

IN RE: PETITION FOR RESIDENTIAL * BEFORE THE
 ZONING VARIANCE * ZONING COMMISSIONER
 W/S Chandelle Road, 405 ft. from * OF BALTIMORE COUNTY
 c/l Compass Road * Case No. 95-485-A
 15 Chandelle Road *
 15th Election District *
 5th Councilmanic District *
 Norvel F. Moore, et ux *
 Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Novel F. Moore and Robin Moore, his wife, for that property known as 15 Chandelle Road in the Victory Villa subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 1 ft., in lieu of the minimum required 10 ft., for an attached garage, in a D.R.5.5 zone. 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

ORDER RECEIVED FOR FILING

Date

By

7/27/95
M. Moore

MICROFILMED

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 27th day of July, 1995 that the Petition for a Zoning Variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 1 ft., in lieu of the minimum required 10 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions 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.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

7/27/95
M. Shook

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1995

Mr. and Mrs. Norvel F. Moore
15 Chandelle Road
Baltimore, Maryland 21220

RE: Petition for Administrative Variance
Case No. 95-485-A
Property: 15 Chandelle Road

Dear Mr. and Mrs. Moore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

95-485-A
to the Zoning Commissioner of Baltimore County
for the property located at 15 Chandelle Road

which is presently zoned D.R. 5.5

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

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) **1B02.3.C.1**

To allow a side yard setback of 1 foot (for an attached garage) in lieu of the minimum required 10 feet.

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

see back sheet

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

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

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

Contract Purchaser/Lessee.

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s).

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

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

Zoning Commissioner of Baltimore County



REVIEWED BY: *JF*

DATE: *6/23/98*

ESTIMATED POSTING DATE: *7/2/95*



Printed with Soybean Ink on Recycled Paper

ITEM #: *484*

ACROFILMED

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 15 Chandelle Road
address
Baltimore MD 21220
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)

We need to construct a storage structure to safely store our tools for home improvement and car, an attached structure would allow safe entry to our home during winter seasons.

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.

Norvel F. Moore
(signature)
Norvel F. Moore
(type or print name)



Robin S. Moore
(signature)
Robin S. Moore
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23 day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Robin S. Moore & Norvel F. Moore

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 his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

6/23/95
date

Shuley D. Fuller
NOTARY PUBLIC

My Commission Expires: 10-3-95

MICROFILMED

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 15 Chandelle Rd.
(address)

Beginning at a point on the west side of Chandelle Rd.
(north, south, east or west) (name of

street on which property fronts) which is 60 feet
(number of feet of right-of-way width)

wide at the distance of 405 ft. north of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street COMPASS Rd.
(name of street)

which is 90 ft wide. *Being Lot # 220,
(number of feet of right-of-way width)

Block 1, Section # 1 in the subdivision of VICTORY VILLA
(name of subdivision)

as recorded in Baltimore County Plat Book # 1, Folio # 107, containing
5500 SQ. FT. Also known as 15 Chandelle Rd
(square feet or acres) (property address)

and located in the 15 Election District, 5 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.

#484

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-485-A

District 1506 Date of Posting 7/8/95

Posted for: Vauxco

Petitioner: Nordel & Robin Moore

Location of property: 15 Chandler Rd., W/S

Location of Signs: Facing roadway on property being zoned.

Remarks: _____

Posted by [Signature] Date of return: 7/14/95
Signature

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

95-485-A
No.

007010

DATE 6-23-95 ACCOUNT R-001-615

AMOUNT \$ 85.00

RECEIVED FROM: MOORE

010 - Variance - 50.00

FOR: 040 - Sign -- 35.00 ITEM # 484

85.00
010001361CHRC 105.00
BA 6002:23PM06-23-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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.: 484

Petitioner: Norvel & Robin Moore

Location: 15 Chandelle Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Norvel Moore

ADDRESS: 15 Chandelle Road
Baltimore, MD. 21220

PHONE NUMBER: 410-391-6153

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

July 13, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-485-A (Item 484)
15 Chandelle Road
W/S Chandelle Road, 405' from c/l Compass Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property should have been posted on or before July 9, 1995. The closing date (July 24, 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 that reads "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Norvel and Robin Moore

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 20, 1995

Mr. and Mrs. Norvel F. Moore
15 Chandelle Road
Baltimore, Maryland 21220

RE: Item No.: 484
Case No.: 95-485-A
Petitioner: N. F. Moore, et ux

Dear Mr. and Mrs. Moore:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 23, 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 (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 black ink that reads "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 12, 1995

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. 479, 481, 484, 491, 492, 495, 4 and 6. ?

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: _____

A handwritten signature in black ink, appearing to be 'Jeffrey Long', written over the 'Prepared by' line.

Division Chief: _____

A handwritten signature in black ink, appearing to be 'Pat Keller', written over the 'Division Chief' line.

PK/JL

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

TO: ZADM

DATE: 7/18/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

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

Item #'s: 478
479
480
481
483
484
485
486
487
489
490
491
494
496
revised 467

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-7-95

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.: 484 (JRF)

