

IN RE: PETITION FOR VARIANCE
NE/S South 50th Street, 780'+/-
S of German Hill Road
(827 S. 50th Street)
12th Election District
7th Councilmanic District

Donald E. Allen, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-69-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 827 South 50th Street, located in the vicinity of Dundalk in southeastern Baltimore County. The Petition was filed by the owners of the property, Donald and Pamela Allen. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet, and from Sections 1B02.3.C.1 and 102.2 to permit a setback between buildings of as close as 34 feet in lieu of the minimum required 55 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Donald Allen, property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .42 acres, more or less, zoned D.R. 5.5 and is improved with a one-story single family dwelling and a two-story detached garage which contains facilities that would classify it as a single family dwelling. The Petitioners are desirous of expanding and renovating the one-story dwelling located on the front portion of the lot as shown on Petitioner's Exhibit 1. Due to the location of existing and proposed improvements, the

ORDER RECEIVED FOR FILING

Date

By

10/14/64
[Signature]

MICROFILMED

relief requested is necessary in order to proceed. Testimony revealed that the subject property has been in Mr. Allen's family for 130 years and that the proposed improvements to the existing dwelling are necessary. In support of their request, the Petitioners introduced several signed letters from adjoining and surrounding neighbors indicating they have no objections to the variance relief sought. There being no adverse comments from any Baltimore County reviewing agencies, and no opposition from any adjoining property owner, a decision shall be rendered based upon the evidence and documentation presented.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

ORDER RECEIVED FOR FILING

Date

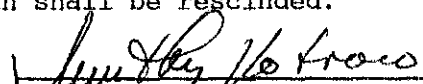
By

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1994 that the Petition for Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet for an existing garage, and from Sections 1B02.3.C.1 and 102.2 to permit a setback between buildings of as close as 34 feet in lieu of the minimum required 55 feet for a proposed addition to the one-story dwelling 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 10/14/94
By [Signature]

[Handwritten notes]



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at ADDRESS 827 50th ST which is presently zoned TR5.5

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) 1 Bo2.3.C.1 To PERMIT A SIDE YARD SETBACK OF 6 FT. IN LIEU OF THE REQUIRED 10 FT AND FROM SECTION 1 Bo2.3.C.1 AND 102.2 TO PERMIT A BETWEEN BUILDING SETBACK OF AS CLOSE AS 34 FT. IN LIEU OF REQUIRED 55 FT.

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

TO BE DETERMINED AT HEARING.

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)

x Donald Edwin Allen
(Type or Print Name)

x [Signature]
Signature

x Pamela Kay Allen
(Type or Print Name)

x Pamela Kay Allen
Signature

x 827 50th ST 410
Address Phone No

x Balto Co. MD 21222
City State Zipcode

Name, Address and phone number of representative to be contacted.

SAME
Name

Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink on Recycled Paper

ORDER RECEIVED FOR FILING
Date 11/15/94
By [Signature]

MICROFILMED

10
95-69-A

ED. 12, CD. 7

ZONING DESCRIPTION. #827 S. 50TH ST.

BEGINNING AT A POINT ON THE NORTHERNMOST SIDE OF SOUTH
50TH STREET AT A DISTANCE OF 780 FT ± SOUTH OF GERMAN HILL
ROAD THENCE S. 52°55'20" W 22.63 FT, S. 31°39'20" W 259.19 FT,
S. 87°15'E. 80 FT, S. 39°34'W 336.03 FT THENCE N 45°09'W 73 FT
BACK TO THE POINT OF BEGINNING, ALSO KNOWN AS #827 S. 50TH ST.
• 42 AC ± AREA.

MICROFILM

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Townson, Maryland

93-69-11

District 12th Date of Posting 9/10/94

Posted for: Variation

Petitioner: Donald + Pamela Allen

Location of property: 877 S 52nd St, N/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by [Signature] Date of return: 9/16/94
Signature

Number of Signs: 1



[Faint handwritten notes]

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 - Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #96-69-A
(Item 70)
827 S. 50th Street
N/S S. 50th Street, 780 + 1/2 S
of German Hill Road
12th Election District
7th Councilmanic
Petitioners:
Donald Ervin Allen and
Patricia Kay Allen
Hearing: Wednesday,
September 25, 1994 at
2:00 p.m. in Rm. 108,
County Office Building.

Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet; and to permit a between building setback of as close as 34 feet in lieu of the required 55 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3383.

(2) For information concerning the File and/or Hearing, Please Call 887-3381.
9/04/94 Sept. 1.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 2, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 1, 1994.

THE JEFFERSONIAN,

A. Henriksen

LEGAL AD. - TOWSON

~~Signature~~



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

receipt

95-69-A

Account: R-001-6150

Number 70

By JLL

Date 8/18/94

1 RV FILING CODE 010	50.00
1 SIGN POSTING CODE 080	35.00
	<hr/>
TOTAL:	85.00

MICROFILMED

OWNER ALLEN
 LOC @ 27 S. 50TH ST

02A02#0192#TCHRF
 BA. 001142AMDR-1R-94

85.00

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/neighborhood 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 assessed 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.: # 70
Petitioner: DONALD & PAMELA ALLEN
Location: 827 S. 50th ST BALTO Co MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: DONALD & PAMELA ALLEN
ADDRESS: 827 S. 50th ST BALTO Co. MD. 21222

PHONE NUMBER: 410-284-1513

MICROFILMED

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
September 1, 1994 Issue - Jeffersonian

Please forward billing to:

Donald and Pamela Allen
827 S. 50th Street
Baltimore, Maryland 21222
284-1513

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-69-A (Item 70)
827 S. 50th Street
N/S S. 50th Street, 780'+/- S of German Hill Road
12th Election District - 7th Councilmanic
Petitioner(s): Donald Ervin Allen and Pamela Kay Allen

Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet; and to permit a between building setback of as close as 34 feet in lieu of the required 55 feet.

HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

SEP 28 1994

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

AUG. 26 1994

(410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-69-A (Item 70)
827 S. 50th Street
N/S S. 50th Street, 780'+/- S of German Hill Road
12th Election District - 7th Councilmanic
Petitioner(s): Donald Ervin Allen and Pamela Kay Allen

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HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 2:00 p.m. in Room 106, County Office Building.

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

Arnold Jablon
Director

cc: Donald and Pamela Allen

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

9/1/94 10:15 AM



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Donald and Pamela Allen
827 S. 50th Street
Baltimore, Maryland 21222

RE: Item No. 70, Case No. 95-69-A
Petitioner: Donald and Pamela Allen

Dear Mr. & Mrs. Allen:

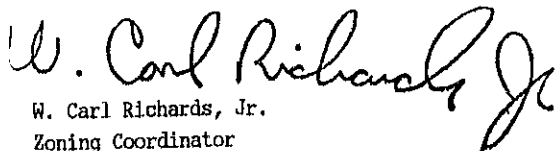
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney 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 18 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.
Zoning Coordinator

WCR:jaw



Turn
9/28
95-69

BALTIMORE COUNTY, MARYLAND

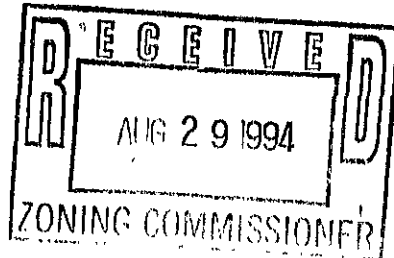
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

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



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-26-94

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.: $\$ 70$ (JLL)

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,

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

AGREEMENT

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
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 6, 1994
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, Chief
 Developers Engineering Section

RE: Zoning Advisory Committee Meeting
 for September 6, 1994
 Item No. 70

The Developers Engineering Section has reviewed the subject zoning item. If the variance is granted, this site will be subject to the Final Subdivision Development Regulations, adopted February 1992.

RWB:sw

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 08/25/94

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: 60, 62, 63, 64, 65,
67, 68, 69, 70, 71 AND 72.

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

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

95-69

TO: ZADM

DATE: 8/31/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s: 63
64
65
66
68
69
70
71
72

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILM

RE: PETITION FOR VARIANCE	*	BEFORE THE
827 S. 50th Street, N/S S. 50th St,		
780'+/- S of German Hill Road, 12th	*	ZONING COMMISSIONER
Election Dist., 7th Councilmanic		
	*	OF BALTIMORE COUNTY
Donald E. and Pamela K. Allen		
Petitioners	*	CASE NO. 95-69-A
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Donald E. Allen and Pamela K. Allen, 827 50th Street, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

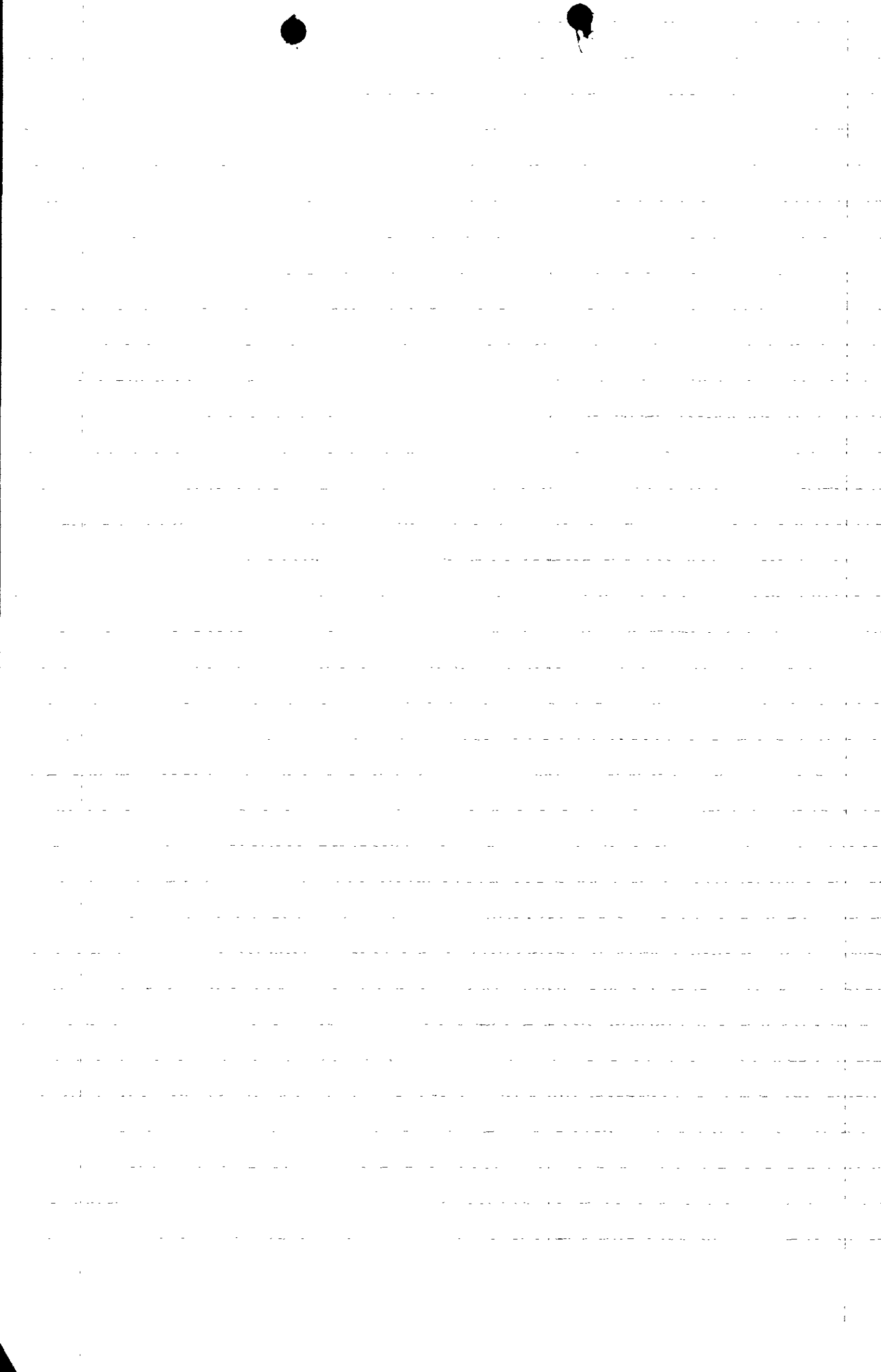
H.O.

