

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 S/S Shaded Brook Drive, 450' W of * DEPUTY ZONING COMMISSIONER
 the c/l of Hidden Trail Drive * OF BALTIMORE COUNTY
 (2311 Shaded Brook Drive)
 3rd Election District * Case No. 95-19-A
 4th Councilmanic District *
 Michael J. Biller, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2311 Shaded Brook Drive, located in the Stevenson area of northern Baltimore County. The Petition was filed by the owners of the property, Michael J. and Pamela M. Biller. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line set-back of 40 feet in lieu of the required 50 feet and to amend the previously approved site plan in Case No. 94-191-A, accordingly, for a proposed 12' x 32' addition to enlarge the existing kitchen and dining room. The subject property and relief sought are more fully described on the plan submitted with the Petition filed and marked as 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 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 variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING
 Date 5/17/94
 By [Signature]

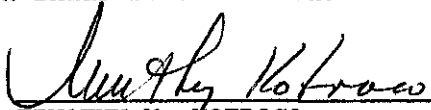
MICROFILMED

of the Deputy 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. 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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 27th day of August, 1994 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 40 feet in lieu of the required 50 feet and to amend the previously approved site plan in Case No. 94-191-A, accordingly, for a proposed 12' x 32' addition to enlarge the existing kitchen and dining room, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/17/94
By [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 17, 1994

Mr. & Mrs. Michael J. Biller
2311 Shaded Brook Drive
Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
S/S Shaded Brook Drive, 450' W of the c/l of Hidden Trail Drive
(2311 Shaded Brook Drive)
3rd Election District - 4th Councilmanic District
Michael J. Biller, et ux - Petitioners
Case No. 95-19-A

Dear Mr. & Mrs. Biller:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted 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 Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: ~~People's Counsel~~

~~File~~

RECORDED





Petition for Administrative Variance

95-19-A

to the Zoning Commissioner of Baltimore County

for the property located at 2311 Shaded Brook Drive
which is presently zoned RCS

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

The undersigned, legal owner(s) of the property situate 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)

1A04.3.B.3 To permit a 40 ft. lot line setback in lieu of 50 ft. and amend zoning case 94-191-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To enlarge kitchen + family room. This is the only possible area to expand the kitchen which is too small.

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.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: MSK

DATE: 7/20/94

ESTIMATED POSTING DATE: 7/31/94

Printed with Soybean Ink on Recycled Paper

MICROFILMED 19

ORDER RECEIVED FOR FILING

Date

By



8/17/94
L. B. [Signature]

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 thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2311 Shaded Brook Drive
address
Owings Mills Md. 21117
City State Zip Code

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)

To enlarge kitchen and dining room to accommodate enlarged family. This is the only area to expand the kitchen which is now too small.

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.

[Signature]
(signature)
MICHAEL BILLER
(type or print name)



[Signature]
(signature)
PAMELA M. BILLER
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Pamela Biller + Michael Biller

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(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.

19 July 1994
date

Carol M. Eldringhoff
NOTARY PUBLIC
Carol M. Eldringhoff
My Commission Expires:
November 22,



EXAMPLE 3 - Zoning Description

- 3 copies

95-19-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2311 Shaded Brook Drive
(address)
Election District 4 Councilmanic District 3

Beginning at a point on the SOUTH side of SHADED
(north, south, east or west)

BROOK DRIVE which is 50'
(street on which property fronts) (number of feet of right-of way width)

wide at a distance of 450 F WEST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street HIDDEN TRAIL DRIVE
(name of street)

which is 50' wide. *Being Lot # 93,
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
Valley Heights as recorded in Baltimore County Plat
(name of subdivision)

Book # 40, Folio # 36, containing
1.1 AC +/-
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

#19

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-19-A

District 3rd

Date of Posting 7/29/94

Posted for: Variance

Petitioner: Michael & Pamela Billor

Location of property: 2311 Sked & Brook Dallo, S/S

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by [Signature]
Signature

Date of return: 8/5/94

Number of Signs: 1





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

receipt

95-19-A

Account: R-001-6150

Number

Date

7/20/94

Billor - 2311 Shaded Brook Drive

010 - Zoning Variance - \$50.00

080 - 1 sign posting - \$35.00

Total - \$85.00

Item Number: 19

Taken In By: WDK

MICROFILMED

03A03H0640MICHR

\$85.00

BA 0011:51AM07-20-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael and Pamela Biller
2311 Shaded Brook Drive
Owings Mills, Maryland 21117

Re: CASE NUMBER: 95-19-A (Item 19)
2311 Shaded Brook Drive
S/S Shaded Brook Drive, 450' W of c/l Hidden Trail Drive
3rd Election District - 4th 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 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before July 31, 1994. The closing date (August 15, 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 reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting 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.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

August 12, 1994

(410) 887-3353

Mr. Michael J. Biller
2311 Shaded Brook Drive
Owings Mills, Maryland 21117

RE: Item No. 19, Case No. 95-19-A
Petitioner: Michael J. Biller, et ux
Petition for Administrative Variance

Dear Mr. Biller:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to 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.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 20, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

7-29-94

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.: *19 (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. RAMSEY, 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

MICROFILMED

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 07/29/94

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 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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,
22, 23 AND 24.

RECEIVED

AUG 1 1994

ZADM

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

cc: File

MICROFILMED



les
A.V.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 3, 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. 7 and 19. 95-19-A 8-15-94

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.

