

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE
N/S E. Padonia Road, 250 ft. W of c/l Hartfell Road
128 E. Padonia Road
8th Election District
4th Councilmanic District
Berry John Demback, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-417-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Berry John Demback and Denise Donna Demback, his wife, for that property known as 128 E. Padonia Road, in the Coach Ford subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback in lieu of 30 ft., for an enclosed porch. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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

6/16/95
M. D. Demback

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback in lieu of 30 ft., for an enclosed porch, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1995

Mr. and Mrs. Berry John Demback
128 E. Padonia Road
Timonium, Maryland 21093

RE: Petition for Administrative Zoning Variance
Case No. 95-417-A
Property: 128 E. Padonia Road

Dear Mr. and Mrs. Demback:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

95-417-A

to the Zoning Commissioner of Baltimore County

for the property located at 128 E. Padonia Road, Timonium, Md. 21093
which is presently zoned on 3-5 Residential 11010

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.B. (208.4, R.10) to

permit a 15' rear yard setback in lieu of 30'.

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

The practical difficulty is:

1. The enclosure will not be located 30 feet off the property line.
2. The lot is triangular & therefore there was no room for expansion due to the location of the house on the lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

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

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

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: 2571C

DATE: 5/17/95

ESTIMATED POSTING DATE: 5/24/95



Printed with Soybean Ink
on Recycled Paper

MICROFILMED

ITEM #: 413

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 128 East Padonia Road
address
Timonium, Md. 21093
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)

1. The practical difficulty is that the enclosure
2. will not be located 30 feet off the property line.
- (See other side)

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.

Berry John Demback
(signature)
Berry John Demback
(type or print name)



Denise Donna Demback
(signature)
Denise Donna Demback
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Berry John Demback and Denise Donna Demback

the Affiants(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 ~~their~~ their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

May 2, 1995
date

Mildred A. Robinson
NOTARY PUBLIC

My Commission Expires:

July 1, 1998

MILDRED A. ROBINSON

MICROFILMED

ZONING DESCRIPTION FOR 128 East Padonia Road

Beginning at a point on the north side of East Padonia Road which is 80 feet wide at the distance of 250 feet west of the centerline of the nearest improved intersecting street Hartfell Road which is 60 feet wide. Being lot # 1, Block 1, Section # 1 in the subdivision of Coachford as recorded in Baltimore County Plat Book # 29, Folio # 99, containing .2 acres. Also known as 128 East Padonia Road and located in the 8th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-1117-A

District 8th Date of Posting 5/26/95

Posted for: Variance

Petitioner: Berry & Denise Dembeck

Location of property: 128 E. Padonia Rd.

Location of Signs: Facing roadway, on property being zoned.

Remarks: _____

Posted by M. H. Hester Date of return: 6/2/95
Signature

Number of Signs: 1





Haltiwanger Group
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-417-A

Account: R-001-6150

Number

Date

5/17/95

Items: 413

Taken In
By: MJD/K

Deerback, Berry - 128 East Padonia Rd

010- Res (Admin) Var. — \$ 50.00

080 - 1 sign posting — \$ 35.00

Total — \$ 85.00

RECEIVED

USA0340061MTCIRC

405.00

GA 0011-122003-12-95

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 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.: 413

Petitioner: Berry John & Denise Donna Demback

Location: 128 E. Padonia Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Denise Donna Demback

ADDRESS: 128 East Padonia Rd

Timonium, Md. 21093

PHONE NUMBER: Home (410) 561-3577 Work (410) 965-8390

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 26, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-417-A (Item 413)
128 E. Padonia Road
N/S E. Padonia Road, 250' W of c/l Hartfell Road
8th Election District - 4th Councilmanic
Legal Owner(s): Berry John Demback and Denise Donna Demback

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 May 28, 1995. The closing date (June 12, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Berry and Denise Demback

UNRECORDED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 8, 1995

Mr. and Mrs. Berry Demback
128 E. Padonia Road
Timonium, Maryland 21093

RE: Item No.: 413
Case No.: 95-417-A
Petitioner: B. J. Demback, et ux

Dear Mr. and Mrs. Demback:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on May 17, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, ZADM

DATE: June 2, 1995

FROM: Pat Keller, Director, OPZ *PJ*

SUBJECT: 128 E. Padonia Road

INFORMATION:

Item Number: 413

Petitioner: Demback Property

Property Size: _____

Zoning: DR-3.5

Requested Action: Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The applicant requests a variance to permit a 15' rear yard setback in lieu of the required 30'.

