IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE W/S Clover Ave., 275 ft. S of First Avenue 3510 Clover Avenue 13th Election District 1st Councilmanic District Helen V. Yarbor Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 95-59-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Helen V. Yarbor for that property known as 3510 Clover Avenue in the English Consul subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 0 ft., in lieu of the required minimum 7.5 ft., for an open projection (deck), as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner has 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 Petitioner.

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 9TH day of September, 1994 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 0 ft., in lieu of the required minimum 7.5 ft., for an open projection (deck), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

> 1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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:mmn

ORDER RECEIVED FOR FILING
Date 9/9/94
By M. Hourth

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1994

Ms. Helen V. Yarbor
3510 Clover Avenue
Baltimore, Maryland 21227

RE: Petition for Administrative Variance
Case No. 95-59-A
Property: 3510 Clover Avenue

Dear Ms. Yarbor:

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:mmn
encl.

Petition for Administrative Variance

95-59-A

to the Zoning Commissioner of Baltimore County

for the property located at 3510 Clover Ave

which is presently zoned ~~21227~~ D.R.5.5

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)

1B02.3 C.1 and 301.1A To allow a side yard setback of 0 feet (for an open projection deck) in lieu of the required minimum 7.5 feet.

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

See Back of Sheet

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).

Helen V Yarbor
(Type or Print Name)

Helen V. Yarbor
Signature

Helen V. Yarbor
(Type or Print Name)

Helen V. Yarbor
Signature

H-410-242-1466
3510 Clover Ave W-35-8-3600
Address Phone No.

Lansdowne Md. 21227
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: JJ DATE: 8/12/94

ESTIMATED POSTING DATE: 8/21/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 61

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 3510 Clover Ave.
address

Lansdowne Md. 21227
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)

The house was originally designed to have a deck on the left side of the house where we have a sliding door installed. The price the contractor wanted was out of my range, so I decided to wait until after I moved in to have it completed.

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.

Helen V. Yarbor
(signature)

Helen V. Yarbor
(type or print name)

(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Helen V. Yarbor

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.

August 12, 1994
date

Lawrence D. Lockwood
NOTARY PUBLIC

My Commission Expires:

LAWRENCE D. LOCKWOOD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 1997

Affidavit in support of Administrative Variance

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That the Affiant(s) does/do presently reside at 3510 Clover Ave
address

Lansdowne Md. 21227
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)

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Helen V. Yarbor
(signature)

Helen V. Yarbor
(type or print name)

(signature)

(type or print name)

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Helen V. Yarbor

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AS WITNESS my hand and Notarial Seal.

August 12, 1994
date

Lawrence D. Lockwood
NOTARY PUBLIC

My Commission Expires:

LAWRENCE D. LOCKWOOD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 1997

MICROFILMED

95-59-A

EXAMPLE 3 – Zoning Description – 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3570 Clover Ave.
(address)

Beginning at a point on the West side of Clover Ave.
(north, south, east or west) (name of street on which property fronts)

which is 20 feet.
(number of feet of right-of-way width)

wide at the distance of 275 South of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street First Ave.
(name of street)

which is ~~First~~ 25 ft. wide. *Being Lot # 196 & 197
(number of feet of right-of-way width)

Block _____, Section #_____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 37, containing

4875.56. Also known as _____
(square feet or acres) (property address)

and located in the 13 Election District, 1 Councilmanic District.

*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.

Typical 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.

#61

MICROFILMED

CK/RESID (TXTSOPH)
REVISED 5/16/94

CERTIFICATE OF POSTING 95-59-A

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 13th Date of Posting 8/19/94

Posted for: Variance

Petitioner: Helen K. Yarber

Location of property: 357 Clover Ave, W/S

Location of Signs: Facing roadway, on property being zoned

Remarks:

Posted by [signature] Date of return: 8/26/94

Signature

Number of Signs: 1

MICROFILMED

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

Item 61

receipt

Account: R-001-6150

Number

Taken by JRF

Date 8/12/94

YARBOR -- 3510 Clover Ave.

010 -- Variance -- $50.00
080 -- Sign ---- $35.00

$85.00

MICROFILMED

02A02#0031MTCMRC $85.00
BA CO03:42PM08-12-94

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 61

Petitioner: Helen V. Yarbor

Location: 3510 Clover Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Helen V. Yarbor

ADDRESS: 3510 Clover Ave
Lansdowne Md. 21227

PHONE NUMBER: 242-1466

AJ:ggs

(Revised 04/09/93)

G22 Copies

Rm 206 area Map SW 5-B

123 Locate Property

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Helen V. Yarbor
3510 Clover Avenue
Landsdowne, Maryland 21227

SEP. 07 1994

RE: Item No. 61, Case No. 95-59-A
Petitioner: Helen V. Yarbor

Dear Ms. Yarbor:

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 August 12, 1994.

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 peition 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

WCR:ggs

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-19-94

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

Re: Baltimore County
Item No.: #61 (JRF)

95-59

Dear Ms. Winiarski:

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 Ramsey, Acting 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: Gwen Stephens, ZADM

DATE: August 26, 1994

FROM: Jeffrey Long
Office of Planning & Zoning

SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:

ITEM NOs. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61

Please contact me if you have any questions or require additional information.

Jeffrey Long

JL:bjs

RECEIVED
AUG 29 1994
ZADM

STEPHENS.JL/PZONE/ZAC1

MICROFILMED

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

RECEIVED
AUG 29 1994

FROM: Pat Keller, 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.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

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 L. Kerns

PK:JL:bjs

ZACITEMS.NC/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Helen V. Yarbor
3510 Clover Avenue
Landsdowne, Maryland 21227

Re: CASE NUMBER: 95-59-A (Item 61)
3510 Clover Avenue
W/S Clover Avenue, 275' S of First Avenue
13th Election District - 1st 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 August 21, 1994. The closing date (September 6, 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.