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,

for Bob Small

Ronald Burns, Chief
Engineering Access Permits
Division

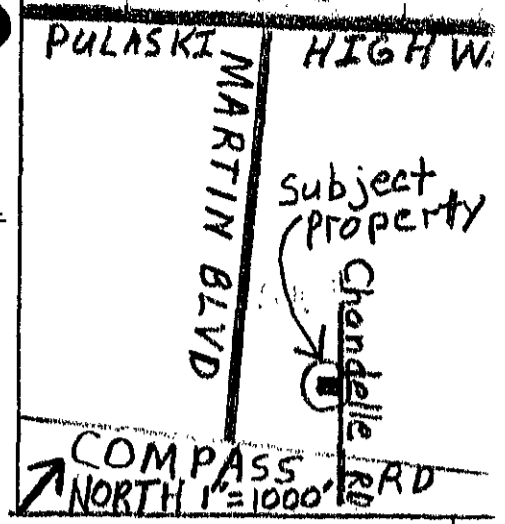
BS/

MICROFILMED

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

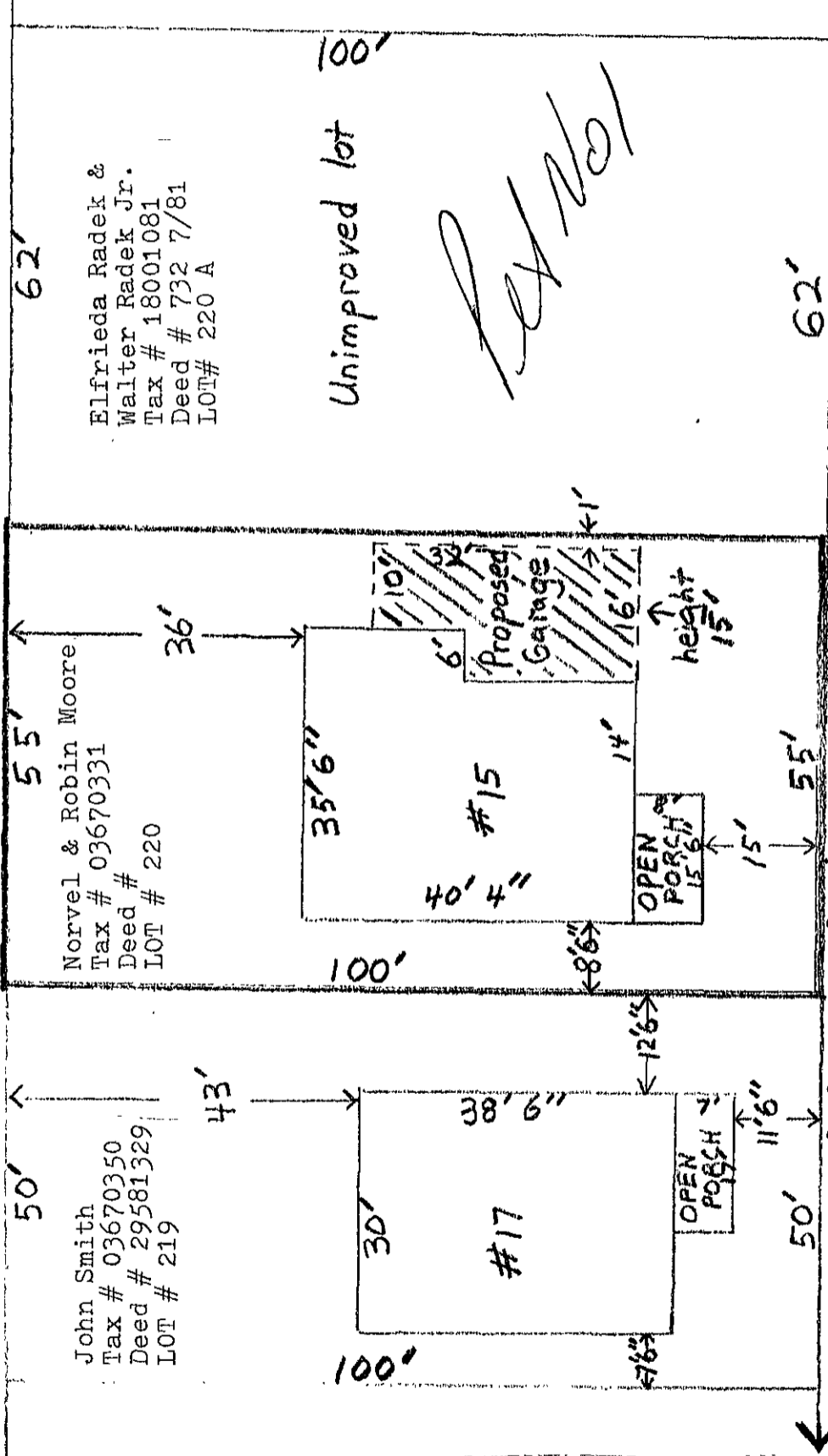
VACINITY MA

Property Address: 15 Chandelle Road
 Subdivision: Victory Villa
 Plat Book 1, Folio # 107, lot # 220, section # 1
 OWNER: Norvel & Robin Moore



OPEN SPACE CHURCH OF CHRIST

10' ALLEY WAY NO PAVEMENT



Elfrieda Radek &
 Walter Radek Jr.
 Tax # 18001081
 Deed # 732 7/81
 LOT# 220 A

Norvel & Robin Moore
 Tax # 03670331
 Deed # 220
 LOT # 220

John Smith
 Tax # 03670350
 Deed # 29581329
 LOT # 219

Unimproved lot

Let Nol

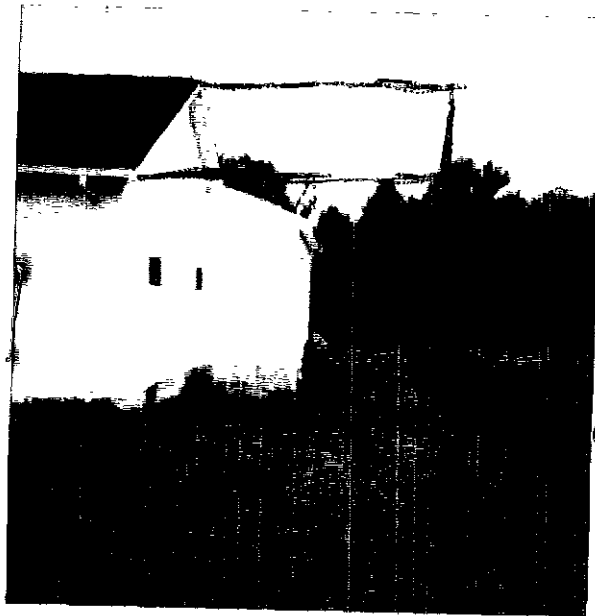
95-485-A
 CHANDELLE ROAD (60' R/W 28' Paving)

1"=20'
 NORTH ↗

LOCATION INFORMATION		
Councilmanic District: 15		
Election Precint: 15		
1" = 200' scale map	NE 4-H ZONED DR 5.5	
Lot size; 0.126 acres, 5500 square feet		
Public sewer & water	reviewed by	item#
Not in critical area	<i>JJ</i>	484
No prior zoning hearings		case