While staff does not oppose the applicant's request, it is clear that the petitioner will need to satisfy the burden imposed upon them to prove practical difficulty and/or unreasonable hardship to justify the granting of the subject Variance.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol L. Kern*

PK/JL

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: June 5, 1995
 Zoning Administration and Development Management

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

RE: Zoning Advisory Committee Meeting
 for June 5, 1995
 Items 413, 414, 415, 416, 417, 418 and 419

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

To: Joyce Watson

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

TO: ZADM

DATE: 6/2/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 5/30/95

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

Item #'s:

413

414

415

417

418

419

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



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

(410) 887-4500

DATE: 05/31/95

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 MAY 30, 1995.

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: 413, 414, 417 AND 419.

RECEIVED

JUN 1 1995

ZADM

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

cc: File





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

5-26-95

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

Re: Baltimore County
Item No.: 413 (MTK)

Dear Ms. Watson:

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/

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

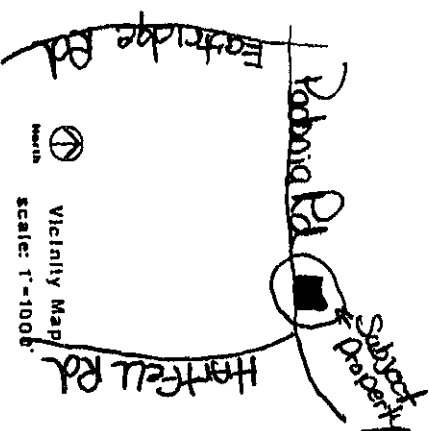
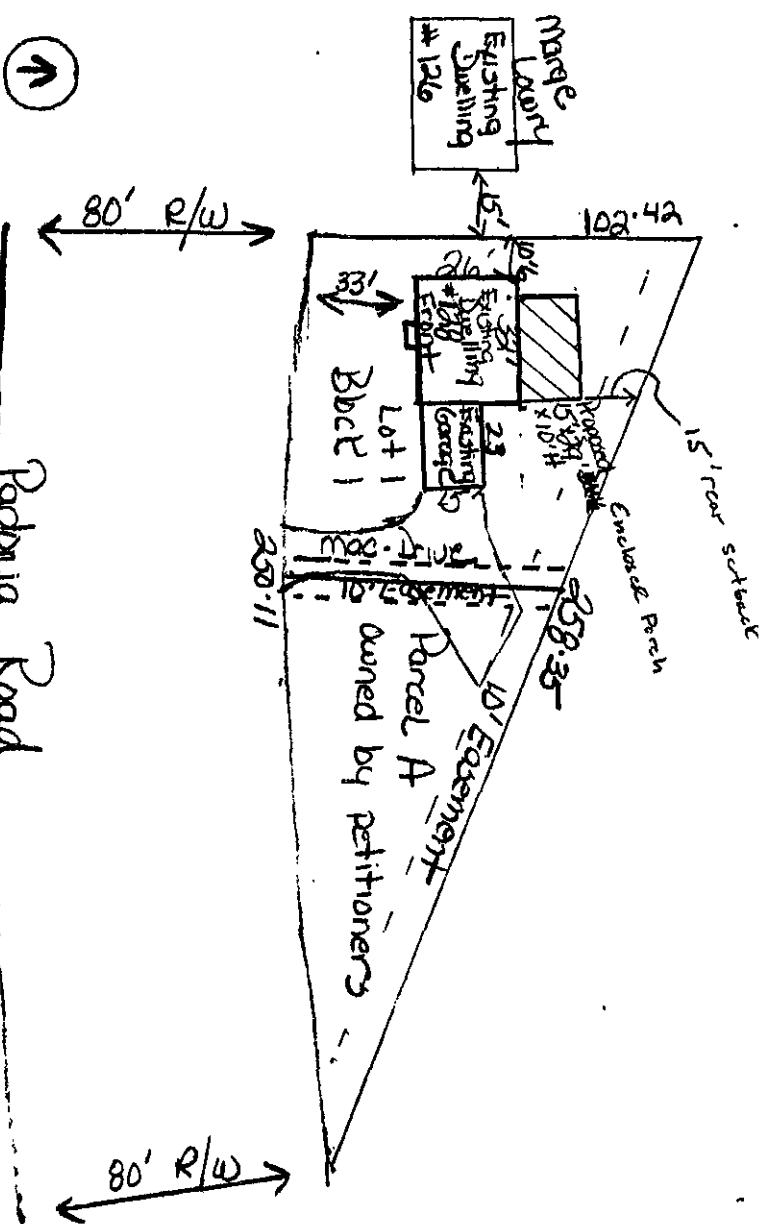
PROPERTY ADDRESS: 188 East Rodonia Rd See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Cochford 95-417-A