Arnold Jablon
Director

Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

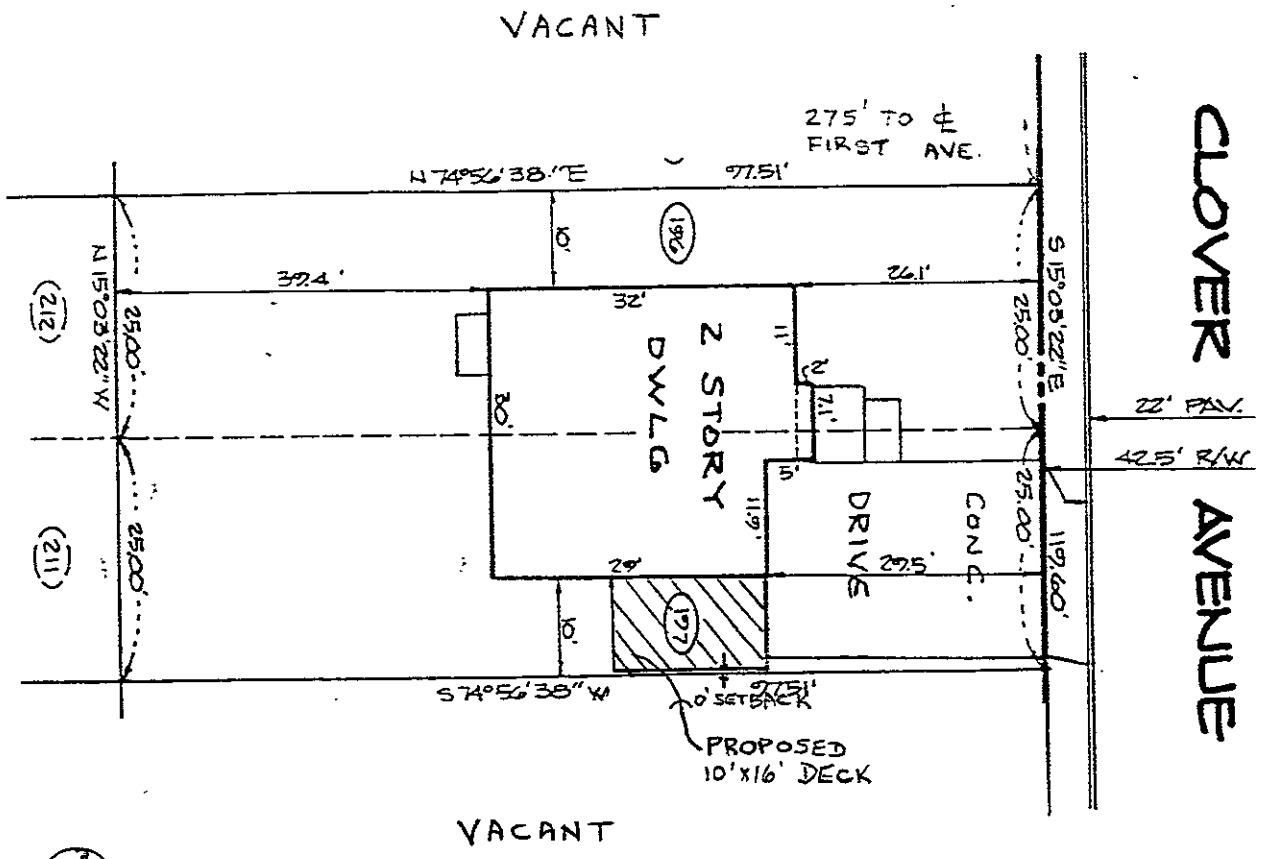
PROPERTY ADDRESS: 3510 CLOVER AVENUE

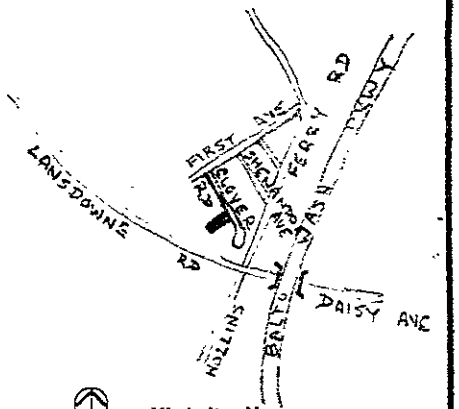
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ENGLISH CONSUL

plat book# 8 ,folio# 37 ,lot# 196 197 ,section# _____

OWNER: HELEN YARBOR





Vicinity Map
scale: 1"=1000'

LOCATION INFORMATION

Election District: 13

Councilmanic District: 1

1"=200' scale map#: SW 5B

Zoning: DR 5.5

Lot size: 0.112 acreage 4875.50 square feet

	public	private
SEWER:	☑	☐
WATER:	☑	☐

	yes	no
Chesapeake Bay Critical Area:	☐	☑

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JJ	61	

North

date: _____

prepared by: _____

95-59-A

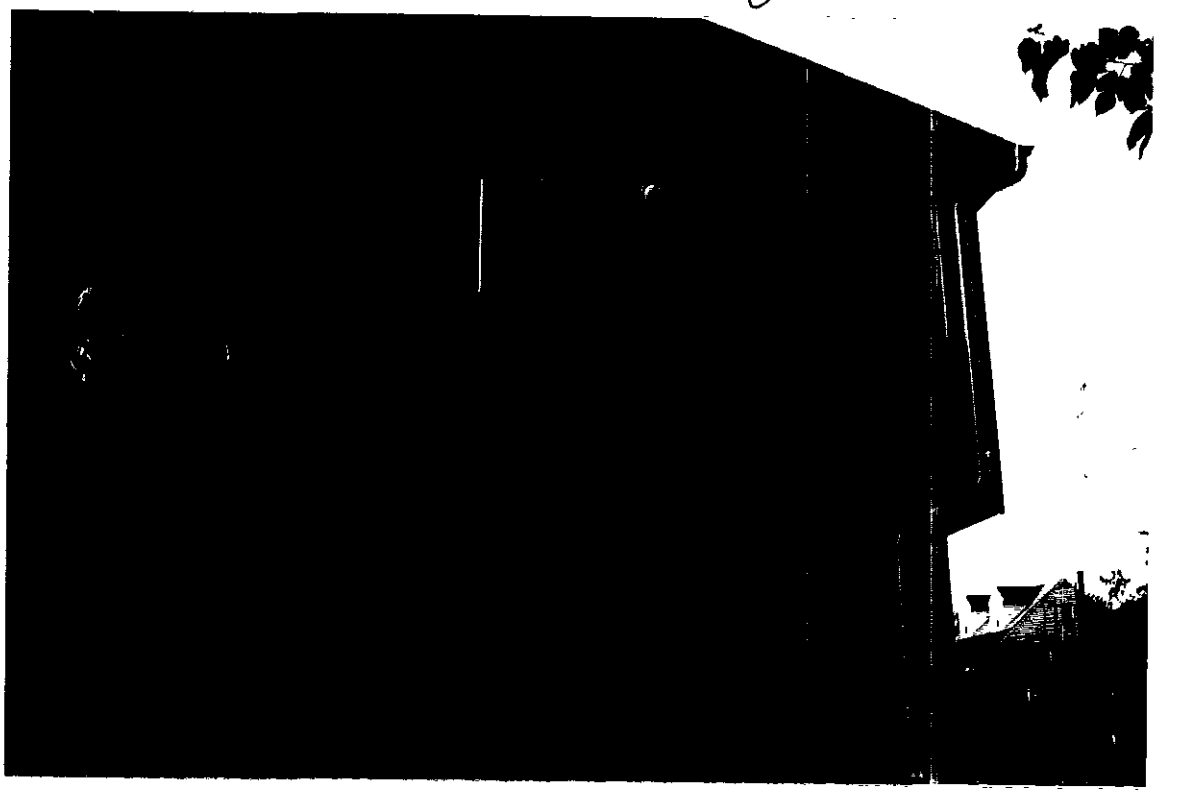
Scale of Drawing: 1"= 20'

