

IN RE: PETITION FOR VARIANCE
N/S Boulevard Place, 340' E of
East Avenue
(2607 Boulevard Place)
15th Election District
7th Councilmanic District

Harry Wallace, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-153-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 2607 Boulevard Place, located in the Lodge Forest area of southeastern Baltimore County. The Petition was filed by the owners of the property, Harry and Reta Wallace. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (swimming pool) to remain located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Reta Wallace, property owner, and Vicki Collison, her daughter. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of .339 acres, more or less, zoned D.R. 5.5 and is improved with a single family dwelling, a detached garage, and swimming pool. It is to be noted that this property is located within the Chesapeake Bay Critical Areas on North Point Creek and as such, any development on this property is subject to the recommendations made by the Department of Environmental Protection and Resource Management (DEPRM) in compliance with Critical

OFFICE RECEIVED FOR FILING
12/13/94
By: [Signature]

MICROFILMED

Areas legislation. Testimony indicated that the Petitioners obtained a building permit to erect a swimming pool on their property in July, 1994. Thereafter, a dispute erupted between the Petitioners and the adjoining property owners at 2605 Boulevard Place as to the location of the subject pool. Subsequent to the receipt of a violation notice, the Petitioners discovered that a variance would be necessary to legitimize the location of this pool. Apparently at the time of permit application, County representatives failed to advise the Petitioners that a variance would be necessary to place the swimming pool in their side yard.

As noted above, this property is located within the Chesapeake Bay Critical Areas and is subject to compliance with Critical Areas legislation. By comment dated November 2, 1994, the Department of Environmental Protection and Resource Management (DEPRM) recommended approval of the variance as the subject pool is located more than the minimum required 100-foot distance from North Point Creek.

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.

ORDER RECEIVED FOR FILING

Date

By

11/13/94

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 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 and meets the spirit and intent of the B.C.Z.R.

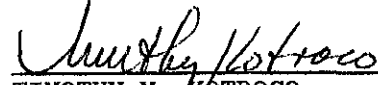
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 12th day of December, 1994 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an existing accessory structure (swimming pool) to remain located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order

12/13/94
[Signature]

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 12/13/94

By JP

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 12, 1994

Mr. & Mrs. Harry Wallace
2607 Boulevard Place
Baltimore, Maryland 21219

RE: PETITION FOR VARIANCE
N/S Boulevard Place, 340' E of East Avenue
(2607 Boulevard Place)
15th Election District - 7th Councilmanic District
Harry Wallace, et ux - Petitioners
Case No. 95-153-A

Dear Mr. & Mrs. Wallace:

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, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Chesapeake Bay Critical Areas Commission
45 Calvert Street, 2nd Floor, Annapolis, Md. 21401

Mr. Tom Grimm
2605 Boulevard Place, Baltimore, Md. 21219

DEPRM; People's Counsel; Case File

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

2607 Boulevard Place

which is presently zoned

DR 5.5

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

The undersigned, legal owner(s) of the property 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) 400.1 (C02P) to Permit An existing Accessory structure (A new swimming pool) to be located in the side yard in lieu of the required rear yard.

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

Pool is placed in the only section of the yard that could be (was) approved by Permits & Licenses, zoning & DeDEM. By zoning reg. we have no back yard & pool is considered to be in the side yard making a variance necessary.

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s):

Harry Wallace

(Type or Print Name)

Harry Wallace

Signature

Beta Wallace

(Type or Print Name)

Beta Wallace

Signature

2607 Boulevard Place 477-1560

Address

Phone No

Balto Md

City

State

2609

Zipcode

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

Duck Collison

Name

2607 Blvd. Pl.

Address

477-1560

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

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

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 2607 Boulevard Place
(address)

Beginning at a point on the South side of Boulevard
(north, south, east or west) (name of

Place (END OF ROAD) which is 30 feet
(number of feet of right-of-way width)

wide at the distance of 340 ~~ft.~~ ft. EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SPARROWS POINT Boulevard
(name of street)

which is 50 feet wide. *Being Lot # 3107 AND 3108
(number of feet of right-of-way width)

Block —, Section # — in the subdivision of Lodge Forrest
(name of subdivision)

as recorded in Baltimore County Plat Book # 10, Folio # 76, containing

14790 SQ. FT. Also known as 2607 Boulevard Place
(square feet or acres) (property address)

and located in the 15 Election District, 7 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.