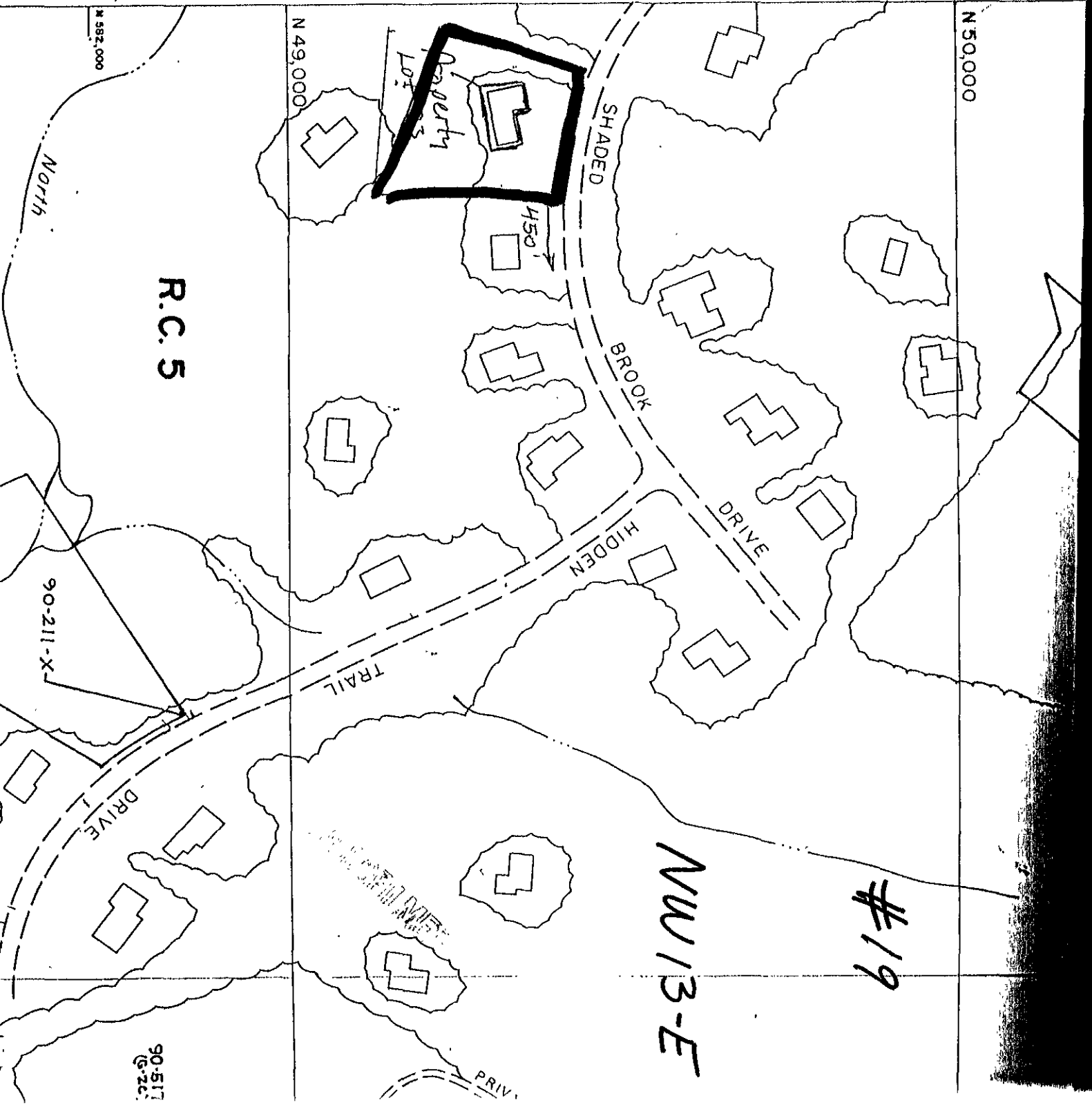
Prepared by: Jeffrey W. Long
Division Chief: Cary L. Kerns

PK/JL:lw

RECEIVED
AUG 10 1994

95-19-A

(SHEET N.W.-13-F)



R.C. 5

SHADED

BROOK

HIDDEN

DRIVE

TRAIL

450'

90-211-X

NW 13-E

#19

90-517
(6-26)

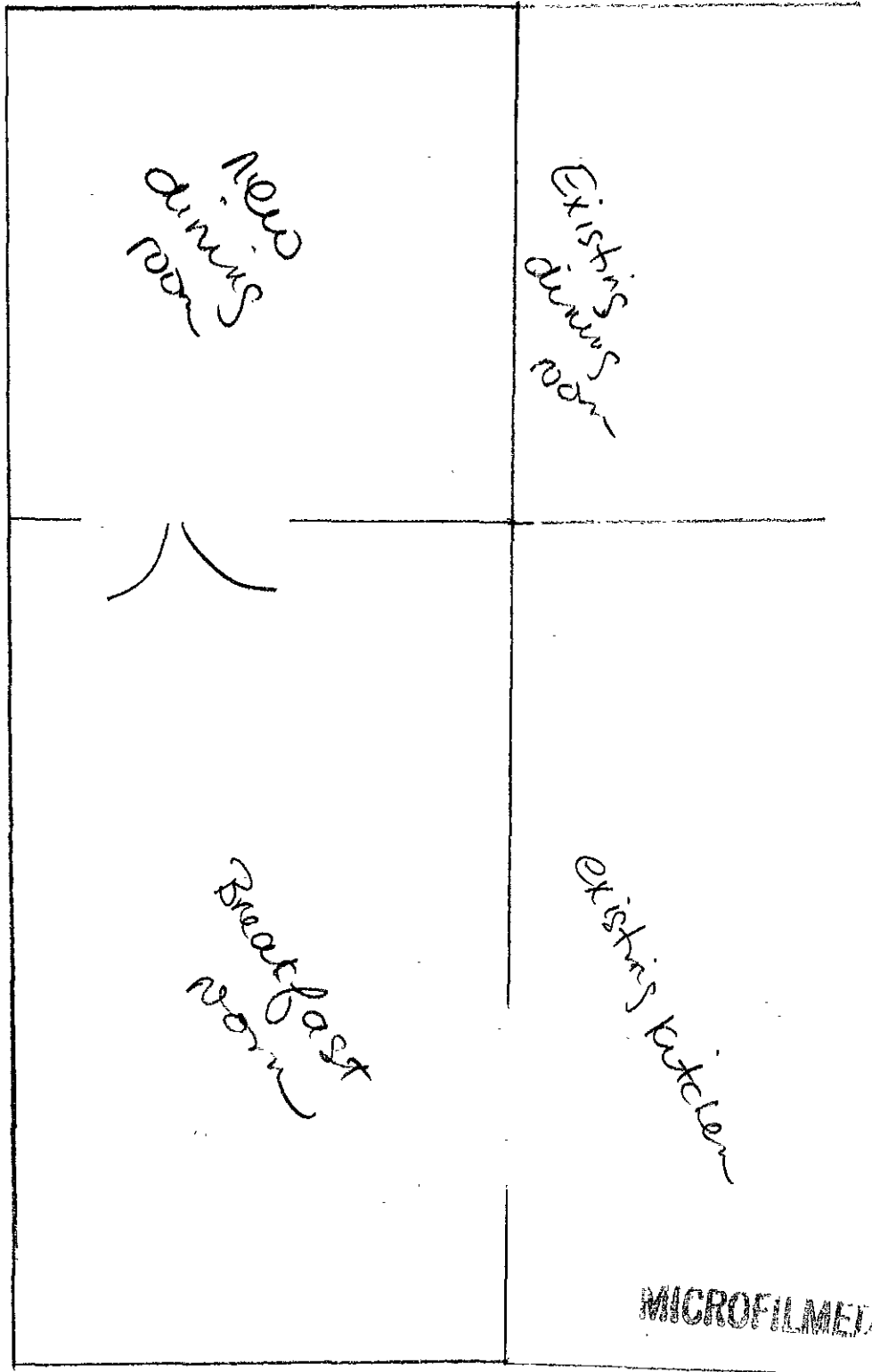
PRIV.