12

ORDER RECEIVED

95-59-A

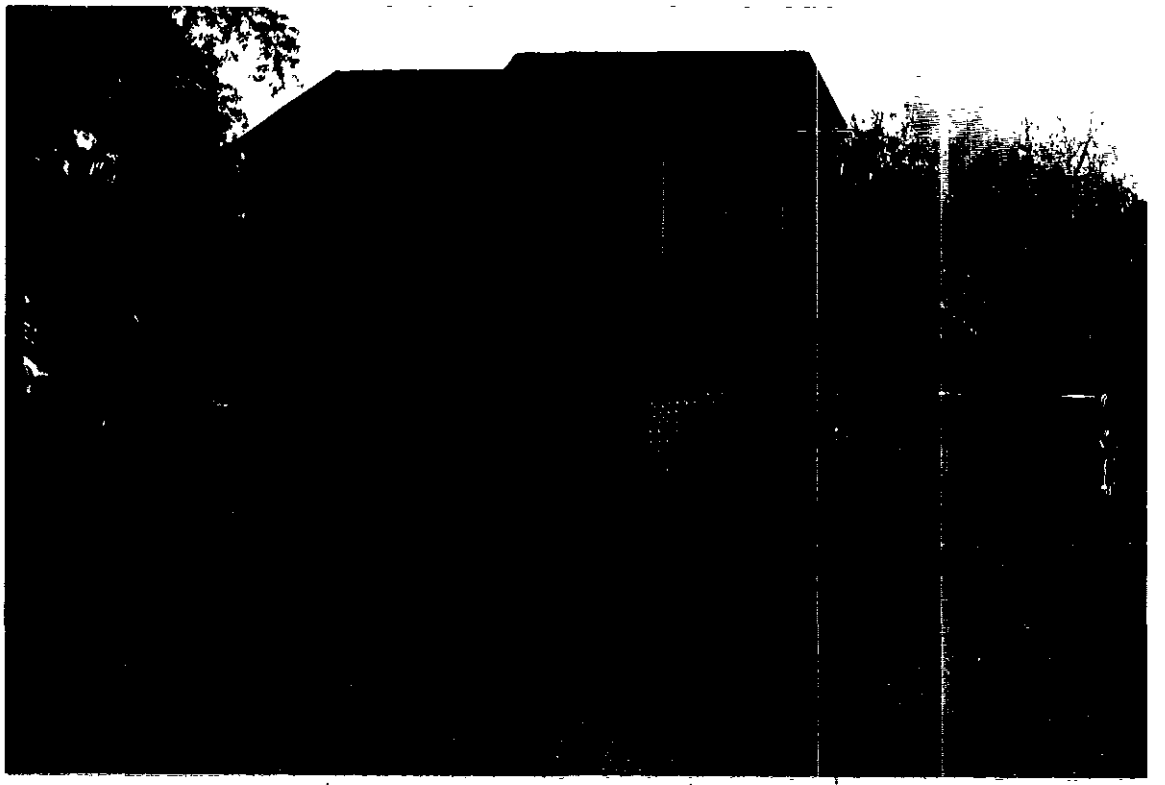
Front & Side View of House



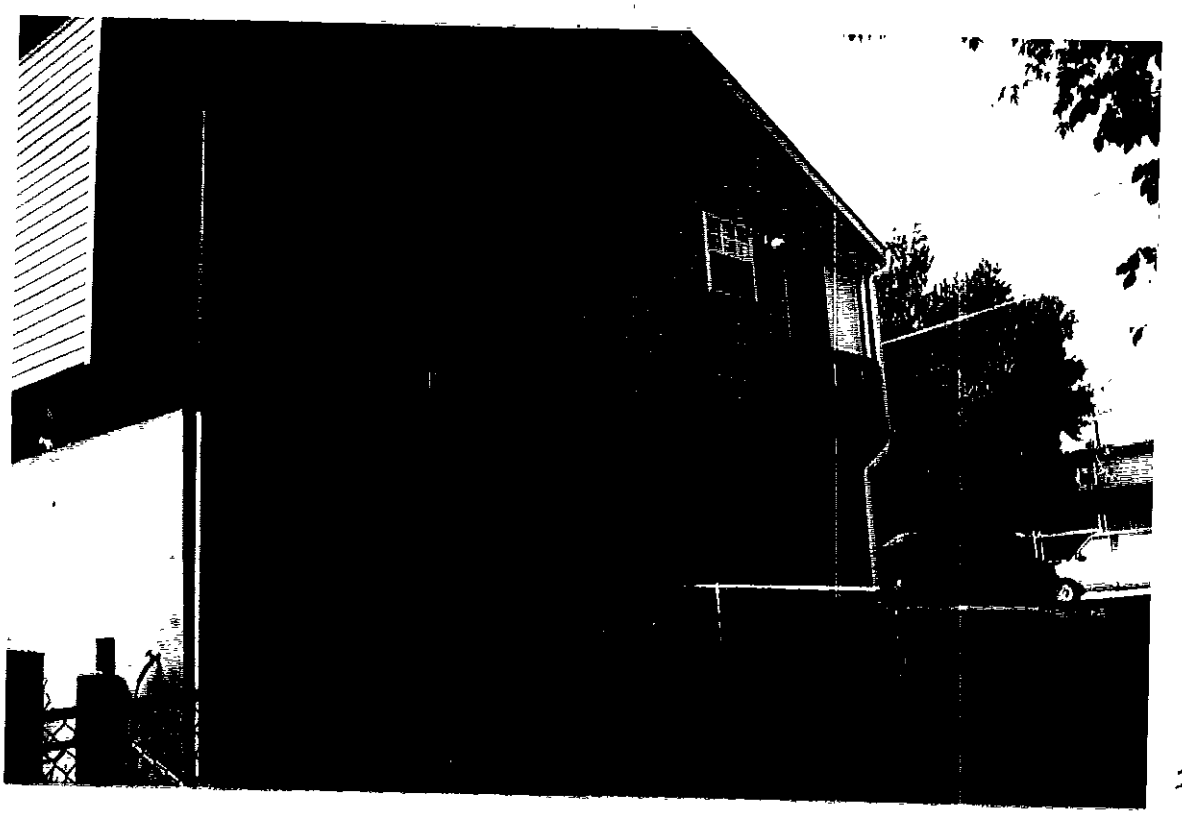
Side where deck will be

#61

95-59-A

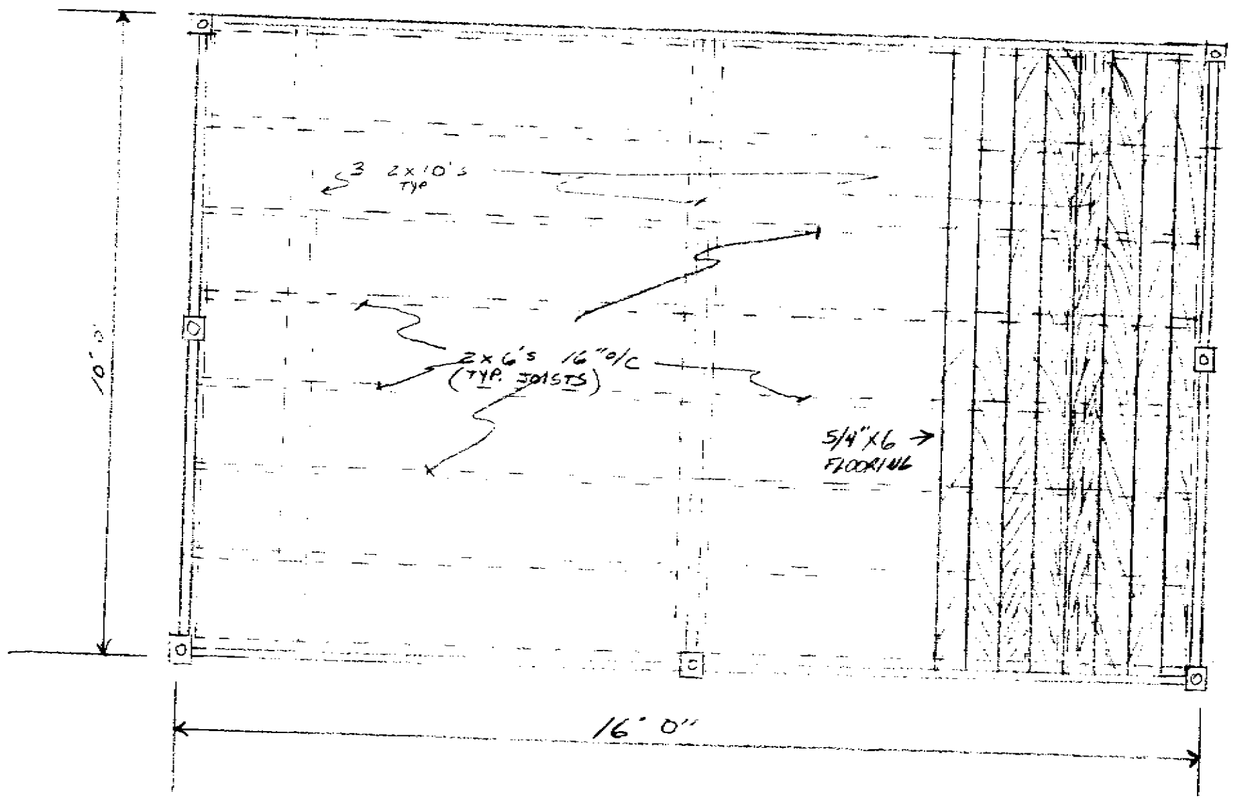


Front of House

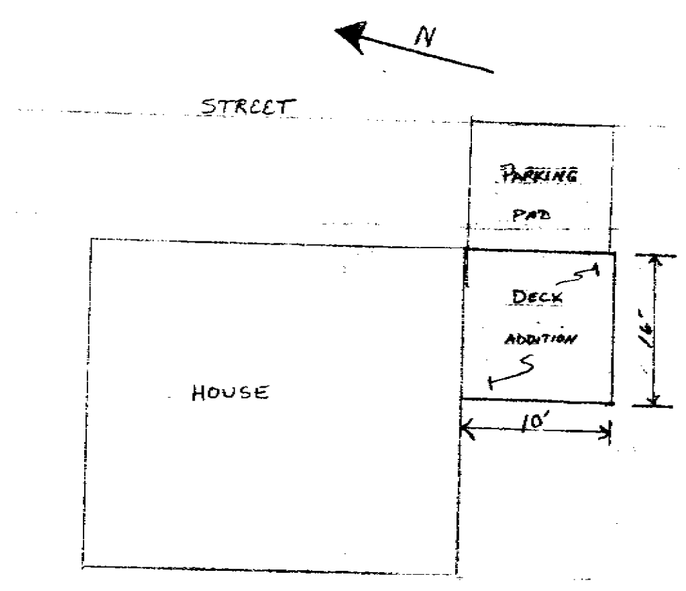


#61

Proposed Location of Deck