-
- _____ 12. FEATURES: Location of streams, stormwater management systems, drainage pipe systems on or within 50 feet of the property, and the 100-year floodplain, if any. If not in the floodplain, note this on the plan.
 - _____ 13. B.O.C.A.: Buildings must meet the building code and fire code requirements with regard to type of construction, windows, setbacks, etc.
 - _____ 14. SPECIAL REQUIREMENTS: For special hearings on two-apartment dwellings, floor plans detailing each floor with room sizes and uses are required. For waterfront construction such as piers, ask for a copy of the waterfront construction checklist (available in Room 109).

ALL OF THE ABOVE INFORMATION MUST BE COMPLETE AND ACCURATE OR THE PETITION CANNOT BE ACCEPTED FOR FILING.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-153-A

District 12th Date of Posting 11/5/94

Posted for: Variance

Petitioner: Harry & Reta Wallace

Location of property: 7607 Boulevard Place, S/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by M. H. Hasty Date of return: 11/10/94
Signature

Number of Signs: 1

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CERTIFICATE OF PUBLICATION

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, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number:
95-153-A (Item 151)
2607 Boulevard Place
end of S/S Boulevard
Place, 340' E of
East Avenue
15th Election District
7th Councilmanic
Precinct
Harry Wallace and
Rita Wallace

HEARING: THURSDAY
NOVEMBER 23, 1994 at
2:00 p.m. in Rm. 118, Old
Courthouse.

Variance to permit an existing accessory structure (new swimming pool) to be located in the side yard in lieu of the required rear yard.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations, Please Call 687-3353.

(2) For information concerning the File and/or Hearing, Please Call 687-3351.

11/070 November 3,

TOWSON, MD.,

Nov. 4, 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 Nov. 3, 1994.

THE JEFFERSONIAN,

A. Henrickson

LEGAL AD. - TOWSON

11/070 11/23/94



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

receipt
95-153-A

Account: R-001-6150

Number 151
By JLL

Date

10/20/94

CRITICAL
AREA

/RES. VAR FILING CODE 010 30.00

/SIGN POSTING CODE 080 35.00

TOTAL = \$85.00

PAID

OWNER WALLACE
LOC. 2607 BOULEVARD PLAZA

0260280252NT0HRC
BA 0010476M10-20-94

\$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/neighbor 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.: 151

Petitioner: Harry & Beta Wallace

Location: 2607 Boulevard Place

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Vicki Collison

ADDRESS: 2819 North Point Blvd.

Baltimore MD 21222

PHONE NUMBER: 284-0164

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
November 3, 1994 Issue - Jeffersonian

Please forward billing to:

Vicki Collison
2819 North Point Blvd.
Baltimore, Maryland 21222
284-0164

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: 95-153-A (Item 151)
2607 Boulevard Place
end of S/S Boulevard Place, 340' E of East Avenue
15th Election District - 7th Councilmanic
Petitioner(s): Harry Wallace and Reta Wallace
HEARING: TUESDAY, NOVEMBER 22, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an existing accessory structure (new swimming pool) to be located in the side yard in lieu of the required rear yard.

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.

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

OCTOBER 28, 1994

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: 95-153-A (Item 151)
2607 Boulevard Place
end of S/S Boulevard Place, 340' E of East Avenue
15th Election District - 7th Councilmanic
Petitioner(s): Harry Wallace and Reta Wallace
HEARING: TUESDAY, NOVEMBER 22, 1994 at 2:00 p.m. in Room 118, Old Courthouse.

Variance to permit an existing accessory structure (new swimming pool) to be located in the side yard in lieu of the required rear yard.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large, sweeping "J" and "B".