N 582,000

N 49,000

N 50,000

North



MICROFILMED

95-19-A

19

Special Hearing
CHECKLIST for additional required information

Vicinity map
scale: 1"=1000'
Subject Property

LOCATION INFORMATION

Election District: 3 4
Councilmanic District: NW 13 E
1"=200' scale map#: RC-5
Zoning: 1.1
Lot size: _____ acreage
square feet

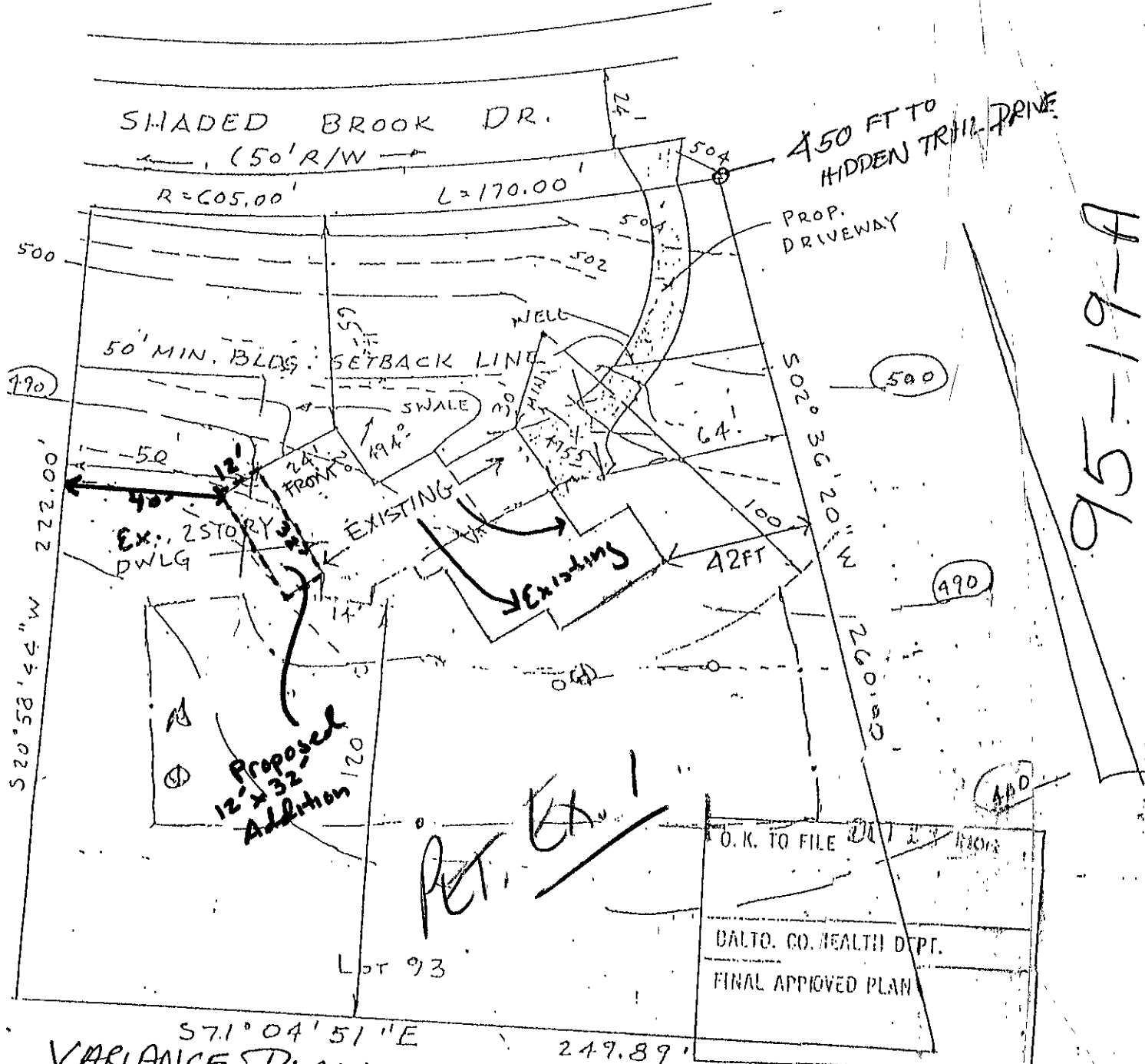
SEWER: public private
WATER: YES NO

Chesapeake Bay Critical Area: YES NO

94-191-A

Zoning Office USE ONLY!
reviewed by: **DMK** ITEM #: 19 CASE#:

Approved Zoning → 94-191-A
Case



95-19-A

VARIANCE PLAN FOR
2311 SHADED BROOK DR.
SUB. VALLEY HTS. PLAT BOOK:
62419 NR #40
FOLIO 36
OWNERS MICHAEL + PADELA BILLER

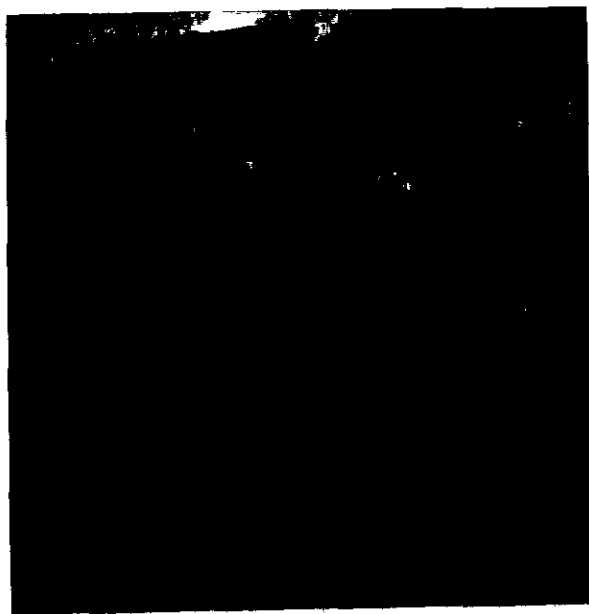
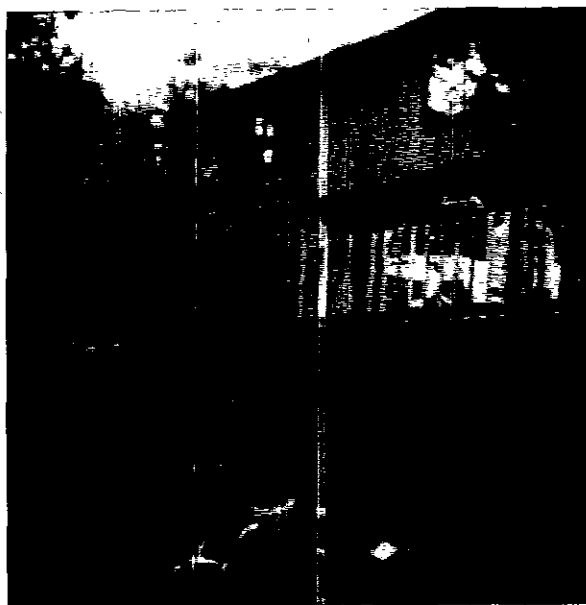
I ACCEPT RESPONSIBILITY FOR ALL INFORMATION PROVIDED BY
BALTO. CO. GOVT. [Signature] 11/9/83

REVISED: 10/17/84
REVISED 1/6/84

PLOT PLAN
LOT 93
2311 SHADED BROOK DR.
PLAT 3 VALLEY HEIGHTS
3RD ELECTION DISTRICT 4TH CD
BALTO. CO., MD
SCALE: 1"=40'
MARCH 22, 1984

#57 B

95-19-A



ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED



SITE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
SHEET

STEVENSON
19

MICROFILM-NW
13-E

95-19-A

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

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
 S/S Shaded Brook Drive, 450' W of * DEPUTY ZONING COMMISSIONER
 the c/l of Hidden Trail Drive (2311 Shaded Brook Drive) * OF BALTIMORE COUNTY
 3rd Election District * Case No. 95-19-A
 4th Councilmanic District
 Michael J. Biller, et ux
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 2311 Shaded Brook Drive, located in the Stevenson area of northern Baltimore County. The Petition was filed by the owners of the property, Michael J. and Pamela M. Biller. The Petitioners seek relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 40 feet in lieu of the required 50 feet and to amend the previously approved site plan in Case No. 94-191-A, accordingly, for a proposed 12' x 32' addition to enlarge the existing kitchen and dining room. The subject property and relief sought are more fully described on the plan submitted with the Petition filed and marked as 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 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 variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

ORDER RECEIVED FOR FILING
 Date 7/20/94
 By [Signature]

of the Deputy 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. 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 B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of August, 1994 that the Petition for Administrative Variance seeking relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a lot line setback of 40 feet in lieu of the required 50 feet and to amend the previously approved site plan in Case No. 94-191-A, accordingly, for a proposed 12' x 32' addition to enlarge the existing kitchen and dining room, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.

Timothy M. Kotrocco
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 7/20/94
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

August 17, 1994

(410) 887-4386

Mr. & Mrs. Michael J. Biller
 2311 Shaded Brook Drive
 Owings Mills, Maryland 21117

RE: PETITION FOR ADMINISTRATIVE VARIANCE
 S/S Shaded Brook Drive, 450' W of the c/l of Hidden Trail Drive
 (2311 Shaded Brook Drive)
 3rd Election District - 4th Councilmanic District
 Michael J. Biller, et ux - Petitioners
 Case No. 95-19-A

Dear Mr. & Mrs. Biller:

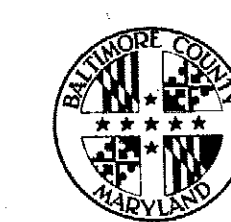
Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

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 Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,
Timothy M. Kotrocco
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs
 cc: People's Counsel
 file

Printed with Soybean Ink
 on Recycled Paper



Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County
 95-19-A

for the property located at 2311 Shaded Brook Drive
 which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate 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)

1A04.3.B.5 To permit a 40 ft. lot line setback in lieu of 50 ft. and amend zoning case 94-191-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

To enlarge kitchen & family room. This is the only possible area to expand the kitchen which is too small.

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.

Correct Purchaser/Lessor: _____
 (Type or Print Name)
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____
 Name Address and phone number of representative to be contacted: _____
 (Type or Print Name) _____
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____

ORDER RECEIVED FOR FILING
 Date 7/20/94
 By [Signature]

REVIEWED BY: [Signature] DATE: 7/20/94
 ESTIMATED POSTING DATE: 7/31/94
 ITEM #: 19

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 thereon; in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 2311 Shaded Brook Dr.
Owings Mills Md. 21117

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)

To enlarge kitchen and dining room to accommodate enlarged family. This is the only area to expand the kitchen which is too small.

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.

[Signature]
 MICHAEL J. BILLER
 Petitioner

I HEREBY CERTIFY, this 19th day of July, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Michael J. Biller & Michael J. Biller

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/his/their belief.

AS WITNESS my hand and Notarial Seal
 19 July 1994
[Signature]
 Carol M. [Signature]
 My Commission Expires [Date]

EXAMPLE 3 - Zoning Description - 3 copies
 95-19-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2311 Shaded Brook Drive
 (address)
 Election District 4 Councilmanic District 3

Beginning at a point on the SOUTH side of SHADED BROOK DRIVE (north, south, east or west) which is 50' (number of feet of right-of-way width) wide at a distance of 450 F WEST (number of feet) (north, south, east or west) centerline of the nearest improved intersecting street HIDDEN TRAIL DRIVE (name of street) which is 50' (number of feet of right-of-way width) wide. *Being Lot # 93.