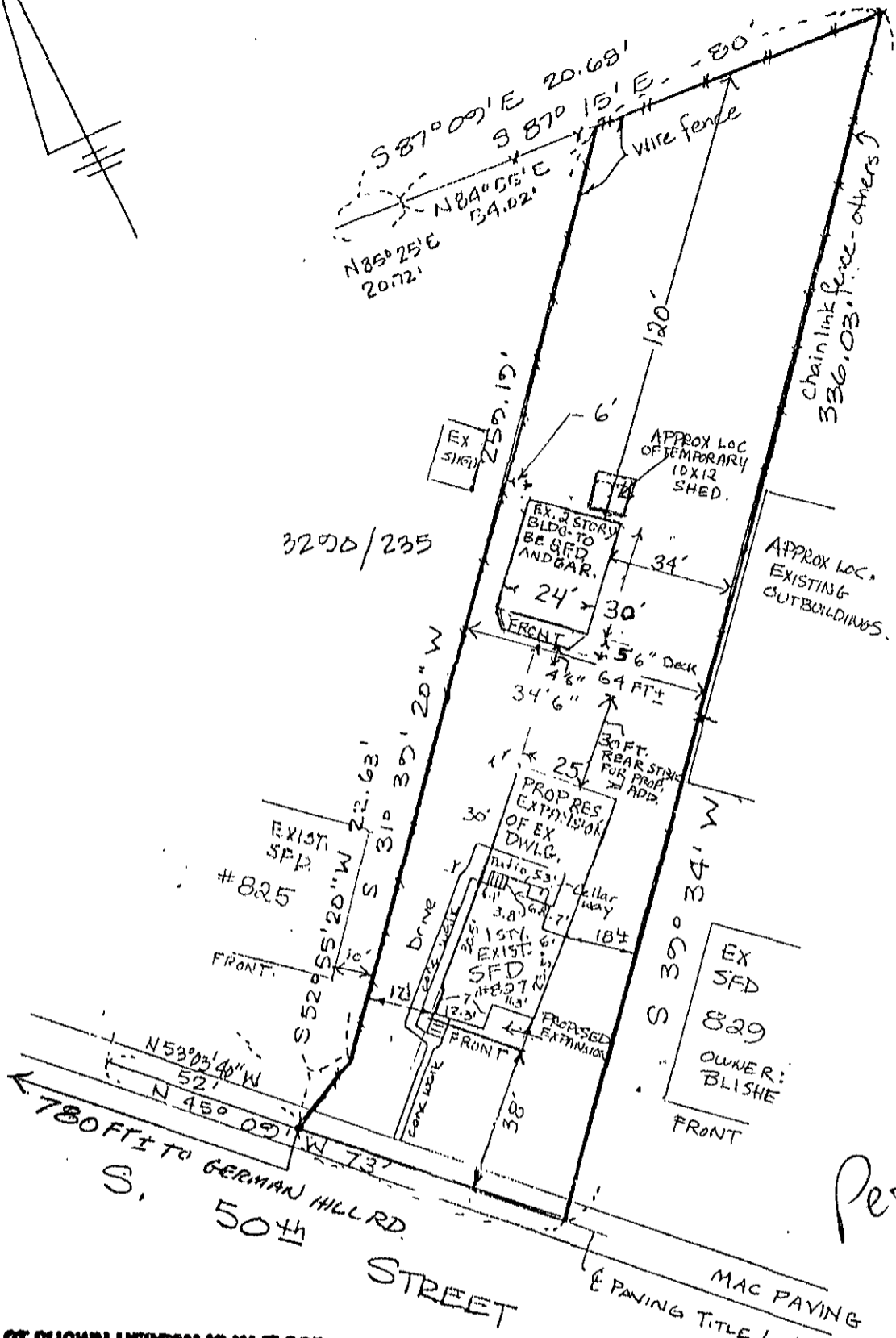
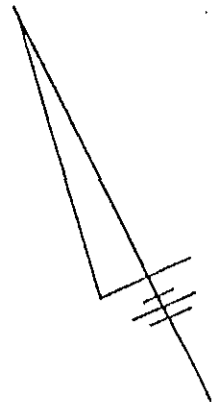
70

Tonig hasn't required submission for
residential units on a DR zoned
lot, just density and setbacks
for principal bldg. The principal
bldg setbacks are being varanced,
The density is more than enough.

Thanks

John Lewis





THE LOT SHOWN HEREON IS IN FLOOD
 ZONE C PER F.E.M.A. FLOOD
 INSURANCE RATE MAP PANEL # 240010

0420-B

OWNERS: DON AND PAM ALLEN.
 ZONE MAP SE 2 E / ZONE DR 5.5
 PUBLIC UTILITIES IN ROAD.
 NOT IN CRITICAL AREA
 NO PRIOR ZONING HEARINGS.
 ELECTION DISTRICT 12 COUNCIL DIST. 7

LOT AREA = 18,560 SQ. FT. OR .42 AC±
 MAXIMUM PERMITTED DENSITY = 3 LOTS.