Arnold Jablon
Director

cc: Harry and Reta Wallace
Vicki Collison
Tom Grimm

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.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. & Mrs. Harry Wallace
2607 Boulevard Place
Baltimore, Maryland 21219

NOV. 7 '94

RE: Case No. 95-153-A, Item No. 151
Petitioner: Harry and Reta Wallace

Dear Mr. and Mrs. Wallace:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 12, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

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

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

1. The director of the Office of Zoning Administration and Development Management has instituted a system whereby 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 the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals 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.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)

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**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-4-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109

111 W. Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: MS. JOYCE WATSON

Dear Ms. Winiarski:

Re: Baltimore County

Item No.: \$ 151 (JLL)

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

Ronald Burns, 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

MICROFILMED

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: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE:

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. 143, 144, 149, 150, 151, and 152

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:

Carol L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/02/94

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

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF OCT. 31, 1994

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: 143, 144, 146, 147, 148,
149, 151 AND 152.

RECEIVED
NOV 4 1994
ZADM

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

cc: File



Printed with Soybean Ink
on Recycled Paper

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

November 2, 1994

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #151 - Wallace Property
2607 Boulevard Place
Zoning Advisory Committee Meeting of October 31, 1994

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This zoning petition is an attempt by the petitioner to comply with Section 26-449(a) of Baltimore County Code (i.e., 100 ft. buffer from tidal waters). This Department supports this zoning petition as currently proposed.

JLP:GS:sp

c: Harry & Rita Wallace

WALLACE/DEPRM/TXTSBP

3333 2000 11 02 11:11



Zoning Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Carl W. Richards
Zoning Coordinator

October 24, 1994

FROM: James H. Thompson -LJW
Zoning Enforcement Coordinator

RE: Item No. 151

VIOLATION CASE # C-95-17

LOCATION OF VIOLATION 2607 Boulevard Place

DEFENDANT HARRY & RETA WALLACE
ADDRESS 2607 BOULEVARD PLACE

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

NAME & ADDRESS

TOM GRIMM
2605 BOULEVARD PLACE
21219

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

MICROFILMED

RE: PETITION FOR VARIANCE * BEFORE THE
2607 Boulevard Place, End of S/S *
Boulevard Pl., 340' E of East Ave. * ZONING COMMISSIONER
15th Election Dist., 7th Councilmanic *
OF BALTIMORE COUNTY
Harry and Reta Wallace *
Petitioners * CASE NO. 95-153-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 14th day of November, 1994, a copy of the foregoing Entry of Appearance was mailed to Vicki Collison and Harry and Reta Wallace, 2607 Boulevard Place, Baltimore, MD 21219, Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

WILLIAM H. HARRIS

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

RETA WALLACE

2607 BLYD. PLACE



Printed with Soybean Ink
on Recycled Paper

[Handwritten signature]

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

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

PROPERTY ADDRESS: 2607 Blvd. Place

Subdivision name: Lodge Forest
 plat book # 10, folio # 76, lot # 16, section # 3108