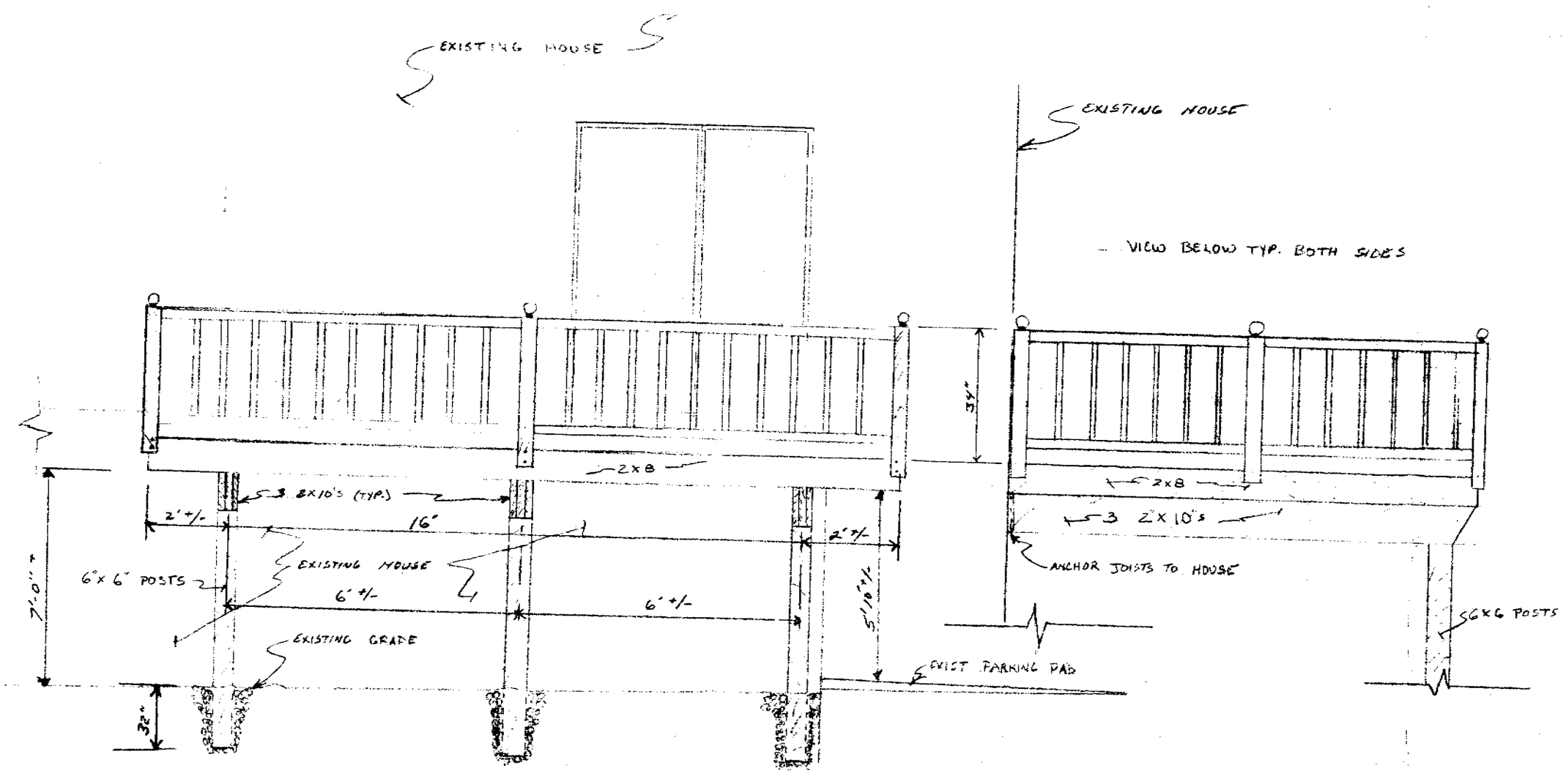
Pad No 1



N. T. S.

PLAT BOOK 8 PAGE 37 LOTS 196 + 197
13TH ELECTION DISTRICT LIBER 8399
FOLIO 459

#61

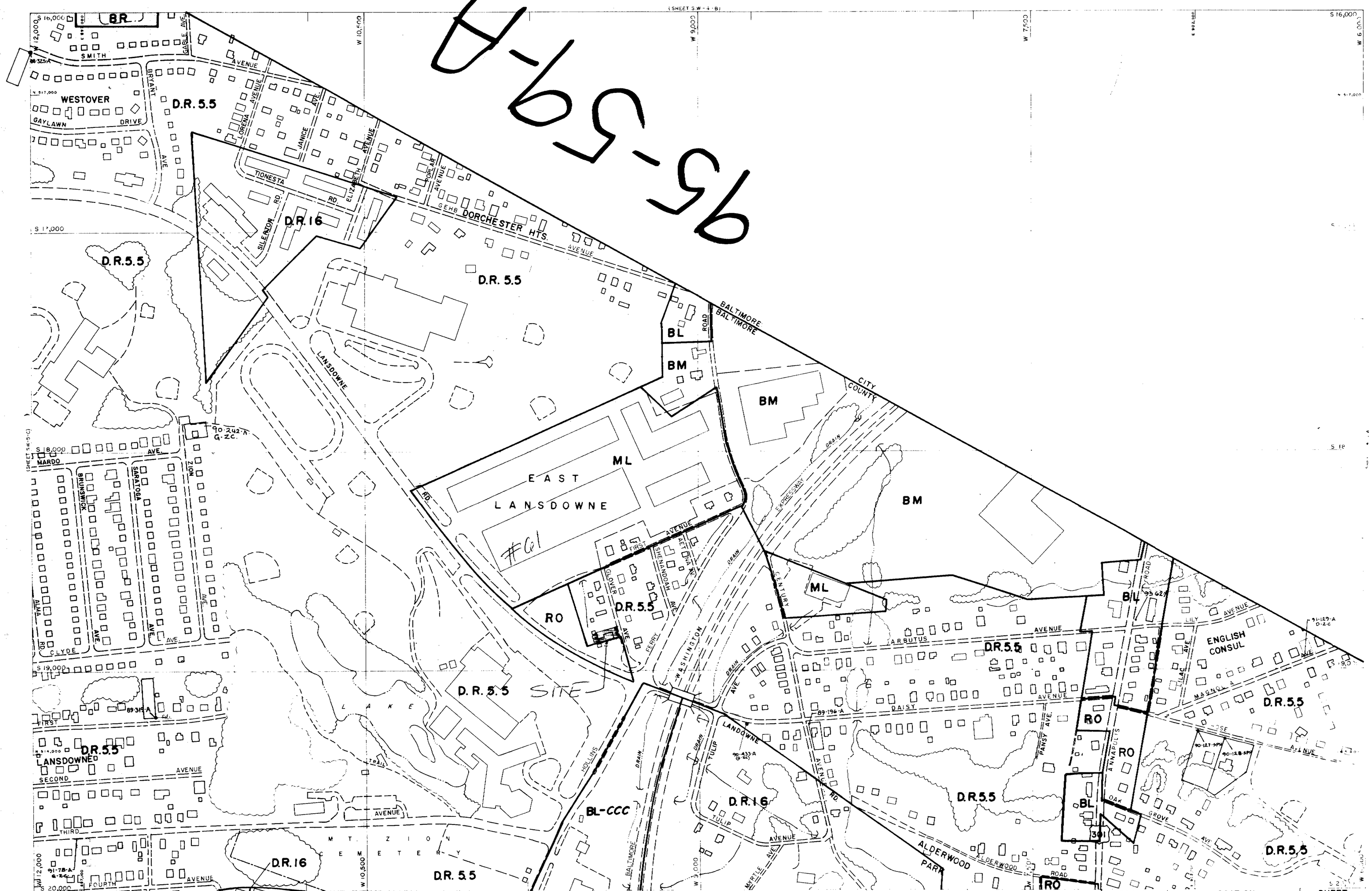


MICROFILMED

NEW WOOD DECK

SCALE: 1/2" = 1'0"	APPROVED BY	DRAWN BY CWL
DATE: 7/30/94		CAROLYN GEORGIUS
HELEN VARBOR 3510 CLOVER AVENUE LANSDOWN, MARYLAND 21227		