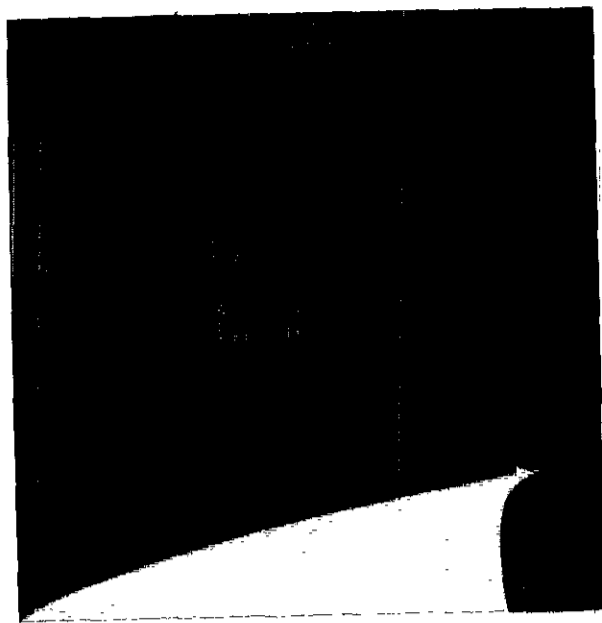
Front view showing proposed garage and ~~the~~ unimproved adjoining lot.



484

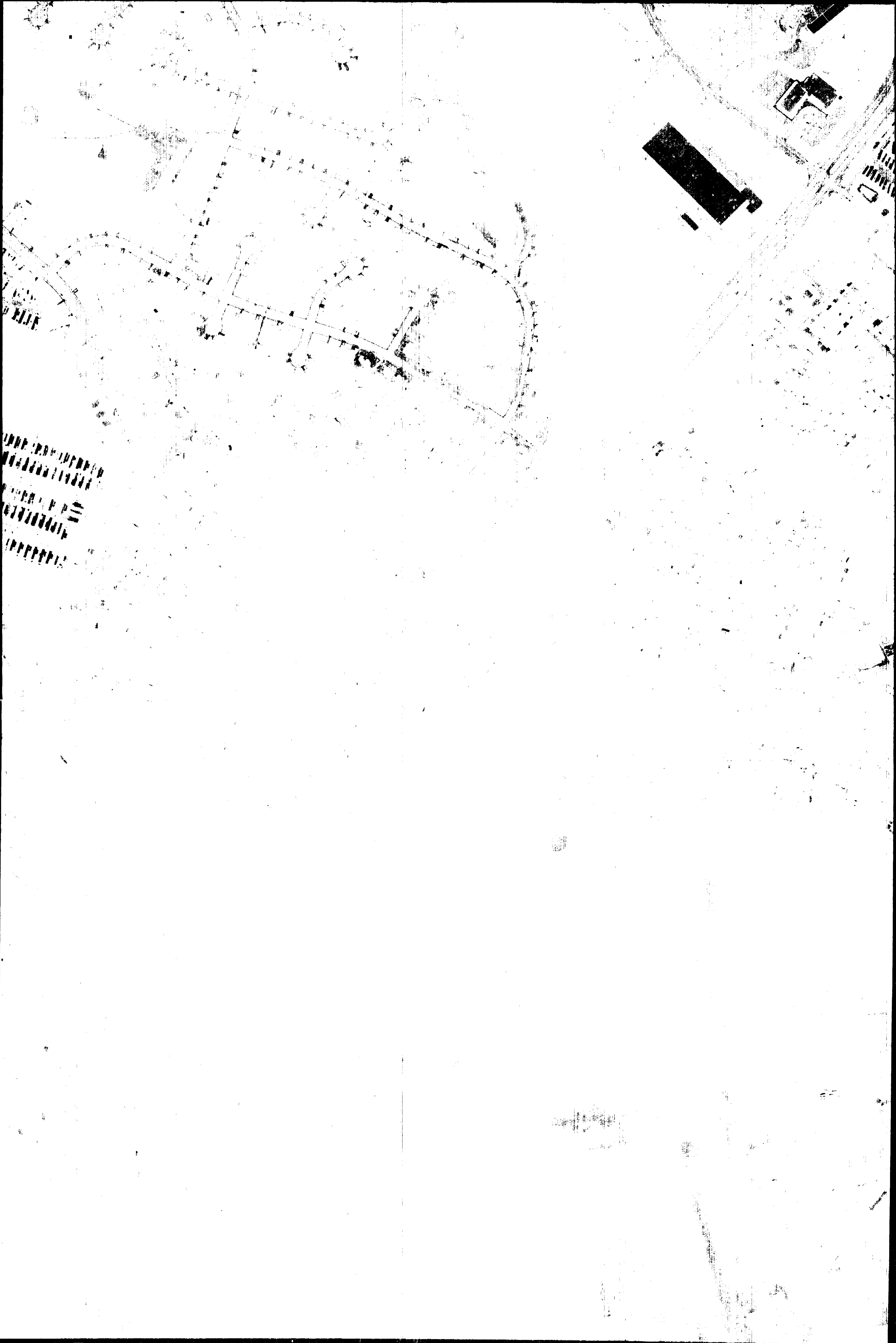
Front view of side yard showing proposed attached garage in ink

95-485-A



133

133



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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