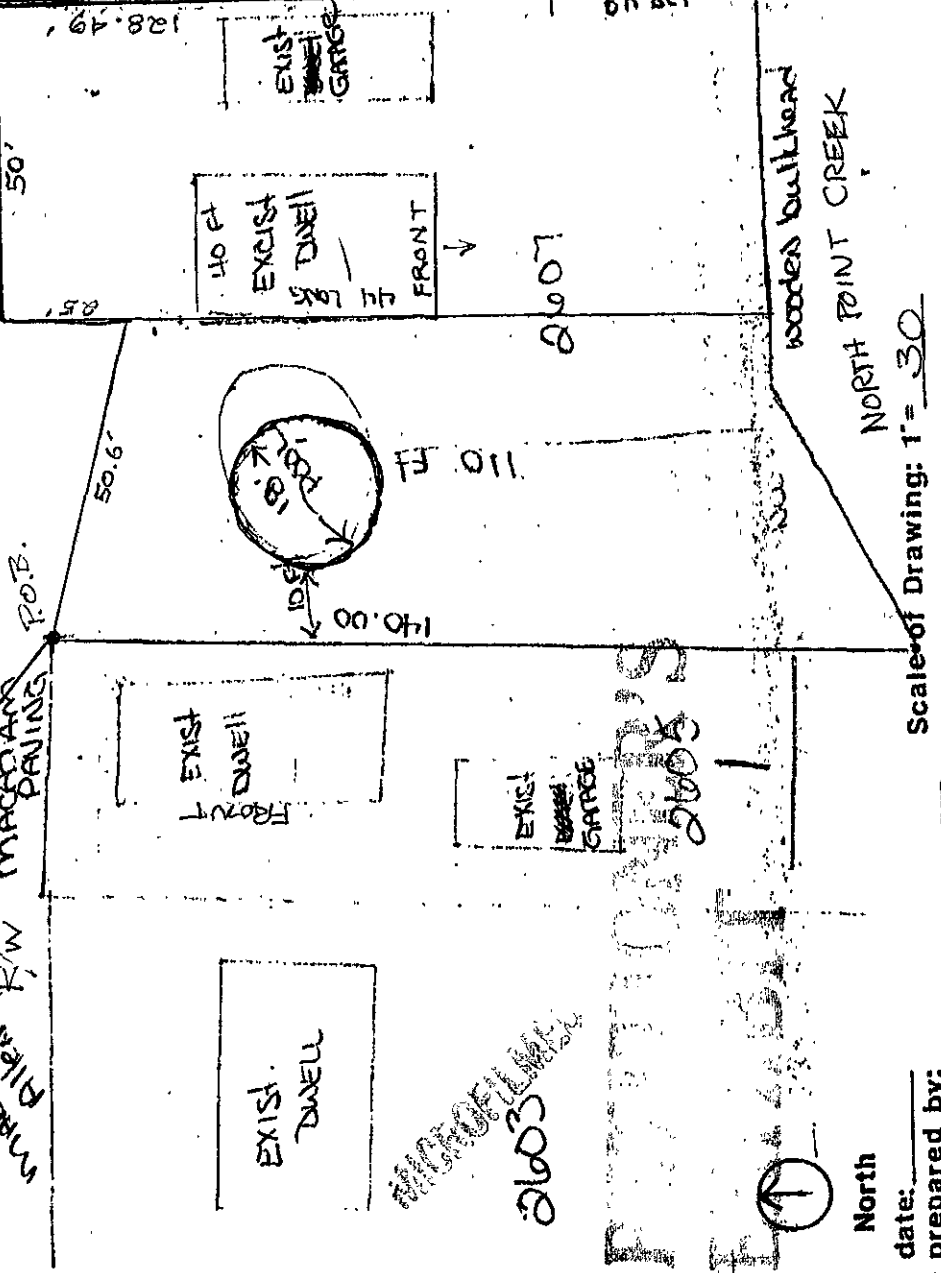
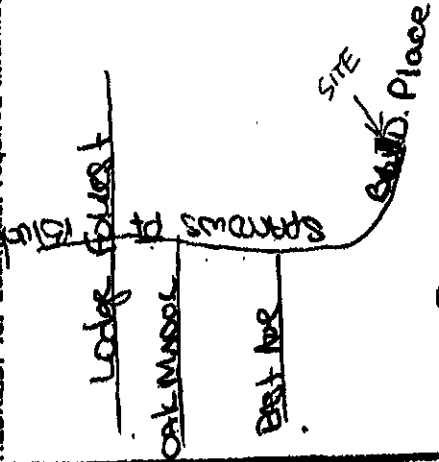
OWNER: Harry & Peta Wallace

340 FT. TO
 ← EAST AVE C/L

BOULEVARD PLACE
 1/2 MILE R/W
 MARIANNE PAVING CO. R.O.B.