LINTHICUM BUILDERS MHIC 19335 410-636-0720		DRAWING NUMBER

95-59-A



1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

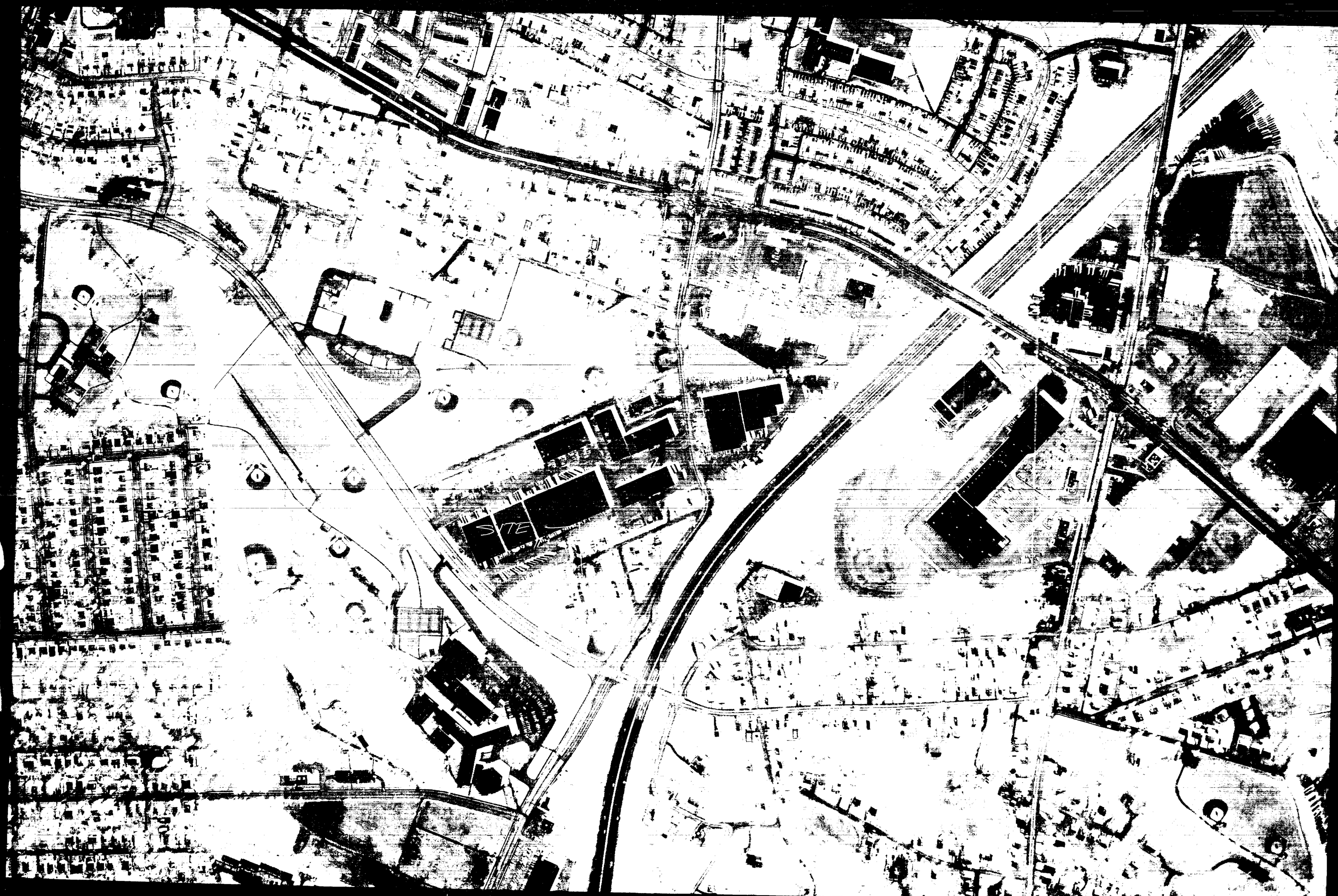
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'±	LANSDOWNE	S.W. 5-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED



#61

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200'±	LANSDOWNE	S.W. 5-B
DATE OF PHOTOGRAPHY JANUARY 1986		

MICROFILMED

86-559-A

IN RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Clover Ave., 275 ft. S of First Avenue
3510 Clover Avenue
13th Election District
1st Councilmanic District
Helen V. Yarbor
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-59-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Helen V. Yarbor for that property known as 3510 Clover Avenue in the English Consul subdivision of Baltimore County. The Petitioner herein seeks a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 0 ft., in lieu of the required minimum 7.5 ft., for an open projection (deck), as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner 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 Petitioner has 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 Petitioner.

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 9th day of September, 1994 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a side yard setback of 0 ft., in lieu of the required minimum 7.5 ft., for an open projection (deck), be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner 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:mmn

FILING FEES PAID 9/14/94

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 8, 1994

Ms. Helen V. Yarbor
3510 Clover Avenue
Baltimore, Maryland 21227

RE: Petition for Administrative Variance
Case No. 95-59-A
Property: 3510 Clover Avenue

Dear Ms. Yarbor:

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:mmn
encl.

Printed on Recycled Paper

Petition for Administrative Variance
95-59-A
to the Zoning Commissioner of Baltimore County

for the property located at 3510 Clover Ave
which is presently zoned ~~DR 5.5~~ D.R. 5.5

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)

1B02.3 C.1 and 301.1A To allow a side yard setback of 0 feet (for an open projection deck) in lieu of the required minimum 7.5 feet.

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

See Back of Sheet

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):
Helen V Yarbor (Type or Print Name)
Helen V Yarbor (Signature)
Helen V Yarbor (Type or Print Name)
Helen V Yarbor (Signature)
H-410-242-1466
3510 Clover Ave W-301-8-3600
Address Phone No
Lansdowne Md 21227
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 repusted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SJ DATE: 8/12/94
ESTIMATED POSTING DATE: 8/21/94

Printed with Soybean Ink on Recycled Paper

ITEM #: 61

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 3510 Clover Ave (address)
Lansdowne (City) Md (State) 21227 (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)

The home was originally designed to have a deck on the left side where we have a sliding door installed. The price the contractor wanted was out of my range, so I decided to wait until after I moved in to have it completed.

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.

Helen V. Yarbor (Signature) (Signature)
Helen V Yarbor (Type or print name) (Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 12th day of August, 19 94, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Helen V. Yarbor

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/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

August 12, 1994 (date) Lawrence D. Lockwood (NOTARY PUBLIC)

My Commission Expires:

LAWRENCE D. LOCKWOOD
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires September 1, 1997

95-59-A

EXAMPLE 3 – Zoning Description

– 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 3510 Clover Ave. (address)

Beginning at a point on the West (north, south, east or west) side of Clover Ave. (name of street on which property fronts) which is 20 feet. (number of feet of right-of-way width) wide at the distance of 275 (number of feet) South (north, south, east or west) of the centerline of the nearest improved intersecting street First Ave. (name of street) which is ~~Feet~~ 25 ft. (number of feet of right-of-way width) wide. *Being Lot # 196 & 197

Block ____, Section #____ in the subdivision of _____ (name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 37, containing 4875.50 (square feet or acres). Also known as _____ (property address)

and located in the 13 Election District, 1 Councilmanic District.

*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.

Typical 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.

#61

CK/RESID (TXTSOPH)
REVISED 5/16/94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-59-A
Towson, Maryland

District 13th Date of Posting 9/18/94
Posted for: Variance
Petitioner: Helen V. Yarbor
Location of property: 3510 Clover Ave, W/S
Location of Signs: Facing Lee Long on property being posted
Remarks:
Posted by [signature] (Signature) Date of return: 9/26/94
Number of Signs: 1

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

Item 61

receipt

Date 8/12/94
Account: R-001-6150
Number
Taken by JRF

YARBOR -- 3510 Clover Ave.
010 -- Variance -- $50.00
080 -- Sign --- $35.00
$85.00

02A02#0031MTCHRC $85.00
BA CO031:42PM08-12-94
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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 61
Petitioner: Helen V Yarbor
Location: 3510 Clover Ave
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Helen V. Yarbor
ADDRESS: 3510 Clover Ave
Lansdowne Md. 21227
PHONE NUMBER: 242-1466

AJ:ggs

(Revised 04/09/93)

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 07 1994

Helen V. Yarbor
3510 Clover Avenue
Landsdowne, Maryland 21227

RE: Item No. 61, Case No. 95-59-A
Petitioner: Helen V. Yarbor

Dear Ms. Yarbor:

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 August 12, 1994.

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

WCR:ggs

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Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-19-94

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

Re: Baltimore County
Item No.: #61 (JRF)

95-59

Dear Ms. Winiarski:

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 Ramsey, Acting 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

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens, ZADM

DATE: August 26, 1994

FROM: Jeffrey Long
Office of Planning & Zoning

SUBJECT: Zoning Advisory Comments

Please be advised that additional time is required to review the following Petitions:

ITEM NOs. 41, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, and 61

Please contact me if you have any questions or require additional information.

Jeffrey Long

JL:bjs

RECEIVED
AUG 29 1994
ZADM

STEPHENS.JL/PZONE/ZAC1

B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

RECEIVED
29 1994

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

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 L. Kerns

PK:JL:bjs

ZACITEMS.NC/PZONE/ZAC1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 22, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Helen V. Yarbor
3510 Clover Avenue
Landsdowne, Maryland 21227

Re: CASE NUMBER: 95-59-A (Item 61)
3510 Clover Avenue
W/S Clover Avenue, 275' S of First Avenue
11th Election District - 1st 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 August 21, 1994. The closing date (September 6, 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.

