fill in filing date ☒
Estimated time ☒
Attorney & number ☒
Prior hearings ☒
Violation ☒
Development ☒
Alternative name ☒
Case number 94-488-A ☒
Hearing/Closing date ☒
TYPED/WRITTEN WORK ☒
Administrative List ☒
Notice Case Number ☒
"s" mailed to parties ☒
Index Cards ☒
1 card w/plat to Dave ☒
1 card alphabetical ☒
1 card numeric ☒
Month 20 Document ☒
Notice/AD copy ☒
Notice to parties ☒
AD copy to Ad bin ☒
Index Cards ☒
1 card, plat to Dave ☒
1 card alphabetical ☒
1 card numeric ☒
NO STAR - BOTH
*ONE STAR - ADMINISTRATIVE
*TWO STARS - OTHERS

474

This Deed, MADE THIS 14th day of March
in the year one thousand nine hundred and eighty by and between
STACEY M. ALSOP

of Baltimore County, State of Maryland, party of the first part, and
GAYLE F. ALSOP, his wife, party

of the second part.

WITNESSETH, That in consideration of the sum of Fifteen Thousand Dollars (\$15,000.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said party of the first part,

does grant and convey to the said party of the second part, her personal representatives, assigns and assigns, in fee simple, all that lot of ground situate in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same and being known and designated as Lot No. 11, Block B, as shown on a Plat entitled "Amended Plat 1, Section III, Phase 1, King's Court" which Plat is recorded among the Land Records of Baltimore County in Plat Book No. 42, folio 76. The improvements thereon being known as No. 5411 Ballistan Road.

BEING the same lot of ground which by Deed dated March 7, 1978, and recorded among the Land Records of Baltimore County in Liber B.H.K.R. No. 5862, folio 99, was granted and conveyed by Chesapeake Homes, Inc. unto Stacey M. Alsop and Gayle F. Alsop, his wife.

CHESAPAKE HOMES, INC.
BALTIMORE COUNTY, MARYLAND
3-19-88

TRANSFER TAX NOT REQUIRED
BALTIMORE COUNTY, MARYLAND
Per: [Signature]
3-19-88

474

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
OWNER: S S Banat Ct., E/S of
Balistan Road
5411 Balistan Road
14th Election District
14th Councilmanic District
Dennis Hughes, et al
Petitioners

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-488-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Dennis Hughes and Gayle F. Alsop for that property known as 5411 Balistan Road in the Kings Court subdivision of Baltimore County. The Petitioner/property owners herein seek a variance from Section 504 (V.B.6.a and V.B.9, CMPD 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 12 ft. window and building to street setback, in lieu of 25 ft., for an existing garage and proposed addition; and to amend the Final Development Plan of Kings Court, 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 36-127 (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 30th day of June, 1994 that the Petition for a Zoning Variance from Section 504 (V.B.6.a and V.B.9, CMPD 1970) of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a 12 ft. window and building to street setback, in lieu of 25 ft., for an existing garage and proposed addition; and to amend the Final Development Plan of Kings Court in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, 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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 29, 1994

Mr. Dennis Hughes
Mr. Gayle F. Alsop
5411 Balistan Road
White Marsh, Maryland 21237

RE: Petition for Administrative Variance
Case No. 94-488-A
Property: 5411 Balistan Road

Dear Mr. Hughes and Ms. Alsop:

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,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: 6/1/94
Posted for: Variances
Petitioner: Dennis & Gayle Hughes
Location of property: 5411 Balistan Rd., Sp. 14th Elect.
Location of Sign: Property on property being posted
Remarks: _____
Posted by: John J. Kelly Date of return: 6/1/94
Number of Signs: 1

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 6/1/94

Account: R-001-6180

Number:

Taken In By: DPK

Item Number: 474

5411 Balistan Rd - Hughes, Dennis
010- Res Variance (Admin) - \$ 50.00
C80 - 1 sign posting - \$ 35.00
Total - \$ 85.00

03A0340236M1CHRC

BA 001136AMD6-01-94

\$85.00

Cashier Validation

Please Make Checks Payable To: Baltimore County

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) are competent to testify therein in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 5411 BALISTAN RD.
City: WHITE MARSH, MD. 21137

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, (include number or precise address):

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE BOTHERED BY THE WEATHER, BUGS; MOSQUITOES, FLIES, ETC.
5. IMPROVE APPEARANCE OF HOUSE.

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

Dennis Hughes
Gayle F. Alsop

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 10th day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dennis Hughes and Gayle F. Alsop

the Affiant(s) herein, personally known or 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 knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 6, 1994

Margaret King
My Commission Expires: 11/9/94

LEGAL DESCRIPTION OF PROPERTY

BEGINNING ON THE NORTHWEST SIDE OF BALISTAN ROAD, 26' WIDE, AT A DISTANCE OF 13' NORTHEAST OF BANAT COURT. BEING LOT 11 IN THE SUBDIVISION OF KINGS COURT. BOOK 42, FILIO 76. ALSO KNOWN AS 5411 BALISTAN ROAD, IN THE 14th ELECTION DISTRICT.

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 5411 Balistan Rd.
which is presently zoned DR 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(s) 504 (V.B.6.a and V.B.9, CMPD 1970) to permit a 12' window and building to street setback in lieu of 25' for an existing garage and proposed addition, as well as to amend the Final Development Plan of Kings Court, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

SEE REVERSE SIDE

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.

Legal Owner(s)		Dennis Hughes	
Type of Petition		Administrative Variance	
Signature		Dennis Hughes	
Address		5411 Balistan Rd.	
City		White Marsh, MD. 21237	
State		MD	
Zip Code		21237	
Name		PATIO ENCLOSURES, INC.	
Address		224 8th Ave., N.W.	
City		Glen Burnie, MD. 21061	
State		MD	
Zip Code		21061	
Name		PATIO ENCLOSURES, INC.	
Address		224 8th Avenue, N.W.	
City		Glen Burnie, MD. 21061	
State		MD	
Zip Code		21061	

REVIEWED BY: DPK DATE: 6/1/94
ESTIMATED POSTING DATE: 6/12/94

ITEM #: 474

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:
- Descriptions, including accurate beginning point
 - Actual address of property
 - Zoning
 - Acreage
 - Plats (need 12, only 1 submitted)
 - 200 scale zoning map with property outlined
 - Election district
 - Councilmanic district
 - BCZR 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 and/or commission has expired
 - WRONG SPH FEE OF \$50 TO AHEAD
 - EDP

PET-FLAG (TXTSOPH)
11/17/93