plat book # 29, folio # 99, lot # 1, section # 1

OWNER: Berry John & Denise Donna Dem back

Dulaney Valley Memorial Gardens



LOCATION INFORMATION

Election District: 08

Councilmanic District: 4

1"=200' scale map #: M.W 15-A

Zoning: D.R.35

Lot size: 2 acreage 8712 square feet

SEWER: ☒ public ☐ private

WATER: ☒ public ☐ private

Chesapeake Bay Critical Areas: ☐ 100' ☒ 200'

Prior Zoning Hearings: none

Zoning Office USE ONLY!

reviewed by: MDK ITEM #: 413 CASE #:

date: 2/13 prepared by: MDK Scale of Drawing: 1"= 50



417



back of 128 E. Padonia
showing deck where
enclosure will go and
126 E. Padonia in ^{back} ~~back~~
ground. Dubuay Valley
Cemetery to rear of house.



View from neighbor
at 126 E. Padonia to
128 E. Padonia (lot for
enclosure).

95-417-A



front view of
128 E. Padonia
(white & brick
house)



back view of 128
E. Padonia
enclosure to re-
place deck.



128 E. Padonia
w/ fence on left
126 E. Padonia on
right. 15 ft
between houses



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	PADONIA	MICROFILMED W/ 15-A
DATE OF PHOTOGRAPHY JANUARY 1985	#417	

95-417-A

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S E. Padonia Road, 250 ft. W
of c/l Hartfell Road
128 E. Padonia Road
8th Election District
4th Councilmanic District
Berry John Demback, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-417-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Berry John Demback and Denise Donna Demback, his wife, for that property known as 128 E. Padonia Road, in the Coach Ford subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback in lieu of 30 ft., for an enclosed porch. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of June, 1995 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 15 ft. rear yard setback in lieu of 30 ft., for an enclosed porch, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
encl.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 15, 1995

Mr. and Mrs. Berry John Demback
128 E. Padonia Road
Timonium, Maryland 21093

RE: Petition for Administrative Zoning Variance
Case No. 95-417-A
Property: 128 E. Padonia Road

Dear Mr. and Mrs. Demback:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restrictions, 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 887-3353.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 128 E. Padonia Road, Timonium, Md. 21093
which is presently zoned R-10
per a 15' rear yard setback in lieu of 30'.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B. (208.4, 8.10) to

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
1. The practical difficulty is that the enclosure will not be located 30 feet off the property line.
2. The lot is triangular and the location of the house on the lot.

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 Zip Code
Attorney for Petitioner
Type or Print Name
Signature
Address
City State Zip Code
Name
Address and phone number of representative to be contacted
Name
Address and phone number of representative to be contacted

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 June, 1995 that the subject matter of this petition be set for a public hearing to be held on June 15, 1995 at 10:00 AM in the Zoning Hearing Room of Baltimore County, in two newspaper of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 5/17/95
ESTIMATE POSTING DATE: 5/20/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 413

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 128 East Padonia Road, Timonium, Md. 21093, City, State, Zip Code.

That based upon personal knowledge, the following facts upon which I have based the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

1. The practical difficulty is that the enclosure will not be located 30 feet off the property line.
2. (See other side)

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.