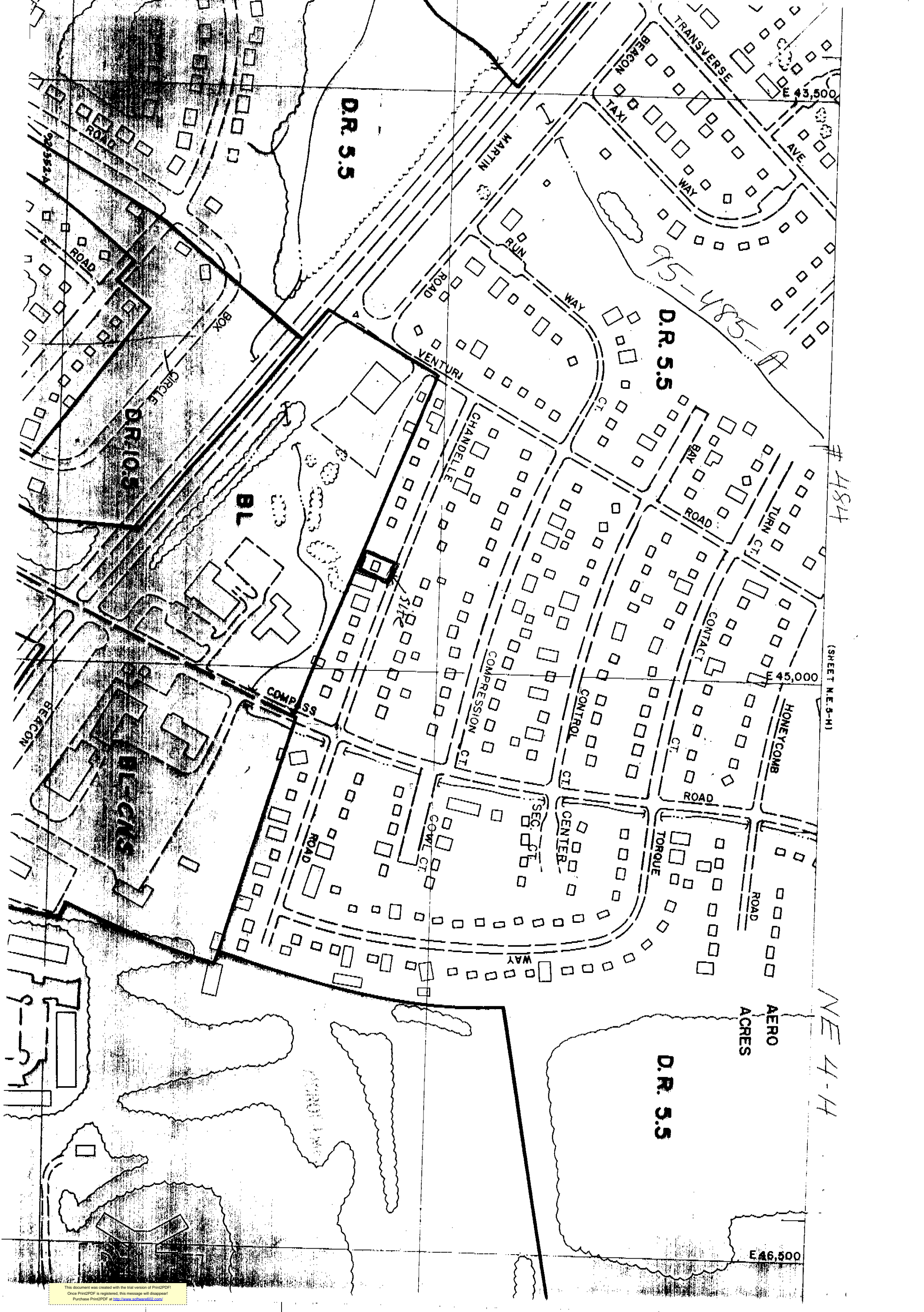
SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E. 4-H
DATE OF PHOTOGRAPHY JANUARY 1986	AIRCROFILM	

#4184
95-485-A

95-185-A



I-NW I-NE
 12,000
 4,500
 12,000
 4,500
 PHOTOGRAPHY
 BALTIMORE COUNTY
 DATE OF PHOTOGRAPHY
 10/27/78
 SCALE 1" = 200'
 LOCATION MIDDLE RIVER
 SHEET N.E. 4-H
 REVISIONS
 DATE 10/27/78
 PHOTOGRAPHIC METHOD
 AIR PHOTOGRAPHY
 BALTIMORE COUNTY ENGINEERING



DR. 5.5

DR. 5.5

DR. 10.5

BL

DR. 15.5

D.R. 5.5

AERO ACRES

484

(SHEET N.E. 5-H)

NE 4-H

E 45,500

E 45,000

E 46,500

IN RE: PETITION FOR RESIDENTIAL ZONING VARIANCE. W/S Chandelle Road, 405 ft. from c/l Compass Road. 15th Election District. 5th Councilmanic District. Novel F. Moore, et ux. Petitioners.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Novel F. Moore and Robin Moore, his wife, for that property known as 15 Chandelle Road in the Victory Villa subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 1 ft., in lieu of the minimum required 10 ft., for an attached garage, in a D.R.5.5 zone.

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.

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 27th day of July, 1995 that the Petition for a Zoning Variance from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 1 ft., in lieu of the minimum required 10 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions 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.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Lawrence E. Schmidt, Zoning Commissioner for Baltimore County.

LES:mmn

Baltimore County Government, Zoning Commissioner, Office of Planning and Zoning.

Suite 112 Courthouse, 400 Washington Avenue, Towson, MD 21284.

(410) 887-4386

July 27, 1995

Mr. and Mrs. Norvel F. Moore, 15 Chandelle Road, Baltimore, Maryland 21220.

RE: Petition for Administrative Variance, Case No. 95-485-A, Property: 15 Chandelle Road.

Dear Mr. and Mrs. Moore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals.

Very truly yours, Lawrence E. Schmidt, Zoning Commissioner.

LES:mmn encl.

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County.

for the property located at 15 Chandelle Road which is presently zoned D.R. 5.5.

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property 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.C.1.

To allow a side yard setback of 1 foot (for an attached garage) in lieu of the minimum required 10 feet.

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

see back sheet

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

Legal Owner(s) section with signatures of Norvel F. Moore, Robin S. Moore, and Novel F. Moore. Includes address 15 Chandelle Rd, Baltimore MD 21220.

A Public Hearing having been required and held 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, as required by the Zoning Regulations of Baltimore County, at two (2) newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: [Signature] DATE: 8/3/95 ESTIMATED POSTING DATE: 7/2/95 ITEM #: 484

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.

This the Affiant(s) does/does presently reside at 15 Chandelle Road, Baltimore MD 21220.

We need to construct a storage structure to safely store out tools for home improvement and car, an attached structure would allow safe entry to our home during winter seasons.

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.

I HEREBY CERTIFY, this 23 day of June 1995, before me, a Notary Public of the State of Maryland, at 384 by the County aforesaid, personally appeared Robin S. Moore, Novel F. Moore, and Robin S. Moore.