Arnold Jablon
Director

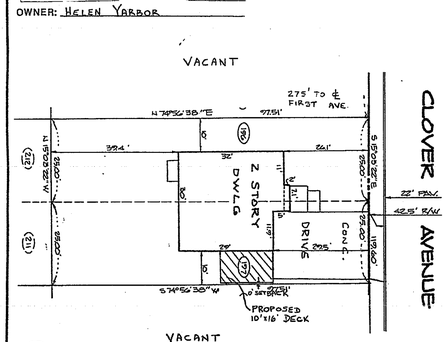
Printed with Soybean Ink on Recycled Paper

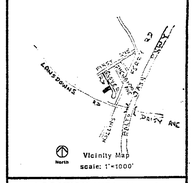
Plat to accompany Petition for Zoning ☑ Variance ☐ Special Hearing

PROPERTY ADDRESS: 3510 CLOVER AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ENGLISH CONCESS
plat book# 8 ,folio# 37 ,lot# 147 ,section# ____
OWNER: HELEN YARBOR





LOCATION INFORMATION

Election District: 13
Councilmanic District: 1
1"=200' scale map#: SW 5B
Zoning: DR 5.5
Lot size: 0.112 acreage / 4875.50 square feet

	public	private
SEWER:	☑	☐
WATER:	☑	☐

Chesapeake Bay Critical Area: ☐ ☐ ☑

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by:	ITEM #:	CASE#:
JJ	61	

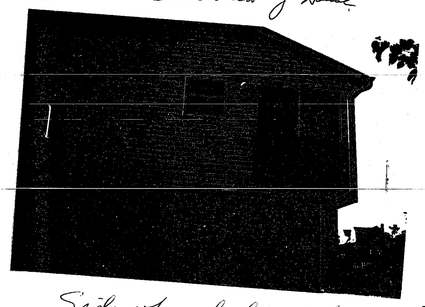
North
date: _____
prepared by: _____

95-59-A

Scale of Drawing: 1" = 20'