95-69-A

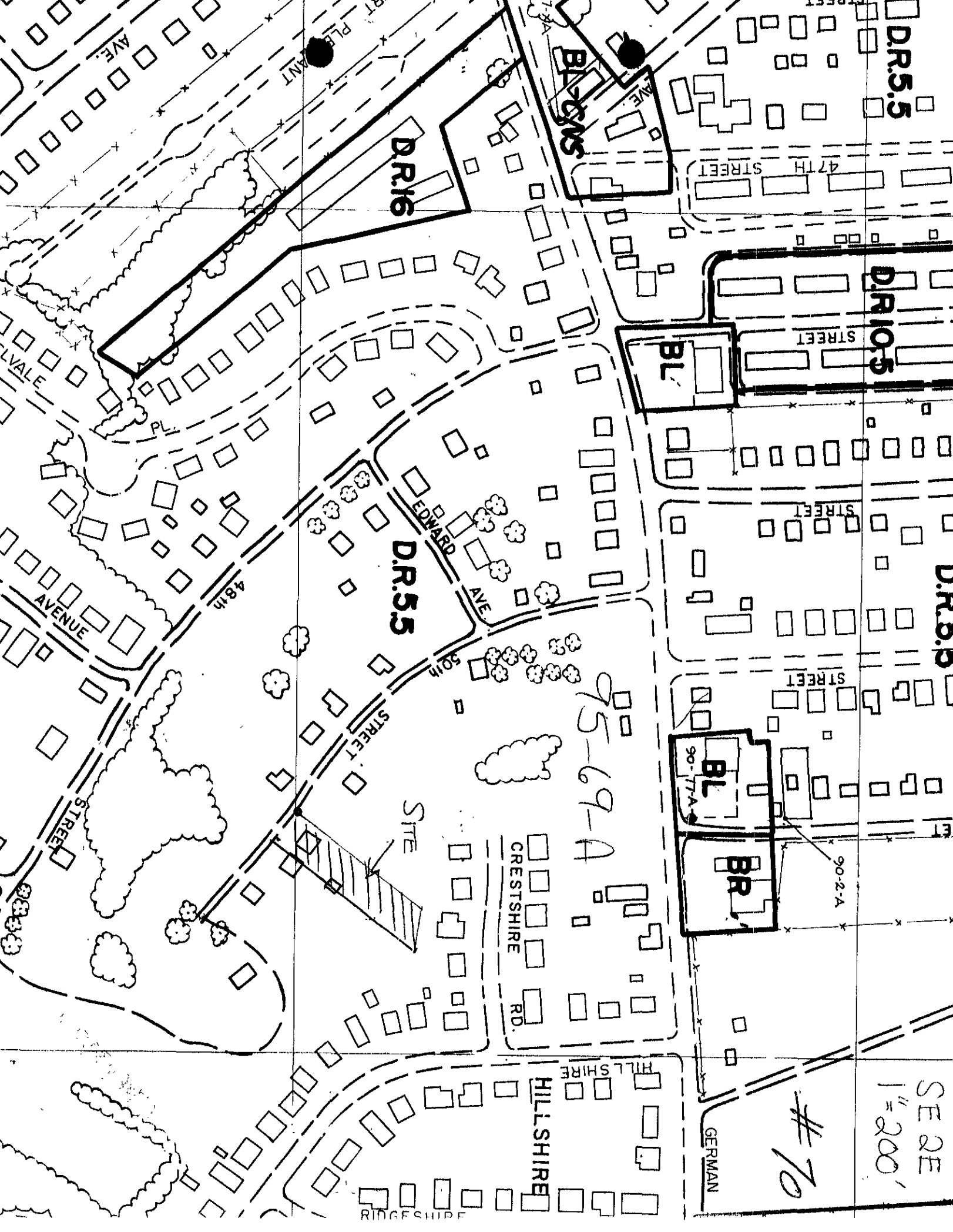
ZONING VARIANCE PLAN FOR

827 S. 50th STREET
 LIBER 1072 FOLIO 530
 BALTIMORE CO., MARYLAND

DATE: 8/18/94 SCALE: 1" = 40' FILE:

Pet Ex #1

70



DR.5.5

DR.16

BL-5NS

DR.10-5

BL

DR.55

EDWARD AVE

DR.9-5

AVENUE

SITE

CRESTSHIRE RD.

BL
90-17A

BR

90-2-A

HILLSHIRE

GERMAN

SEE
1"=200'

#70

95-69-A

AVE.

PLVALE

PL

48th

50th

STREET

RIDGE SHIRE

HILL SHIRE

47TH STREET

STREET

STREET

STREET

ST

PL

7-3A

AVE



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens.

Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family.

Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME Tom V Alexiou

ADDRESS 206 50th St.

Balt County 21222 - DISTRICT 12

Pet Ex #2

MICROFILMED



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME Randall C. Spachman

ADDRESS 823 S. 50th St.

BALTO. MD 21222 -----DISTRICT 12

[Faint, illegible stamp]



ZONING COMMISSIONER BALTIMORE COUNTY



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NAME Paula E. Spakman
ADDRESS 823 S. 50th St.
Balt., md. 21222 ----- DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



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NAME Mr & Mrs Henry Washman
ADDRESS 824 S 50th Street 21222
Baltimore County 21225 - DISTRICT 12



ZONING COMMISSIONER
BALTIMORE COUNTY



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Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME John F. Kestler
ADDRESS 825 SOUTH 50TH STREET
BALTIMORE, MARYLAND 21222 ---DISTRICT 12

MICROFILMED



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens.

Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family.

Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME

George Ray Evelyn

ADDRESS

828 South 50th Street

Baltimore County, Md. 21222

DISTRICT 12



**ZONING COMMISSIONER
BALTIMORE COUNTY**



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME DAVID BLISCHE SR.
ADDRESS 829 S. 50TH ST
BALTO. 21222 COUNTY, MD DISTRICT 12



**ZONING COMMISSIONER
BALTIMORE COUNTY**



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

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NAME Cecelia Rogers
ADDRESS 830 - 50th ST
 Baltimore Md 21222 DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME

Stanley W. Rogers

ADDRESS

830 - 50th St

Balto Md 21222

DISTRICT 12



**ZONING COMMISSIONER
BALTIMORE COUNTY**



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME John Gonyewski
ADDRESS 831 S. 50th Street Balto
Balto Co MD 21222 -----DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

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NAME ----- Gary Crisp -----
ADDRESS ----- 832 S. 50th St. -----
----- Balto MD 21222 ----- DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME Carla Crisp
ADDRESS 832 S. 50th St.
Balto MD 21222 DISTRICT 12

APPROVED BY [Signature]



**ZONING COMMISSIONER
BALTIMORE COUNTY**



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME-----*George Kall*-----
ADDRESS-----*833 50TH St*-----
-----*Balto. Md. 21222*-----DISTRICT 12



**ZONING COMMISSIONER
BALTIMORE COUNTY**



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

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NAME Gertrude C. Kokkonen
ADDRESS 7123 Crestshire Road
Baltimore, Md. 21222 -----DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME-----

ADDRESS-----

-----**DISTRICT 12**



ZONING COMMISSIONER BALTIMORE COUNTY



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NAME Robert John Benitz

ADDRESS 820 - 50th Street

Balto County Md. 21222 -----DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME-----*Maria Chitlis*-----
ADDRESS-----*818 30th St.*-----
-----*Balto MD 21222*-----DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

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Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family.

Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME

Allen

ADDRESS

812 S. 50th St.

BALTA, MD. 21222

DISTRICT 12



ZONING COMMISSIONER
BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens.

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Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME ----- Paula Bonitz -----
ADDRESS ----- 820 50th St -----
----- Balto. Md - 21222 ----- DISTRICT 12

MICROFILMED



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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NAME PETER L. KOLSTROM *Peter L. Kolstrom*
ADDRESS 816 S. 50th St.
BALTO, MD 21222 -----DISTRICT 12



ZONING COMMISSIONER BALTIMORE COUNTY



TO THE ZONING COMMISSIONER of BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District.

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Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family.

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NAME Sarah Anderson

ADDRESS 814 Sp. 50th St

Belts. Md. 21222 -----DISTRICT 12

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 14, 1994

Mr. Donald Allen
827 S. 50th Street
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
NE/S South 50th Street, 780'+/- S of German Hill Road
(827 S. 50th Street)
12th Election District - 7th Councilmanic District
Donald E. Allen, et ux - Petitioners
Case No. 95-69-A *

Dear Mr. Allen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 and Development Management 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

MICROFILMED

IN RE: PETITION FOR VARIANCE
 NE/S South 50th Street, 780' +/-
 S of German Hill Road
 (827 S. 50th Street)
 12th Election District
 7th Councilmanic District
 Donald E. Allen, et ux
 Petitioners

* BEFORE THE
 * DEPUTY ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * Case No. 95-69-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 827 South 50th Street, located in the vicinity of Dundalk in southeastern Baltimore County. The Petition was filed by the owners of the property, Donald and Pamela Allen. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet, and from Sections 1802.3.C.1 and 102.2 to permit a setback between buildings of as close as 34 feet in lieu of the minimum required 55 feet for a proposed addition. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing on behalf of the Petition was Donald Allen, property owner. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .42 acres, more or less, zoned D.R. 5.5 and is improved with a one-story single family dwelling and a two-story detached garage which contains facilities that would classify it as a single family dwelling. The Petitioners are desirous of expanding and renovating the one-story dwelling located on the front portion of the lot as shown on Petitioner's Exhibit 1. Due to the location of existing and proposed improvements, the

relief requested is necessary in order to proceed. Testimony revealed that the subject property has been in Mr. Allen's family for 130 years and that the proposed improvements to the existing dwelling are necessary. In support of their request, the Petitioners introduced several signed letters from adjoining and surrounding neighbors indicating they have no objections to the variance relief sought. There being no adverse comments from any Baltimore County reviewing agencies, and no opposition from any adjoining property owner, a decision shall be rendered based upon the evidence and documentation presented.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result

ORDER RECEIVED FOR FILING
 Date 10/14/94
 By [Signature]

if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14th day of October, 1994 that the Petition for Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 6 feet in lieu of the required 10 feet for an existing garage, and from Sections 1802.3.C.1 and 102.2 to permit a setback between buildings of as close as 34 feet in lieu of the minimum required 55 feet for a proposed addition to the one-story dwelling 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.

[Signature]
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 10/14/94
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

October 14, 1994

(410) 887-4386

Mr. Donald Allen
 827 S. 50th Street
 Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
 NE/S South 50th Street, 780' +/- S of German Hill Road
 (827 S. 50th Street)
 12th Election District - 7th Councilmanic District
 Donald E. Allen, et ux - Petitioners
 Case No. 95-69-A

Dear Mr. Allen:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 and Development Management office at 887-3391.

Very truly yours,
 [Signature]
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

[Signature]

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12th Date of Posting: 9/14/94
 Posted for: Variance
 Petitioner: Donald E. Allen
 Location of property: 827 S. 50th St., N/S
 Location of Sign: 827 S. 50th St. property being zoned
 Remarks:
 Posted by: [Signature] Date of return: 9/16/94
 Number of Signs: 1

#10
 95-69-A
 ED. 12, CD. 7 ZONING DESCRIPTION: #827 S. 50th ST.
 BEGINNING AT A POINT ON THE NORTHERMOST SIDE OF SOUTH
 50TH STREET AT A DISTANCE OF 780 FT ± SOUTH OF GERMAN HILL
 ROAD TRANCE S. 53°55'20" W 22.13 FT, S. 31°39'20" W 259.19 FT,
 S. 87°15'E. 80 FT, S. 39°34' W 336.03 FT TRANCE N 45°09' W 73 FT
 BACK TO THE POINT OF BEGINNING. ALSO KNOWN AS #827 S. 50th ST.
 ± ± ± AREA.