Notary Public: Ashley R. Fuller, My Commission Expires: 10-3-95.

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 format:

ZONING DESCRIPTION FOR 15 Chandelle Rd. (address)

Beginning at a point on the west side of Chandelle Rd. which is 60 feet street on which property fronts; north of the street; 405 ft. north of the centerline of the nearest improved intersecting street Compass Rd.

which is 90 ft wide. Being Lot # 220.

Block 1, Section 1 in the subdivision of VICTORY VILLA as recorded in Baltimore County Plat Book # 1, Folio #107 containing 5500 SQ.FT. Also known as 15 Chandelle Rd (square feet or acres) (property address)

and located in the 12 Election District, 5 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 (meas and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.07 12' 13" E. 321.1 ft., S.18 27' 03" E.07.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 00 ft. to the place of beginning.

CK/RESID (TXTSOPH) REVISED 5/16/94 #484 10

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 1206 Date of Posting: 7/2/95. Posted for: Variance. Petitioner: Novel F. Moore, Robin S. Moore. Location of property: 15 Chandelle Rd. Location of Sign: Being on the property being zoned. Remarks: [Blank]. Posted by: [Signature]. Number of Signs: 1. Date of return: 7/14/95.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT. No. 003619. DATE: 6-23-95 ACCOUNT: E-001-615 AMOUNT: \$ 85.00. RECEIVED FROM: MOORE. FOR: 010 - Variance -- 50.00, 010 - Sign -- 35.00. ITEM # 484. BA CVD: 13FAD6-23-95.

Baltimore County Government, Office of Zoning Administration and Development Management.

111 WEST CHESAPEAKE AVENUE, TOWSON, MD 21286 (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 accessed and paid to this office at the time of filing.
2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising: Item No.: 484. Petitioner: Norvel & Robin Moore. Location: 15 Chandelle Rd. NAME: Norvel Moore. ADDRESS: 15 Chandelle Road, Baltimore, MD, 21220. PHONE NUMBER: 410-391-6153.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 13, 1995

OFFICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-485-A (Item 484)
15 Chandelle Road
W/S Chandelle Road, 405' from c/l Compass Road
15th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- Your property should have been posted on or before July 9, 1995. The closing date (July 24, 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.
- In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

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

Arnold Jablon

Arnold Jablon
Director
Department of Permits and Development Management
cc: Norvel and Robin Moore

Printed with Soybean Ink on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

July 20, 1995

Mr. and Mrs. Norvel F. Moore
15 Chandelle Road
Baltimore, Maryland 21220

RE: Item No.: 484
Case No.: 95-485-A
Petitioner: N. F. Moore, et ux

Dear Mr. and Mrs. Moore:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 23, 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 (zoning commissioner, attorney, petitioner, etc.) are made aware of all 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).

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 12, 1995

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. 479, 481, 484, 491, 492, 495, 4 and 6

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 Long*

Division Chief: *Pat Keller*

PK/JL

ITEM479/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM

DATE: *7/18/95*

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: *7/10/95*

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

- Item #'s: 478
479
480
481
482
484
485
486
487
489
490
491
494
496
revised 467

LS:SP

LETTY2/DEPRM/TXTSBP

Maryland Department of Transportation
State Highway Administration

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.: 484 (JRF)

Dear Ms. Watson:

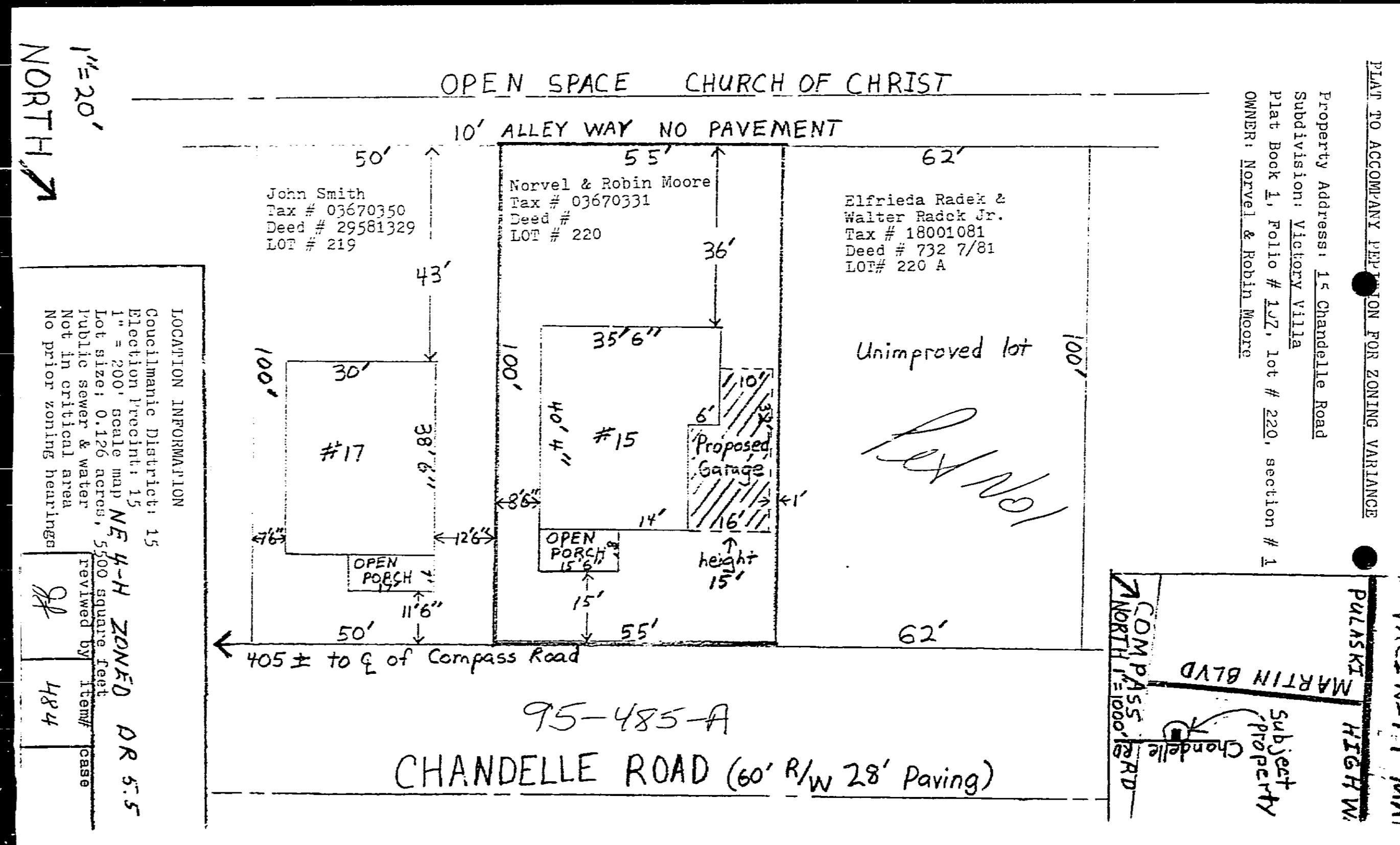
This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