95-59-A

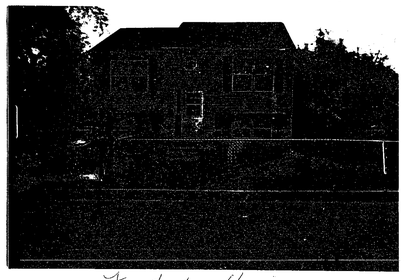
Front & Side View of Home



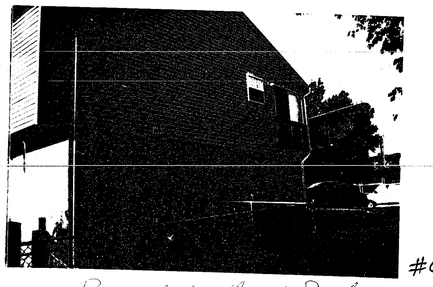
Side where deck will be

#61

95-59-A

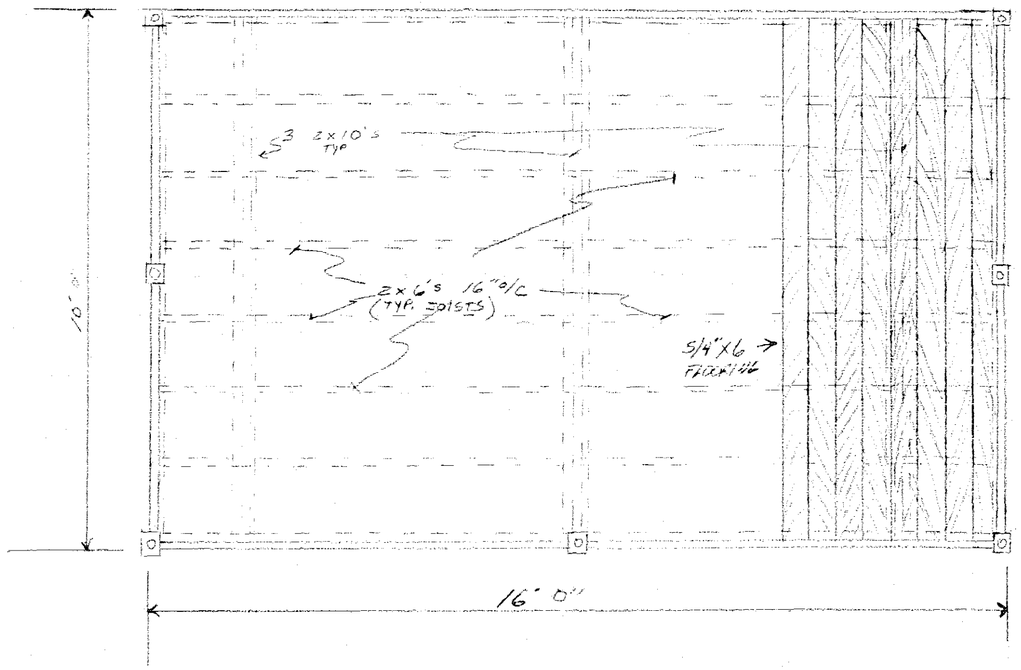


Front of House

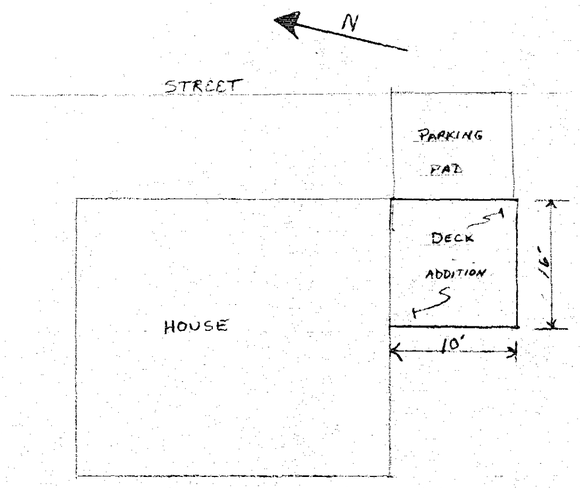


#61

Proposed location of Deck



Pd No 1

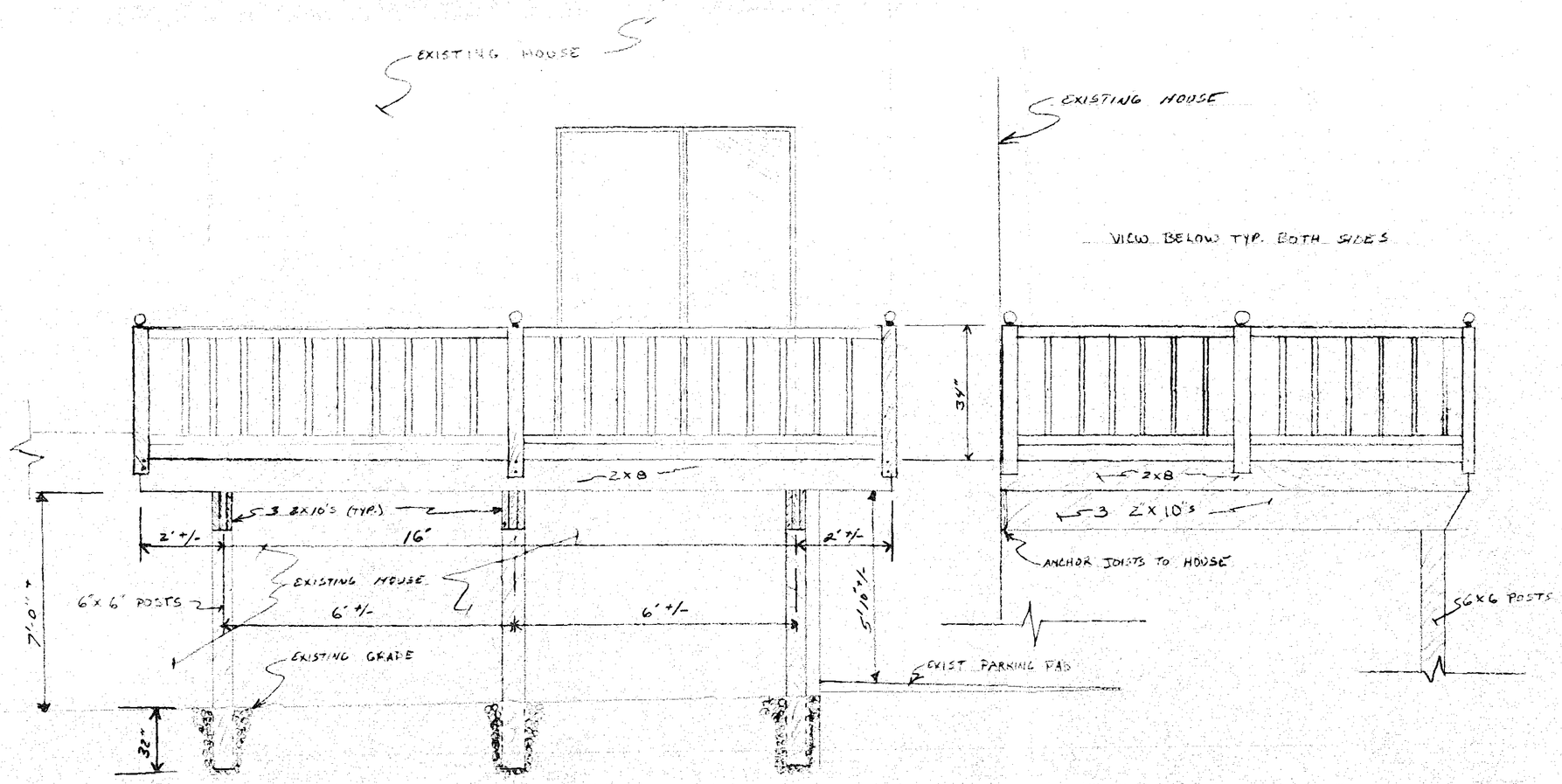


N.T.S.

PLAT BOOK 8 PAGE 37 LOTS 196 + 197

13TH ELECTION DISTRICT LIBER 8399 FOLIO 459

#61



NEW WOOD DECK

SCALE: 1/2" = 1'0"	APPROVED BY	DRAWN BY C.W.G. CARROLL GEORGIUS
DATE: 7/30/94		

HELEN VARBOR
3510 CLOVER AVENUE
LANSDOWN, MARYLAND 21227

LINTHICUM BUILDERS
MHIC 19335 410-636-0720

DRAWING NUMBER

G-SE

C-NE

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

Chairman, County Council

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

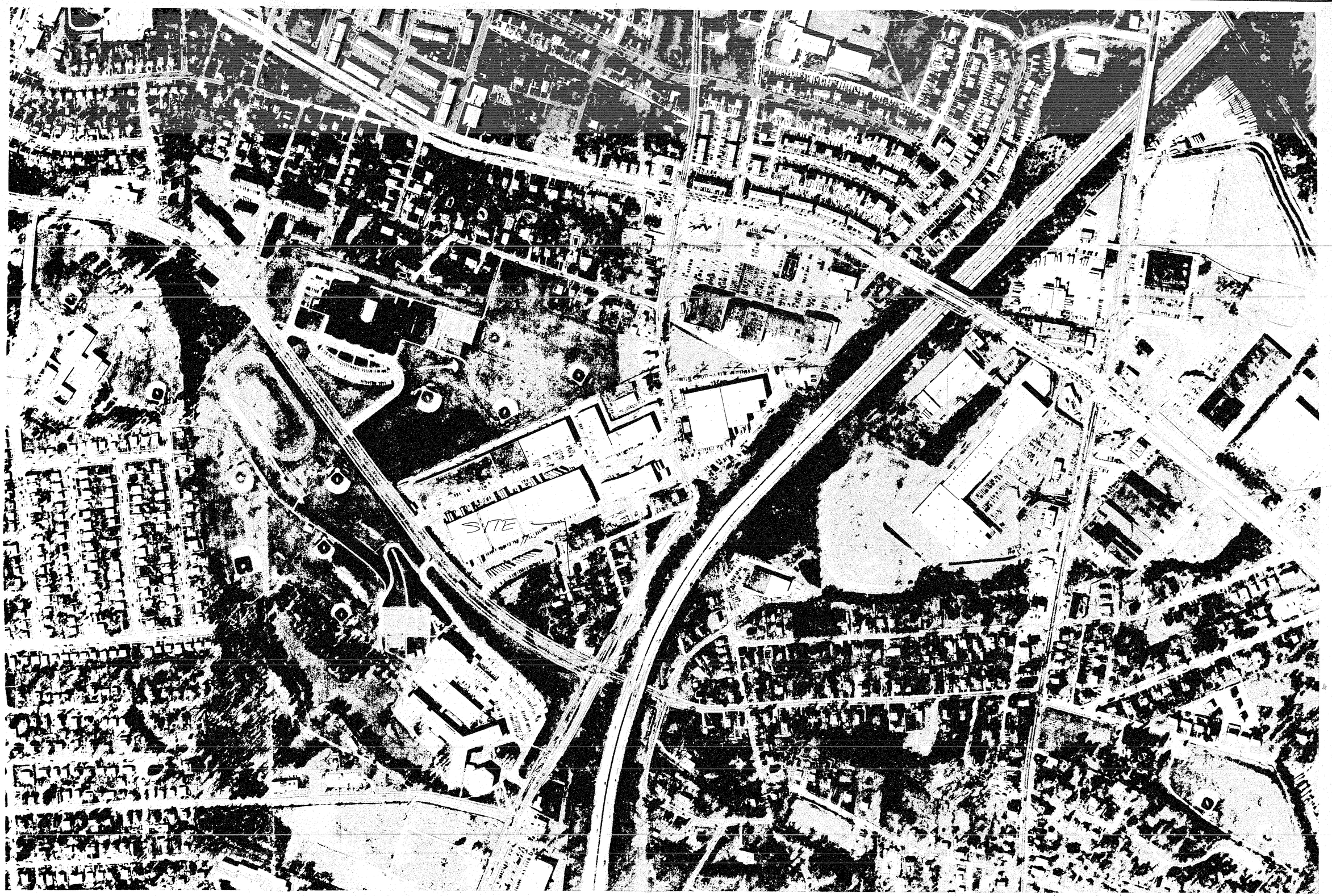
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

SCALE	LOCATION	SHEET
1" = 200'	LANSDOWNE	S.W. 5-B
DATE OF PHOTOGRAPHY JANUARY 1986		

95-59-A



95-59-A

#61

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	LANSDOWNE	S.W. 5-B
DATE OF PHOTOGRAPHY JANUARY 1986		

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