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at ADDRESS 827 S. 50th St.
 which is presently zoned DR5.5

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 1802.3.C.1 to permit a side yard setback of 6 feet in lieu of the required 10 feet and from Section 1802.3.C.1 and 102.2 to permit a setback between buildings of as close as 34 feet in lieu of the required 55 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)
 TO BE DETERMINED AT HEARING.

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.

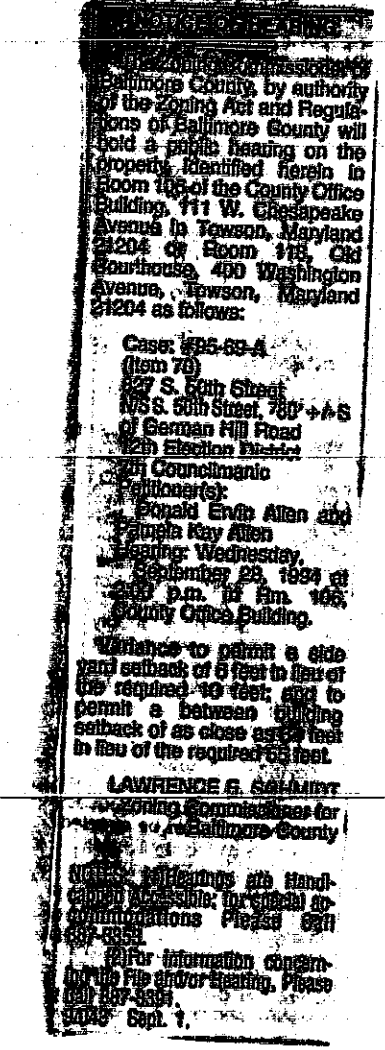
Contract Purchaser/Leasee:
 Type or Print Name: _____
 Signature: _____
 Address: _____
 City: _____ State: _____ Zipcode: _____
 Agency for Petitioner:
 Type or Print Name: _____
 Address: _____ Phone No: _____
 City: _____ State: _____ Zipcode: _____
 ESTIMATED LENGTH OF HEARING: _____
 the following date: _____ Next Two Months
 ALL OTHER: _____
 REVIEWED BY: _____ DATE: _____

ORDER RECEIVED FOR FILING
 Date 10/14/94
 By [Signature]

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept 2, 1994
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 1, 1994.

THE JEFFERSONIAN,
 A. Henrickson
 LEGAL AD. - TOWSON



receipt
 95-69-A
 Account: R001-6180
 Number: 70
 Date: 8/18/94
 By: JCL
 1 RV FILING GDC O10 50.00
 1 SIGN POSTING GDC O80 35.00
 TOTAL: 85.00
 DONALD E. ALLEN
 LOC 827 S. 50th ST
 03AN201926TCHRT \$85.00
 BA 0011426NR-1R-94
 Please Make Checks Payable To: Baltimore County
 Counter Validation



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 assessed 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
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: # 70
Petitioner: Donald & Pamela Allen
Location: 827 S. 50th St. Route 6, MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Donald & Pamela Allen
ADDRESS: 827 S. 50th St. Route 6, MD 21222

PHONE NUMBER: 410-284-1513

AJ:qgs

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
September 1, 1994 Issue - Jeffersonian

Please forward billing to:
Donald and Pamela Allen
827 S. 50th Street
Baltimore, Maryland 21222
284-1513

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-69-4 (Item 70)

827 S. 50th Street
N/S S. 50th Street, 780' +/- S of German Hill Road
12th Election District - 7th Councilmanic
Petitioner(s): Donald Ervin Allen and Pamela Kay Allen

Variance to permit a side yard setback of 6 feet in lieu of the required 10 feet; and to permit a between building setback of as close as 34 feet in lieu of the required 55 feet.

HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 2:00 p.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, PLEASE CALL 887-3351.



111 West Chesapeake Avenue
Towson, MD 21204

AUG. 23 1994 (410) 887-3353

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-69-4 (Item 70)

827 S. 50th Street
N/S S. 50th Street, 780' +/- S of German Hill Road
12th Election District - 7th Councilmanic
Petitioner(s): Donald Ervin Allen and Pamela Kay Allen

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HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 2:00 p.m. in Room 106, County Office Building.

Arnold Jablon
Arnold Jablon
Director

cc: Donald and Pamela Allen

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THIS FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3351.

1 with Soybean Ink
Recycled Paper



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Donald and Pamela Allen
827 S. 50th Street
Baltimore, Maryland 21222

RE: Item No. 70, Case No. 95-69-4
Petitioner: Donald and Pamela Allen

Dear Mr. & Mrs. Allen:

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 18, 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

WCR:jaw

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

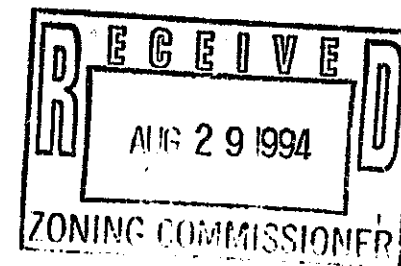
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

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.

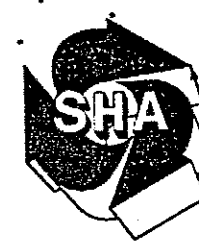
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Cary L. Kerns*

PK:JL:bjs

ZACITEMS.NC/EZONE/ZAC1



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-26-94

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.: 70 (JLL)

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: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 6, 1994

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Item No. 70

The Developers Engineering Section has reviewed the subject zoning item. If the variance is granted, this site will be subject to the Final Subdivision Development Regulations, adopted February 1992.

RWB:ew

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 08/25/94

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: 60, 62, 63, 64, 65, 67, 68, 69, 70, 71 AND 72.