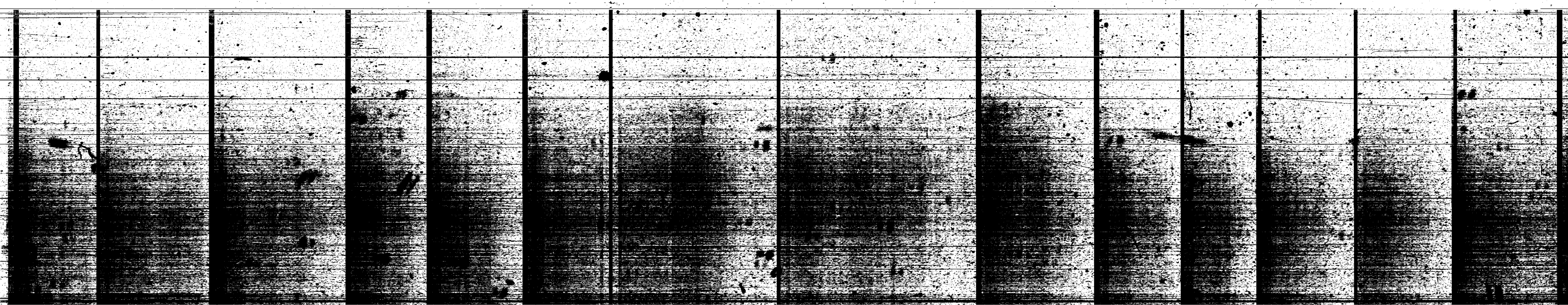
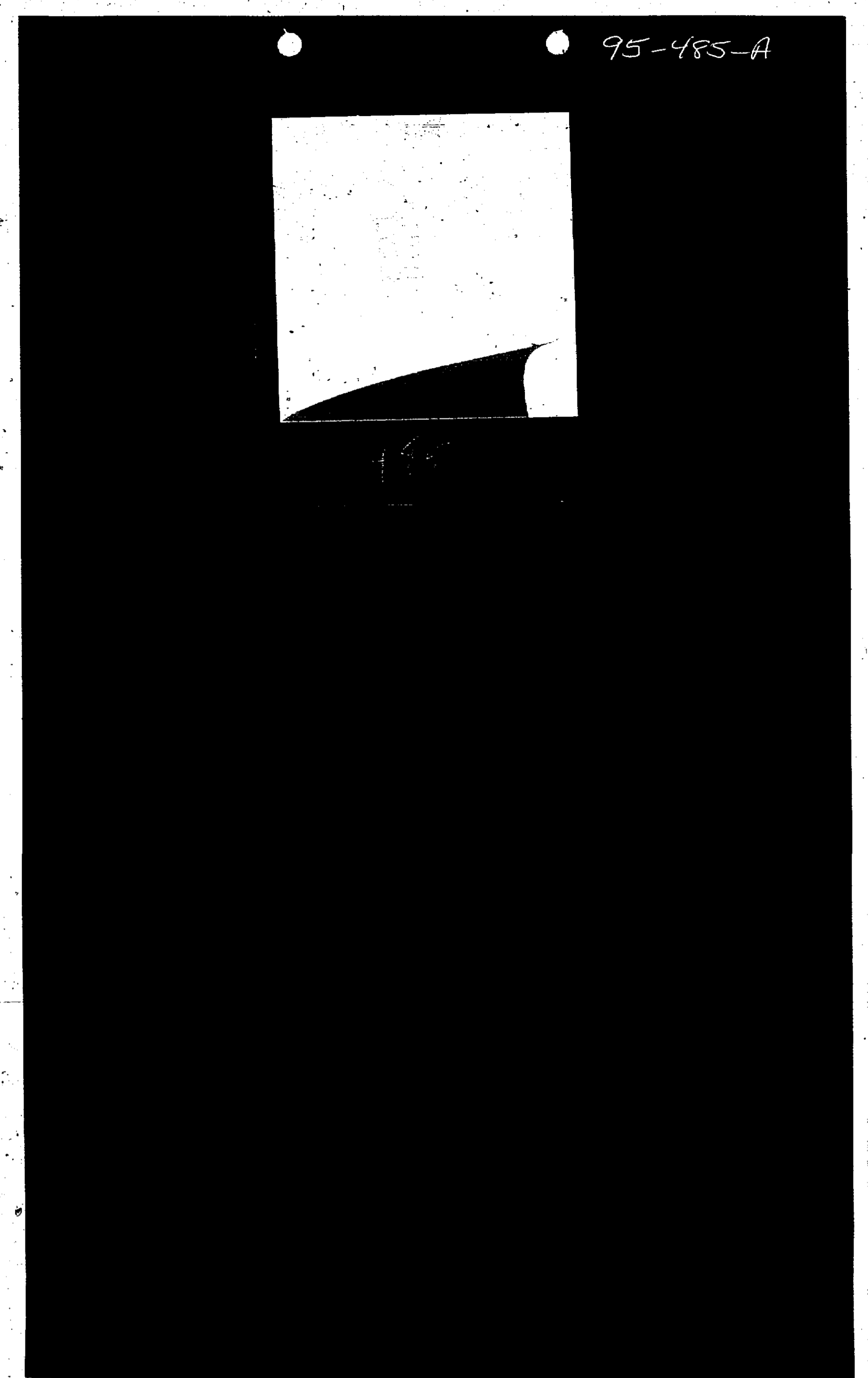
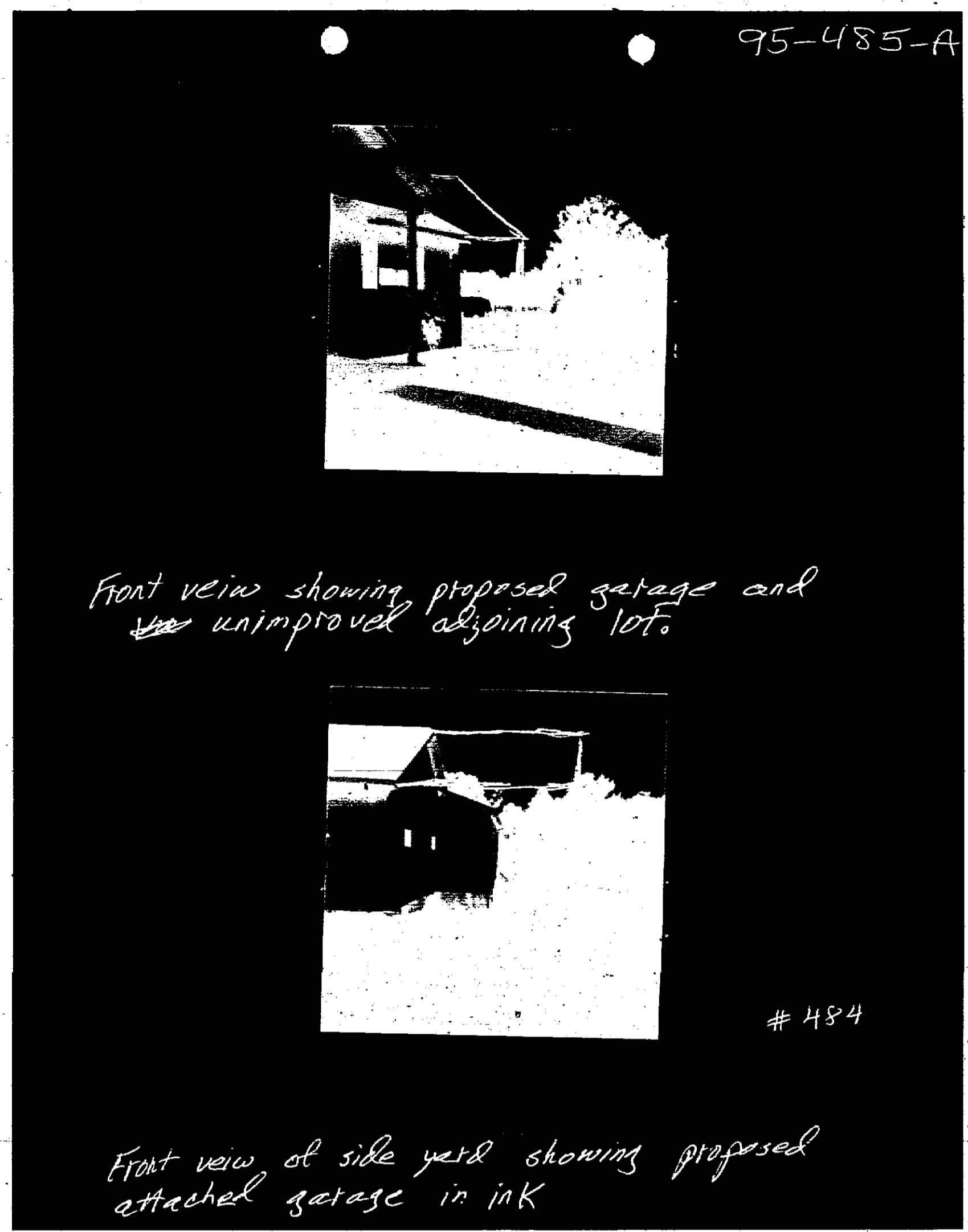
Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