Block _____, Section # _____ in the subdivision of Valley Heights (name of subdivision) as recorded in Baltimore County Plat Book # 40, Folio # 36, containing 1.1 ac +/- (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

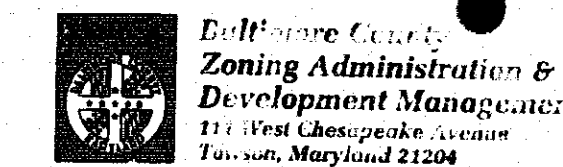
Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

#19

7

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: 7/21/94
 Posted for: Variance
 Petitioner: Michael & Pamela Biller
 Location of property: 2311 Shaded Brook Drive, 3/4
 Location of Sign: Being 2nd copy on property being zoned
 Remarks: _____
 Posted by: [Signature] Date of return: 8/5/94
 Number of Signs: 1



receipt
 95-19-A

Date: 7/20/94
 Biller - 2311 Shaded Brook Drive
 010 - Zoning Variance - \$50.00
 020 - 1 sign posting - \$35.00
 Total - \$85.00

03A03M0640M1C8C RA 001151AN07-20-94 \$85.00
 Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue
 Towson, MD 21204

August 12, 1994

(410) 887-3353

Baltimore County Government
 Office of Zoning Administration
 and Development Management



Mr. Michael J. Biller
 2311 Shaded Brook Drive
 Owings Mills, Maryland 21117

RE: Item No. 19, Case No. 95-19-A
 Petitioner: Michael J. Biller, et ux
 Petition for Administrative Variance

Dear Mr. Biller:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to 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.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on July 20, 1994, and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

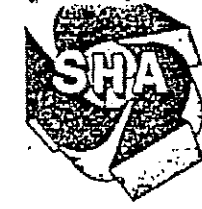
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and 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 submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,
W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

MCR:jw
Enclosures



Maryland Department of Transportation
State Highway Administration

Secretary
Hal Kassoff
Administrator

7-29-94

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. *19 (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. RAFFERTY, 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 Government
Fire Department



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

(410) 887-4500

DATE: 07/29/94

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 Agenda:

Gentlemen:

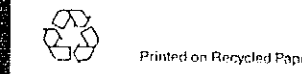
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 15, 16, 17, 18, 19, 21,
22, 23 AND 24.

RECEIVED
AUG 1 1994
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, M3-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 3, 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. 7 and 19. *95-19-A 8-15-94*

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 M. Long*

Division Chief: *Carol L. Verna*

PK/SL:lw

ZAC.7/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

August 2, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Michael and Pamela Biller
2311 Shaded Brook Drive
Owings Mills, Maryland 21117

RE: CASE NUMBER: 95-19-A (Item 19)
2311 Shaded Brook Drive
S/S Shaded Brook Drive, 450' W of c/l Hidden Trail Drive
3rd Election District - 4th 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.

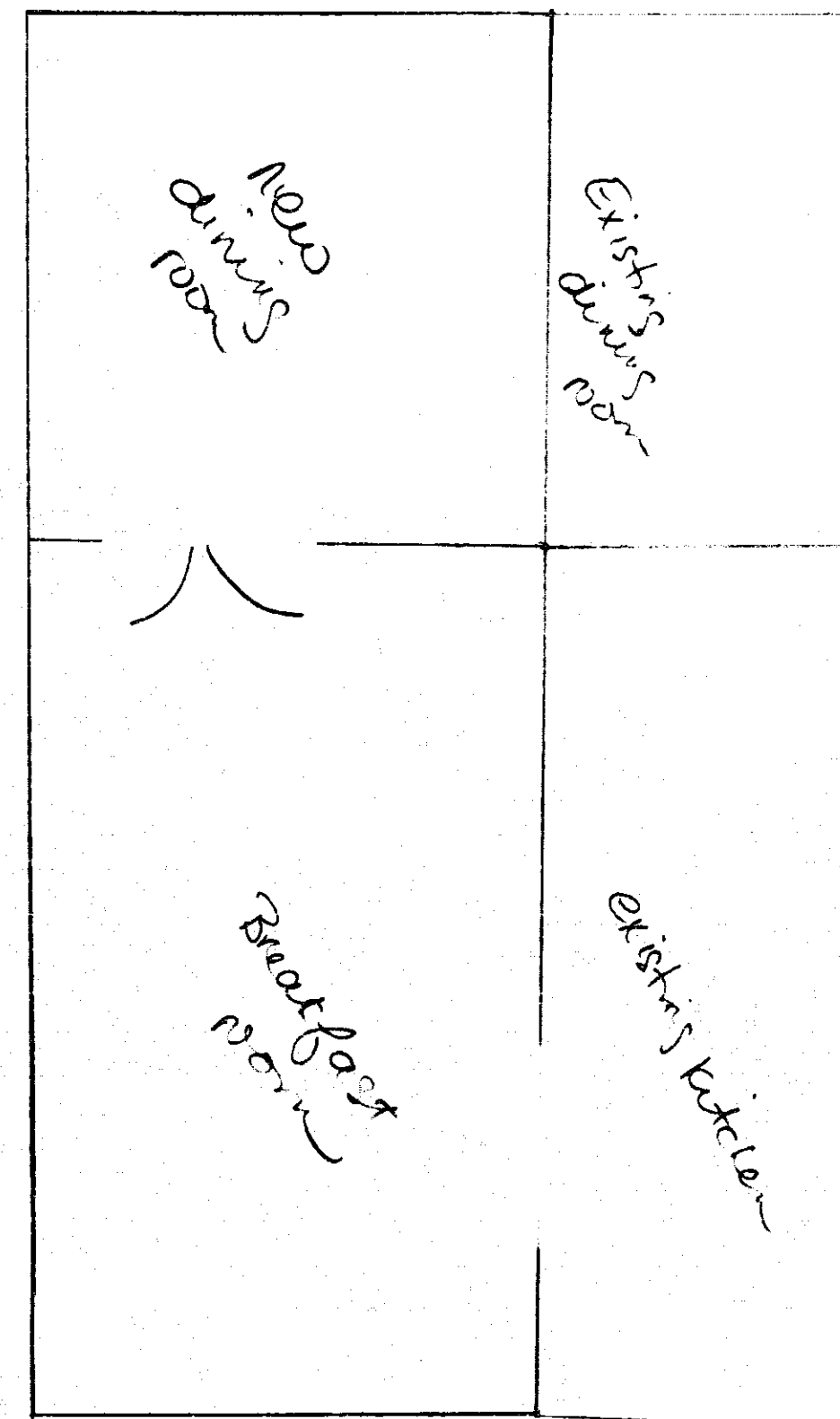
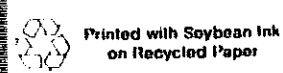
1) Your property will be posted on or before July 31, 1994. The closing date (August 15, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested 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