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

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

DATE: 8/31/94

95-69

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

- Item #'s: 63
- 64
- 65
- 66
- 68
- 69
- 70
- 71
- 72

LS:sp

LETTY2/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE
827 S. 50th Street, N/S S. 50th St.
780' +/- S of German Hill Road, 12th
Election Dist., 7th Councilmanic

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Donald E. and Pamela K. Allen
Petitioners

CASE NO. 95-69-A

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

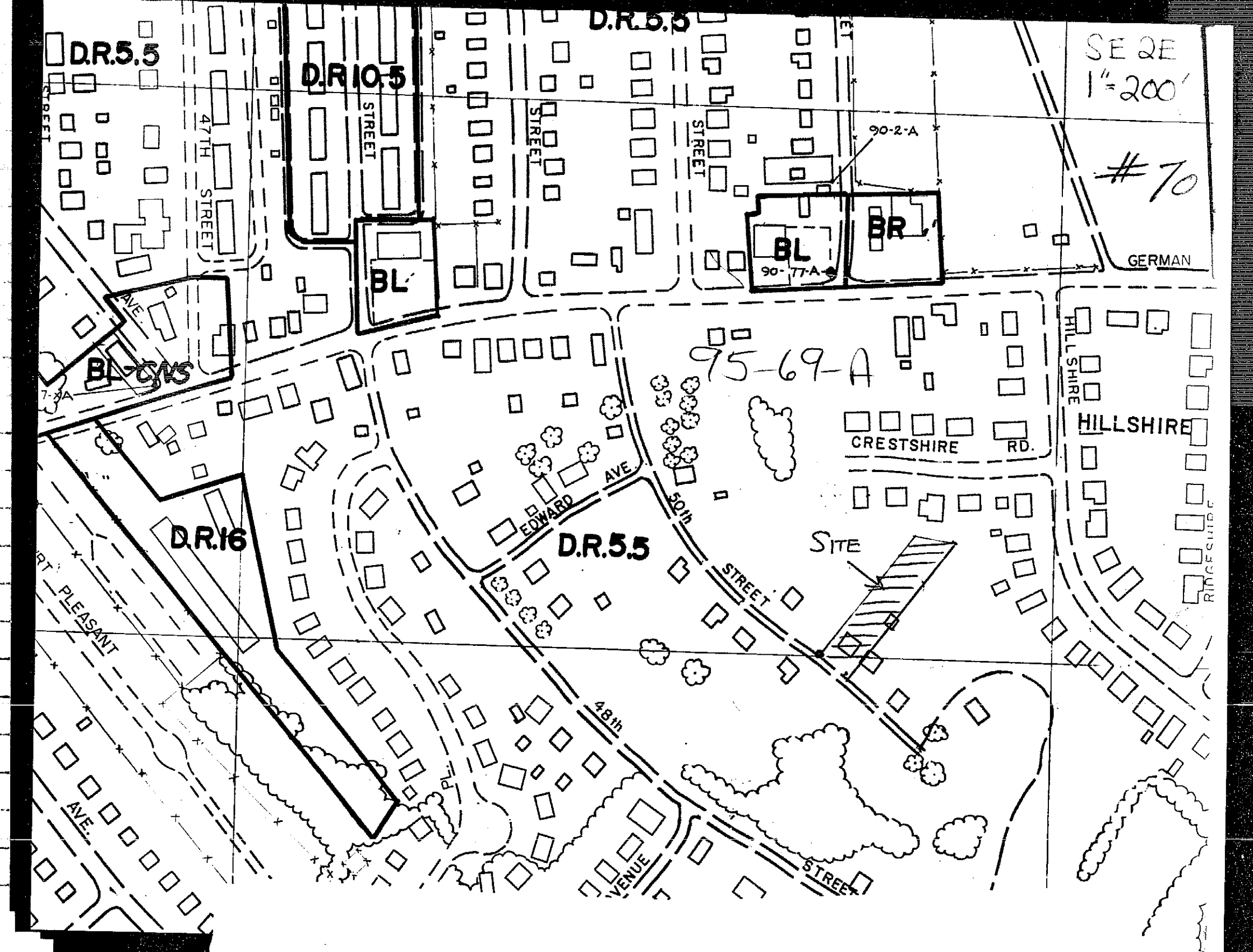
I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to Donald E. Allen and Pamela K. Allen, 827 50th Street, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

H.O. # 70

*Zoning hasn't required submission for
residential units on a DR zoned
lot, just density and setbacks
for principal bldg. The principal
bldg setbacks are being varnanced,
The density is more than enough.*

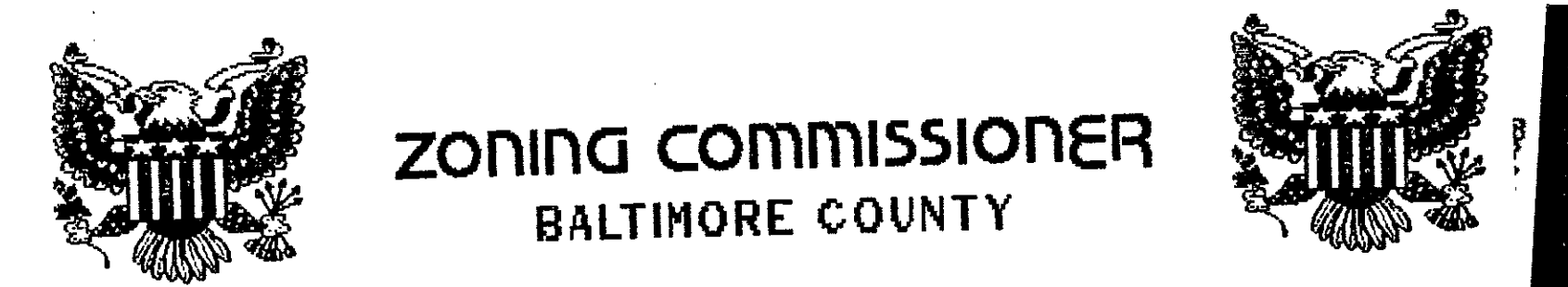
Thanks
John Lewis



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District. I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens. Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family. Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