95-153-A

Harry & Peta
 Wallace



LOCATION INFORMATION

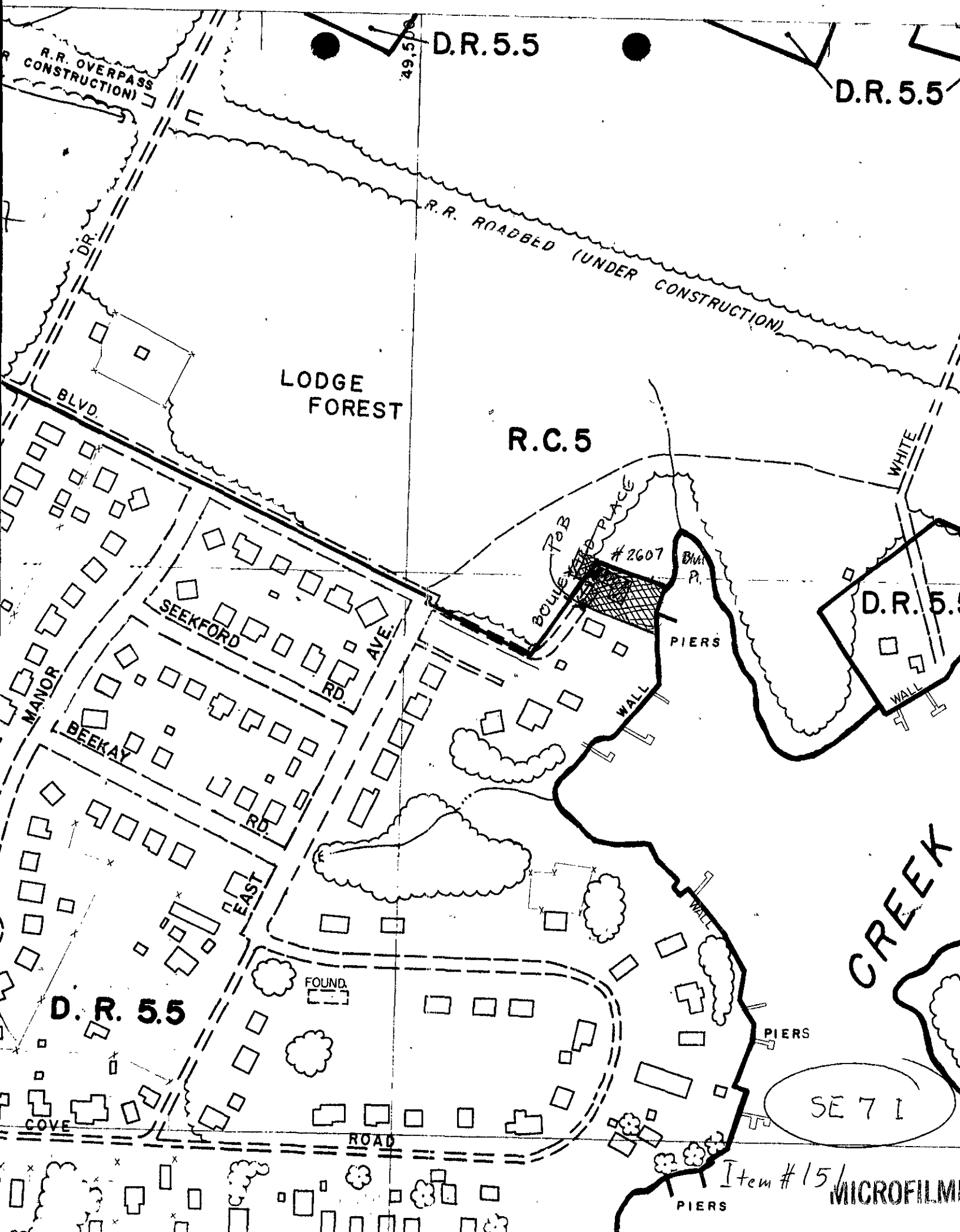
Election District: 15
 Councilmanic District: 7
 1"-200" scale map #: SE7-I
 Zoning: DR 5.5
 Lot size: .339 acreage 14790 square feet
 VACANT LAND.
 SEWER: ☒ public ☐ private
 WATER: ☒ public ☐ private
 Chesapeake Bay Critical Area: ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 151 CASE #:

North
 date: _____
 prepared by: _____

Scale of Drawing: 1" = 30'



D.R. 5.5

D.R. 5.5

LODGE
FOREST

R.C. 5

D.R. 5.5

D. R. 5.5

SE 7 1

Item #15

MICROFILM