95-19-A #19

Special Hearing
CHECKLIST for additional required information

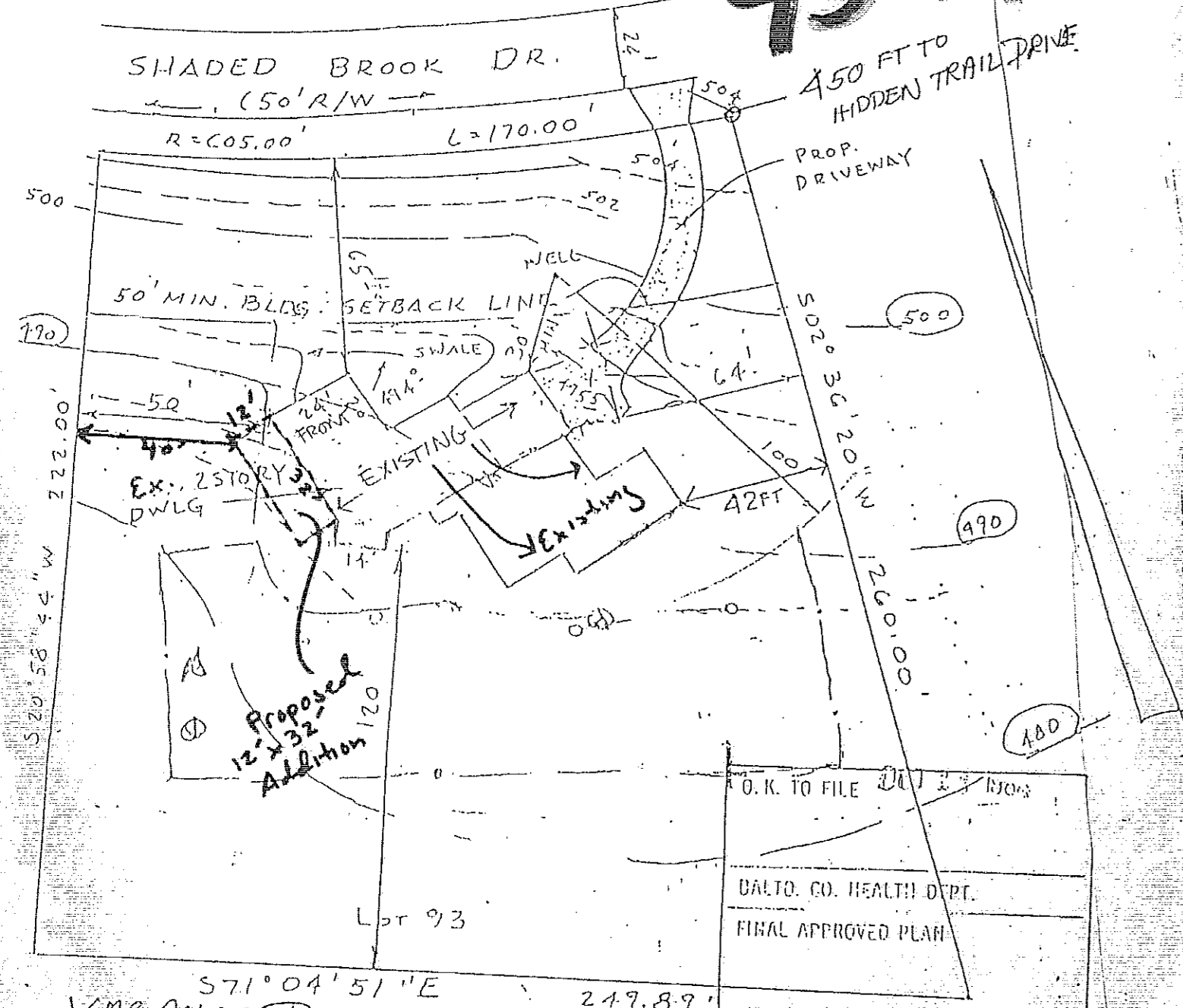
LOCATION INFORMATION
Election District: 3
Councilmanic District: 4
1"-200" scale map #: NW 13E
Zoning: RC-5
Lot size: 1.1 acres

SEWER: WATER: SWIMMING POOL:

Chesapeake Bay Critical Area:

94-191-A
Zoning Office Use ONLY!
reviewed by: MDK
ITEM #: 19
CASE#:

Approved Zoning Case → ~~94-191-A~~
95-19-A



VARIANCE PLAN FOR
2311 SHADED BROOK DR.
SUB. VALLEY HTS. PLAT BOX;
62419 NR #40
Folio 36
OWNERS MICHAEL + PABELA BILLER

PLOT PLAN
Lot 93
2311 SHADED BROOK DR.
PLAT 3 VALLEY HEIGHTS
3RD ELECTION DISTRICT
BALTO. CO., MD.
SCALE: 1"=40'
MARCH 22, 1984. #5728