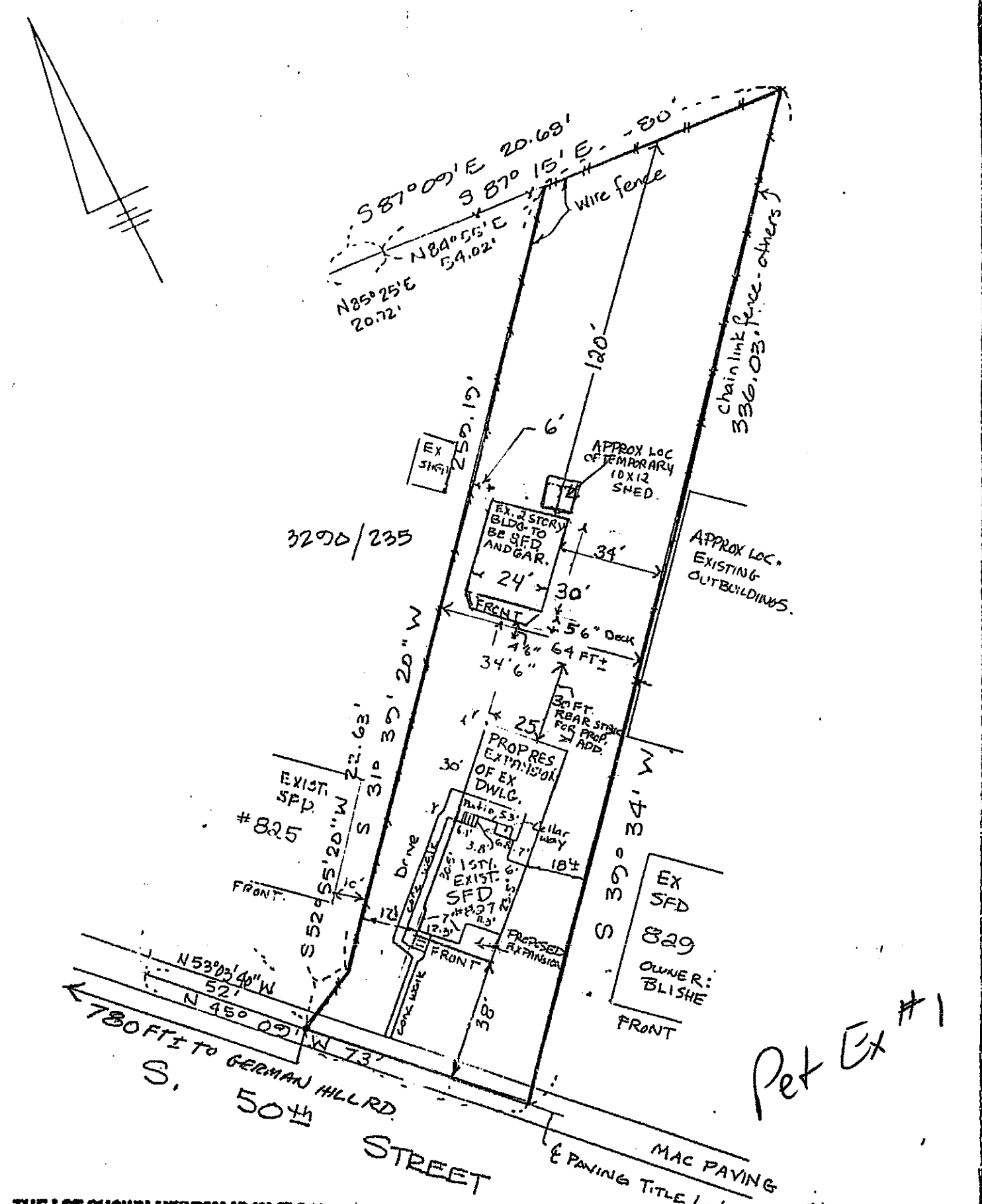
NAME Robert John Bonitz
ADDRESS 827 S 50th Street
Baltimore County Md. 21222
-----DISTRICT 12



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District. I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens. Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family. Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME Paula Bonitz
ADDRESS 820 50th St
Baltimore Md. 21222
-----DISTRICT 12



THE LOT SHOWN HEREON IS IN FLOOD
ZONE C PER FEMA FLOOD
INSURANCE RATE MAP PANEL # 240210
0420-B.

OWNERS: DON AND PAM ALLEN
ZONE MAP SE. 2 E / ZONE DR. 5.5
PUBLIC UTILITIES IN ROAD
NOT IN CRITICAL AREA
NO PRIOR ZONING HEARINGS,
ELECTION DISTRICT 12 COUNCIL DIST. 7

95-69-A

**ZONING VARIANCE PLAN
FOR**
827 S. 50th STREET
LIBER 1072 FOLIO 530
BALTIMORE CO., MARYLAND
DATE: 8/18/94 SCALE: 1"=40' FILE:

70



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District. I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens. Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family. Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME Tom V Alexiou
ADDRESS 206 50th St
Baltimore County 21222
-----DISTRICT 12



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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NAME John F. Vetter
ADDRESS 827 S. 50th Street
Baltimore, Maryland 21222
-----DISTRICT 12



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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NAME Cecilia Crisp
ADDRESS 832 S 50th St
Balto MD 21222
-----DISTRICT 12



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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NAME Randall C. Saunders
ADDRESS 823 S. 50th St
BALTO. MD 21222
-----DISTRICT 12



TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

As a neighbor of the Allens, and resident of the community surrounding the property of 827 South 50th Street Baltimore County, 12th District. I have no problems with the six foot side setback Variance in Lieu of the ten foot side setback Variance as requested by the Allens. Furthermore Mr. Allen had asked in advance of the improvements of his property if the improvements would create any Hardships or Discord with my family. Mr. Allen has always acted with the Best Neighborly Fashion to create harmony within his Community.

NAME Lucy Rogers
ADDRESS 830 50th St
Baltimore Md. 21222
-----DISTRICT 12