Berry John Demback
Denise Donna Demback

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:
I HEREBY CERTIFY, this 3rd day of May, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Berry John Demback and Denise Donna Demback

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 their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Mildred A. Robinson
My Commission Expires: July 1, 1998

MILDRED A. ROBINSON

ZONING DESCRIPTION FOR 128 East Padonia Road

Beginning at a point on the north side of East Padonia Road which is 80 feet wide at the distance of 250 feet west of the centerline of the nearest improved intersecting street Hartfell Road which is 60 feet wide. Being lot # 1, Block 1, Section # 1 in the subdivision of Coachford as recorded in Baltimore County Plat Book # 29, Folio # 99, containing .2 acres. Also known as 128 East Padonia Road and located in the 8th Election District, 4th Councilmanic District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 7th Date of Posting: 5/24/95
Posted for: Variance
Petitioner: Berry J. & Denise Demback
Location of property: 128 E. Padonia Rd.
Location of Signs: 128 E. Padonia Rd., on property, 128 E. Padonia Rd.
Remarks:
Posted by: [Signature] Date of return: 6/2/95
Number of Signs: 1



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

Account: R-001-6150

Date: 5/17/95

Number

Item #: 413

Taken In: 13

By: [Signature]

Demback, Berry - 128 East Padonia Rd.
010 - Res (Alma) Var. - \$ 50.00
080 - 1 sign posting - \$ 35.00
Total - \$ 85.00

Please Make Checks Payable To: Baltimore County

Consider 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. 413

Petitioner: Berry John & Denise Donna Demback

Location: 128 E. Padonia Rd.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Denise Donna Demback

ADDRESS: 128 East Padonia Rd

Timonium, Md. 21093

PHONE NUMBER: Home (410) 561-3577 Work (410) 945-8390

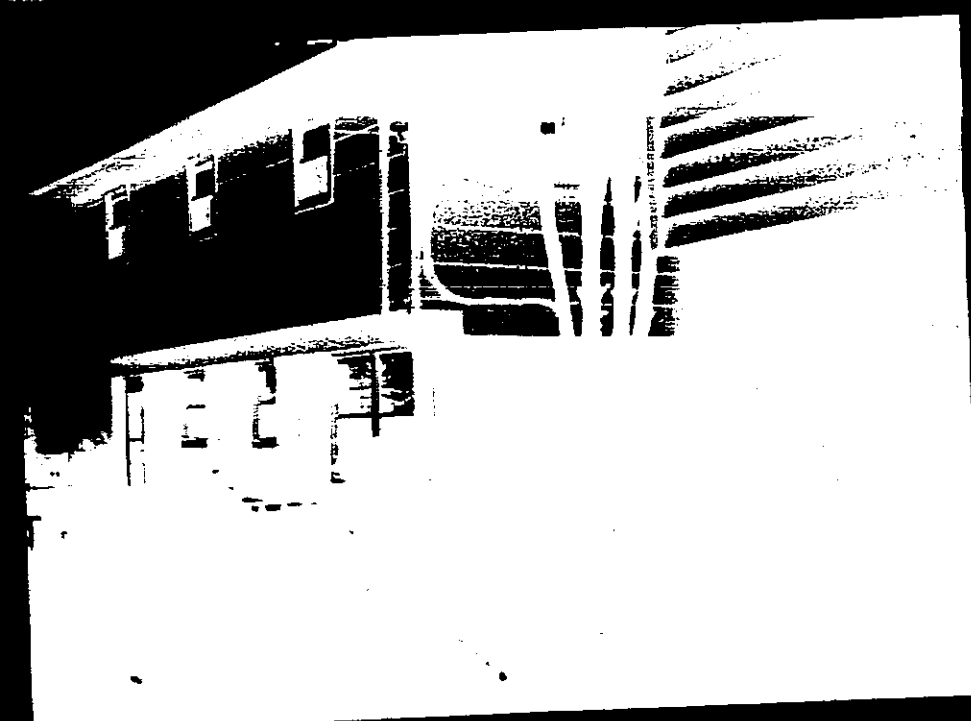
AJ:ggg

(Revised 04/09/93)

95-417-A



Back of 128 E. Padonia showing deck where enclosure will go and 126 E. Padonia in background. Delaney Valley Cemetery to rear of house.



View from neighbor at 126 E. Padonia to 128 E. Padonia (lot 10 enclosure).