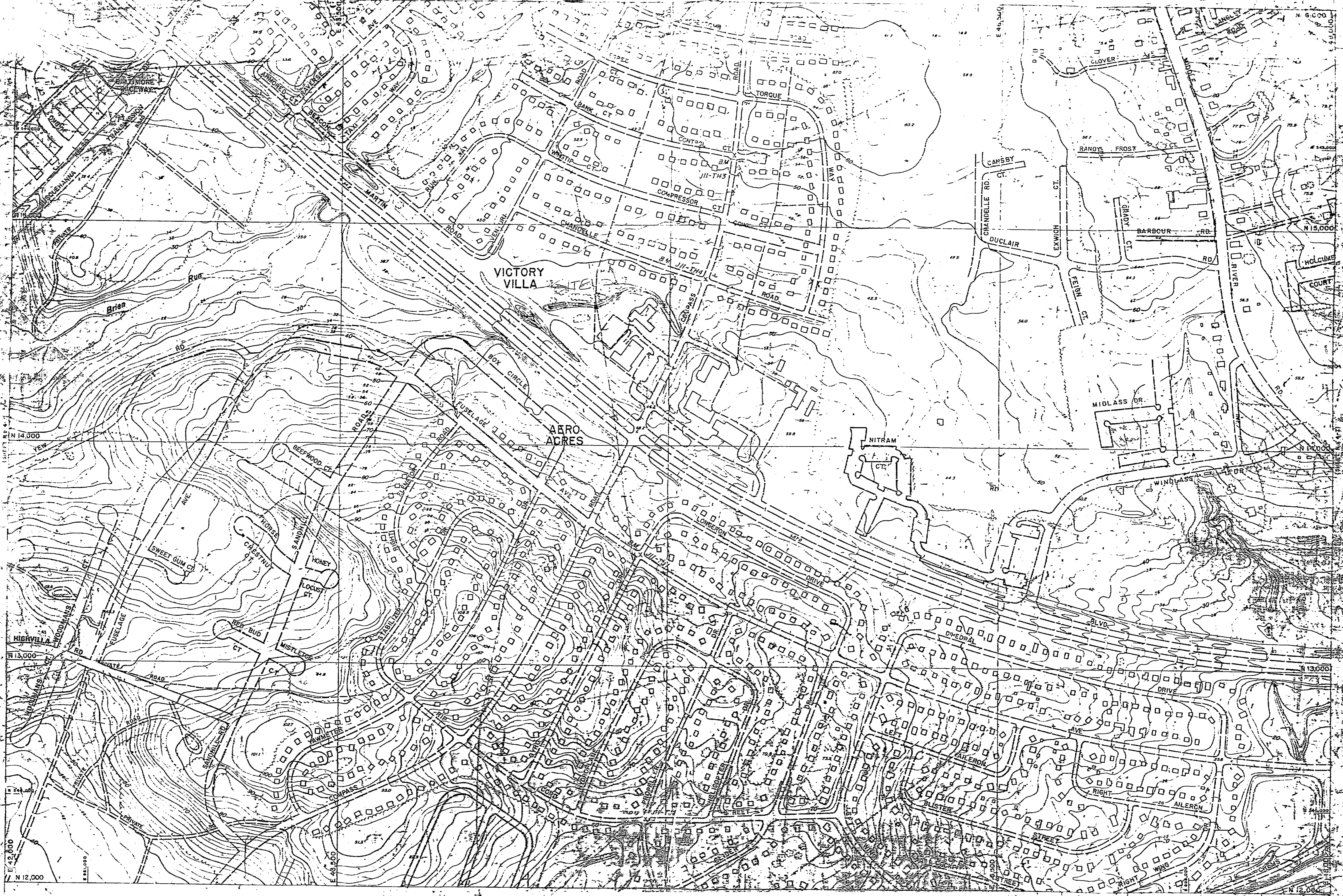
Very truly yours,
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/