I ACCEPT RESPONSIBILITY FOR ALL INFORMATION PROVIDED BY BALTO. CO. GVT. *MDK* 11/83 REVIS: 10/17/84

Special Hearing
CHECKLIST for additional required information

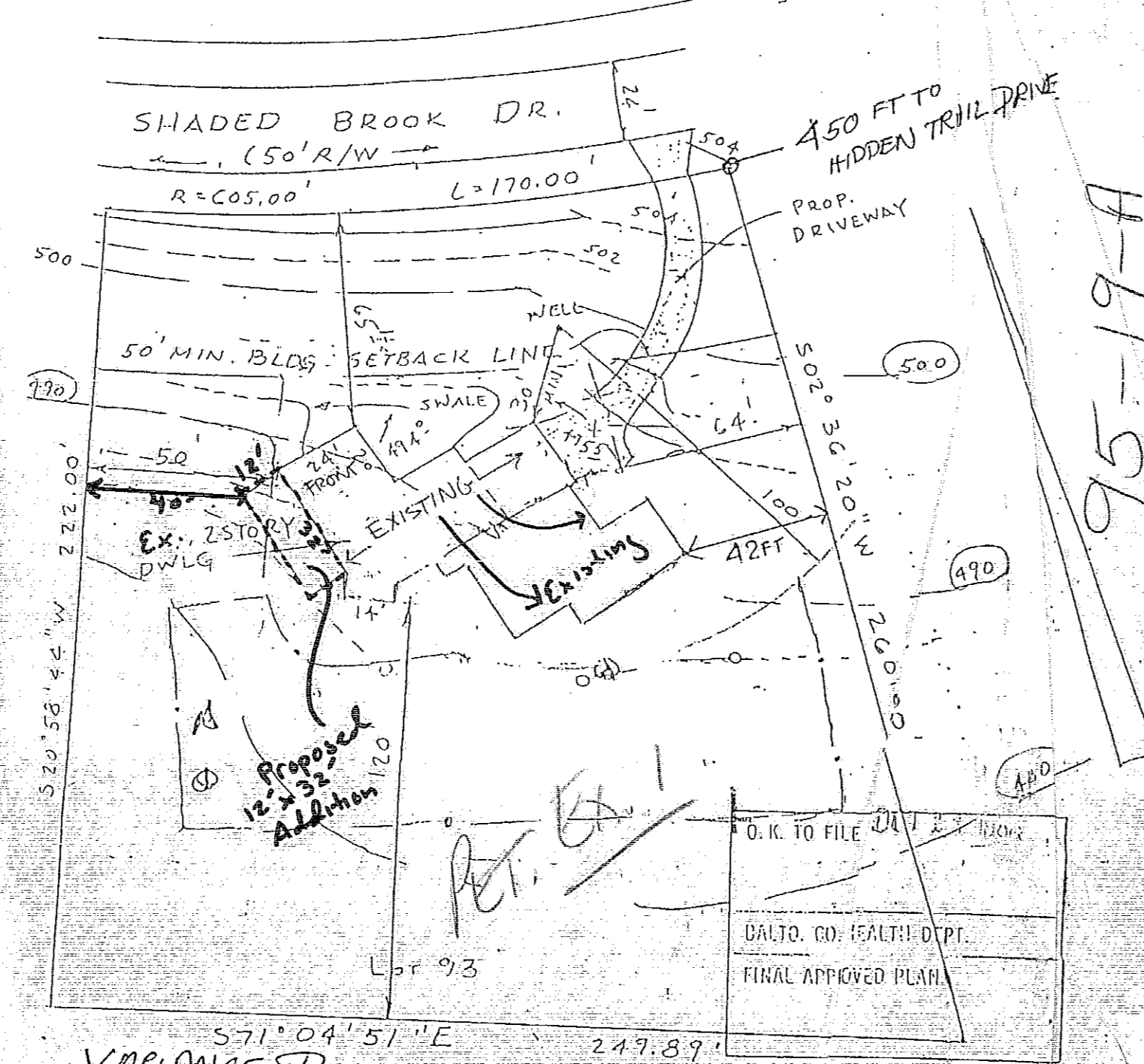
LOCATION INFORMATION
Election District: 3
Councilmanic District: 4
1"-200" scale map #: NW 13E
Zoning: RC-5
Lot size: 1.1 acres

SEWER: WATER: SWIMMING POOL:

Chesapeake Bay Critical Area:

94-191-A
Zoning Office Use ONLY!
reviewed by: MDK
ITEM #: 19
CASE#:

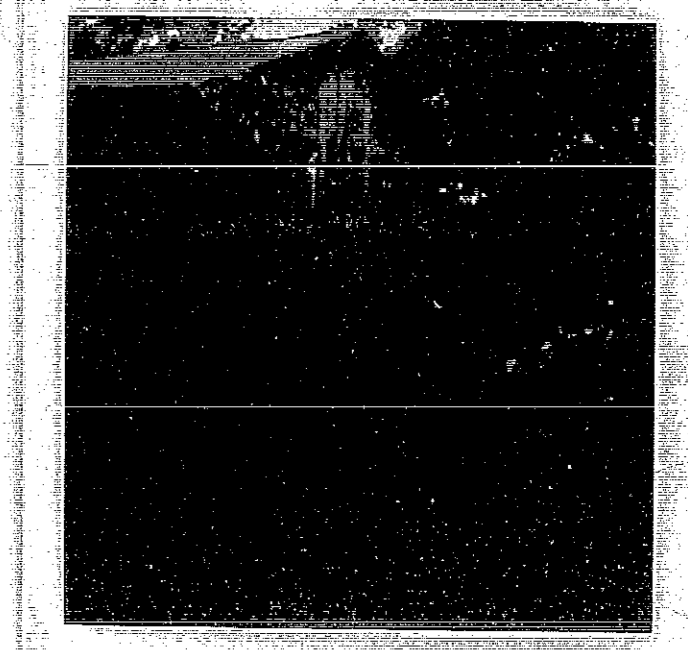
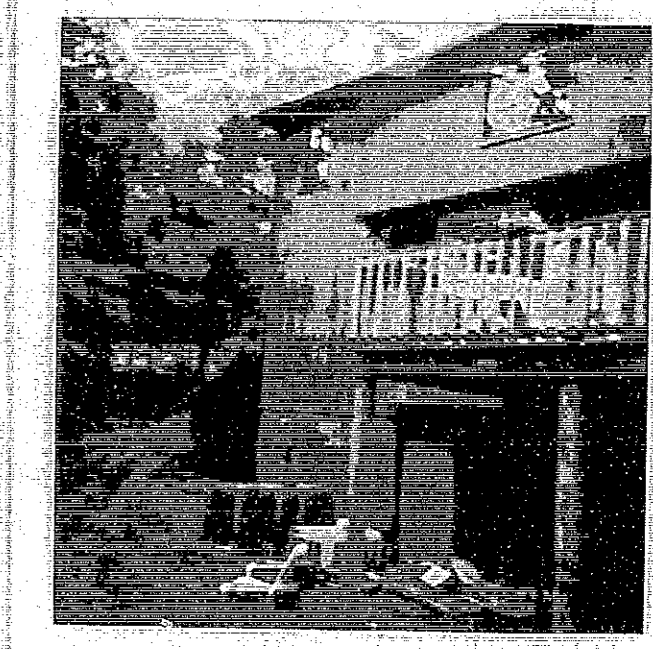
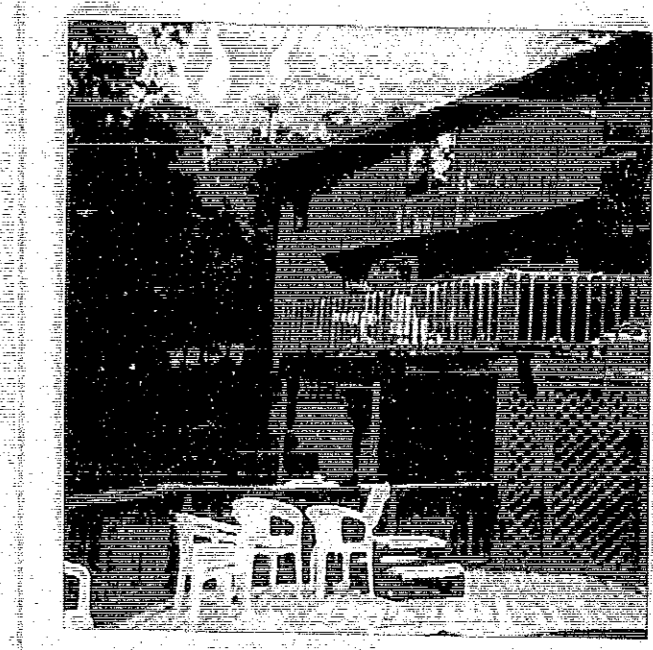
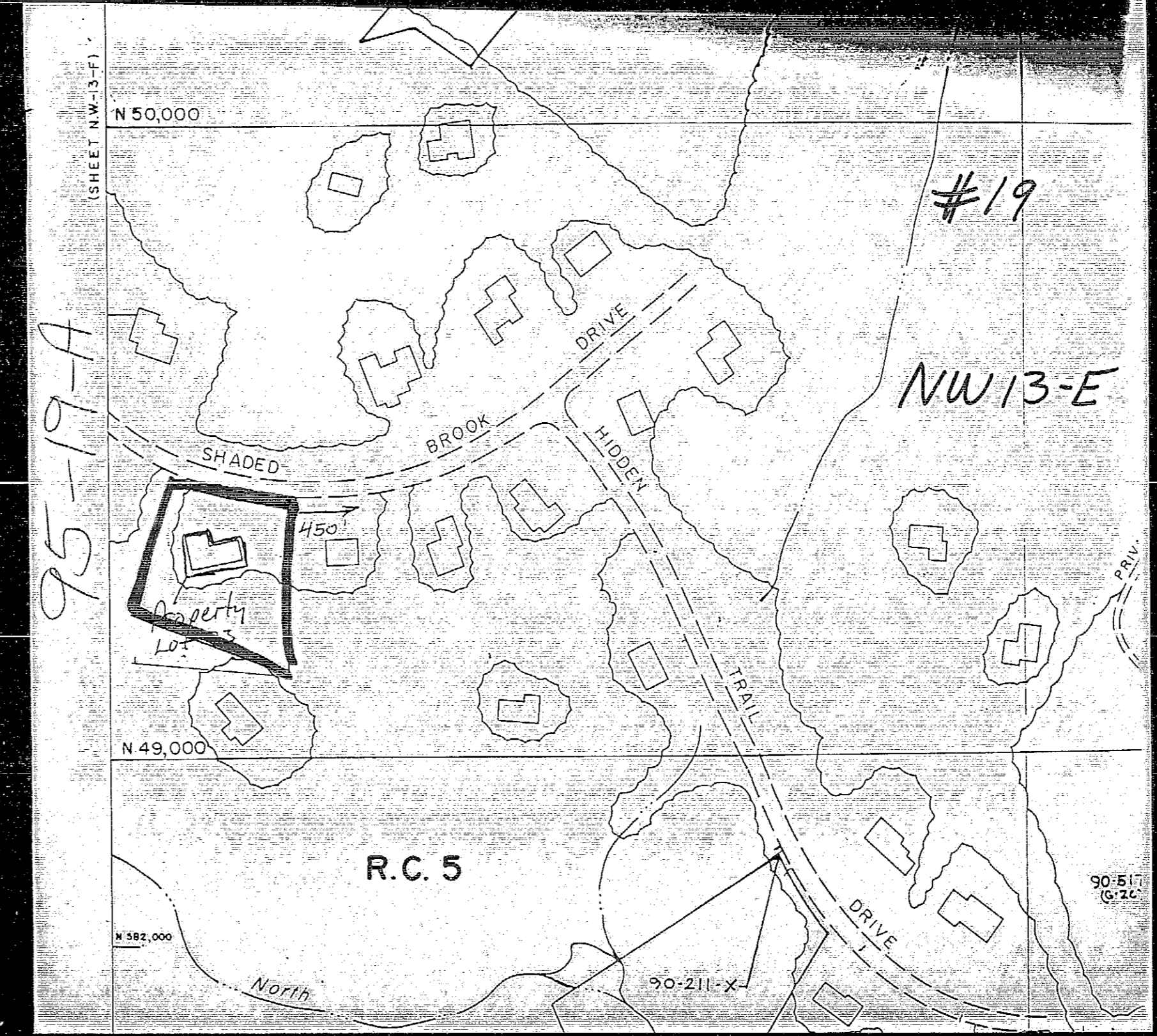
Approved Zoning Case → ~~94-191-A~~
95-19-A



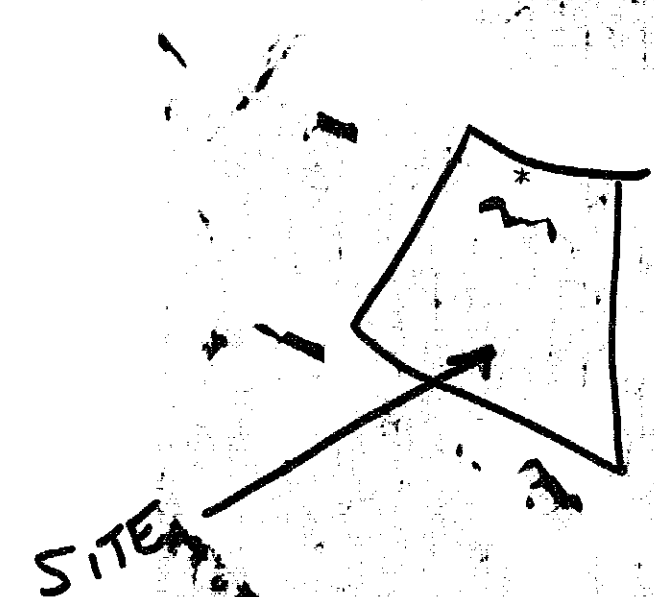
VARIANCE PLAN FOR
2311 SHADED BROOK DR.
SUB. VALLEY HTS. PLAT BOX;
62419 NR #40
Folio 36
OWNERS MICHAEL + PABELA BILLER

PLOT PLAN
Lot 93
2311 SHADED BROOK DR.
PLAT 3 VALLEY HEIGHTS
3RD ELECTION DISTRICT
BALTO. CO., MD.
SCALE: 1"=40'
MARCH 22, 1984. #5728

I ACCEPT RESPONSIBILITY FOR ALL INFORMATION PROVIDED BY BALTO. CO. GVT. *MDK* 11/83 REVIS: 10/17/84



95-19-A



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	STEVENSON	NW 13-E
DATE OF PHOTOGRAPHY JANUARY 1986	# 19	

95-19-A

CRF!