95-417-A



Front view of 128 E. Padonia (white brick house)



Back view of 128 E. Padonia enclosure to replace deck



128 E. Padonia w/ fence on left 126 E. Padonia on right 15 ft between houses

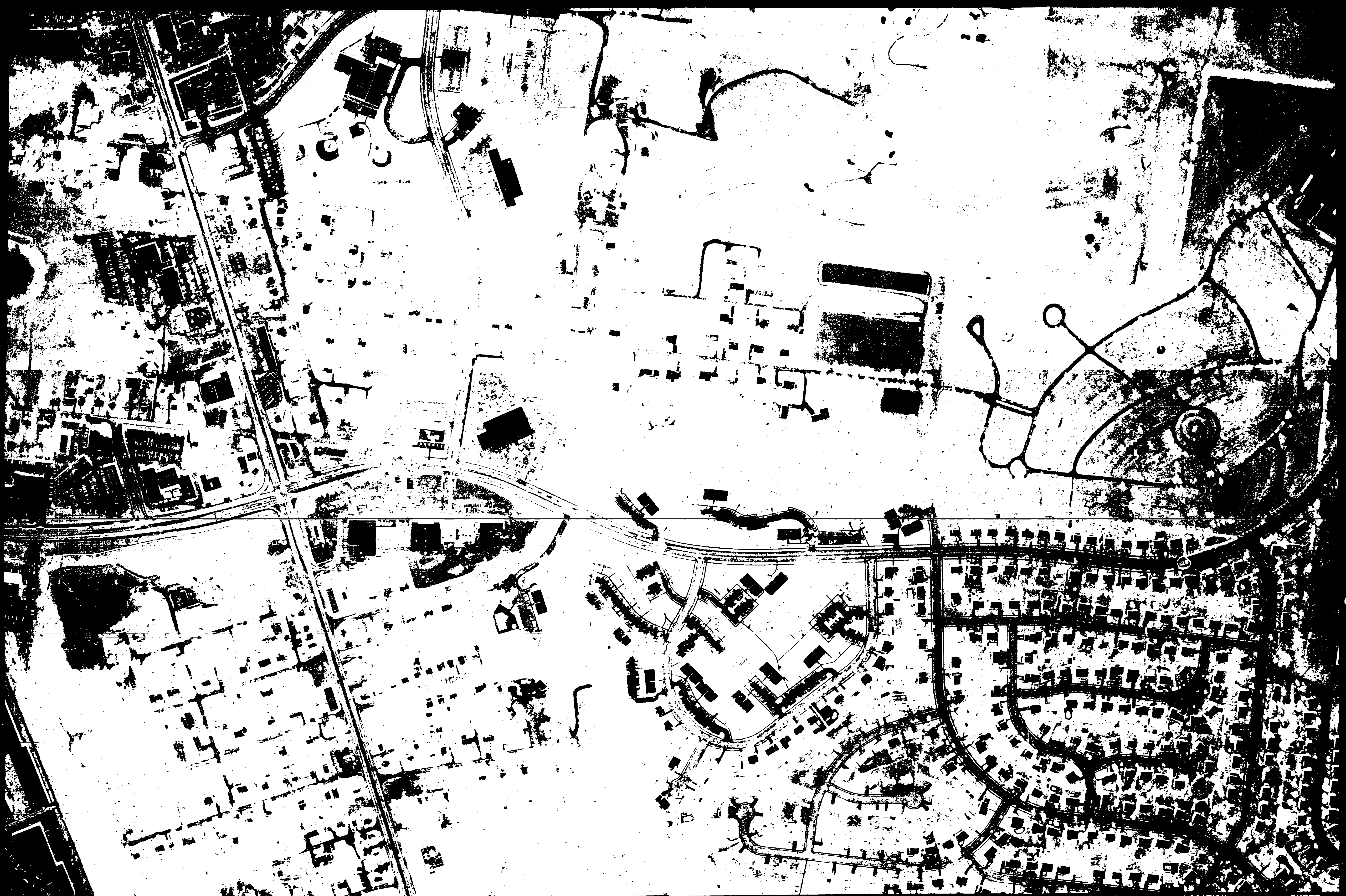
1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE
1" = 200'

LOCATION
SHEET

N.W.

413



95-417-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION PADONIA	SHEET N.W. 15-A
DATE OF PHOTOGRAPHY JANUARY 1986	# 413	