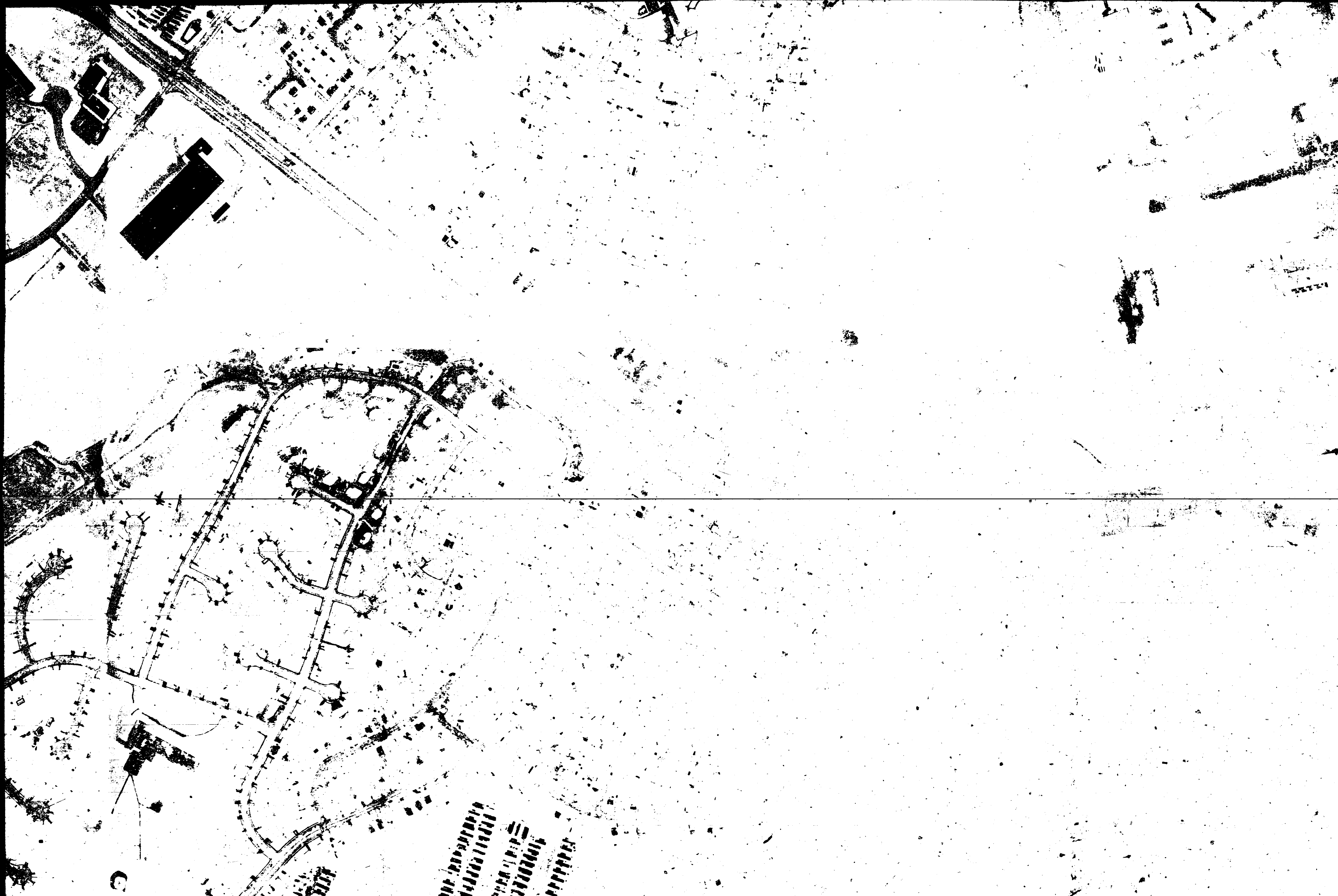
95-485-56



1-NW 1-NE

PHOTO
BALTIMORE CO

SCALE	LOCATION	SHEET
1" = 200'	MIDDLE RIVER	N.E. 4-H
DATE		
PHOTOGRAPHY		
BY		
Photogrammetric		
CO. LANGING		



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE 1" = 200' ±	LOCATION MIDDLE RIVER	SHEET N. E. 4-H
DATE OF PHOTOGRAPHY JANUARY 1986		

95-485-A
#484